



## Roll Call Number

Agenda Item Number

13D

Date February 9, 2026

### ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR SW 1ST STREET BRIDGE PARK IMPROVEMENT, MINTURN, 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 SW 1st Street Bridge Park Improvement, Activity ID 112024010 ("Project"), in accordance with the contract approved under Roll Call No. 25-0095, on January 27, 2025, between Minturn, Inc., Clinton M. Rhoads, President, 144 W. Front Street, PO Box 369, Brooklyn, IA, 52211, 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 \$798,859.31 is the total cost, of which \$774,893.53 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 \$23,965.78 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 75, Multi-Use Trails, PK045, Being: \$200,000 Land and Water Conservation Fund (LWCF) funding from the National Park Service (NPS), \$160,000 in Private Donations, \$75,000 Tax Increment Financing, and the remaining \$363,859.31 in G.O. Bonds

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

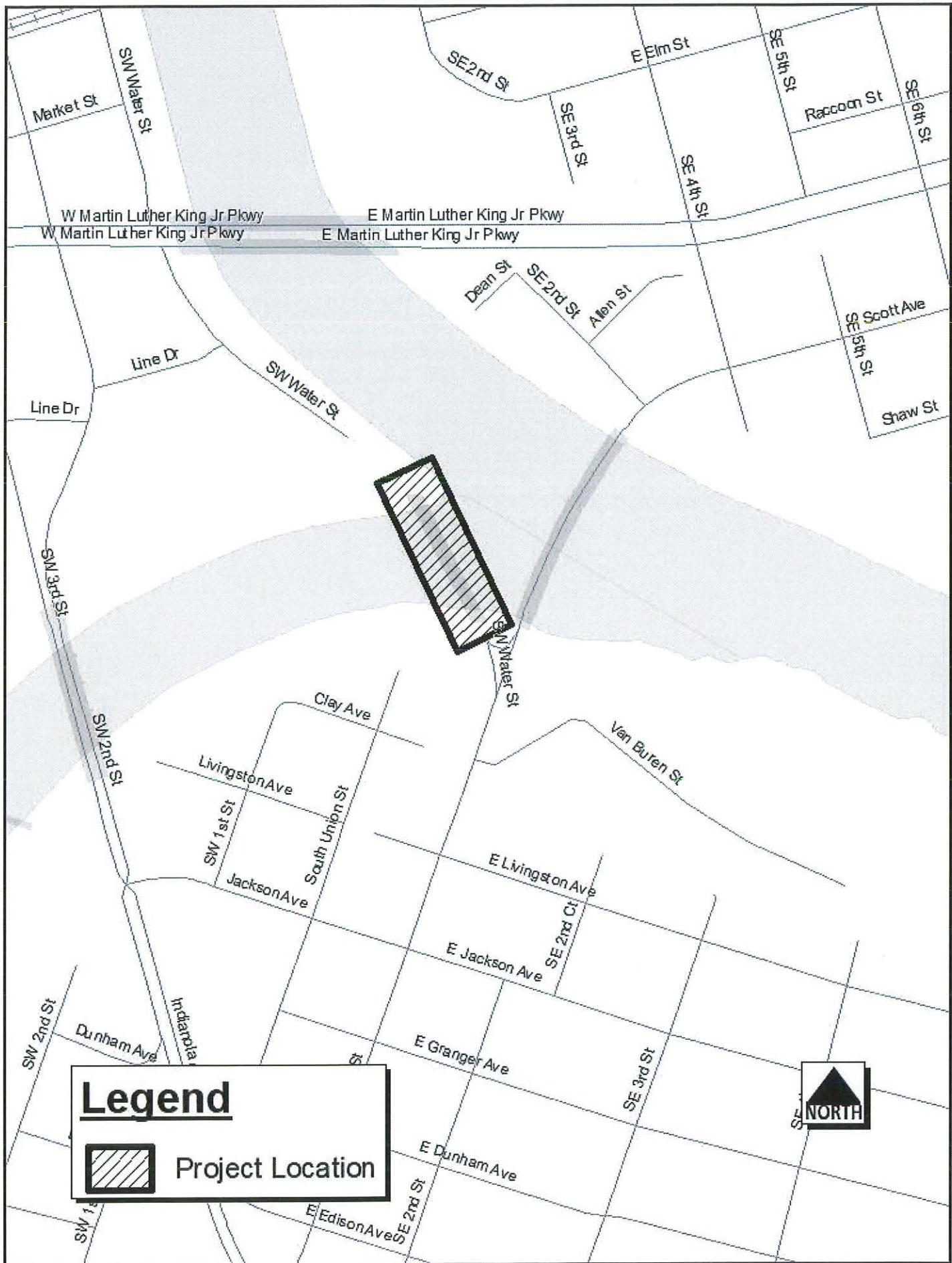
#### CERTIFICATE

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

13D



## PROJECT SUMMARY

### SW 1st Street Bridge Park Improvement

#### Activity ID 112024010

On January 27, 2025, under Roll Call No. 25-0095, the Council awarded the contract for the above improvements to Minturn, Inc., in the amount of \$961,268.75. 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	3/18/2025 Several contract items are removed from the Contract and are intended to be completed at a later day by the City. Additionally, planting pods P2, P9, P10, and P16 along with concrete seat walls C6, C7, and C8 to be removed from the project. Four metal benches are also removed from the project.	\$(145,953.65)
2	Engineering	12/3/2025 Adjust play turf material, accommodate future shelter lighting, adjust for shop drawing credit, account for liquidated damages, and adjust final quantities to as-built quantities.	\$(16,455.79)
<b>Original Contract Amount</b>			\$961,268.75
<b>Total Change Orders</b>			\$(162,409.44)
<b>Percent of Change Orders to Original Contract</b>			(16.90)%
<b>Total Contract Amount</b>			\$798,859.31

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 SW 1st Street Bridge Park Improvement, Minturn, Inc.

### SYNOPSIS:

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

### FISCAL IMPACT:

Amount: \$798,859.31 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 75, Multi-Use Trails, PK045, Being: \$200,000 Land and Water Conservation Fund (LWCF) funding from the National Park Service (NPS), \$160,000 in Private Donations, \$75,000 Tax Increment Financing, and the remaining \$363,859.31 in G.O. Bonds

### CERTIFICATION OF COMPLETION:

On January 27, 2025, under Roll Call No. 25-0095, the City Council awarded a contract to Minturn, Inc., Clinton M. Rhoads, President, 144 W. Front Street, PO Box 369, Brooklyn, IA 52211 for the construction of the following improvement:

SW 1st Street Bridge Park Improvement, 112024010

The improvement includes adding custom geo-foam and synthetic turf play mounds, custom cast-in-place concrete bench seating, metal benches, metal planter edging with sedum soil and plantings, pre-manufactured shade structure, modified and added deck drains, custom colored concrete river in-lay channel, multi-use trail pavement markings, traffic control, construction survey, and mobilization, all in accordance with the contract documents including Plan File No. 666-045/067, located on the SW 1st Street Bridge over the Raccoon River, Des Moines, Iowa

I hereby certify that the construction of said SW 1st Street Bridge Park Improvement, Activity ID 112024010, 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 June 2, 2025, and was completed on December 16, 2025.

I further certify that \$798,859.31 is the total cost of said improvement, of which \$774,893.53 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 \$23,965.78 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



13D

ESTIMATE OF CONSTRUCTION COMPLETED  
FOR WORK DONE FROM 11/21/25 to 1/1/26  
PARTIAL PAYMENT NO. 8 - FINAL PAYMENT

PROJECT: SW 1st STREET BRIDGE PARK IMPROVEMENT  
CONTRACTOR: Minturn, Inc.

ACTIVITY ID: 11-2024-010  
DATE: 1/12/2026

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	Deck Drains	EACH	5.00	6.00	6.00	0.00	\$ 2,400.00	\$14,400.00
2	Modified Existing Drains	EACH	3.00	3.00	3.00	0.00	\$ 250.00	\$750.00
3	Colored Cast-in-Place Concrete In-Lay	LS	1.00	1.00	1.00	0.00	\$ 14,000.00	\$14,000.00
4	Separator Fabric	SF	3,075.00	2,766.60	2,766.60	0.00	\$ 1.00	\$2,766.60
5	Filter Aggregate	TONS	16.00	13.80	13.80	0.00	\$ 550.00	\$7,590.00
6	Painted Pavement Markings, Methyl Methacrylate (MMA) Material	SF	2,080.00	0.00	0.00	0.00	\$ 3.75	\$0.00
7	Painted Pavement Markings, Methyl Methacrylate (MMA) Labor	SF	2,080.00	0.00	0.00	0.00	\$ 2.50	\$0.00
8	Painted Pavement Markings, Durable, Water-Based	STA	11.10	10.46	10.46	0.00	\$ 500.00	\$5,230.00
9	Temporary Traffic Control	LS	1.00	1.00	1.00	0.00	\$ 5,800.00	\$5,800.00
10	Watering	LS	1.00	0.00	0.00	0.00	\$ 8,000.00	\$0.00
11	Sedum Soil	CY	21.00	18.10	18.10	0.00	\$ 475.00	\$8,597.50
12	OM Layer 50/50 Mix of Mulch + Leaves	CY	21.00	15.30	15.30	0.00	\$ 300.00	\$4,590.00
13	OM Organic Compost Layer	CY	21.00	18.10	18.10	0.00	\$ 280.00	\$5,068.00
14	Sedum Material	SF	2,205.00	0.00	0.00	0.00	\$ 18.00	\$0.00
15	Sedum Labor, with Warranty	SF	2,205.00	0.00	0.00	0.00	\$ 5.75	\$0.00
16	ForeverLawn with Custom Geofoam System	LS	1.00	1.00	1.00	0.00	\$ 200,000.00	\$200,000.00
17	Planter Geofoam	CY	95.00	81.70	81.70	0.00	\$ 240.00	\$19,608.00
18	Metal Planter Edging	LS	1.00	0.00	0.00	0.00	\$ 173,000.00	\$0.00
19	Metal Benches	LS	1.00	0.00	0.00	0.00	\$ 32,750.00	\$0.00
20	Seat Wall, PCC	CY	72.70	65.30	65.30	0.00	\$ 1,600.00	\$104,480.00
21	Bike Racks (Install Only)	EACH	6.00	6.00	6.00	0.00	\$ 150.00	\$900.00
22	Shade Structure	LS	1.00	1.00	1.00	0.00	\$ 158,000.00	\$158,000.00
23	Construction Survey	LS	1.00	1.00	1.00	0.00	\$ 16,000.00	\$16,000.00
24	Mobilization	LS	1.00	1.00	1.00	0.00	\$ 96,000.00	\$96,000.00
Change Order Items								
101.00	Metal Planter Edging - VE	LS	0.00	1.00	1.00	0.00	\$ 152,775.00	\$152,775.00
201.00	ForeverLawn Ultra and Envirofill	LS	0.00	1.00	1.00	0.00	\$ 7,529.21	\$7,529.21
202.00	Cored Holes for Structure Conduit	LS	0.00	1.00	1.00	0.00	\$ 275.00	\$275.00
203.00	Contract Liquidated Damages	C DAY	0.00	48.00	48.00	48.00	\$ (500.00)	(\$24,000.00)
Contract Completion Date: 8/29/2025; Days lapsed between 10/16/2025 and 8/29/25 = 48 calendar days								
204.00	Shop Drawing Deduct - Concrete Bench	LS	0.00	1.00	1.00	0.00	\$ (1,500.00)	(\$1,500.00)

13D

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
	ORIGINAL CONTRACT AMOUNT		\$ 961,268.75					
	TOTAL CHANGE ORDERS		\$ (162,409.44)					
	ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$ 798,859.31					
	THIS PARTIAL PAYMENT		\$ -					
	Partial Payment #1		\$ 93,583.17					
	Partial Payment #2		\$ 100,644.78					
	Partial Payment #3		\$ 60,595.90					
	Partial Payment #4		\$ 179,283.36					
	Partial Payment #5		\$ 294,607.08					
	Partial Payment #6		\$ 44,239.24					
	Partial Payment #7		\$ 1,940.00					
	TOTAL PARTIAL PAYMENTS		\$ 774,893.53					
	BALANCE		\$ 23,965.78					
	APPROXIMATE PERCENT COMPLETE		100.0%					

PREPARED BY: Andy Williamson  
 Project Inspector

CHECKED BY: Bonnie  
 Project Engineer

TOTAL	\$ 798,859.31
RETAINAGE, 3%	\$ 23,965.78
TOTAL LESS RETAINAGE	\$ 774,893.53
LESS PREVIOUS PAYMENT	\$ 774,893.53
AMOUNT DUE	\$ -

PARTIAL PAYMENT NO. 8 - FINAL PAYMENT