



Roll Call Number

Agenda Item Number

10C

Date January 26, 2026

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT
FOR STONE PARK IMPROVEMENTS, CALIBER CONCRETE, 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 Stone Park Improvements, Activity ID 112023004 ("Project"), in accordance with the contract approved on January 22, 2024, under Roll Call No. 24-0144, between Caliber Concrete, LLC, Jason Martin, Owner, 309 Audubon Street, PO Box 248, Adair, IA, 50002, 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 \$2,100,030.79 is the total cost, of which \$2,100,030.79 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 \$0.00 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 City Manager be and is hereby authorized and directed to certify the Pollution Prevention Plan Inspection Summary and the NPDES Stormwater General Permit Notice of Discontinuation for the above referenced project on behalf of the City of Des Moines and submit said documents to the Iowa Department of Natural Resources.

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:

FUNDS AVAILABLE:

/s/ Glenna K. Frank

/s/ Nickolas J. Schaul

Glenna K. Frank
Deputy City Attorney

Nickolas J. Schaul
Director of Finance

Funding Source: 2025-26 CIP, Page 74, Sprayground Improvements, PK034, Being: \$1,075,000 General Fund via ARPA transfer, \$138,857.28 Local Option Sales and Services Tax, and the remaining funds of \$886,173.51 transferred from PK137 (Park Improvements)

SLN
PW

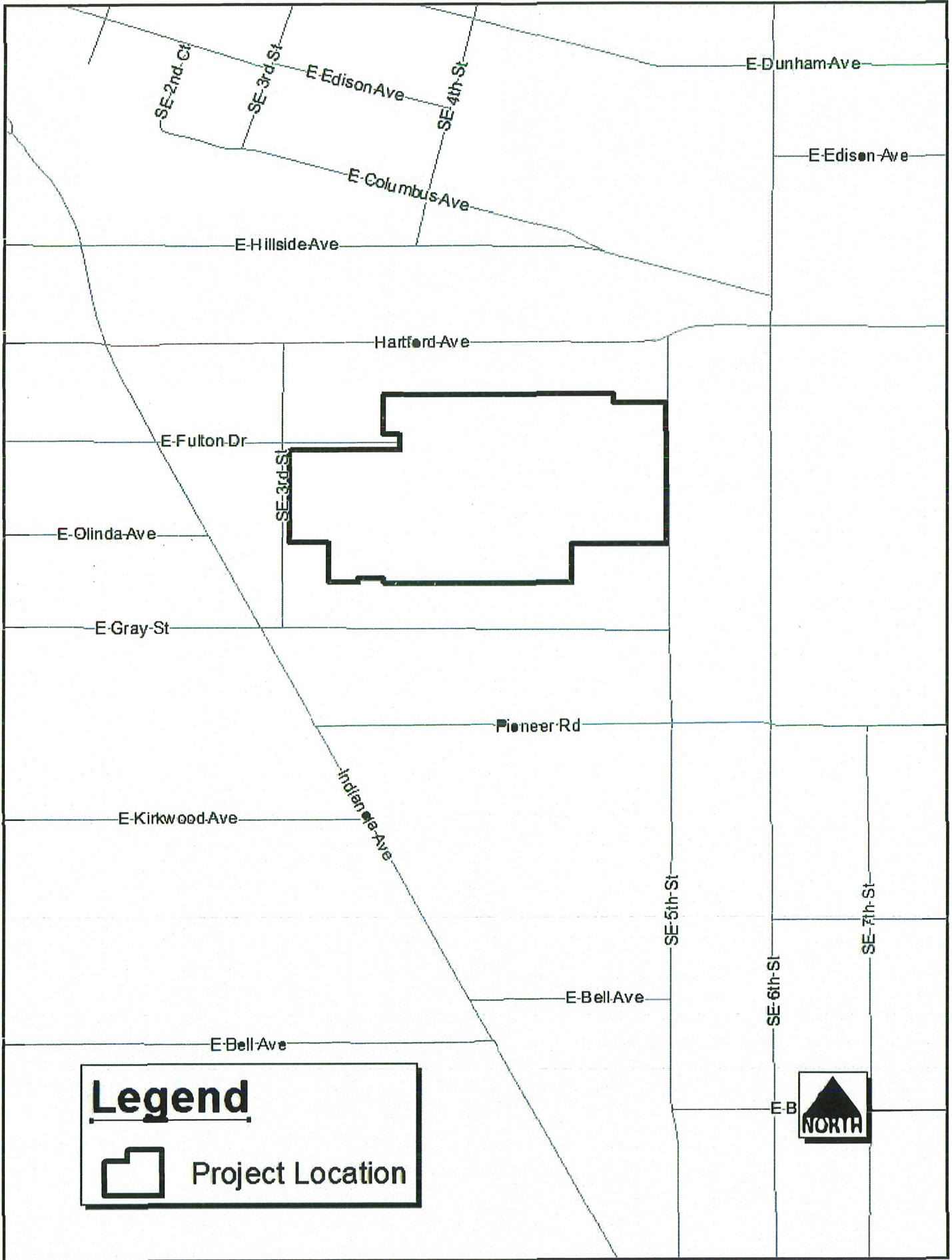
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	
<div></div> <div>_____ Mayor</div>				

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

Stone Park Improvements

Activity ID 112023004

On January 22, 2024, under Roll Call No. 24-0144, the Council awarded the contract for the above improvements to Caliber Concrete, LLC, in the amount of \$2,132,414.66. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	5/15/2024 Item 8001 is for a major manhole adjustment along E. Fulton Drive where sidewalk grading and paving impacts the manhole elevation.	\$10,138.00
2	City	10/9/2024 The change order includes additional work to improve access to the sprayground vault for City maintenance staff, reduce the duration of retained stormwater for improved site maintenance and safety, and improvements for site drainage by installing a new SW-512 area intake and subdrain.	\$15,754.00
3	City	2/19/2025 Part A is to adjust the contract quantity for Item 3, TOPSOIL, COMPOST AMENDED to the as-built quantity. Part B Item 8006 is to furnish and spread additional topsoil from an alternate on-site borrow source.	\$(16,800.00)
4	City	8/15/2025 Part A items are to adjust contract quantities to as-built quantities. Part B Item 8007 is to mill and inlay deteriorated parking lot pavement. Part B Item 8008 is to extend an existing subdrain to reduce soil erosion along the drainage basin. Part B Item 8009 is a deduct for prohibited paint disposal at the site.	\$(41,475.87)
Original Contract Amount			\$2,132,414.66
Total Change Orders			\$(32,383.87)
Percent of Change Orders to Original Contract			(1.52)%
Total Contract Amount			\$2,100,030.79

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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 Stone Park Improvements, Caliber Concrete, LLC.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$2,100,030.79 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 74, Sprayground Improvements, PK034, Being:
\$1,075,000 General Fund via ARPA transfer, \$138,857.28 Local Option Sales and Services Tax, and the remaining funds of \$886,173.51 transferred from PK137 (Park Improvements)

CERTIFICATION OF COMPLETION:

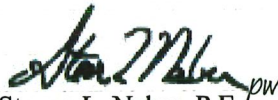
On January 22, 2024, under Roll Call No. 24-0144, the City Council awarded a contract to Caliber Concrete, LLC, Jason Martin, Owner, 309 Audubon Street, PO Box 248, Adair, IA 50002 for the construction of the following improvement:

Stone Park Improvements, 112023004

The improvement includes the construction of new Portland Cement Concrete (PCC) pickleball and futsal courts, sprayground, sidewalks, basketball court rehabilitation, acrylic finishing, playground equipment, tiled surfacing, segmental retaining wall, open-air shelter, site furnishings and associated improvements including the installation of a water service line, water spray features, concrete paving, beam curb, drainage piping, earthwork, and restoration, all in accordance with the contract documents including Plan File No. 658-001/064, located in Stone Park, 2100 SE 5th Street, Des Moines, Iowa.

I hereby certify that the construction of said Stone Park Improvements, Activity ID 112023004, 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 March 11, 2024, and was completed on December 8, 2025.

I further certify that \$2,100,030.79 is the total cost of said improvement, of which \$2,100,030.79 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 \$0.00 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

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**ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA**



FINAL QUANTITIES OF CONSTRUCTION COMPLETED

FOR WORK DONE FROM 10/16/25 to 10/20/25

FINAL PAYMENT (PARTIAL PAYMENT NO. 15)

PROJECT: STONE PARK IMPROVEMENTS
CONTRACTOR: Caliber Concrete, LLC

ACTIVITY ID: 11-2023-004
DATE: 12/8/2025

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	CLEARING AND GRUBBING	EA	6.00	6.00	6.00	0.00	\$ 2,310.00	\$13,860.00
2	TOPSOIL, STRIP, SALVAGE, AND RESPREAD	CY	3,100.00	3,100.00	3,100.00	0.00	\$ 8.80	\$27,280.00
3	TOPSOIL, COMPOST AMENDED	CY	380.00	50.00	50.00	0.00	\$ 80.00	\$4,000.00
4	EXCAVATION, CLASS 10	CY	2,700.00	2,700.00	2,700.00	0.00	\$ 11.00	\$29,700.00
5	MODIFIED SUBBASE, 4"	SY	2,950.00	3,081.00	3,081.00	0.00	\$ 9.90	\$30,501.90
6	MODIFIED SUBBASE, 6"	SY	3,120.00	3,029.31	3,029.31	0.00	\$ 14.30	\$43,319.13
7	STORM SEWER, TRENCHED, RCP OR PPE, 15 INCH	LF	146.00	146.00	146.00	0.00	\$ 108.00	\$15,768.00
8	STORM SEWER, TRENCHED, RCP OR PPE, 18 INCH	LF	305.00	310.00	310.00	0.00	\$ 112.00	\$34,720.00
9	STORM SEWER, TRENCHED, RCP OR PPE, 30 INCH	LF	42.00	41.00	41.00	0.00	\$ 154.00	\$6,314.00
10	LINEAR TRENCH DRAIN, 6 INCH	LF	32.00	32.00	32.00	0.00	\$ 230.00	\$7,360.00
11	REMOVAL OF STORM SEWER, RCP, 15"	LF	22.00	20.00	20.00	0.00	\$ 71.00	\$1,420.00
12	PIPE APRON, CONCRETE, 15-INCH	EA	1.00	1.00	1.00	0.00	\$ 4,030.00	\$4,030.00
13	PIPE APRON, CONCRETE, 18-INCH	EA	1.00	1.00	1.00	0.00	\$ 4,290.00	\$4,290.00
14	PIPE APRON GUARD	EA	2.00	2.00	2.00	0.00	\$ 1,320.00	\$2,640.00
15	SUBDRAIN, 6 INCH, PERFORATED HDPE	LF	860.00	862.00	862.00	0.00	\$ 33.00	\$28,446.00
16	SUBDRAIN, 8 INCH, PERFORATED HDPE	LF	690.00	694.30	694.30	0.00	\$ 36.00	\$24,994.80
17	ROOF DRAIN COLLECTOR, PVC, 6 INCH	LF	210.00	210.00	210.00	0.00	\$ 71.00	\$14,910.00
18	WATER SERVICE TAP 4" AND METER PIT	EA	1.00	1.00	1.00	0.00	\$ 14,200.00	\$14,200.00
19	WATER SERVICE 4", MAIN TO METER	LF	20.00	20.00	20.00	0.00	\$ 215.00	\$4,300.00
20	WATER SERVICE 2", METER TO MANIFOLD	LF	190.00	150.50	150.50	0.00	\$ 42.90	\$6,456.45
21	WATER SERVICE 1", BLDG TO DRINKING FOUNTAIN	LF	42.00	30.00	30.00	0.00	\$ 42.90	\$1,287.00
22	BACKFLOW PREVENTER AND STAINLESS STEEL ENCLOSURE	EA	1.00	1.00	1.00	0.00	\$ 6,050.00	\$6,050.00
23	STORM MANHOLE, SW-401, 48-INCH	EA	2.00	2.00	2.00	0.00	\$ 5,950.00	\$11,900.00
24	INTAKE, SW-501	EA	2.00	2.00	2.00	0.00	\$ 4,900.00	\$9,800.00
25	INTAKE, SW-512	EA	1.00	1.00	1.00	0.00	\$ 3,980.00	\$3,980.00
26	INTAKE, SW-513, 4X4 MODIFIED (Changed to INTAKE, SW-513, 7X7)	EA	1.00	1.00	1.00	0.00	\$ 14,575.00	\$14,575.00
27	NYLOPLAST DRAIN BASIN, 15"	EA	3.00	2.00	2.00	0.00	\$ 4,610.00	\$9,220.00
28	CONNECTION TO EXISTING MANHOLE	EA	2.00	2.00	2.00	0.00	\$ 2,440.00	\$4,880.00
29	CONNECTION TO EXISTING CULVERT	EA	2.00	2.00	2.00	0.00	\$ 550.00	\$1,100.00
30	REMOVE INTAKE	EA	1.00	1.00	1.00	0.00	\$ 880.00	\$880.00
31	PAVEMENT, PCC, 7 INCH	SY	45.00	88.20	88.20	0.00	\$ 78.03	\$6,882.25
32	PAVEMENT, PCC, 6 INCH REINFORCED	SY	2,610.00	2,652.07	2,652.07	0.00	\$ 74.70	\$198,109.63
33	VAPOR BARRIER, 15 MIL	SY	2,250.00	2,234.10	2,234.10	0.00	\$ 3.03	\$6,769.32
34	CURB AND GUTTER, 2FT, 8 INCH THICKNESS	LF	165.00	72.50	72.50	0.00	\$ 42.12	\$3,053.70
35	BEAM CURB	LF	191.00	190.20	190.20	0.00	\$ 42.12	\$8,011.22
36	REMOVAL OF SIDEWALK	SY	975.00	979.90	979.90	0.00	\$ 11.00	\$10,778.90
37	SIDEWALK, PCC, 5"	SY	1,100.00	1,107.60	1,107.60	0.00	\$ 70.54	\$78,130.10

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ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
38	SIDEWALK, PCC, 6"	SY	1,115.00	1,115.00	1,115.00	0.00	\$ 76.38	\$85,163.70
39	DETECTABLE WARNING	SF	80.00	80.00	80.00	0.00	\$ 50.00	\$4,000.00
40	FULL DEPTH PATCHES, 8"	SY	23.00	29.30	29.30	0.00	\$ 100.00	\$2,930.00
41	PAVEMENT REMOVAL	SY	140.00	134.60	134.60	0.00	\$ 11.00	\$1,480.60
42	CURB AND GUTTER REMOVAL	LF	165.00	130.60	130.60	0.00	\$ 11.00	\$1,436.60
43	TEMPORARY TRAFFIC/PEDESTRIAN CONTROL	LS	1.00	1.00	1.00	0.00	\$ 1,000.00	\$1,000.00
44	CONVENTIONAL SEEDING, SUDAS TYPE 1, FERTILIZING, AND HYDRO	AC	2.90	3.50	3.50	0.00	\$ 6,000.00	\$21,000.00
45	CONVENTIONAL SEEDING, SUDAS TYPE 4, AND HYDRO MULCHING	AC	2.90	0.00	0.00	0.00	\$ 3,000.00	\$0.00
46	WATERING	MGAL	85.00	0.00	0.00	0.00	\$ 85.00	\$0.00
47	SWPPP PREPARATION AND MANAGEMENT	LS	1.00	1.00	1.00	0.00	\$ 5,400.00	\$5,400.00
48	TEMPORARY RECP, 2.B	SY	1,650.00	2,292.40	2,292.40	0.00	\$ 2.25	\$5,157.90
49	FILTER SOCK, INSTALL, MAINTAIN, REMOVE	LF	4,500.00	2,550.00	2,550.00	0.00	\$ 3.50	\$8,925.00
50	RIP RAP, CLASS E	TON	15.00	34.82	34.82	0.00	\$ 91.00	\$3,168.62
51	STABILIZED CONSTRUCTION ENTRANCE	TON	45.00	31.48	31.48	0.00	\$ 55.00	\$1,731.40
52	EROSION CONTROL MULCHING, HYDRO MULCHING	AC	2.90	3.20	3.20	0.00	\$ 2,500.00	\$8,000.00
53	INLET PROTECTION DEVICE, DROP-IN	EA	11.00	2.00	2.00	0.00	\$ 165.00	\$330.00
54	ORANGE CONSTRUCTION SAFETY FENCE	LF	3,850.00	3,307.00	3,307.00	0.00	\$ 6.00	\$19,842.00
55	MODULAR BLOCK RETAINING WALL	SF	650.00	650.00	650.00	0.00	\$ 65.00	\$42,250.00
56	CONSTRUCTION SURVEY	LS	1.00	1.00	1.00	0.00	\$ 10,000.00	\$10,000.00
57	MOBILIZATION	LS	1.00	1.00	1.00	0.00	\$ 107,180.00	\$107,180.00
58	CONCRETE WASHOUT	LS	1.00	1.00	1.00	0.00	\$ 2,000.00	\$2,000.00
59	DRINKING FOUNTAIN	EA	1.00	1.00	1.00	0.00	\$ 9,000.00	\$9,000.00
60	REMOVE EXISTING PLAYGROUND EQUIPMENT	LS	1.00	1.00	1.00	0.00	\$ 9,500.00	\$9,500.00
61	PLAYGROUND EQUIPMENT AND INSTALLATION	LS	1.00	1.00	1.00	0.00	\$ 320,000.00	\$320,000.00
62	TILED PLAYGROUND SURFACING AND INSTALLATION	SF	3,744.00	3,695.70	3,695.70	0.00	\$ 40.86	\$151,006.30
63	ENGINEERED WOOD FIBER PLAYGROUND SURFACING	CY	88.00	108.00	108.00	0.00	\$ 84.35	\$9,109.80
64	SPRAYGROUND EQUIPMENT AND INSTALLATION	LS	1.00	1.00	1.00	0.00	\$ 183,539.00	\$183,539.00
65	NON-SKID RUBBERIZED COATING (TUFFCOAT)	SF	1,462.00	1,462.00	1,462.00	0.00	\$ 16.00	\$23,392.00
66	ACRYLIC FINISH - PICKLEBALL, BASKETBALL, AND FUTSAL	SF	24,320.00	20,056.00	20,056.00	0.00	\$ 2.24	\$44,925.44
67	COURT RESURFACING WITH CRACK REPAIR AND LEVELER	LS	1.00	1.00	1.00	0.00	\$ 11,220.00	\$11,220.00
68	PICKLEBALL PERMITER FENCING, 10', AND GATES	LF	445.00	445.00	445.00	0.00	\$ 78.25	\$34,821.25
69	COURT DIVISION FENCING, 4'	LF	168.00	172.00	172.00	0.00	\$ 42.25	\$7,267.00
70	PICKLEBALL PCC MAINTENANCE STRIP	LF	445.00	445.00	445.00	0.00	\$ 32.12	\$14,293.40
71	PICKLEBALL EQUIPMENT AND INSTALLATION	LS	1.00	1.00	1.00	0.00	\$ 10,560.00	\$10,560.00
72	ELECTRICAL	LS	1.00	1.00	1.00	0.00	\$ 140,000.00	\$140,000.00
73	VAULT REMOVAL AND FILL	EA	2.00	0.00	0.00	0.00	\$ 2,750.00	\$0.00
A.01	SHELTER WITH FOOTINGS	LS	1.00	1.00	1.00	0.00	\$ 73,644.00	\$73,644.00
SUBTOTAL								\$2,067,191.42

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ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
CHANGE ORDER ITEMS								
8001.00	MAJOR MANHOLE ADJUSTMENT AND GRADING, E. FULTON DRIVE	LS	0.00	1.00	1.00	0.00	\$ 10,138.00	\$10,138.00
8002.00	ADJUST SPRAYGROUND VAULT DEPTH	LS	0.00	1.00	1.00	0.00	\$ 1,762.00	\$1,762.00
8003.00	STORMWATER BASIN IMPROVEMENTS	LS	0.00	1.00	1.00	0.00	\$ 1,650.00	\$1,650.00
8004.00	REMOVE AND INSTALL AREA INTAKE	LS	0.00	1.00	1.00	0.00	\$ 10,450.00	\$10,450.00
8005.00	SUBDRAIN FOR AREA INTAKE	LF	0.00	43.00	43.00	0.00	\$ 44.00	\$1,892.00
8006.00	FURNISH AND SPREAD ALTERNATE ON-SITE TOPSOIL	CY	0.00	650.00	650.00	0.00	\$ 16.00	\$10,400.00
8007.00	PARKING LOT 2" MILL & FILL	SY	0.00	58.00	58.00	0.00	\$ 77.00	\$4,466.00
8008.00	SUBDRAIN EXTENSION AT BASIN	LF	0.00	25.00	25.00	0.00	\$ 40.00	\$1,000.00
8009.00	DEDUCT FOR PROHIBITED PAINT DISPOSAL	LS	0.00	1.00	1.00	0.00	\$ (8,918.62)	(\$8,918.62)
SUBTOTAL								\$32,839.38
ORIGINAL CONTRACT AMOUNT			\$ 2,132,414.66					
TOTAL CHANGE ORDERS			\$ (32,383.87)					
ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$ 2,100,030.79					
PARTIAL PAYMENT 01			\$ 91,786.73					
PARTIAL PAYMENT 02			\$ 42,048.67					
PARTIAL PAYMENT 03			\$ 183,365.11					
PARTIAL PAYMENT 04			\$ 189,501.64					
PARTIAL PAYMENT 05			\$ 158,411.01					
PARTIAL PAYMENT 06			\$ 458,810.00					
PARTIAL PAYMENT 07			\$ 169,827.60					
PARTIAL PAYMENT 08			\$ 283,046.53					
PARTIAL PAYMENT 09			\$ 247,143.17					
PARTIAL PAYMENT 10			\$ 7,760.00					
PARTIAL PAYMENT 11			\$ 85,161.80					
PARTIAL PAYMENT 12			\$ 101,666.97					
PARTIAL PAYMENT 13			\$ 18,500.64					
PARTIAL PAYMENT 14			\$ 63,000.92					
THIS PARTIAL PAYMENT			\$ -					
TOTAL PARTIAL PAYMENTS			\$ 2,100,030.79					
BALANCE			\$ -					
APPROXIMATE PERCENT COMPLETE			100.0%					

PREPARED BY:

Wyatt Klooster - via Appia

Project Inspector

CHECKED BY:

Brett Lewis

Digitally signed by Brett Lewis
DN: cn=US, e=b.lewis@omgev.org, o=City of
Des Moines, ou=Engineering Department,
cn=Brett Lewis
Date: 2024.12.10 10:57:00-0500

Project Engineer

CONTRACTOR:

Caliber Concrete, LLC

TOTAL	\$2,100,030.79
RETAINAGE	\$ -
TOTAL LESS RETAINAGE	\$ 2,100,030.79
LESS PREVIOUS PAYMENT	\$ 2,100,030.79
AMOUNT DUE	\$ -

FINAL PAYMENT (PARTIAL PAYMENT NO. 15)