


## COUNCIL COMMUNICATION

	Number:	25-466	Meeting:	December 22, 2025
	Agenda Item:	42	Roll Call:	<input type="text"/>
	Submitted by:	Jonathan A. Gano, P.E., Public Works Director, and Steven L. Naber, P.E., City Engineer		

### AGENDA HEADING:

Hearing on Ingersoll Avenue Improvements from 31st Street to 35th Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Shekar Engineering, P.L.C., Chandra Shekar, President, \$4,579,672.91.

### SYNOPSIS:

This is a public hearing to allow for public input on the Ingersoll Avenue Improvements from 31st Street to 35th Street and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project provides for the construction of streetscape enhancements on Ingersoll Avenue from 31st Street to 35th Street, providing a street cross section consistent with the previous phases of the project. The Ingersoll Avenue corridor will be enhanced to improve safety with a raised and protected one (1)-way cycle track on each side of the street. The project also includes the construction of permeable pavers and storm sewer to improve the storm water quality and drainage in the area.

### FISCAL IMPACT:

Amount: \$4,579,672.91 Construction Contract (\$5,630,000 City Engineer's Estimate)

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 127, Ingersoll Streetscape, ST276, Being: \$4,302,689.39 in Tax Increment Financing (TIF) Bonds, and the remaining \$276,983.52 from Des Moines Water Works

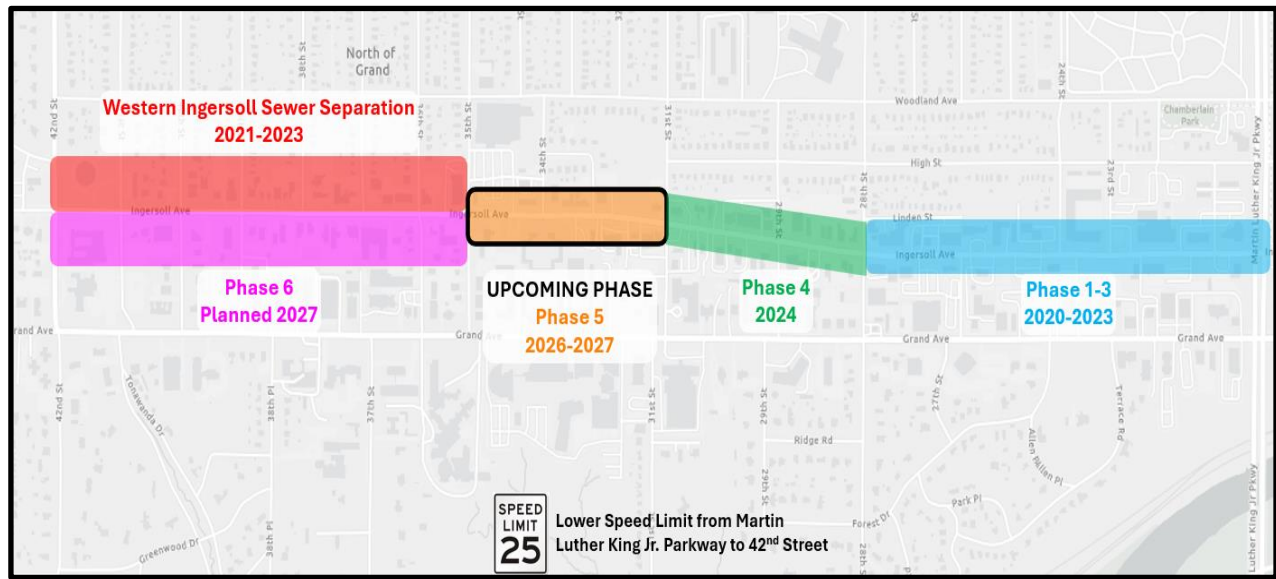
### ADDITIONAL INFORMATION:

- On November 3, 2025, under Roll Call No. 25-1464, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Ingersoll Avenue Improvements from 31st Street to 35th Street. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Ingersoll Avenue Improvements from 31st Street to 35th Street, Activity ID 04-2025-002. The improvement includes construction of Portland Cement Concrete (PCC) sidewalks, driveways, pavement, colored concrete, and Hot Mix Asphalt (HMA) paving, together with the necessary removals, earthwork, erosion control, subdrains, storm sewers, water main, water services, traffic control, traffic signals,

conduit, site furnishings, plantings, permeable pavers, and surface restoration, all in accordance with the contract documents including Plan File No. 676-023/185, located on Ingersoll Avenue from 31st Street to 35th Street.

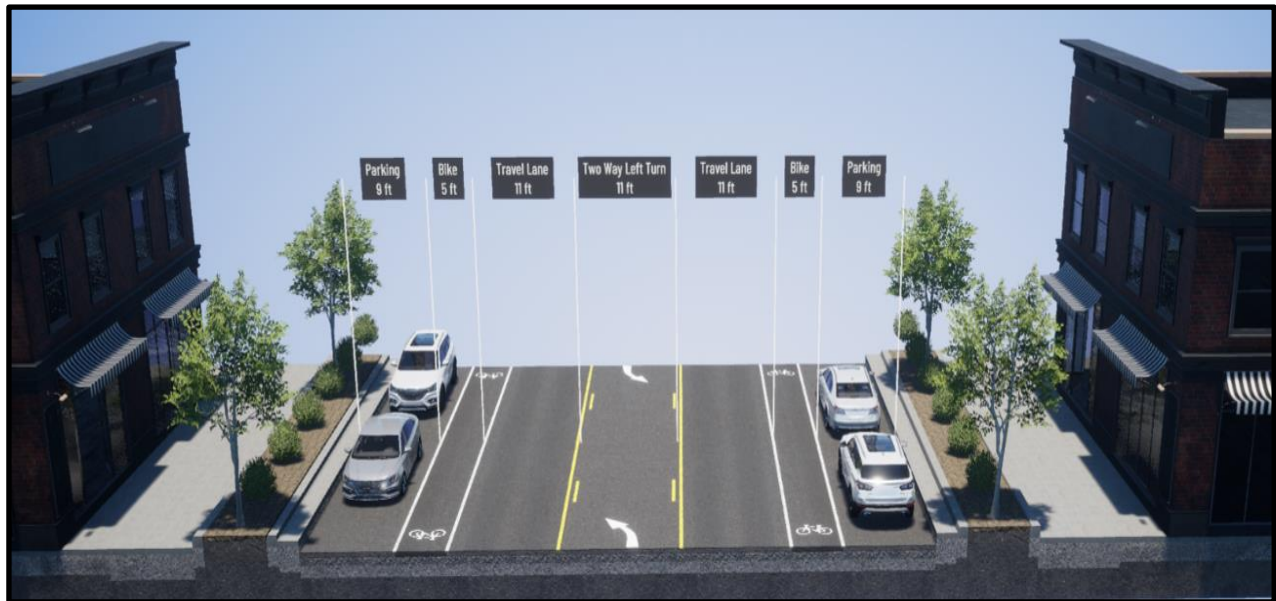
- Sealed bids for said improvement were submitted by the following bidders:
  - Shekar Engineering, P.L.C., Des Moines, IA – Low Bid
  - TK Concrete, Inc., Pella, IA
  - Reilly Construction Co., Inc., Ossian, IA
  - Jasper Construction Services, Inc., Newton, IA
  - Corell Contractor, Inc., West Des Moines, IA
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, IA at 11:00 a.m. on November 25, 2025.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Shekar Engineering, P.L.C. (Chandra Shekar, President; 2600 Martin Luther King, Jr. Parkway, Des Moines, IA 50310) in the amount of \$4,579,672.91, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- In 2007 and 2008, the sidewalks and planter areas were installed along Ingersoll Avenue between 28th Street and 31st Street as part of a City streetscape project.
- In 2010, Ingersoll Avenue between Martin Luther King, Jr. Parkway and Polk Boulevard was converted from four (4) lanes to three (3) lanes with pavement markings only (no changes to the curbs).
- On August 13, 2012, the Ingersoll and Grand Avenue Revitalization Strategy was approved as a reference document for the City's Comprehensive Plan. The strategy document provides contextual basis for reviewing plans and improvements in the planning area. The plan identified a strategy to expand the Ingersoll Grand Self-Supported Municipal Improvement District (SSMID) District, to adopt an Ingersoll and Grand Avenue Urban Renewal Plan, and to redevelop key parcels along the Ingersoll and Grand Avenue Corridor to generate tax increment that would be used to complete construction of the remaining portions of the Ingersoll Avenue Streetscape from Martin Luther King, Jr. Parkway to approximately 42nd Street.
- In 2017, to move the streetscape forward, the Ingersoll Grand SSMID Board hired a consulting team comprised of Confluence and Bishop Engineering for professional services including GPS survey, preliminary/conceptual design, construction phasing and cost estimates related to construction of Ingersoll Streetscape from Martin Luther King, Jr. Parkway to 28th Street and reconstruction of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 31st Street. The Ingersoll Grand SSMID Board agreed to pay 10% of the project costs (not to exceed \$21,918.75) with SSMID funds as a local contribution. City staff proposed the remaining 90% (not to exceed \$197,268.75) be paid for by the Economic Development Enterprise Account, which would be reimbursed in FY2019 by the Ingersoll Grand TIF.

- Representatives from the Avenues, along with their consultant Confluence, attended some of the design meetings held in 2019. At a design meeting on February 12, 2019, the group discussed modifying the developed concept to separate the bike lane with a curb in response to the feedback received on the East Grand Avenue Pilot Project. On April 15, 2019, the Ingersoll Grand SSMID President sent a letter to the City Engineer expressing support of the concept and modified cross section with the separated bike lane.
- A Public Open House Meeting was held on March 26, 2020, at Noah's Ark Banquet Room to give updates on the upcoming construction project, first phase of the streetscape.
- A Public Meeting was held using Zoom on February 23, 2022, to provide:
  - An update on Phase 3 construction (South Half of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 28th Street) of the Ingersoll Streetscape; and
  - An update on construction of the Western Ingersoll Sewer Separation Project, which included installing the streetscape on the north half of Ingersoll Avenue between 35th Street and 41st Street; and
  - Show design concepts for Phase 4 (Ingersoll Avenue from 28th Street to 31st Street) of the Ingersoll Avenue Streetscape.
- A Public Open House was held at Palmer's Deli & Market on November 30, 2023, to allow area residents, business owners and employees, neighborhood association representatives and developers the opportunity to view future phases of the Ingersoll Streetscape, ask questions and share comments.
- A Public Open House was held at Palmer's Deli & Market on October 16, 2025, to allow area residents, business owners and employees, neighborhood association representatives and developers the opportunity to view the design for Phase 5 of the Ingersoll Streetscape, ask questions and share comments.
- The Ingersoll Avenue Streetscape project from Martin Luther King, Jr. Parkway to 31st Street was constructed in four (4) phases that started in 2020:
  - Phase 1: North half of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 24th Street (Complete 2021).
  - Phase 2: North half of Ingersoll Avenue from 24th Street to 28th Street (Complete 2022).
  - Phase 3: South half of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 28th Street (Complete 2023).
  - Phase 4: Ingersoll Avenue from 28th Street to 31st Street (Complete 2024).
- The concrete paving work has been completed for the Ingersoll Avenue Streetscape project on the north side of Ingersoll Avenue from 35th Street to 41st Street (part of Phase 6) as part of the Western Ingersoll Sewer Separation project in 2021, 2022, and 2023.

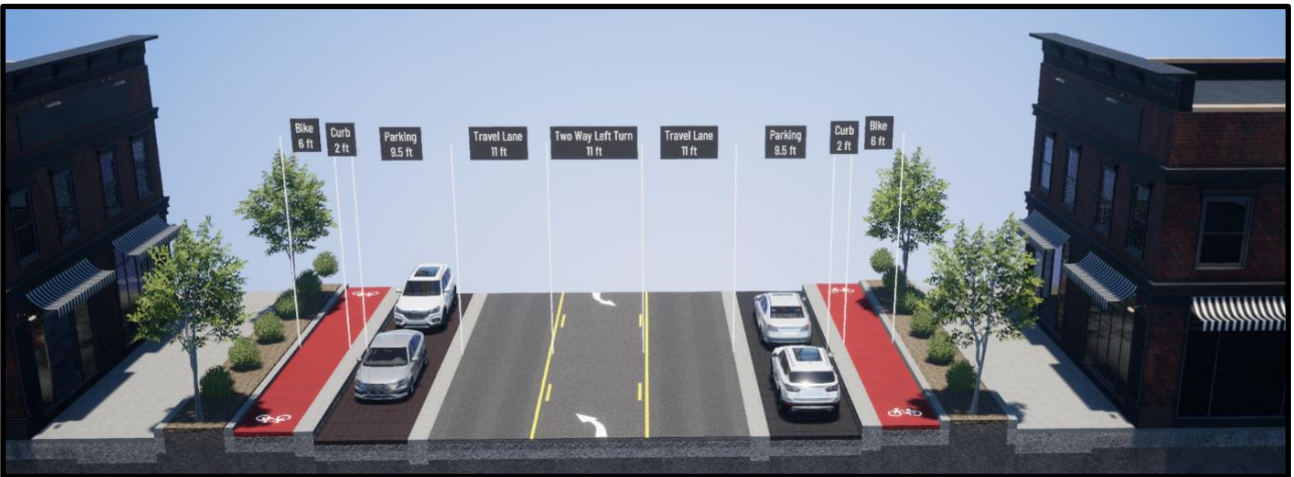


### Ingersoll Avenue Streetscape – Project Phasing

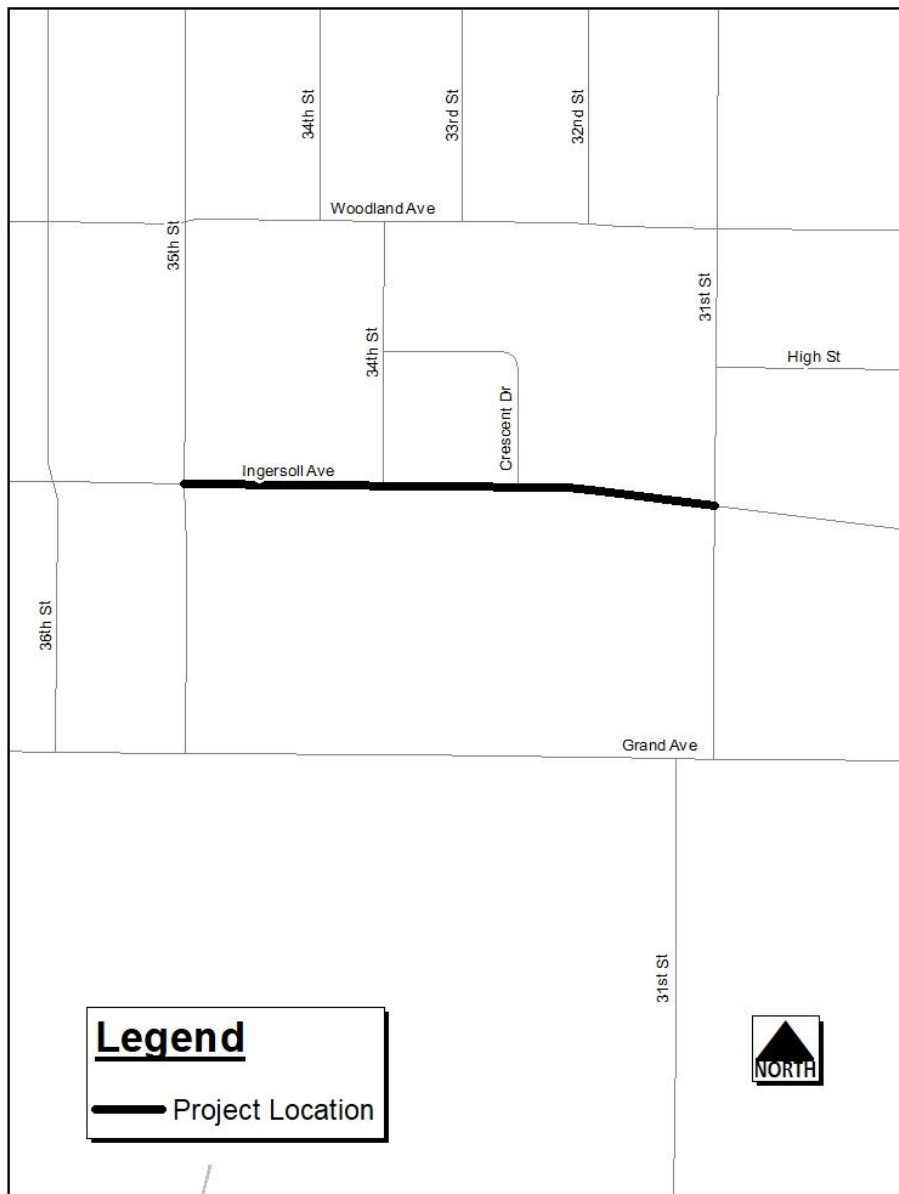
- Phase 5 will include Ingersoll Avenue from 31st Street to 35th Street and the street cross section will be consistent with Phases 1 through 4. As part of Phase 5, the speed limit will be reduced from 30 miles per hour to 25 miles per hour.
- Construction of Phase 5 is anticipated to begin in spring of 2026 and be completed in summer of 2027. A lump sum \$150,000 early completion incentive has been included in the construction contract if the project is substantially complete (i.e., all work completed except for turf restoration and landscape plantings) on or before 5:00 p.m., December 4, 2026.



### Ingersoll Avenue – Existing Cross Section



**Ingersoll Avenue – Proposed Cross Section**



**PREVIOUS COUNCIL ACTION(S):**

Date: November 3, 2025

Roll Call Number: [25-1464](#)

Action: Ordering construction of the following:

- (B) [Ingersoll](#) Avenue Improvements from 31st Street to 35th Street: Receiving of bids, (11-25-25) and Setting date of hearing, (12-22-25), Engineer's estimate, \$5,630,000. ([Council Communication No. 25-406](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Nays: Coleman.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).