



Roll Call Number

Agenda Item Number

11C

Date August 18, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF THE
STORM SEWER IMPROVEMENTS SET FORTH IN AND CONSTRUCTED
PURSUANT TO SAID PRIVATE CONSTRUCTION CONTRACT, 1929 SE 14TH COURT,
BETWEEN VANDERPOOL CONSTRUCTION, INC. AND MIDSTATE PROPERTIES LLC**

WHEREAS, on January 10, 2022 under Roll Call No. 22-0018, the City Council approved a private construction contract in the amount of \$35,000.00, between Vanderpool Construction, Inc., Tobin Vanderpool, President, 1100 N. 14th Street, Indianola, IA, 50125, 1506 as Contractor, and MidState Properties LLC, Matthew Karamanlis, Manager, 16214 Northpark Drive, Urbandale, IA, 50323 as Owner, for construction of Storm Sewer Improvements to serve the Hartford Avenue Self Storage, located at 1929 SE 14th Court, as shown on Plan File numbers 630-205/206, 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 Improvements in the amount of \$35,000.00, which have been constructed in substantial compliance with the contract documents between Vanderpool Construction, Inc. and MidState Properties LLC, which were approved under Roll Call No. 22-0018, dated January 10, 2022, be received and filed; and that completion of said Storm Sewer Improvements to serve the Hartford Avenue Self Storage, located at 1929 SE 14th Court, as shown on Plan File numbers 630-205/206, is hereby acknowledged and that said Storm Sewer Improvements are hereby accepted.

Activity ID: 082022103

Moved by _____ to adopt. Second by _____

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank
Deputy City Attorney



Funding Source: All project costs are to be paid by the Owner(s), MidState Properties LLC

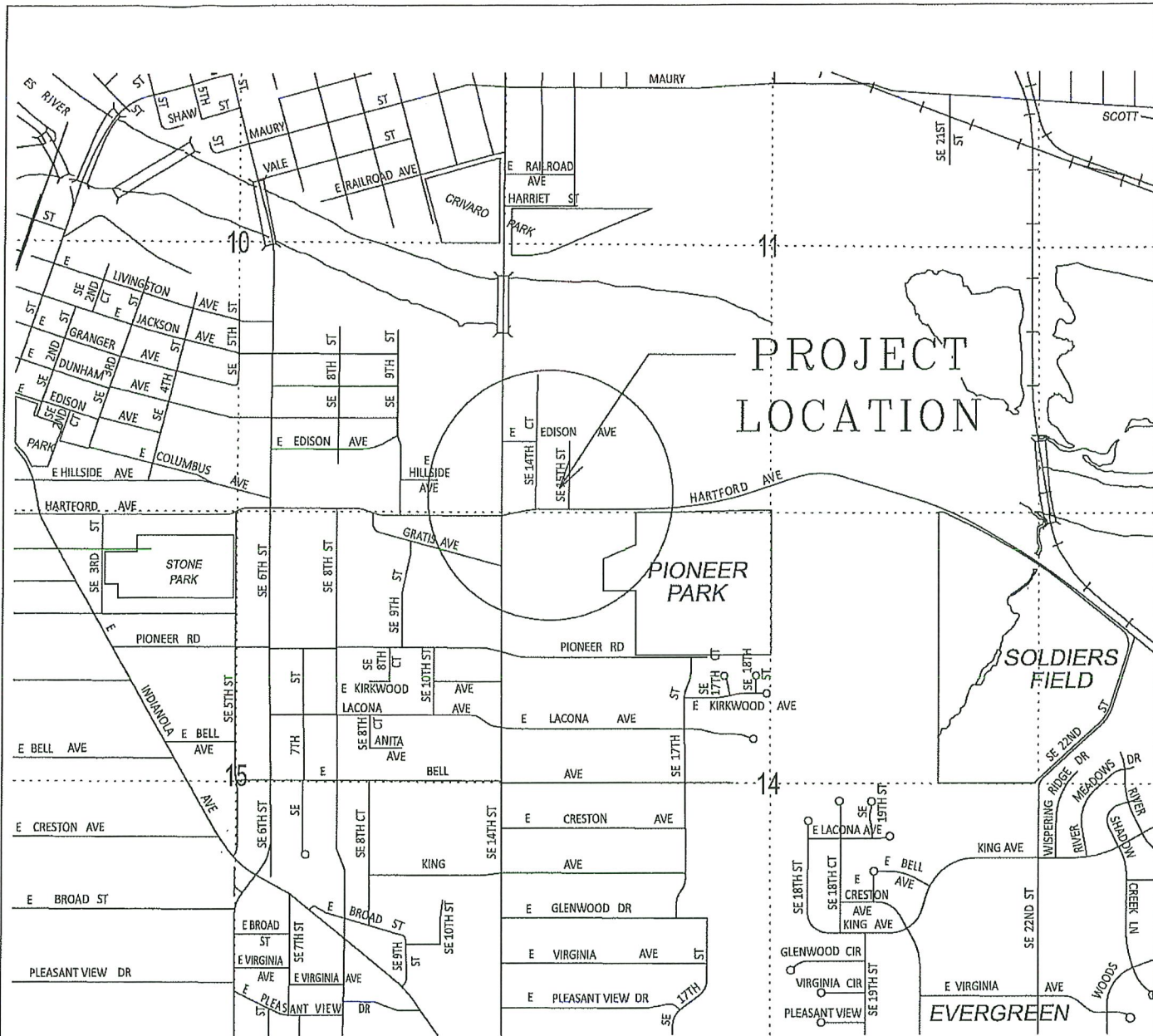
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
			_____ Mayor	

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



HARTFORD AVE SELF STORAGE
 1929 SE 14TH COURT
 STORM SEWER IMPROVEMENTS
 ACTIVITY ID 08-2022-103



August 18, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for storm sewer Improvements 1929 SE 14th Court, between Vanderpool Construction, Inc. and MidState Properties LLC.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$35,000.00 As-Built Contract Cost


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

CERTIFICATION OF COMPLETION:

On January 10, 2022, under Roll Call No. 22-0018, the City Council approved a private construction contract in the amount of \$35,000.00, between Vanderpool Construction, Inc., Tobin Vanderpool, President, 1100 N. 14th Street, Indianola, IA 50125-1506 - as Contractor, and MidState Properties LLC, Matthew Karamanlis, Manager, 16214 Northpark Drive, Urbandale, IA, 50323 - as Owner, for construction of storm sewer Improvements described as Storm Sewer Improvements to serve the Hartford Avenue Self Storage, located at 1929 SE 14th Court, as shown on Plan File numbers 630-205/206, 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 Improvements described as Storm Sewer Improvements to serve the Hartford Avenue Self Storage, located at 1929 SE 14th Court, as shown on Plan File numbers 630-205/206, Activity ID 082022103, has been completed in substantial compliance with the contract documents between Vanderpool Construction, Inc. and MidState Properties LLC, which were approved under Roll Call No. 22-0018, dated January 10, 2022 and I hereby recommend that the above storm sewer Improvements be accepted.

I further certify that the amount of completed storm sewer Improvements is \$35,000.00.

A handwritten signature in black ink, appearing to read "Steven L. Naber" with a stylized flourish at the end.

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

11C

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name	Hartford Avenue Self Storage - Storm Sewer Improvemer	Activity ID	08-2022-103
Location	1929 SE 14th Court	Plan No.	630-205/206
From	_____ to _____	Date	August 5, 2025

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
1	Connect To Existing Storm Sewer		2		2200
2	Storm Sewer, RCP, 15"		35		2975
3	Storm Manhole, SW-401, 48"		2		9600
4	Removal of Flared End Section		2		750
5	Removal of Storm Sewer		16		640
6	Performance, Payment, and Maintenance Bond		1		425
7	Storm Sewer, HDPE, 12"		84		4452
8	Storm Sewer, RCP, 12"		13		1183
9	Storm Intake, SW-511		1		3300
10	Storm Intake, SW-513		1		6000
11	Flared End Section, CMP, 12"		1		475
12	Mobilization		1		3000

Total \$35,000.00

Prepared By 