



Roll Call Number

Agenda Item Number

12C

Date September 8, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF STORM AND SANITARY SEWER
IMPROVEMENTS SET FORTH IN AND CONSTRUCTED PURSUANT TO
PRIVATE CONSTRUCTION CONTRACT FOR 201 S.E. 6TH STREET BETWEEN
ELDER CORPORATION AND DISTRICT AT 6TH, LLC**

WHEREAS, on August 6, 2018 under Roll Call No. 18-1320, the City Council approved a private construction contract in the amount of \$176,075.50, between Elder Corporation, Jared R. Elder II, President, 5088 E. University Avenue, Des Moines, IA, 50327, as Contractor, and District at 6th, LLC, Tony Knoble, Member, 400 E. Court Avenue, Des Moines, IA, 50309, as Owner, for construction of Storm and Sanitary Sewer Improvements to serve the new mixed-use apartment building to be located at 201 S.E. 6th Street east of SE 6th Street and north of E. Elm Street, as shown on Plan File No. 593-185/198, and further 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 and Sanitary Sewer Improvements in the amount of \$176,075.50, which have been constructed in substantial compliance with the contract documents between Elder Corporation and District at 6th, LLC, which were approved under Roll Call No. 18-1320, dated August 6, 2018, be received and filed; and that completion of said Storm and Sanitary Sewer Improvements to serve the new mixed-use apartment building to be located at 201 S.E. 6th Street east of SE 6th Street and north of E. Elm Street, as shown on Plan File No. 593-185/198, is hereby acknowledged and that said Storm and Sanitary Sewer Improvements are hereby accepted.

Activity ID: 082018109

Moved by _____ to adopt. Second by _____.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank

Deputy City Attorney

SLN Funding Source: All project costs are to be paid by the Owner(s), District at 6th, LLC

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

MOTION CARRIED

APPROVED

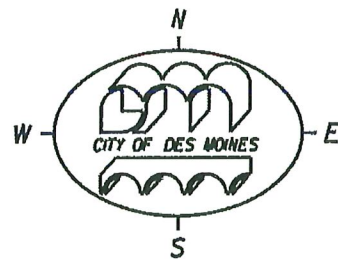
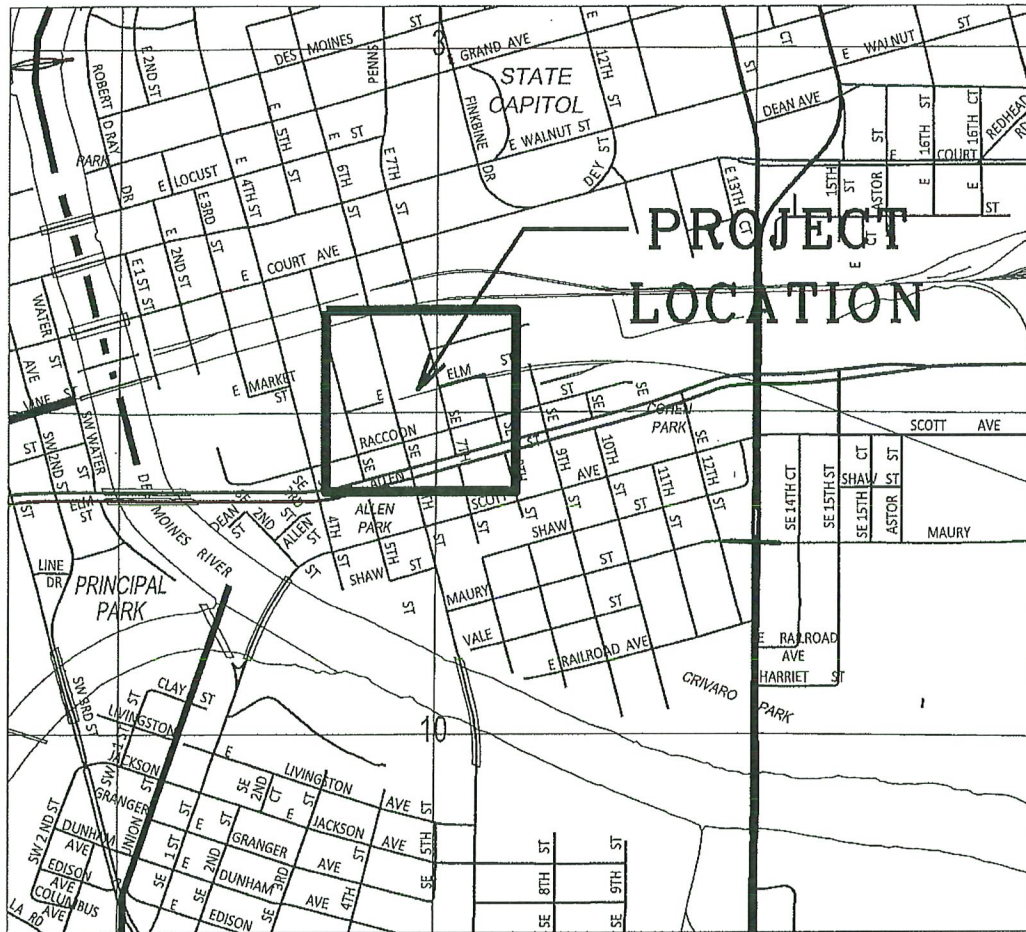
Mayor

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



**DISTRICT AT 6TH
PUBLIC IMPROVEMENTS
ACTIVITY ID 08-2018-109**

12C

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name District at 6th – Public Improvements Activity ID 08-2018-109
Location 201 S.E. 6th Street Plan No. 593-185/198
From _____ to _____ Date August 12, 2025

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
1	8" Sanitary Sewer	369 LF		\$97.50	\$35,977.50
2	SW-301	4 EA		\$4,500.00	\$18,000.00
3	Connect to Existing	1 EA		\$2,500.00	\$2,500.00
	Sanitary Sewer Total				\$56,477.50
4	15" RCP	381 LF		\$68.00	\$25,908.00
5	18" RCP	335 LF		\$74.00	\$24,790.00
6	SW-501 CIP Intake	4 EA		\$6,500.00	\$26,000.00
7	SW-511 CIP Intake	4 EA		\$6,900.00	\$27,600.00
8	SW-403 CIP Manhole	1 EA		\$9,800.00	\$9,800.00
9	SW-401 Manhole	1 EA		\$3,800.00	\$3,800.00
10	SW-512 Intake	1 EA		\$1,700.00	\$1,700.00
	Storm Sewer Total				\$119,598.00

Total

Total Construction Cost \$176,075.50

Prepared By 

12C

September 8, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Storm and Sanitary Sewer Improvements 201 S.E. 6th Street, between Elder Corporation and District at 6th, LLC.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$176,075.50 As-Built Contract Cost


Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, District at 6th, LLC

CERTIFICATION OF COMPLETION:

On August 6, 2018, under Roll Call No. 18-1320, the City Council approved a private construction contract in the amount of \$176,075.50, between Elder Corporation, Jared R. Elder II, President, 5088 E. University Avenue, Des Moines, IA 50327 - as Contractor, and District at 6th, LLC, Tony Knoble, Member, 400 E. Court Avenue, Des Moines, IA, 50309 - as Owner, for construction of Storm and Sanitary Sewer Improvements described as storm and sanitary sewer improvements to service the new mixed use/apartment building to be located east of S.E. 6th Street and north of E. Elm Street, as shown on Plan File Nos. 593-185/198, 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 and Sanitary Sewer Improvements described as storm and sanitary sewer improvements to service the new mixed use/apartment building to be located east of S.E. 6th Street and north of E. Elm Street, as shown on Plan File Nos. 593-185/198, Activity ID 082018109, has been completed in substantial compliance with the contract documents between Elder Corporation and District at 6th, LLC, which were approved under Roll Call No. 18-1320, dated August 6, 2018 and I hereby recommend that the above Storm and Sanitary Sewer Improvements be accepted.

I further certify that the amount of completed Storm and Sanitary Sewer Improvements is \$176,075.50.


Steven L. Naber, P.E.^{PW}
Des Moines City Engineer

