



Roll Call Number

Agenda Item Number

113

Date August 18, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF THE
STORM SEWER AND PAVING IMPROVEMENTS SET FORTH IN AND CONSTRUCTED
PURSUANT TO SAID PRIVATE CONSTRUCTION CONTRACT, 4005 GRAND AVENUE,
BETWEEN CORELL CONTRACTOR, INC. AND GRAND OAKCREST TOWNHOMES, LLC**

WHEREAS, on June 27, 2022 under Roll Call No. 22-0981, the City Council approved a private construction contract in the amount of \$77,145.00, between Corell Contractor, Inc., Grant S. Corell, President, 1300 Lincoln Street, West Des Moines, IA, 50265, as Contractor, and Grand Oakcrest Townhomes, LLC, Michael Simonson, Manager, 1717 Ingersoll Suite 117, Des Moines, IA, 50309 as Owner, for construction of Storm Sewer and Paving Improvements to serve Oak Crest Townhome Development located at 4005 Grand Avenue, as shown on Plan File numbers 637-176/177, and granted permission to the parties of said contract to construct these improvements in accordance with the contract documents and subject to the inspection and approval of the Des Moines City Engineer.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer acknowledging the completion and recommending the acceptance of the construction of said Storm Sewer and Paving Improvements in the amount of \$77,145.00, which have been constructed in substantial compliance with the contract documents between Corell Contractor, Inc. and Grand Oakcrest Townhomes, LLC, which were approved under Roll Call No. 22-0981, dated June 27, 2022, be received and filed; and that completion of said Storm Sewer and Paving Improvements to serve Oak Crest Townhome Development located at 4005 Grand Avenue, as shown on Plan File numbers 637-176/177, is hereby acknowledged and that said Storm Sewer and Paving Improvements are hereby accepted.

Activity ID: 082022106

Moved by _____ to adopt. Second by _____

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank

Deputy City Attorney

SLN_{pw}

Funding Source: All project costs are to be paid by the Owner(s), Grand Oakcrest Townhomes, LLC

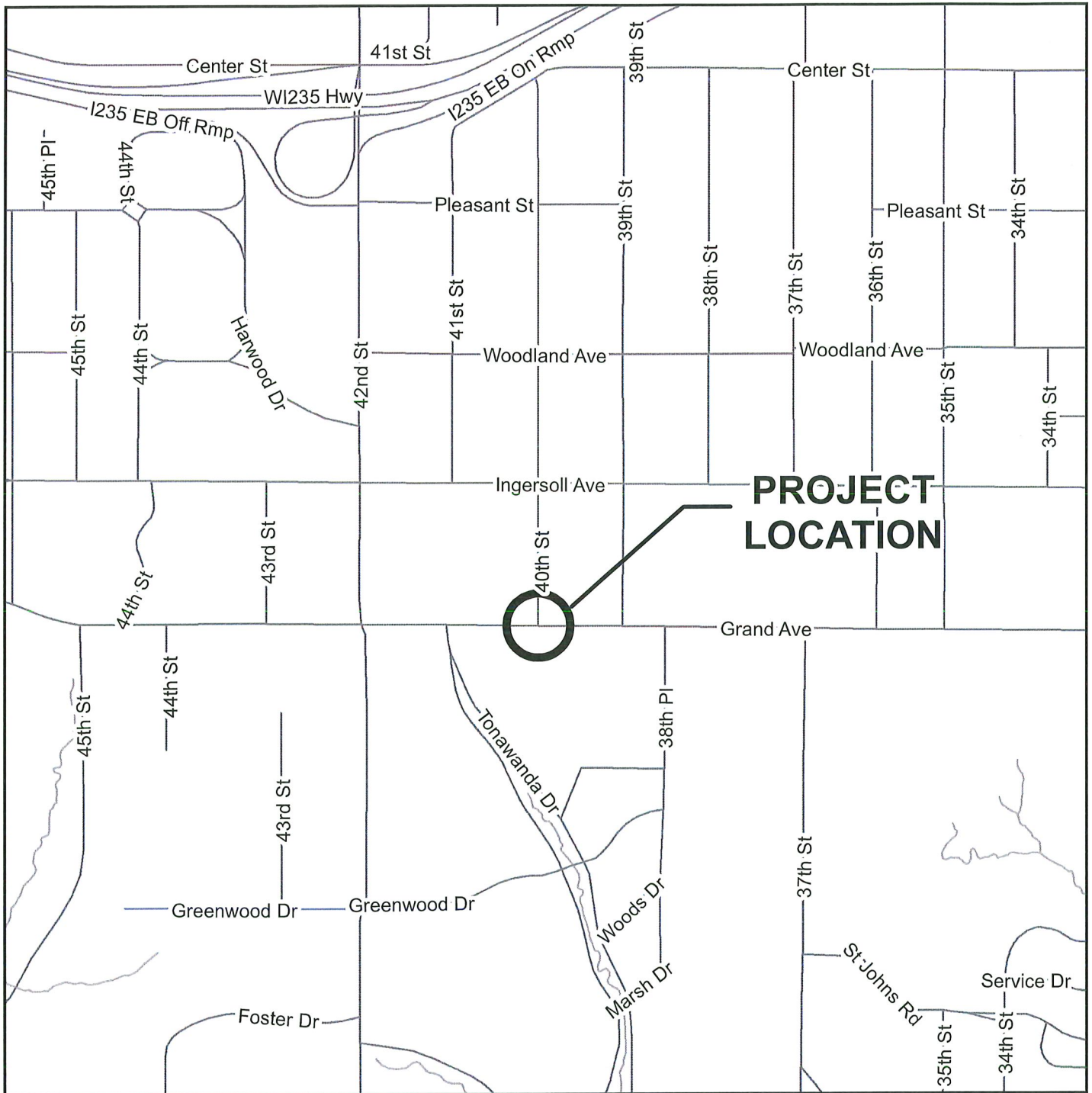
| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|----------|--------|
| BOESEN | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| MANDELBAUM | | | | |
| SIMONSON | | | | |
| VOSS | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |
| MOTION CARRIED | | | APPROVED | |
| _____ 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



OAK CREST TOWNHOME DEVELOPMENT STORM SEWER IMPROVEMETS ACTIVITY ID 08-2022-106



August 18, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Storm sewer and paving Improvements 4005 Grand Avenue, between Corell Contractor, Inc. and Grand Oakcrest Townhomes, LLC.

SYNOPSIS:

Approve the Des Moines City Engineer's Certification of Completion, acknowledge the completion and accept construction of said improvement.

FISCAL IMPACT:

Amount: \$77,145.00 As-Built Contract Cost

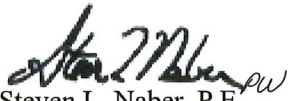
Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, Grand Oakcrest Townhomes, LLC

CERTIFICATION OF COMPLETION:

On June 27, 2022, under Roll Call No. 22-0981, the City Council approved a private construction contract in the amount of \$77,145.00, between Corell Contractor, Inc., Grant S. Corell, President, 1300 Lincoln Street, West Des Moines, IA 50265 - as Contractor, and Grand Oakcrest Townhomes, LLC, Michael Simonson, Manager, 1717 Ingersoll Suite 117, Des Moines, IA, 50309 - as Owner, for construction of Storm sewer and paving Improvements described as Storm Sewer and Paving Improvements to serve Oak Crest Townhome Development located at 4005 Grand Avenue, as shown on Plan File numbers 637-176/177, and granted permission to the parties of said contract to construct these improvements in accordance with the contract documents and subject to the inspection and approval of the Des Moines City Engineer.

I hereby certify that the construction of said Storm sewer and paving Improvements described as Storm Sewer and Paving Improvements to serve Oak Crest Townhome Development located at 4005 Grand Avenue, as shown on Plan File numbers 637-176/177, Activity ID 082022106, has been completed in substantial compliance with the contract documents between Corell Contractor, Inc. and Grand Oakcrest Townhomes, LLC, which were approved under Roll Call No. 22-0981, dated June 27, 2022 and I hereby recommend that the above Storm sewer and paving Improvements be accepted.

I further certify that the amount of completed Storm sewer and paving Improvements is \$77,145.00.



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

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name Oak Crest Townhome Development - Storm Sewer Impro Activity ID 08-2022-106
Location 4005 Grand Avenue Plan No. 637-176/177
From _____ to _____ Date August 5, 2025

| ITEM | DESCRIPTION | ESTIMATED UNITS | UNITS CONSTRUCTED TO DATE | BID UNIT PRICE | AMOUNT |
|------|---------------------|--------------------|---------------------------------|----------------------|-------------|
| 1 | Connect to Existing | | 1 | \$15,560.00 | \$15,560.00 |
| 2 | 15" RCP | | 48 | \$495.00 | \$23,760.00 |
| 3 | SW-507 Intake | | 1 | \$17,265.00 | \$17,265.00 |
| 4 | SW-505 Intake | | 1 | \$9,600.00 | \$9,600.00 |
| 5 | Street Patch | | 1 | \$10,960.00 | \$10,960.00 |

Total \$77,145.00

Prepared By

