



Roll Call Number

Agenda Item Number

12E

Date September 8, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF THE
SANITARY SEWER IMPROVEMENTS SET FORTH IN AND CONSTRUCTED
PURSUANT TO PRIVATE CONSTRUCTION CONTRACT FOR 5100 HUBBELL AVENUE,
BETWEEN PLEVA MECHANICAL, INC. AND RYAN RESORTS, L.L.C.**

WHEREAS, on August 7, 2023 under Roll Call No. 23-1070, the City Council approved a private construction contract in the amount of \$182,496.00, between Pleva Mechanical, Inc., Andrew Pleva, President, 1350 Bittersweet Road, Woodward, IA, 50276, as Contractor, and Ryan Resorts, L.L.C., Ryan Smithson, Owner, 5632 W 148th Street N, Mingo, IA, 50168, as Owner for construction of Sanitary Sewer Improvements to serve Broadway Beach House, located at 5100 Hubbell Avenue, as shown on Plan File No. 646-244/246, 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 Sanitary Sewer Improvements in the amount of \$182,496.00, which have been constructed in substantial compliance with the contract documents between Pleva Mechanical, Inc. and Ryan Resorts, L.L.C., which were approved under Roll Call No. 23-1070, dated August 7, 2023, be received and filed; and that completion of said Sanitary Sewer Improvements to serve Broadway Beach House, located at 5100 Hubbell Avenue, as shown on Plan File No. 646-244/246, is hereby acknowledged and that said Sanitary Sewer Improvements are hereby accepted.

Activity ID: 072023107

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), Ryan Resorts, L.L.C.

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

MOTION CARRIED

APPROVED

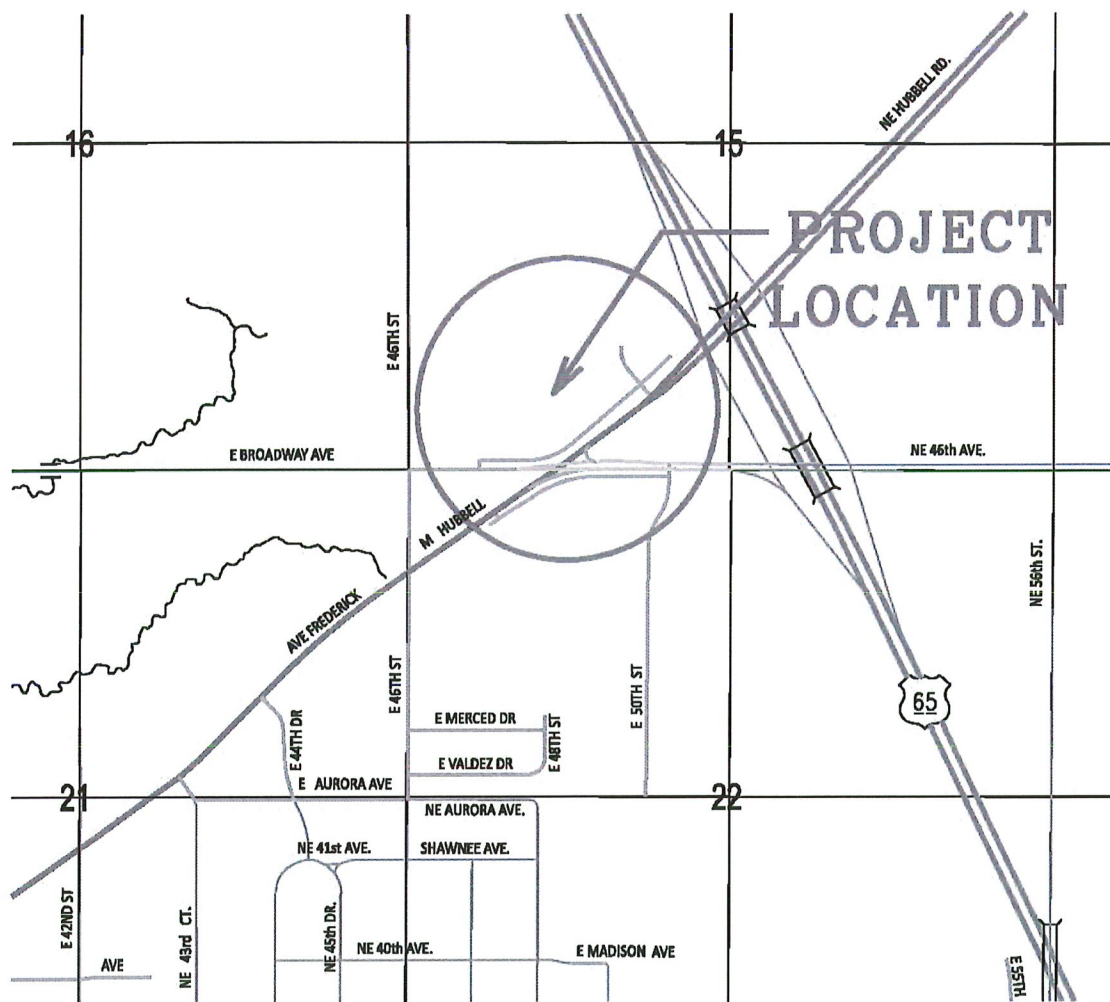
Mayor

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



BROADWAY BEACH HOUSE ACTIVITY 07-2023-107




12E

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name Broadway Beach House – Sanitary Sewer Improvement Activity ID 07-2023-107
Location 5100 Hubbell Avenue Plan No. 646-244/246
From _____ To _____ Date August 5, 2025

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
1	Sanitary Sewer Extension				182,496.00
Total Construction Cost					<u>\$182,496.00</u>

PREPARED BY 

DE

September 8, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Sanitary Sewer Improvements 5100 Hubbell Avenue, between Pleva Mechanical, Inc. and Ryan Resorts, L.L.C..

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$182,496.00 As-Built Contract Cost


Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, Ryan Resorts, L.L.C.

CERTIFICATION OF COMPLETION:

On August 7, 2023, under Roll Call No. 23-1070, the City Council approved a private construction contract in the amount of \$182,496.00, between Pleva Mechanical, Inc., Andrew Pleva, President, 1350 Bittersweet Road, Woodward, IA 50276 - as Contractor, and Ryan Resorts, L.L.C., Ryan Smithson, Owner, 5632 W 148th Street N, Mingo, IA, 50168-8587 - as Owner, for construction of Sanitary Sewer Improvements described as Sanitary Sewer Improvements to serve Broadway Beach House, located at 5100 Hubbell Avenue, as shown on Plan File Numbers 646-244/246, 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 Sanitary Sewer Improvements described as Sanitary Sewer Improvements to serve Broadway Beach House, located at 5100 Hubbell Avenue, as shown on Plan File Numbers 646-244/246, Activity ID 072023107, has been completed in substantial compliance with the contract documents between Pleva Mechanical, Inc. and Ryan Resorts, L.L.C., which were approved under Roll Call No. 23-1070, dated August 7, 2023 and I hereby recommend that the above Sanitary Sewer Improvements be accepted.

I further certify that the amount of completed Sanitary Sewer Improvements is \$182,496.00.



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

