



Roll Call Number

Agenda Item Number

10G

Date January 12, 2026

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR
SKYWALK 3C-4C & 4E-4F IMPROVEMENTS,
CORE CONSTRUCTION SERVICES, LLC**

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 Skywalk 3C-4C & 4E-4F Improvements, Activity ID 042024016 ("Project"), in accordance with the contract approved under Roll Call No. 24-1536, of November 4, 2024, between Core Construction Services, LLC, Mike Ogle, Owner, 3093 NW Prairie Lane, Des Moines, IA, 50313, 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 \$468,649.66 is the total cost, of which \$454,590.18 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 \$14,059.48 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

SLN_{pw}

Funding Source: 2025-26 CIP, Page 169, Skywalk System, SW094, Tax Increment Funding Bonds

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

MOTION CARRIED

APPROVED

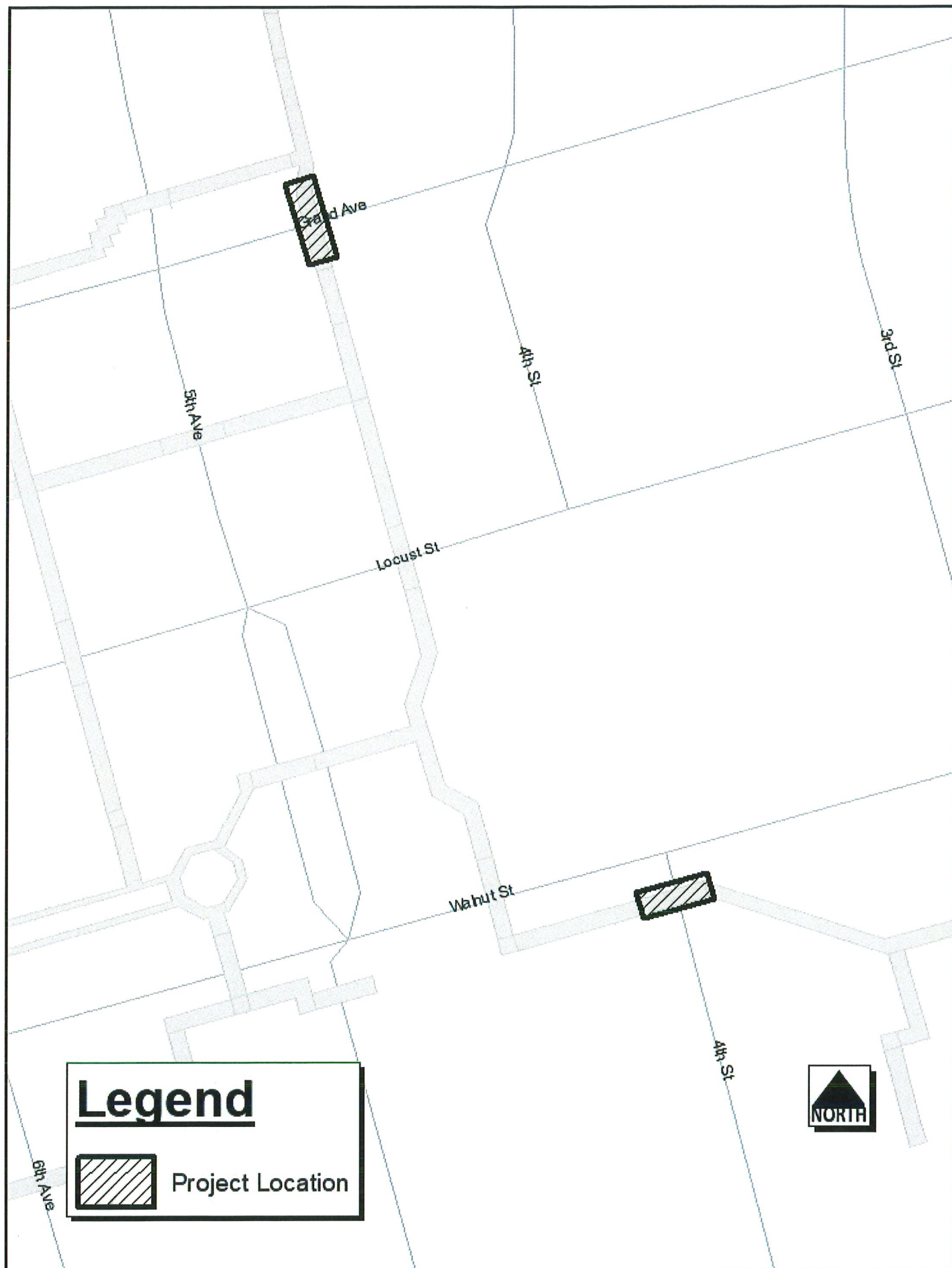
Mayor

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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PROJECT SUMMARY

Skywalk 3C-4C & 4E-4F Improvements

Activity ID 042024016

On November 4, 2024, under Roll Call No. 24-1536, the Council awarded the contract for the above improvements to Core Construction Services, LLC, in the amount of \$425,000.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	Contractor	3/18/2025 Add project changes found during construction	\$1,894.64
2	City	6/26/2025 Add project changes found during construction.	\$41,381.36
3	City	10/17/2025 Drywall Repair in skywalk due to leaking roof, out of scope	\$373.66
Original Contract Amount			\$425,000.00
Total Change Orders			\$43,649.66
Percent of Change Orders to Original Contract			10.27%
Total Contract Amount			\$468,649.66

Department of Engineering
City of Des Moines, Iowa



January 12, 2026

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the Skywalk 3C-4C & 4E-4F Improvements, Core Construction Services, LLC.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$468,649.66 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 169, Skywalk System, SW094, Tax Increment Funding Bonds

CERTIFICATION OF COMPLETION:

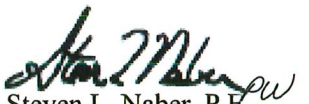
On November 4, 2024, under Roll Call No. 24-1536, the City Council awarded a contract to Core Construction Services, LLC, Mike Ogle, Owner, 3093 NW Prairie Lane, Des Moines, IA 50313 for the construction of the following improvement:

Skywalk 3C-4C & 4E-4F Improvements, 042024016

The improvement includes the demolition of existing HVAC equipment, lighting and electrical, and all existing interior finishes. The project provides for new HVAC equipment lighting, electrical and security cameras, finishes, carpet, ceiling tile, door hardware, ADA-compliant door operators, wall base, and painting, all in accordance with the contract documents including Plan File No. 668-233/251, 3C-4C Skywalk located at 4th Street and Walnut Street, and 4E-4F Skywalk located at 4th Street and Grand Avenue, Des Moines, Iowa

I hereby certify that the construction of said Skywalk 3C-4C & 4E-4F Improvements, Activity ID 042024016, 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 March 1, 2025, and was completed on December 17, 2025.

I further certify that \$468,649.66 is the total cost of said improvement, of which \$454,590.18 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 \$14,059.48 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

FINAL PAYMENT NO. 10

PROJECT: Skywalk 3C-4C & 4E-4F Improvements
CONTRACTOR: CORE Construction Services, LLC

ACTIVITY ID: 04-2024-016
DATE: 12/19/2025

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	Skywalk 3C-4C & 4E-4F Improvements Complete, as Specified and Described in Contract Documents	LS	1.00	1.00	\$425,000.00	\$0.00	\$ 425,000.00	\$425,000.00
	Change Order Items							
CO #1	Electrical Breaker Change	LS	1.00	1.00	\$1,894.64	\$0.00	\$ 1,894.64	\$1,894.64
CO #2	ITC 001 (COR 004) Bulkhead, Transformer, Keyed Switch, Carpet and	LS	1.00	1.00	\$41,381.36	\$0.00	\$ 41,381.36	\$41,381.36
CO #3	Drywall Repair due to roof leak	LS	1.00	1.00	\$373.66	\$0.00	\$ 373.66	\$373.66
	ORIGINAL CONTRACT AMOUNT		\$ 425,000.00					
	TOTAL CHANGE ORDERS		\$ 43,649.66					
	ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$ 468,649.66					
	PARTIAL PAYMENT 1		\$ 3,447.38					
	PARTIAL PAYMENT 2		\$ 3,623.92					
	PARTIAL PAYMENT 3		\$ 453.96					
	PARTIAL PAYMENT 4		\$ 136,280.15					
	PARTIAL PAYMENT 5		\$ 121,587.08					
	PARTIAL PAYMENT 6		\$ 89,708.51					
	PARTIAL PAYMENT 7		\$ 80,509.03					
	PARTIAL PAYMENT 8		\$ 6,444.20					
	PARTIAL PAYMENT 9		\$ 12,535.95					
	TOTAL PARTIAL PAYMENTS		\$ 454,590.18					
	BALANCE		\$ 14,059.48					
	APPROXIMATE PERCENT COMPLETE		100.0%					

PREPARED BY:

CHECKED BY:

TOTAL	\$468,649.66
RETAINAGE	\$ 14,059.48
TOTAL LESS RETAINAGE	\$ 454,590.18
LESS PREVIOUS PAYMENT	\$ 12,535.95
AMOUNT DUE	\$ -

FINAL PAYMENT NO. 10