★ **Roll Call Number**

______________________

**Agenda Item Number**
9 B

**Date** July 13, 2026

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR 2025 RIVERWALK IMPROVEMENTS – BALUSTRADE REPLACEMENT, 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 2025 Riverwalk Improvements – Balustrade Replacement, Activity ID 112025005 ("Project"), in accordance with the contract approved on July 14, 2025 by Roll Call No. 25-1011 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 $236,568.00 is the total cost, of which $229,470.96 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 $7,097.04 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. Seconded 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: 2026-27 CIP, Page 80, Principal Riverwalk, PK162, 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

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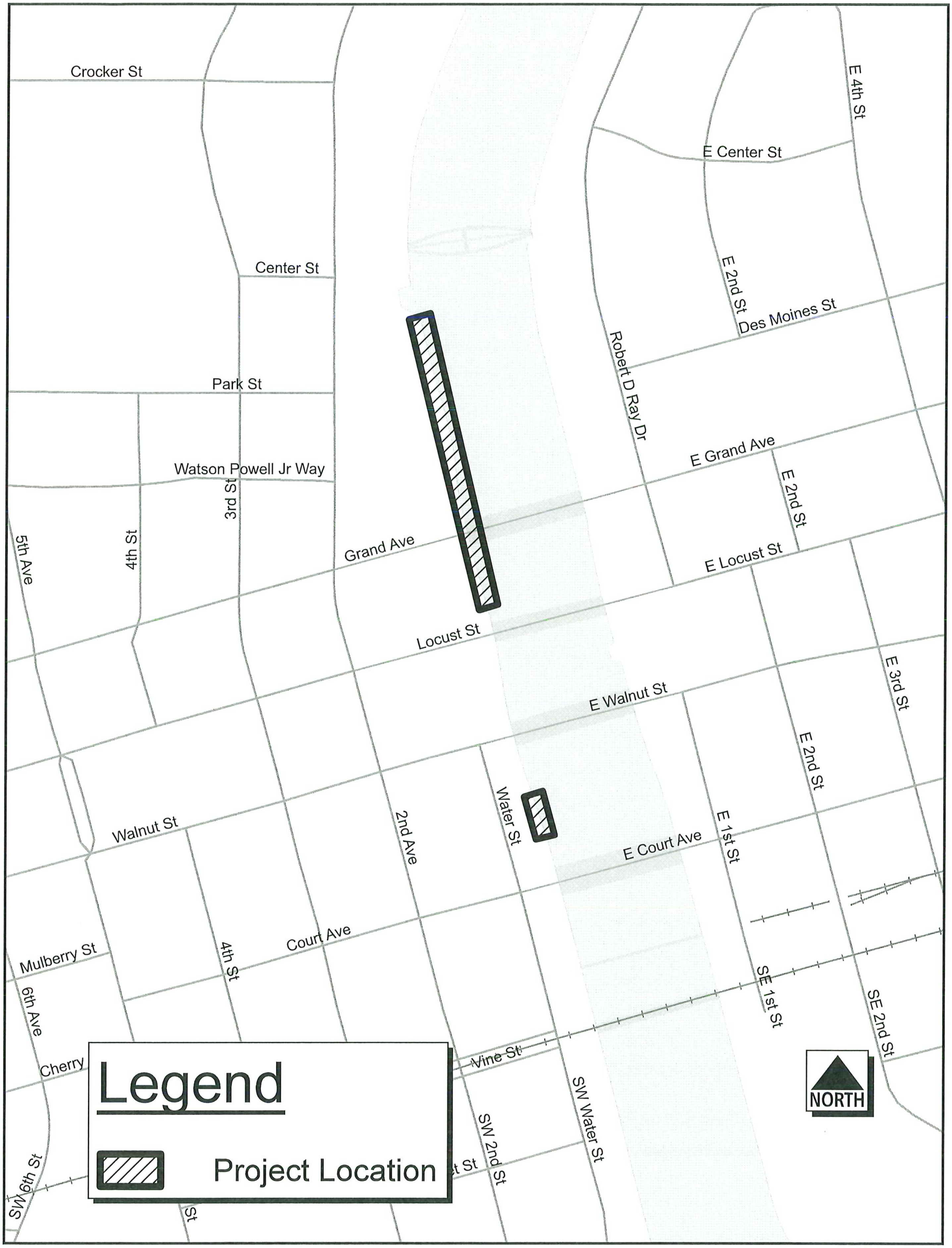

Crocker St
E 4th St
E Center St
Center St
E 2nd St
Des Moines St
Robert D Ray Dr
Park St
Watson Powell Jr Way
3rd St
E Grand Ave
E 2nd St
5th Ave
4th St
Grand Ave
E Locust St
Locust St
E 3rd St
E Walnut St
E 2nd St
Water St
2nd Ave
E 1st St
Walnut St
E Court Ave
Court Ave
Mulberry St
4th St
SE 1st St
6th Ave
SE 2nd St
Vine St
Cherry
SW Water St
SW 2nd St
SW 6th St
NORTH
Legend
Project Location

9 B

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

CITY OF DES MOINES

# PROJECT SUMMARY

## 2025 Riverwalk Improvements – Balustrade Replacement

## Activity ID 112025005

On July 14, 2025, under Roll Call No. 25-1011, the Council awarded the contract for the above improvements to Minturn, Inc., in the amount of $232,375.00. Tabulated below is a history of project change orders.

| Change Order No. | Initiated By | Description | Amount |
|---|---|---|---|
| 1 | City | 4/29/2026<br>Add project changes found during construction. | $4,193.00 |
| | | **Original Contract Amount** | $232,375.00 |
| | | **Total Change Orders** | $4,193.00 |
| | | **Percent of Change Orders to Original Contract** | 1.80% |
| | | **Total Contract Amount** | $236,568.00 |

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Department of Engineering
City of Des Moines, Iowa

CITY OF DES MOINES

July 13, 2026

**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Accepting completed construction and approving final payment for the 2025 Riverwalk Improvements – Balustrade Replacement, 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: As-Built Contract Cost

Funding Source: 2026-27 CIP, Page 80, Principal Riverwalk, PK162, G.O. Bonds

**CERTIFICATION OF COMPLETION:**

On July 14, 2025, under Roll Call No. 25-1011, 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:

2025 Riverwalk Improvements – Balustrade Replacement, 112025005

The improvement includes removal of existing sections of balustrade wall and replacement with sections of cast stone balustrade wall, all in accordance with the contract documents including Plan File No. 674-116/125, located along the west side of the Des Moines River between Center Street and Locust Street and between Walnut Street and Court Avenue in Des Moines, Iowa.

I hereby certify that the construction of said 2025 Riverwalk Improvements – Balustrade Replacement, Activity ID 112025005, 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 28, 2025, and was completed on May 28, 2026.

I further certify that $236,568.00 is the total cost of said improvement, of which $229,470.96 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 $7,097.04 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 pw

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

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

## *ESTIMATE OF CONSTRUCTION COMPLETED*

## *FINAL PAYMENT - PARTIAL PAYMENT NO. 6*

**IDOT #:** N/A
**ACTIVITY ID:** 11-2025-005
**DATE:** 5/28/2026

**PROJECT:** 2025 RIVERWALK IMPROVEMENTS - BALUSTRADE REPLACEMENT
**CONTRACTOR:** MINTURN, INC.

| ITEM NO. | DESCRIPTION | UNIT | QUANTITIES | | | | UNIT PRICE | TOTAL AMOUNT |
|---|---|---|---|---|---|---|---|---|
| | | | ESTIMATED | AUTHORIZED | CONSTRUCTED TO DATE | CONSTRUCTED THIS PERIOD | | |
| 1 | Mobilization | LS | 1.00 | 1.00 | 1.00 | 0.00 | $ 23,000.00 | $23,000.00 |
| 2 | Mock Up | EACH | 1.00 | 0.00 | 0.00 | 0.00 | $ 2,550.00 | $0.00 |
| 3 | Temporary Traffic Control | LS | 1.00 | 1.00 | 1.00 | 0.00 | $ 4,000.00 | $4,000.00 |
| 4 | Cast Stone Pier | EACH | 11.00 | 11.00 | 11.00 | 0.00 | $ 5,500.00 | $60,500.00 |
| 5 | Cast Stone Pier - Small | EACH | 1.00 | 1.00 | 1.00 | 0.00 | $ 5,000.00 | $5,000.00 |
| 6 | Cast Stone Baluster | EACH | 102.00 | 102.00 | 102.00 | 0.00 | $ 450.00 | $45,900.00 |
| 7 | Cast Stone Baluster Square | EACH | 30.00 | 30.00 | 30.00 | 0.00 | $ 475.00 | $14,250.00 |
| 8 | Cast Stone Top Rail | LF | 147.00 | 147.00 | 147.00 | 0.00 | $ 225.00 | $33,075.00 |
| 9 | Cast Stone Bottom Rail | LF | 147.00 | 147.00 | 147.00 | 0.00 | $ 300.00 | $44,100.00 |
| | | | | | | | | |
| | **Change Order Items** | | | | | | | |
| 1001.00 | Add Concrete Haunch to Support (3) Piers | LS | 0.00 | 1.00 | 1.00 | 0.00 | $ 6,743.00 | $6,743.00 |

| | |
|---|---|
| ORIGINAL CONTRACT AMOUNT | $ 232,375.00 |
| TOTAL CHANGE ORDERS | $ 4,193.00 |
| ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS | $ 236,568.00 |
| PARTIAL PAYMENT NO. 1 | $ 24,677.77 |
| PARTIAL PAYMENT NO. 2 | $ 54,128.91 |
| PARTIAL PAYMENT NO. 3 | $ 131,489.32 |
| PARTIAL PAYMENT NO. 4 | $ 18,738.46 |
| PARTIAL PAYMENT NO. 5 | $ 436.50 |
| THIS PARTIAL PAYMENT | $ - |
| TOTAL PARTIAL PAYMENTS | $ 229,470.96 |
| BALANCE | $ 7,097.04 |
| APPROXMIATE PERCENT COMPLETE | 97.0% |

| | |
|---|---|
| TOTAL | $ 236,568.00 |
| RETAINAGE | $ 7,097.04 |
| TOTAL LESS RETAINAGE | $ 229,470.96 |
| LESS PREVIOUS PAYMENT | $ 229,034.46 |
| **AMOUNT DUE** | **$ -** |

FINAL PAYMENT - PARTIAL PAYMENT NO. 6

PREPARED BY: *Andy Williamson*
Project Inspector

CHECKED BY: [signature]
Project Engineer