



## Roll Call Number

Agenda Item Number

10 A

Date January 26, 2026

### ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR 41ST STREET AND BEAVER AVENUE INTERSECTION IMPROVEMENTS, INROADS, LLC

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer, showing the cost of the construction of the 41st Street and Beaver Avenue Intersection Improvements, Activity ID 062023003 ("Project"), in accordance with the contract approved on December 9, 2024, under Roll Call No. 24-1669, between InRoads, LLC, Joseph J. Manatt, CEO, 4761 NE 20th Lane, Des Moines, IA, 50313, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and the construction of the Project is accepted.

BE IT FURTHER RESOLVED: That \$571,121.70 is the total cost, of which \$553,988.05 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$17,133.65 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573.

BE IT FURTHER RESOLVED: That the Director of Finance be and is hereby authorized to release said retainage if suit is not filed as above provided.

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank  
Deputy City Attorney

FUNDS AVAILABLE:

/s/ Nickolas J. Schaul

Nickolas J. Schaul  
Director of Finance

**SLN**  
pw

Funding Source: 2025-26 CIP, Page 137, 41st Street & Beaver Avenue, ST292, Being: \$450,000 (Max) in Iowa DOT Traffic Safety Improvement Funds under CS-TSF-1945(875)--85-77 and the remaining \$121,121.70 in G.O. Bonds

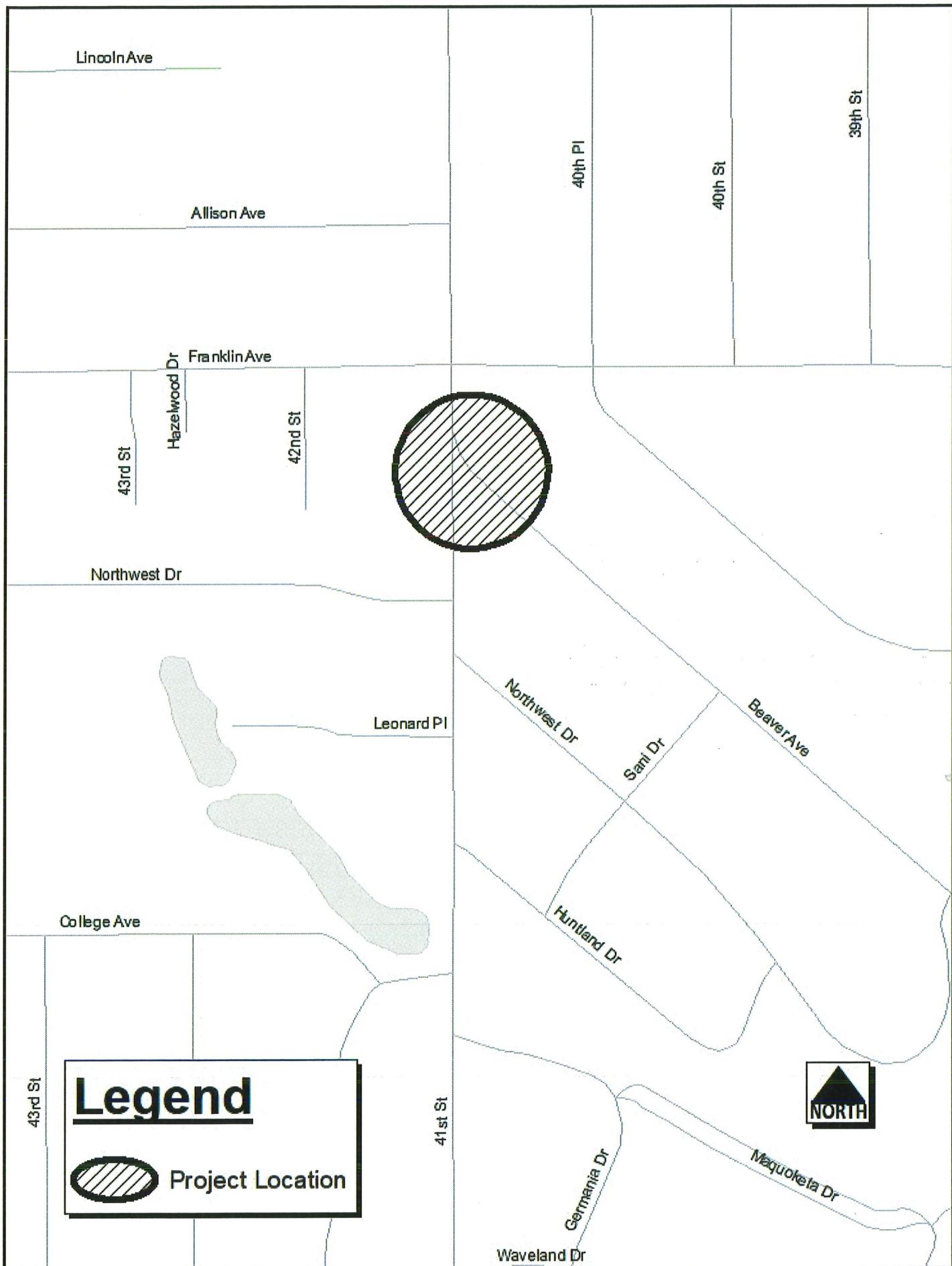
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
BARRON				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED				
			APPROVED	
				Mayor

#### CERTIFICATE

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk



## PROJECT SUMMARY

### 41st Street and Beaver Avenue Intersection Improvements

#### Activity ID 062023003

On December 9, 2024, under Roll Call No. 24-1669, the Council awarded the contract for the above improvements to InRoads, LLC, in the amount of \$545,975.50. Tabulated below is a history of project change orders.

<b>Change Order No.</b>	<b>Initiated By</b>	<b>Description</b>	<b>Amount</b>
1	Engineering		\$25,146.20
		Adjustment of quantities to the as-built quantities and additional mobilization for extra driveway work.	
		<b>Original Contract Amount</b>	<b>\$545,975.50</b>
		<b>Total Change Orders</b>	<b>\$25,146.20</b>
		<b>Percent of Change Orders to Original Contract</b>	<b>4.61%</b>
		<b>Total Contract Amount</b>	<b>\$571,121.70</b>

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Department of Engineering  
City of Des Moines, Iowa



January 26, 2026

### **CERTIFICATION OF COMPLETION**

#### **AGENDA HEADING:**

Accepting completed construction and approving final payment for the 41st Street and Beaver Avenue Intersection Improvements, InRoads, LLC.

#### **SYNOPSIS:**

Approve the Engineer's Certification of Completion, accept construction of said improvement, and authorize final payment to the contractor.

#### **FISCAL IMPACT:**

Amount: \$571,121.70 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 137, 41st Street & Beaver Avenue, ST292, Being: \$450,000 (Max) in Iowa DOT Traffic Safety Improvement Funds under CS-TSF-1945(875)--85-77 and the remaining \$121,121.70 in G.O. Bonds

#### **CERTIFICATION OF COMPLETION:**

On December 9, 2024, under Roll Call No. 24-1669, the City Council awarded a contract to InRoads, LLC, Joseph J. Manatt, CEO, 4761 NE 20th Lane, Des Moines, IA 50313 for the construction of the following improvement:

41st Street and Beaver Avenue Intersection Improvements, 062023003

The improvement includes Portland Cement Concrete (PCC) pavement, Hot Mix Asphalt (HMA) paving, PCC curb and gutter, pavement removals, earthwork, pavement markings, traffic control, erosion control, and surface restoration, all in accordance with the contract documents including Plan File No. 666-001/044, located at 41st Street and Beaver Avenue in Des Moines, Iowa

I hereby certify that the construction of said 41st Street and Beaver Avenue Intersection Improvements, Activity ID 062023003, has been completed in substantial compliance with the terms of said contract, and I hereby recommend that the work be accepted. The work commenced on April 7, 2025, and was completed on December 22, 2025.

I further certify that \$571,121.70 is the total cost of said improvement, of which \$553,988.05 has been paid the Contractor and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$17,133.65 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573. The amount of completed work is shown on the attached Estimate of Construction Completed.

Steven L. Naber, P.E.  
Des Moines City Engineer

ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA



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**ESTIMATE OF CONSTRUCTION COMPLETED**  
**FOR WORK DONE FROM 12/31/2025 to 1/7/2026**  
**FINAL PARTIAL PAYMENT NO. 5**

PROJECT: 41ST STREET AND BEAVER AVENUE INTERSECTION IMPROVEMENTS  
CONTRACTOR: INROADS, LLC

ACTIVITY ID: 06-2023-003  
DATE: 1/7/2026

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	CLEARING AND GRUBBING	LS	1.00	1.00	1.00	0.00	\$ 22,000.00	\$22,000.00
2	TOPSOIL, OFF-SITE	CY	370.00	370.00	370.00	0.00	\$ 50.00	\$18,500.00
3	CLASS 10 EXCAVATION	CY	675.00	675.00	675.00	0.00	\$ 15.00	\$10,125.00
4	BELOW GRADE EXCAVATION (CORE OUT)	CY	150.00	293.00	293.00	0.00	\$ 20.00	\$5,860.00
5	SUBGRADE PREPARATION, 6 IN.	SY	1,140.00	1,140.00	1,140.00	0.00	\$ 3.50	\$3,990.00
6	SUBGRADE TREATMENT, GEOGRID	SY	1,140.00	1,140.00	1,140.00	0.00	\$ 3.50	\$3,990.00
7	SUBBASE, MODIFIED	TONS	360.00	1,118.00	1,118.00	0.00	\$ 55.00	\$61,490.00
8	REMOVALS, AS PER PLAN	LS	1.00	1.00	1.00	0.00	\$ 10,635.00	\$10,635.00
9	MANHOLE ADJUSTMENT, MINOR	EACH	2.00	2.00	2.00	0.00	\$ 2,880.00	\$5,760.00
10	CURB AND GUTTER, 2.5 FT, 9 IN	LF	500.00	510.00	510.00	0.00	\$ 39.60	\$20,196.00
11	CURB & GUTTER, 5.5 FT, 9 IN	LF	221.00	225.00	225.00	0.00	\$ 66.00	\$14,850.00
12	HMA BASE COURSE, HT, PG 58-28H (3/4" MIX)	TONS	250.00	314.00	314.00	0.00	\$ 122.00	\$38,308.00
13	HMA INTERMEDIATE COURSE, HT, PG 58-28H (1/2" MIX)	TONS	65.00	0.00	0.00	0.00	\$ 122.00	\$0.00
14	HMA SURFACE COURSE, HT, PG 58-28H (1/2" MIX)	TONS	600.00	431.84	431.84	0.00	\$ 125.00	\$53,980.00
15	REMOVAL OF SIDEWALK, SHARED USE PATH OR DRIVEWAY	SY	1,505.00	1,543.00	1,543.00	0.00	\$ 12.00	\$18,516.00
16	SIDEWALK, PCC, 5 IN.	SY	345.00	405.77	405.77	0.00	\$ 45.00	\$18,259.65
17	SIDEWALK, PCC, 6 IN.	SY	21.00	21.45	21.45	0.00	\$ 65.00	\$1,394.25
18	DETECTABLE WARNING	SF	30.00	30.00	30.00	0.00	\$ 50.00	\$1,500.00
19	DRIVEWAY, PCC, 6 IN.	SY	132.00	0.00	0.00	0.00	\$ 56.00	\$0.00
20	DRIVEWAY, PCC, 7 IN.	SY	516.00	756.00	756.00	0.00	\$ 60.00	\$45,360.00
21	MILLING	SY	2,210.00	2,441.00	2,441.00	0.00	\$ 5.10	\$12,449.10
22	PAVEMENT REMOVAL	SY	1,225.00	1,225.00	1,225.00	0.00	\$ 12.00	\$14,700.00
23	TEMPORARY GRANULAR SURFACING	TON	300.00	270.00	270.00	0.00	\$ 65.00	\$17,550.00
24	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	33.30	33.30	33.30	0.00	\$ 55.00	\$1,831.50
25	PAINTED PAVEMENT MARKINGS, DURABLE	STA	3.10	3.10	3.10	0.00	\$ 180.00	\$558.00
26	PAVEMENT MARKINGS, THERMOPLASTIC	STA	33.30	33.30	33.30	0.00	\$ 430.00	\$14,319.00
27	PAINTED SYMBOLS AND LEGEND, SOLVENT/WATERBORNE	EACH	11.00	11.00	11.00	0.00	\$ 120.00	\$1,320.00
28	PAINTED SYMBOLS AND LEGEND, DURABLE	EACH	11.00	11.00	11.00	0.00	\$ 200.00	\$2,200.00
29	GROOVES CUT FOR PAVEMENT MARKINGS	STA	36.40	36.40	36.40	0.00	\$ 100.00	\$3,640.00
30	GROOVES CUT FOR SYMBOLS AND LEGENDS	EACH	11.00	11.00	11.00	0.00	\$ 235.00	\$2,585.00
31	TEMPORARY TRAFFIC CONTROL	LS	1.00	1.00	1.00	0.00	\$ 45,000.00	\$45,000.00
32	TYPE A SIGNS, SHEET ALUMINUM	EACH	14.00	14.00	14.00	0.00	\$ 100.00	\$1,400.00
33	SIGN POST, PERFORATED SQUARE STEEL TUBE POSTS	EACH	6.00	6.00	6.00	0.00	\$ 200.00	\$1,200.00
34	REMOVAL OF SIGN AND SIGN POST	EACH	6.00	6.00	6.00	0.00	\$ 100.00	\$600.00

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ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
35	LOOP DETECTOR REPLACEMENT	EACH	5.00	5.00	5.00	0.00	\$ 1,350.00	\$6,750.00
36	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING,	ACRE	0.50	0.00	0.00	0.00	\$ 5,000.00	\$0.00
37	WATERING, SUPPLEMENTAL	GAL	20,000.00	20,000.00	20,000.00	0.00	\$ 0.10	\$2,000.00
38	SOD	SQ	200.00	183.69	183.69	0.00	\$ 80.00	\$14,695.20
39	FILTER SOCKS, INSTALLATION	LF	1,500.00	172.00	172.00	0.00	\$ 1.75	\$301.00
40	FILTER SOCKS, REMOVAL	LF	1,500.00	172.00	172.00	0.00	\$ 0.25	\$43.00
41	TEMPORARY ROLLED EROSION CONTROL PRODUCTS, TYPE 2.D	SY	225.00	0.00	0.00	0.00	\$ 3.00	\$0.00
42	STABILIZED CONSTRUCTION ENTRANCE	TONS	250.00	210.00	210.00	0.00	\$ 65.00	\$13,650.00
43	EROSION CONTROL MULCHING, HYDROMULCHING	ACRE	0.50	0.00	0.00	0.00	\$ 2,000.00	\$0.00
44	REMOVAL AND REINSTALLATION OF EXISTING FENCE	LF	60.00	109.00	109.00	0.00	\$ 42.00	\$4,578.00
45	MOBILIZATION	LS	1.00	1.00	1.00	0.00	\$ 52,000.00	\$52,000.00
46	MAINTENANCE OF POSTAL SERVICE	LS	1.00	1.00	1.00	0.00	\$ 750.00	\$750.00
47	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00	1.00	1.00	0.00	\$ 838.00	\$838.00
48	CONCRETE WASHOUT	LS	1.00	1.00	1.00	0.00	\$ 900.00	\$900.00
49	TREE PROTECTION FENCE	LF	500.00	0.00	0.00	0.00	\$ 0.50	\$0.00
<b>Change Order Items</b>								
8001	MOBILIZATION, EXTRA DRIVEWAY WORK	LS	0.00	1.00	1.00	0.00	\$ 550.00	\$550.00

ORIGINAL CONTRACT AMOUNT	\$ 545,975.50
TOTAL CHANGE ORDERS	\$ 25,146.20
ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$ 571,121.70
PARTIAL PAYMENT 1	\$ 256,466.19
PARTIAL PAYMENT 2	\$ 242,292.40
PARTIAL PAYMENT 3	\$ 30,393.97
PARTIAL PAYMENT 4	\$ 24,835.49
THIS PARTIAL PAYMENT 5	\$ -
TOTAL PARTIAL PAYMENTS	\$ 553,988.05
BALANCE	\$ 17,133.65
APPROXIMATE PERCENT COMPLETE	100.0%

PREPARED BY: Tim Anderson  
Project Inspector

CHECKED BY: G.M. BL  
Project Engineer

TOTAL	\$ 571,121.70
RETAINAGE	\$ 17,133.65
TOTAL LESS RETAINAGE	\$ 553,988.05
LESS PREVIOUS PAYMENT	\$ 553,988.05
AMOUNT DUE	\$ -

FINAL PARTIAL PAYMENT NO. 5