



Roll Call Number

Agenda Item Number

13B

Date February 9, 2026

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT
FOR INGERSOLL AVENUE IMPROVEMENTS FROM 28TH STREET TO 31ST STREET,
CORELL CONTRACTOR, 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 Ingersoll Avenue Improvements from 28th Street to 31st Street, Activity ID 042023005 ("Project"), in accordance with the contract approved under Roll Call No. 24-0206, of February 5, 2024, between Corell Contractor, Inc., Grant S. Corell, President, 1300 Lincoln Street, West Des Moines, IA, 50265, 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 \$3,127,012.37 is the total cost, of which \$3,033,202.00 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 \$93,810.37 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 City Manager be and is hereby authorized and directed to certify the Pollution Prevention Plan Inspection Summary and the NPDES Stormwater General Permit Notice of Discontinuation for the above referenced project on behalf of the City of Des Moines and submit said documents to the Iowa Department of Natural Resources.

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

Funding Source: 2025-26 CIP, Page 127, Ingersoll Streetscape, ST276, Tax Increment Funding Bonds

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

MOTION CARRIED

APPROVED

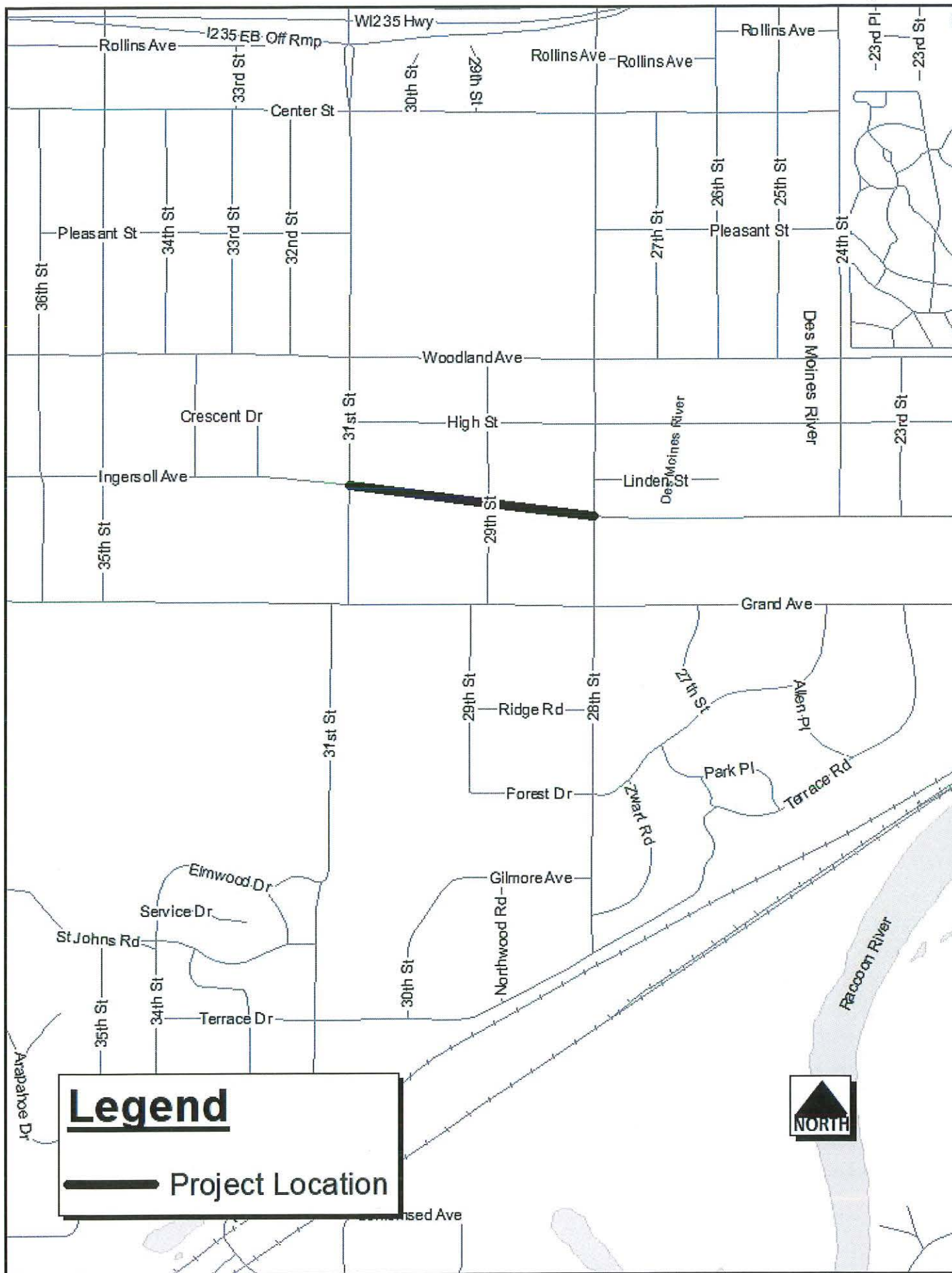
Mayor

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

Ingersoll Avenue Improvements from 28th Street to 31st Street

Activity ID 042023005

On February 5, 2024, under Roll Call No. 24-0206, the Council awarded the contract for the above improvements to Corell Contractor, Inc., in the amount of \$3,327,667.15. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	City	8/28/2024 Adds emergency sewer repair to resolve flooding damage.	\$62,983.73
2	Consultant	10/9/2024 Adjust quantities of established line items. Adds new line items for: the addition of a frost-free stoop & colored PCC pavement; reinstallation of storm sewer to avoid conflict with an existing utility; investigation of a buried sanitary sewer manhole to verify it was abandoned; tree stump grinding; intake adjustment instead of replacement; and an emergency sewer repair.	\$(36,100.66)
3	City	9/29/2025 Adjust quantities to as-built amounts. Adds new items for additional traffic signalization and ancillary work.	\$(227,537.85)
Original Contract Amount			\$3,327,667.15
Total Change Orders			\$(200,654.78)
Percent of Change Orders to Original Contract			(6.03)%
Total Contract Amount			\$3,127,012.37

BB

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 Ingersoll Avenue Improvements from 28th Street to 31st Street, Corell Contractor, Inc.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$3,127,012.37 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 127, Ingersoll Streetscape, ST276, Tax Increment Funding Bonds

CERTIFICATION OF COMPLETION:

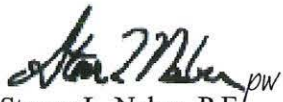
On February 5, 2024, under Roll Call No. 24-0206, the City Council awarded a contract to Corell Contractor, Inc., Grant S. Corell, President, 1300 Lincoln Street, West Des Moines, IA 50265 for the construction of the following improvement:

Ingersoll Avenue Improvements from 28th Street to 31st Street, 042023005

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 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. 658-246/376 located on Ingersoll Avenue from 28th Street to 31st Street, Des Moines, Iowa

I hereby certify that the construction of said Ingersoll Avenue Improvements from 28th Street to 31st Street, Activity ID 042023005, 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 20, 2024, and was completed on January 12, 2026.

I further certify that \$3,127,012.37 is the total cost of said improvement, of which \$3,033,202.00 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 \$93,810.37 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
FOR WORK DONE FROM 9/9/2025 TO 1/12/2026
FINAL PARTIAL PAYMENT

PROJECT: INGERSOLL AVENUE IMPROVEMENTS FROM 28TH STREET TO 31ST STREET
CONTRACTOR: CORELL CONTRACTOR, INC.

IDOT #:
ACTIVITY ID: 04-2023-005
DATE: 1/12/2026

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	CLEARING & GRUBBING	UNIT	7.80	7.80	7.80	0.00	\$ 80.00	\$624.00
2	EXCAVATION, CLASS 10, WASTE	CY	4,200.00	4,256.00	4,256.00	0.00	\$ 29.00	\$123,424.00
3	SUBGRADE PREPARATION, 6"	SY	10,543.00	10,543.00	10,543.00	0.00	\$ 3.00	\$31,629.00
4	SUBGRADE TREATMENT, GEOGRID, TYPE 2	SY	1,180.00	1,180.00	1,180.00	0.00	\$ 4.25	\$5,015.00
5	SUBBASE, MODIFIED SUBBASE, 4"	SY	1,269.00	2,035.00	2,035.00	0.00	\$ 14.00	\$28,490.00
6	SUBBASE, MODIFIED SUBBASE, 12"	SY	7,361.00	6,245.00	6,245.00	0.00	\$ 24.50	\$153,002.50
7	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	500.00	0.00	0.00	0.00	\$ 70.00	\$0.00
8	STORM SEWER, TRENCHED, 15"	LF	996.00	1,013.00	1,013.00	0.00	\$ 120.00	\$121,560.00
9	STORM SEWER, TRENCHED, 18"	LF	6.00	6.00	6.00	0.00	\$ 255.00	\$1,530.00
10	STORM SEWER, TRENCHED, 24"	LF	8.00	10.00	10.00	0.00	\$ 425.00	\$4,250.00
11	REMOVAL OF STORM SEWER, LESS THAN 36" DIAMETER	LF	96.00	158.00	158.00	0.00	\$ 46.00	\$7,268.00
12	SUBDRAIN, 6"	LF	2,679.00	2,679.00	2,679.00	0.00	\$ 21.00	\$56,259.00
13	SUBDRAIN CLEANOUT, TYPE A-1	EA	2.00	2.00	2.00	0.00	\$ 700.00	\$1,400.00
14	SUBDRAIN, OUTLETS AND CONNECTIONS	EA	30.00	30.00	30.00	0.00	\$ 450.00	\$13,500.00
15	MANHOLE, SW-303, 48"	EA	3.00	3.00	3.00	0.00	\$ 20,000.00	\$60,000.00
16	MANHOLE, SW-402, 48"	EA	11.00	5.00	5.00	0.00	\$ 7,725.00	\$38,625.00
17	MANHOLE, SW-402, 60"	EA	1.00	1.00	1.00	0.00	\$ 9,400.00	\$9,400.00
18	INTAKE, SW-501	EA	5.00	5.00	5.00	0.00	\$ 4,500.00	\$22,500.00
19	INTAKE, SW-505	EA	5.00	5.00	5.00	0.00	\$ 6,450.00	\$32,250.00
20	INTAKE, SW-506, MODIFIED	EA	2.00	2.00	2.00	0.00	\$ 12,500.00	\$25,000.00
21	MANHOLE ADJUSTMENT, MINOR	EA	8.00	5.00	5.00	0.00	\$ 1,450.00	\$7,250.00
22	REMOVE INTAKE	EA	16.00	10.00	10.00	0.00	\$ 4,000.00	\$40,000.00
23	REMOVE MANHOLE	EA	3.00	4.00	4.00	0.00	\$ 7,750.00	\$31,000.00
24	PAVEMENT, PCC, 9"	SY	688.00	585.00	585.00	0.00	\$ 94.50	\$55,282.50
25	PAVEMENT, INTEGRAL COLOR PCC, 8"	SY	257.00	274.00	274.00	0.00	\$ 157.00	\$43,018.00
26	PAVEMENT, HMA, 9"	SY	5,458.00	5,463.00	5,463.00	0.00	\$ 54.60	\$298,279.80
27	CURB AND GUTTER, 2.5', 9"	LF	45.00	45.00	45.00	0.00	\$ 47.00	\$2,115.00
28	PAVEMENT, ASPHALT, SURFACE, ST	TON	40.00	62.56	62.56	0.00	\$ 231.00	\$14,451.36
29	HMA PAVEMENT SAMPLES AND TESTING	LS	1.00	1.00	1.00	0.00	\$ 2,625.00	\$2,625.00
30	REMOVAL OF SIDEWALK	SY	872.60	872.60	872.60	0.00	\$ 32.00	\$27,923.20
31	REMOVAL OF CURB	LF	110.00	110.00	110.00	0.00	\$ 30.00	\$3,300.00
32	SIDEWALK, PCC, 5"	SY	537.80	573.00	573.00	0.00	\$ 52.50	\$30,082.50
33	SIDEWALK, PCC, 6"	SY	172.00	177.00	177.00	0.00	\$ 68.25	\$12,080.25
34	SIDEWALK, INTEGRAL COLOR PCC, 6"	SY	1,194.00	1,218.00	1,218.00	0.00	\$ 89.00	\$108,402.00

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ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
35	SIDEWALK, INTEGRAL COLOR PCC, 6", CLASS A	SY	75.00	64.80	64.80	0.00	\$ 105.00	\$6,804.00
36	SIDEWALK, PCC, CLASS A	SY	736.00	728.00	728.00	0.00	\$ 89.25	\$64,974.00
37	DETECTABLE WARNINGS	SF	516.00	516.00	516.00	0.00	\$ 57.75	\$29,799.00
38	DRIVEWAY, PAVED, PCC, 8"	SY	1,184.50	1,189.00	1,189.00	0.00	\$ 79.00	\$93,931.00
39	SIDEWALK DEEP PENETRATING WATER REPELLANT	SF	32,895.00	0.00	0.00	0.00	\$ 1.00	\$0.00
40	TEMP DRIVEWAY, HMA MILLINGS	TONS	3,000.00	68.24	68.24	0.00	\$ 45.00	\$3,070.80
41	MILLING	SY	2,792.00	0.00	0.00	0.00	\$ 5.25	\$0.00
42	MILLING FOR TRAFFIC CONTROL	SY	4,235.00	0.00	0.00	0.00	\$ 7.35	\$0.00
43	PAVEMENT REMOVAL	SY	7,426.20	10,000.00	10,000.00	0.00	\$ 17.50	\$175,000.00
44	ENGINEERING FABRIC	SY	470.00	470.00	470.00	0.00	\$ 4.00	\$1,880.00
45	STORAGE AGGREGATE	TON	155.00	155.00	155.00	0.00	\$ 70.00	\$10,850.00
46	FILTER AGGREGATE	TON	525.00	354.61	354.61	0.00	\$ 70.00	\$24,822.70
47	PERMEABLE INTERLOCKING PAVERS	SY	470.00	470.00	470.00	0.00	\$ 73.00	\$34,310.00
48	REMOVAL OF TROLLEY TRACKS	LF	2,646.00	200.00	200.00	0.00	\$ 42.00	\$8,400.00
49	TRAFFIC SIGNALIZATION	LS	1.00	1.00	1.00	0.00	\$ 75,540.00	\$75,540.00
50	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	64.00	143.51	143.51	0.00	\$ 126.00	\$18,082.26
51	PAINTED PAVEMENT MARKINGS, DURABLE	STA	62.00	62.00	62.00	0.00	\$ 294.00	\$18,228.00
52	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA	64.00	1.32	1.32	0.00	\$ 210.00	\$277.20
53	PAINTED SYMBOLS AND LEGENDS, SOLVENT/WATERBORNE	EA	21.00	5.00	5.00	0.00	\$ 105.00	\$525.00
54	PAINTED SYMBOLS AND LEGENDS, EPOXY	EA	6.00	6.00	6.00	0.00	\$ 220.00	\$1,320.00
55	PRECUT SYMBOLS AND LEGENDS	EA	21.00	21.00	21.00	0.00	\$ 475.00	\$9,975.00
56	PAVEMENT MARKINGS REMOVED	STA	11.70	63.71	63.71	0.00	\$ 147.00	\$9,365.37
57	SYMBOLS AND LEGENDS REMOVED	EA	6.00	6.00	6.00	0.00	\$ 105.00	\$630.00
58	GROOVES CUT FOR PAVEMENT MARKINGS	STA	62.00	62.00	62.00	0.00	\$ 100.00	\$6,200.00
59	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	21.00	21.00	21.00	0.00	\$ 240.00	\$5,040.00
60	TEMPORARY TRAFFIC CONTROL	LS	1.00	1.00	1.00	0.00	\$ 83,475.00	\$83,475.00
61	PORTABLE DYNAMIC MESSAGE SIGN	CDAY	21.00	38.00	38.00	0.00	\$ 210.00	\$7,980.00
62	DAILY LANE CLOSURE	DAY	14.00	3.00	3.00	0.00	\$ 1,050.00	\$3,150.00
63	TRAFFIC SIGNS, SHEET ALUMINUM	SF	85.00	85.00	85.00	0.00	\$ 42.00	\$3,570.00
64	ROUND STEEL POSTS	LF	170.00	170.00	170.00	0.00	\$ 31.50	\$5,355.00
65	CURB DELINEATOR SIGNS	EA	21.00	21.00	21.00	0.00	\$ 262.00	\$5,502.00
66	MEDIAN SIGNS	EA	4.00	0.00	0.00	0.00	\$ 262.00	\$0.00
67	TEMPORARY BARRIER RAIL, CONCRETE	LF	1,137.50	2,462.50	2,462.50	0.00	\$ 42.00	\$103,425.00
68	TEMPORARY BUSINESS SIGNS, SHEET ALUMINUM	SF	330.00	330.00	330.00	0.00	\$ 21.00	\$6,930.00
69	SIGN REMOVAL	EA	25.00	25.00	25.00	0.00	\$ 105.00	\$2,625.00
70	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	1.00	1.00	1.00	0.00	\$ 4,950.00	\$4,950.00
71	STORM WATER POLLUTION PREVENTION	LS	1.00	1.00	1.00	0.00	\$ 7,975.00	\$7,975.00
72	FILTER SOCKS, 12"	LF	2,000.00	308.00	308.00	0.00	\$ 2.75	\$847.00
73	INLET PROTECTION DEVICE, DROP-IN	EA	12.00	12.00	12.00	0.00	\$ 220.00	\$2,640.00
74	INLET PROTECTION DEVICE MAINTENANCE	EA	12.00	12.00	12.00	0.00	\$ 82.50	\$990.00
75	ORANGE SAFETY FENCE (RIGID)	LF	1,837.00	1,538.00	1,538.00	0.00	\$ 26.00	\$39,988.00
76	TEMPORARY CHAIN LINK FENCE	LF	6,702.00	0.00	0.00	0.00	\$ 6.00	\$0.00

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
77	BIKE RACK	EA	12.00	18.00	18.00	0.00	\$ 880.00	\$15,840.00
78	BIKER BAR	EA	3.00	3.00	3.00	0.00	\$ 1,000.00	\$3,000.00
79	FIX UNIT PAVERS	SF	798.00	798.00	798.00	0.00	\$ 22.00	\$17,556.00
80	RAISED PLANTER CURB	LF	70.00	290.00	290.00	0.00	\$ 52.50	\$15,225.00
81	REMOVE AND REINSTALL PLANTER CURB	LF	22.00	22.00	22.00	0.00	\$ 137.00	\$3,014.00
82	TOPSOIL, IMPORT	CY	125.00	125.00	125.00	0.00	\$ 90.00	\$11,250.00
83	PLANTS WITH WARRANTY	LS	1.00	1.00	1.00	0.00	\$ 23,320.00	\$23,320.00
84	BUS SHELTER FOUNDATION	EA	2.00	2.00	2.00	0.00	\$ 3,400.00	\$6,800.00
85	MOBILIZATION	LS	1.00	1.00	1.00	0.00	\$ 253,000.00	\$253,000.00
86	NEW WATER SERVICE (OPPOSITE SIDE)	EA	6.00	6.00	6.00	0.00	\$ 9,900.00	\$59,400.00
87	NEW WATER SERVICE (SAME SIDE)	EA	2.00	0.00	0.00	0.00	\$ 9,000.00	\$0.00
88	WATER SERVICE TAP	EA	3.00	4.00	4.00	0.00	\$ 4,300.00	\$17,200.00
89	RELOCATE STOP BOX	EA	8.00	4.00	4.00	0.00	\$ 600.00	\$2,400.00
90	NEW STOP BOX HOUSING	EA	4.00	4.00	4.00	0.00	\$ 650.00	\$2,600.00
91	NEW STOP BOX ROD	EA	5.00	4.00	4.00	0.00	\$ 425.00	\$1,700.00
92	POTHOLING FOR WATER SERVICES	EA	3.00	10.00	10.00	0.00	\$ 1,465.00	\$14,650.00
93	ADDITIONAL TRAFFIC CONTROL FOR WATER SERVICES	EA	3.00	3.00	3.00	0.00	\$ 5,250.00	\$15,750.00
94	TEMPORARY PAVEMENT PATCHES	SY	350.00	351.66	351.66	0.00	\$ 72.00	\$25,319.52
95	CONCRETE CUTTING & SLURRY MANAGEMENT	LS	1.00	1.00	1.00	0.00	\$ 17,050.00	\$17,050.00
96	COMPLETION INCENTIVE, LUMP SUM, NO EXCUSE	LS	1.00	1.00	1.00	0.00	\$ 150,000.00	\$150,000.00
	Change Order Items							
8001	EMERGENCY SEWER REPAIR, 4223 INGERSOLL AVE	LS	0.00	1.00	1.00	0.00	\$ 62,983.73	\$62,983.73
8002	COLORED PCC AND STOOP	LS	0.00	1.00	1.00	0.00	\$ 4,677.50	\$4,677.50
8003	REMOVE AND REINSTALL STORM SEWER	LS	0.00	1.00	1.00	0.00	\$ 6,139.50	\$6,139.50
8004	SANITARY SEWER INVESTIGATION	LS	0.00	1.00	1.00	0.00	\$ 3,940.22	\$3,940.22
8005	STUMP GRINDING	LS	0.00	1.00	1.00	0.00	\$ 656.00	\$656.00
8006	INTAKE - MAJOR ADJUSTMENT	EA	0.00	6.00	6.00	0.00	\$ 6,896.80	\$41,380.80
8007	WOODLAND AVENUE STORM SEWER REPAIR	LS	0.00	1.00	1.00	0.00	\$ 7,422.32	\$7,422.32
8008	CONDUIT, HDPE, 3 IN., TRENCHLESS, 28TH ST	LF	0.00	125.00	125.00	0.00	\$ 15.40	\$1,925.00
8009	CLEAN AND TELEWISE EXISTING STORM SEWER	LS	0.00	1.00	1.00	0.00	\$ 2,918.55	\$2,918.55
8010	RELOCATE SIGNALS, REPLACE WIRING	LS	0.00	1.00	1.00	0.00	\$ 38,335.00	\$38,335.00
8011	CONDUIT, 3", TRENCHLESS, 31ST STREET	LF	0.00	100.00	100.00	0.00	\$ 31.46	\$3,146.00
8012	REPAIR AND REPLACE EXISTING CONDUIT	LS	0.00	1.00	1.00	0.00	\$ 1,380.37	\$1,380.37
8013	PCC DIAMOND AND LIMESTONE CHIPS	LS	0.00	1.00	1.00	0.00	\$ 7,070.42	\$7,070.42

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ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
	ORIGINAL CONTRACT AMOUNT		\$ 3,327,667.15					
	TOTAL CHANGE ORDERS		\$ (200,654.78)					
	ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$ 3,127,012.37					
	THIS PARTIAL PAYMENT		\$ -					
	TOTAL PARTIAL PAYMENTS		\$ 3,033,202.00					
	BALANCE		\$ 93,810.37					
	APPROXIMATE PERCENT COMPLETE		100.0%					

PREPARED BY:

CKK

Project Inspector

CHECKED BY:

Christopher Kull

Project Engineer

TOTAL	\$3,127,012.37
RETAINAGE	\$ 93,810.37
TOTAL LESS RETAINAGE	\$3,033,202.00
LESS PREVIOUS PAYMENT	\$ 3,033,202.00
AMOUNT DUE	\$ -

FINAL PARTIAL PAYMENT