



Date January 26, 2026

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR  
PORTER AVENUE IMPROVEMENTS FROM SW 9TH STREET TO SOUTH UNION STREET,  
TK CONCRETE, INC.**

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 Porter Avenue Improvements from SW 9th Street to South Union Street, Activity ID 092024005 ("Project"), in accordance with the contract approved on February 24, 2025, under Roll Call No. 25-0305, between TK Concrete, Inc., Tony J. Ver Meer, President, 1608 Fifield Road, Pella, IA, 50219, 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 \$653,417.92 is the total cost, of which \$633,815.38 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 \$19,602.54 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

Funding Source: 2025-26 CIP, Page 166, Sidewalks - School and Priority Routes, SW081, Being: \$441,119.55 in G.O. Bonds, \$70,000 transferred from TR032 (Traffic Calming Improvements), \$100,000 transferred from ST065 (PCC Pavement Replacement), and the remaining \$42,298.37 from Des Moines Water Works

SLN  
PW

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

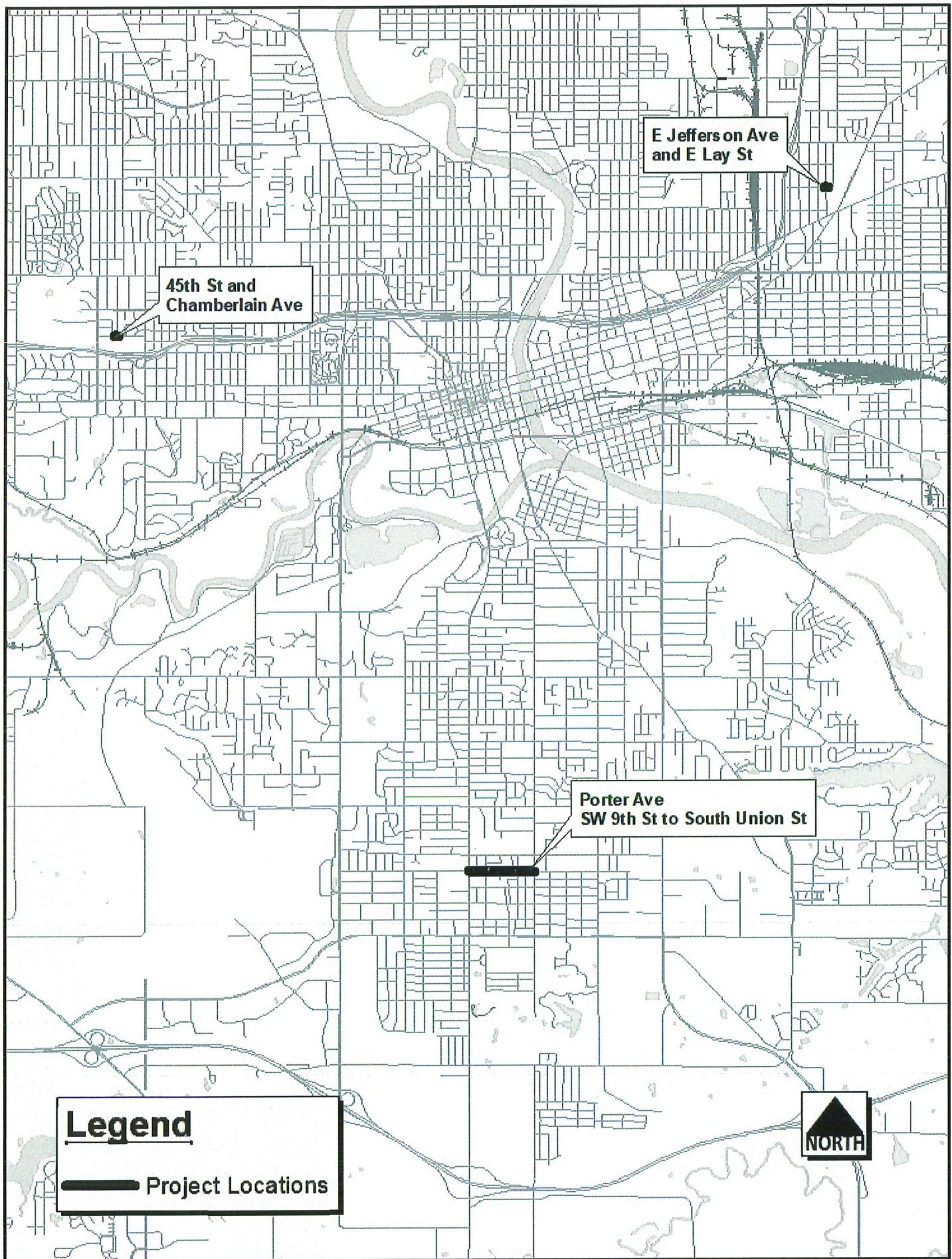
**CERTIFICATE**

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

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## PROJECT SUMMARY

Porter Avenue Improvements from SW 9th Street to South Union Street

**Activity ID 092024005**

On February 24, 2025, under Roll Call No. 25-0305, the Council awarded the contract for the above improvements to TK Concrete, Inc., in the amount of \$600,764.00. 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	8/15/2025 Adds item for replacement of unsuitable trench backfill for water main alterations.	\$9,300.00
2	City	10/28/2025 Adjusts quantities to as-built amounts.	\$43,353.92
<b>Original Contract Amount</b>			\$600,764.00
<b>Total Change Orders</b>			\$52,653.92
<b>Percent of Change Orders to Original Contract</b>			8.76%
<b>Total Contract Amount</b>			\$653,417.92



January 26, 2026

## CERTIFICATION OF COMPLETION

### AGENDA HEADING:

Accepting completed construction and approving final payment for the Porter Avenue Improvements from SW 9th Street to South Union Street, TK Concrete, Inc..

### SYNOPSIS:

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

### FISCAL IMPACT:

Amount: \$653,417.92 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 166, Sidewalks - School and Priority Routes, SW081, Being: \$441,119.55 in G.O. Bonds, \$70,000 transferred from TR032 (Traffic Calming Improvements), \$100,000 transferred from ST065 (PCC Pavement Replacement), and the remaining \$42,298.37 from Des Moines Water Works

### CERTIFICATION OF COMPLETION:

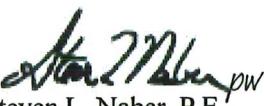
On February 24, 2025, under Roll Call No. 25-0305, the City Council awarded a contract to TK Concrete, Inc., Tony J. Ver Meer, President, 1608 Fifield Road, Pella, IA 50219 for the construction of the following improvement:

Porter Avenue Improvements from SW 9th Street to South Union Street, 092024005

The improvement includes Hot Mix Asphalt (HMA) and Portland Cement Concrete (PCC) roadway pavement, sidewalk, driveways, pavement removal, storm sewer, water main, temporary traffic control, erosion control, retaining walls, surface restoration, and other incidental items, all in accordance with the contract documents including Plan File No. 667-192/237, located along Porter Avenue between SW 9th Street and South Union Street; the intersection of E. Jefferson Avenue and E. Lay Street; and the intersection of 45th Street and Chamberlain Avenue in Des Moines, Iowa

I hereby certify that the construction of said Porter Avenue Improvements from SW 9th Street to South Union Street, Activity ID 092024005, 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 July 15, 2025, and was completed on December 16, 2025.

I further certify that \$653,417.92 is the total cost of said improvement, of which \$633,815.38 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 \$19,602.54 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 9/19/2025 TO 12/16/2025  
FINAL PARTIAL PAYMENT

PROJECT: PORTER AVENUE IMPROVEMENTS FROM SW 9TH STREET TO SOUTH UNION STREET  
CONTRACTOR: TK Concrete, Inc.

IDOT #: 0  
ACTIVITY ID: 09-2024-005  
DATE: 12/16/2025

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	Topsoil, Compost-amended	CY	70.00	70.00	70.00	0.00	\$ 100.00	\$7,000.00
2	Earthwork, Site1, Porter Ave	LS	1.00	1.00	1.00	0.00	\$ 7,500.00	\$7,500.00
3	Earthwork, Site 2, E Jefferson Ave & Lay St	LS	1.00	1.00	1.00	0.00	\$ 5,000.00	\$5,000.00
4	Earthwork, Site 3, 45th St & Chamberlain Ave	LS	1.00	1.00	1.00	0.00	\$ 5,000.00	\$5,000.00
5	Subbase, Modified Subbase, 4"	SY	1,885.00	1,885.00	1,885.00	0.00	\$ 10.00	\$18,850.00
6	Storm Sewer, Trenched, 15"	LF	392.00	392.00	392.00	0.00	\$ 77.00	\$30,184.00
7	Removal of Storm Sewer, Less than 30" Diameter	LF	8.00	8.00	8.00	0.00	\$ 100.00	\$800.00
8	Manhole, SW-406, 40" X 40"	EA	1.00	1.00	1.00	0.00	\$ 6,250.00	\$6,250.00
9	Intake, SW-501	EA	3.00	3.00	3.00	0.00	\$ 4,400.00	\$13,200.00
10	Manhole Adjustment, Minor	EA	2.00	-1,749.00	1.00	0.00	\$ 1,750.00	\$1,750.00
11	Connection to Existing Intake	EA	1.00	1.00	1.00	0.00	\$ 3,500.00	\$3,500.00
12	Remove Intake	EA	2.00	2.00	2.00	0.00	\$ 1,000.00	\$2,000.00
13	Pavement Base, PCC, 6", C-Mix	SY	435.00	2,496.88	462.13	0.00	\$ 75.00	\$34,659.75
14	Pavement, PCC, 8", C-Mix	SY	915.00	9,952.21	1,014.31	0.00	\$ 90.00	\$91,287.90
15	Pavement, Stamped PCC, 6", C-Mix	SY	25.00	-324.74	23.26	0.00	\$ 200.00	\$4,652.00
16	Curb and Gutter, 2.5', 8"	LF	805.00	-776.00	774.00	0.00	\$ 50.00	\$38,700.00
17	Asphalt Overlay, Standard Traffic (ST) Surface, 1/2", PG 58-28H	TON	250.00	-48.92	247.88	0.00	\$ 140.00	\$34,703.20
18	Removal of Sidewalk	SY	185.00	417.64	199.54	0.00	\$ 15.00	\$2,993.10
19	Removal of Driveway	SY	45.00	45.00	45.00	0.00	\$ 20.00	\$900.00
20	Sidewalk, PCC, 4"	SY	455.00	473.48	455.28	0.00	\$ 65.00	\$29,593.20
21	Sidewalk, PCC, 6"	SY	105.00	3,723.02	147.07	0.00	\$ 85.00	\$12,500.95
22	Detectable Warning, Cast Iron	SF	180.00	1,081.60	199.60	0.00	\$ 45.00	\$8,982.00
23	Driveway, Paved, PCC, 6"	SY	75.00	5,459.07	141.47	0.00	\$ 80.00	\$11,317.60
24	Milling, 2" Ave Depth	SY	1,135.00	1,135.00	1,135.00	0.00	\$ 9.00	\$10,215.00
25	Pavement Removal	SY	1,960.00	3,298.39	2,059.14	0.00	\$ 12.50	\$25,739.25
26	Painted Pavement Markings, Durable Epoxy	STA	6.10	-1,084.99	5.01	0.00	\$ 1,000.00	\$5,010.00
27	Painted Symbols and Legends, Durable Epoxy	EA	4.00	806.00	6.00	0.00	\$ 400.00	\$2,400.00
28	Grooves Cut for Pavement Markings	STA	6.10	-866.99	5.01	0.00	\$ 800.00	\$4,008.00
29	Grooves Cut for Symbols and Legends	EA	4.00	606.00	6.00	0.00	\$ 300.00	\$1,800.00
30	Temporary Traffic Control, Site 1, Porter Ave	LS	1.00	1.00	1.00	0.00	\$ 15,000.00	\$15,000.00

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ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
31	Temporary Traffic Control, Site 2, E Jefferson Ave & Lay St	LS	1.00	1.00	1.00	0.00	\$ 3,250.00	\$3,250.00
32	Temporary Traffic Control, Site 2, 45th St & Chamberlain Ave	LS	1.00	1.00	1.00	0.00	\$ 7,500.00	\$7,500.00
33	Remove and Reinstall Signs, as per plan	EA	7.00	809.00	9.00	0.00	\$ 400.00	\$3,600.00
34	Removal of Sign and Sign Post	EA	1.00	1,005.00	5.00	0.00	\$ 250.00	\$1,250.00
35	Type A Signs, Sheet Aluminum	SF	45.00	746.25	58.75	0.00	\$ 50.00	\$2,937.50
36	Sign Post, Perforated Square, Steel Tube Post	LF	70.00	566.00	86.00	0.00	\$ 30.00	\$2,580.00
37	Sod	SQ	130.00	130.00	130.00	0.00	\$ 90.00	\$11,700.00
38	Filter Sock	LF	1,000.00	-2,500.00	0.00	0.00	\$ 2.50	\$0.00
39	Filter Socks, Removal	LF	1,000.00	-500.00	0.00	0.00	\$ 0.50	\$0.00
40	Erosion Control Mulching, Hydromulching	AC	1.00	-3,500.00	0.00	0.00	\$ 3,500.00	\$0.00
41	Inlet Protection Device	EA	10.00	-1,500.00	0.00	0.00	\$ 150.00	\$0.00
42	Inlet Protection Device, Maintenance	EA	10.00	-500.00	0.00	0.00	\$ 50.00	\$0.00
43	Modular Block Retaining Wall	SF	185.00	185.00	185.00	0.00	\$ 55.00	\$10,175.00
44	Salvaged Concrete Retaining Wall	SF	100.00	1,330.00	130.00	0.00	\$ 40.00	\$5,200.00
45	Cast-in-Place PCC Retaining Wall	SF	25.00	1,855.12	37.12	0.00	\$ 150.00	\$5,568.00
46	Mobilization	LS	1.00	1.00	1.00	0.00	\$ 71,250.00	\$71,250.00
47	Maintenance of Postal Service	LS	1.00	1.00	1.00	0.00	\$ 2,500.00	\$2,500.00
48	Maintenance of Solid Waste Collection	LS	1.00	1.00	1.00	0.00	\$ 2,500.00	\$2,500.00
49	Temporary Granular Surfacing	TON	100.00	-5,390.00	10.00	0.00	\$ 60.00	\$600.00
50	Concrete Washout	LS	1.00	1.00	1.00	0.00	\$ 3,500.00	\$3,500.00
51	FOUNDATION ROCK	TON	20.00	-1,500.00	0.00	0.00	\$ 75.00	\$0.00
52	WATER MAIN, TRENCHED, DUCTILE IRON (DI), CLASS 52, RESTRAINED	LF	20.00	-373.00	17.00	0.00	\$ 130.00	\$2,210.00
53	WATER MAIN, TRENCHED, DUCTILE IRON (DI), CLASS 52, RESTRAINED	LF	39.00	39.00	39.00	0.00	\$ 145.00	\$5,655.00
54	WATER MAIN, TRENCHED, C900 POLYVINYL CHLORIDE (PVC), DR18,	LF	56.00	-449.00	51.00	0.00	\$ 100.00	\$5,100.00
55	FITTINGS BY WEIGHT, DUCTILE IRON (DI), ALL FITTINGS	LB	615.00	-1,457.00	541.00	0.00	\$ 27.00	\$14,607.00
56	WATER SERVICE TRANSFER, COPPER, 1", (SHORT SIDE)	EA	1.00	-6,000.00	0.00	0.00	\$ 6,000.00	\$0.00
57	DMWW TAP FEE FOR WATER SERVICE TRANSFER	EA	1.00	1.00	1.00	0.00	\$ 1,000.00	\$1,000.00
58	32 LB MAGNESIUM ANODE	EA	2.00	2.00	2.00	0.00	\$ 1,000.00	\$2,000.00
<b>Change Order Items</b>								
8001.00	Replacement of Unsuitable Backfill Material, Water Main	TON	0.00	2,552.46	126.09	0.00	\$ 93.00	\$11,726.37
8002.00	Add Removal of Existing PCC Pavement	SY	0.00	4,875.36	406.28	0.00	\$ 11.00	\$4,469.08
8003.00	Add 8-inch PCC Pavement	SY	0.00	36,158.92	406.28	0.00	\$ 88.00	\$35,752.64
8004.00	Add Structural Ramp Removal	SY	0.00	178.94	7.78	0.00	\$ 22.00	\$171.16
8005.00	Add New Reinforced Concrete PCC Ramp	SY	0.00	778.00	7.78	0.00	\$ 99.00	\$770.22
8006.00	Deduct for New Temperature Controller	LS	0.00	-1,189.00	1.00	0.00	\$ (1,190.00)	(\$1,190.00)
8007.00	Replace Water Service Stop Box and Rod	LS	0.00	1,541.00	1.00	0.00	\$ 1,540.00	\$1,540.00

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ITEM NO.	DESCRIPTION	UNIT	QUANTITIES			UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE		
	ORIGINAL CONTRACT AMOUNT		\$ 600,764.00				
	TOTAL CHANGE ORDERS		\$ 52,653.92				
	ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$ 653,417.92				
	PARTIAL PAYMENT NO. 1		\$ 553,185.49				
	PARTIAL PAYMENT NO. 2		\$ 80,629.89				
	THIS PARTIAL PAYMENT		\$ -				
	TOTAL PARTIAL PAYMENTS		\$ 633,815.38				
	BALANCE		\$ 19,602.54				
	APPROXIMATE PERCENT COMPLETE		100.0%				

PREPARED BY: Todd Ruths  
 Project Inspector

CHECKED BY: Christopher Kull  
 Project Engineer

TOTAL	\$ 653,417.92
RETAINAGE	\$ 19,602.54
TOTAL LESS RETAINAGE	\$ 633,815.38
LESS PREVIOUS PAYMENT	\$ 633,815.38
AMOUNT DUE	\$ -

FINAL PARTIAL PAYMENT