



**Roll Call Number**

**Agenda Item Number**

13A

**Date** February 9, 2026

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT  
FOR 2025 PEDESTRIAN RAMP REPLACEMENT PROGRAM, 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 2025 Pedestrian Ramp Replacement Program, Activity ID 092025002 ("Project"), in accordance with the contract approved under Roll Call No. 25-0537, on April 7, 2025, 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 \$387,852.60 is the total cost, of which \$376,217.02 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 \$11,635.58 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:

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 168, Sidewalk Replacement, SW084, G.O. Bonds, Being:  
\$272,852.60 in G.O. Bonds, \$61,000 transferred from LB055 (Library Miscellaneous Building  
Improvements), \$54,000 transferred from BL085 (Municipal Building Improvements)

SLN<sub>pw</sub>

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

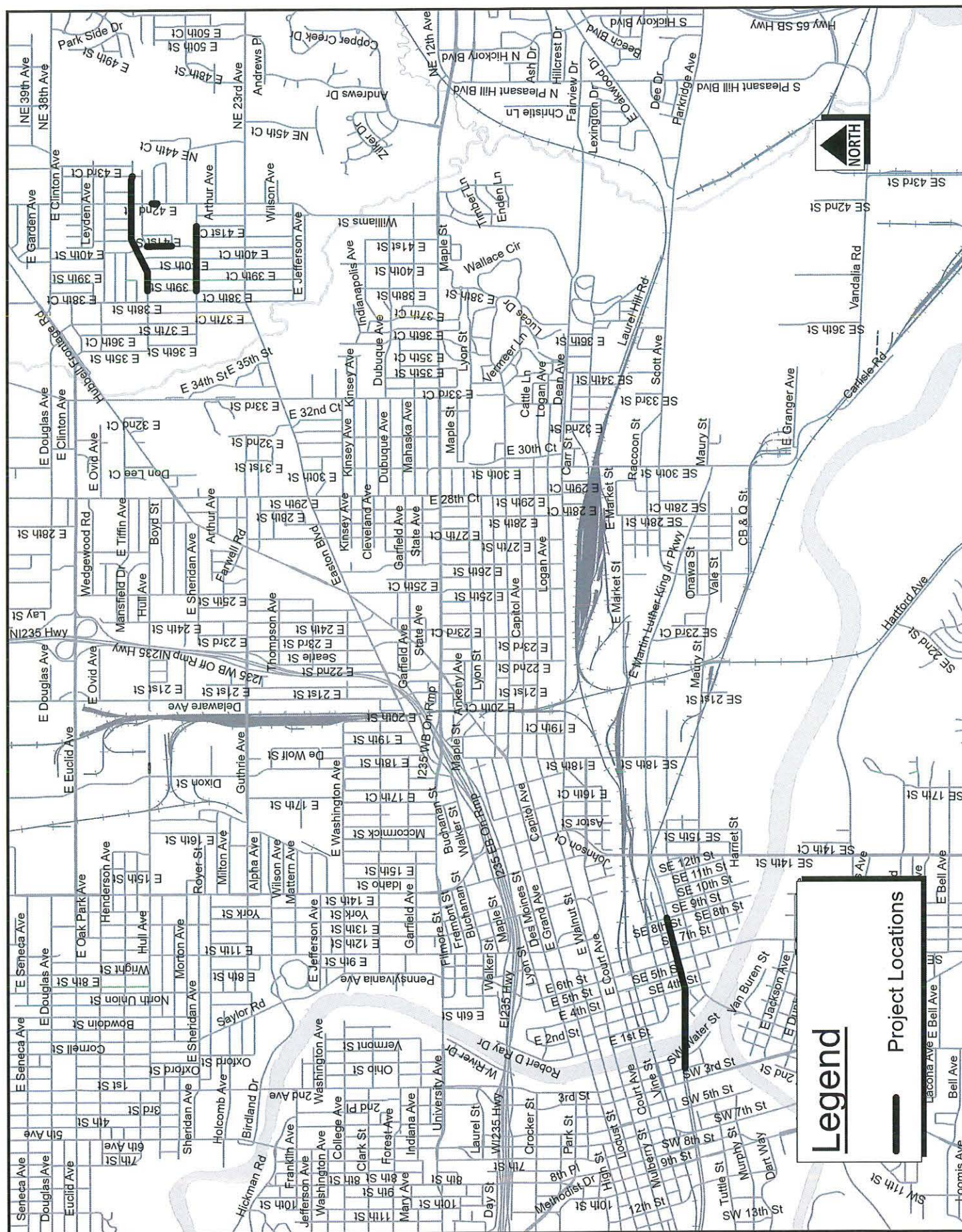
I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

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



BA





## PROJECT SUMMARY

### 2025 Pedestrian Ramp Replacement Program

#### Activity ID 092025002

On April 7, 2025, under Roll Call No. 25-0537, the Council awarded the contract for the above improvements to TK Concrete, Inc., in the amount of \$253,975.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	8/26/2025 Add misc. sidewalk repair above original scope.	\$60,335.00
2	City	9/3/2025 Completion date adjustment	\$0.00
3	City	11/7/2025 Driveway at LOMAR	\$53,990.20
4	City	12/3/2025 As constructed change order	\$19,552.40
<b>Original Contract Amount</b>			\$253,975.00
<b>Total Change Orders</b>			\$133,877.60
<b>Percent of Change Orders to Original Contract</b>			52.71%
<b>Total Contract Amount</b>			\$387,852.60

Department of Engineering  
City of Des Moines, Iowa



February 9, 2026

# **CERTIFICATION OF COMPLETION**

## **AGENDA HEADING:**

Accepting completed construction and approving final payment for the 2025 Pedestrian Ramp Replacement Program, 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: \$387,852.60 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 168, Sidewalk Replacement, SW084, G.O. Bonds, Being: \$272,852.60 in G.O. Bonds, \$61,000 transferred from LB055 (Library Miscellaneous Building Improvements), \$54,000 transferred from BL085 (Municipal Building Improvements)

## **CERTIFICATION OF COMPLETION:**

On April 7, 2025, under Roll Call No. 25-0537, 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:

2025 Pedestrian Ramp Replacement Program, 092025002

The improvements include replacement of brick sidewalks with stamped colored concrete and Portland Cement Concrete (PCC) ADA-compliant curb ramps, all in accordance with the contract documents including Plan File No. 673-001/010 in the area near Brubaker Elementary School and Hoyt Middle School, along E. Martin Luther King Jr. Parkway from SW 2nd Street to SE 15th Street, and other locations as directed by the City Engineer in Des Moines, Iowa

I hereby certify that the construction of said 2025 Pedestrian Ramp Replacement Program, Activity ID 092025002, 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 September 24, 2025, and was completed on January 12, 2026.

I further certify that \$387,852.60 is the total cost of said improvement, of which \$376,217.02 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 \$11,635.58 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



**ESTIMATE OF CONSTRUCTION COMPLETED**  
**FOR WORK DONE FROM 1/11/26 to 01/13/26**  
**FINAL PAYMENT**

PROJECT: 2025 PEDESTRIAN RAMP REPLACEMENT PROGRAM  
CONTRACTOR: TK Concrete, Inc.

IDOT #: 0  
ACTIVITY ID: 09-2025-002  
DATE: 1/13/2026

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	TOPSOIL, OFF - SITE	CY	20.00	20.00	20.00	0.00	\$ 75.00	\$1,500.00
2	CURB AND GUTTER, 2.5 FT, 7 IN.	LF	640.00	797.30	797.30	0.00	\$ 55.00	\$43,851.50
3	REMOVAL OF SIDEWALK	SY	565.00	817.25	817.25	0.00	\$ 12.00	\$9,807.00
4	SIDEWALK, PCC, 5 IN.	SY	250.00	427.20	427.20	0.00	\$ 75.00	\$32,040.00
5	SIDEWALK, PCC, 6 IN.	SY	320.00	394.26	394.26	0.00	\$ 100.00	\$39,426.00
6	SIDEWALK, PCC, INTEGRAL COLOR	SY	115.00	115.00	115.00	0.00	\$ 150.00	\$17,250.00
7	CROSSWALK, PCC, INTEGRAL COLOR	SY	225.00	225.00	225.00	0.00	\$ 140.00	\$31,500.00
8	DETECTABLE WARNINGS	SF	1,470.00	797.40	797.40	0.00	\$ 41.00	\$32,693.40
9	SIDEWALK PAVERS, REMOVAL	SY	355.00	355.00	355.00	0.00	\$ 15.00	\$5,325.00
10	SUBBASE OVER-EXCAVATION	TON	20.00	20.00	20.00	0.00	\$ 40.00	\$800.00
11	PAVEMENT REMOVAL	SY	20.00	50.00	50.00	0.00	\$ 50.00	\$2,500.00
12	CURB AND GUTTER REMOVAL	LF	640.00	797.30	797.30	0.00	\$ 15.00	\$11,959.50
13	TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL	LS	1.00	1.00	1.00	0.00	\$ 11,250.00	\$11,250.00
14	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	0.50	0.00	0.00	0.00	\$ 7,500.00	\$0.00
15	MOBILIZATION	LS	1.00	1.00	1.00	0.00	\$ 15,500.00	\$15,500.00
16	CONCRETE WASHOUT	LS	1.00	1.00	1.00	0.00	\$ 3,500.00	\$3,500.00
	Change Order Items							
101	ADD sidewalk PCC 6-inch	SY	0.00	650.00	650.00	0.00	\$ 60.50	\$39,325.00
102	ADD sidewalk PCC 8-inch	SY	0.00	25.00	25.00	0.00	\$ 88.00	\$2,200.00
103	ADD Remove existing sidewalk	SY	0.00	675.00	675.00	0.00	\$ 11.00	\$7,425.00
104	ADD Replace ADA ramp at E. Locust and Robert D Ray Dr	LS	0.00	1.00	1.00	0.00	\$ 3,300.00	\$3,300.00
105	ADD mobilization	LS	0.00	1.00	1.00	0.00	\$ 2,200.00	\$2,200.00
106	ADD traffic control	LS	0.00	1.00	1.00	0.00	\$ 1,375.00	\$1,375.00
107	ADD parking pole remove and install	EA	0.00	2.00	2.00	0.00	\$ 330.00	\$660.00
108	ADD application of PAVIX after August 15th to all new sidewalks	LS	0.00	1.00	1.00	0.00	\$ 3,850.00	\$3,850.00
109	Driveway at LOMAR	LS	0.00	1.00	1.00	0.00	\$ 53,990.20	\$53,990.20
110	Sod	SF	0.00	11,700.00	11,700.00	0.00	\$ 1.25	\$14,625.00
	ORIGINAL CONTRACT AMOUNT		\$ 253,975.00					
	TOTAL CHANGE ORDERS		\$ 133,877.60					
	ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$ 387,852.60					
	PAYMENT #1		\$ 58,524.95					



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ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
	PAYMENT #2		\$ 54,688.34					
	PAYMENT #3		\$ 243,836.34					
	PAYMENT #4		\$ 19,167.39					
	THIS PARTIAL PAYMENT		\$ -					
	TOTAL PARTIAL PAYMENTS		\$ 376,217.02					
	BALANCE		\$ 11,635.58					
	APPROXIMATE PERCENT COMPLETE		100.0%					

PREPARED BY:

*Todd Ruths*

Project Inspector

CHECKED BY:

*Basil Brookman*

Project Engineer

TOTAL	\$387,852.60
RETAINAGE	\$ 11,635.58
TOTAL LESS RETAINAGE	\$ 376,217.02
LESS PREVIOUS PAYMENT	\$ 376,217.02
AMOUNT DUE	\$ -

FINAL PAYMENT