



Roll Call Number

Agenda Item Number

12F

Date September 8, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF THE
STORM SEWER IMPROVEMENTS SET FORTH IN AND CONSTRUCTED
PURSUANT TO PRIVATE CONSTRUCTION CONTRACT FOR 317 E. 6TH STREET,
BETWEEN ELDER CORPORATION AND HOA DEVELOPMENT LLC**

WHEREAS, on August 22, 2022 under Roll Call No. 22-1314, the City Council approved a private construction contract in the amount of \$66,194.00, between Elder Corporation, Jared R. Elder II, President, 5088 E. University Avenue, Des Moines, IA, 50327, as Contractor, and HOA Development LLC, John Schulz, VP, 1501 River Drive, Moline, IL, 61265, as Owner, for construction of Storm Sewer Improvements to serve the EV Apartments located at 317 E. 6th Street, Des Moines, Iowa as shown on Plan File No. 643-048/056, 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 Sewer Improvements in the amount of \$66,194.00, which have been constructed in substantial compliance with the contract documents between Elder Corporation and HOA Development LLC, which were approved under Roll Call No. 22-1314, dated August 22, 2022, be received and filed; and that completion of said Storm Sewer Improvements to serve the EV Apartments located at 317 E. 6th Street, Des Moines, Iowa as shown on Plan File No. 643-048/056, is hereby acknowledged and that said Storm Sewer Improvements are hereby accepted.

Activity ID: 082022112

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), HOA Development LLC

SLN_{PW}

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

EV APARTMENTS
PUBLIC IMPROVEMENTS
ACTIVITY ID 08-2022-112



12F

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name	EV Apartments - Storm Sewer Improvements	Activity ID	08-2022-112
Location	317 E 6th Street	Plan No.	643-048/056
From		Date	August 15, 2025

ITEM	DESCRIPTION	UNITS		BID UNIT PRICE	AMOUNT
		ESTIMATED UNITS	CONSTRUCTED TO DATE		
1	Storm Sewer, Trenched, RCP 12"		8	\$ 132.00	\$ 1,056.00
2	Storm Sewer, Trenched, RCP 18"		10	\$ 810.00	\$ 8,100.00
3	Storm Sewer, Trenched, RCP 30"		18	\$ 155.00	\$ 2,790.00
4	Intake, SW-503 Modified Single Grate Intake w/M		1	\$ 9,000.00	\$ 9,000.00
5	Intake, SW-505 Single Grate Intake		1	\$12,000.00	\$ 12,000.00
6	Intake, SW-506 Modified Double Grate w/MH		1	\$18,000.00	\$ 18,000.00
7	Major Adjustment, Manhole		1	\$ 4,000.00	\$ 4,000.00
8	Removal of Storm Intake		3	\$ 1,500.00	\$ 4,500.00
9	Removal of Storm Sewer		36	\$ 45.50	\$ 1,638.00
10	Temporary Traffic Control for Storm Sewer Only		1	\$ 5,110.00	\$ 5,110.00

Total \$66,194.00

Total Construction Cost \$66,194.00

Prepared By 

September 8, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Storm Sewer Improvements 317 E 6th Street, between Elder Corporation and HOA Development LLC.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$66,194.00 As-Built Contract Cost

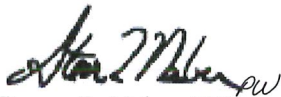
Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, HOA Development LLC

CERTIFICATION OF COMPLETION:

On August 22, 2022, under Roll Call No. 22-1314, the City Council approved a private construction contract in the amount of \$66,194.00, between Elder Corporation, Jared R. Elder II, President, 5088 E. University Avenue, Des Moines, IA 50327 - as Contractor, and HOA Development LLC, John Schulz, VP, 1501 River Drive, Moline, IL, 61265 - as Owner, for construction of Storm Sewer Improvements described as Storm Sewer Improvements to serve the EV Apartments located at 317 E 6th Street, Des Moines, Iowa as shown on Plan File Numbers 643-048/056, 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 EV Apartments located at 317 E 6th Street, Des Moines, Iowa as shown on Plan File Numbers 643-048/056, Activity ID 082022112, has been completed in substantial compliance with the contract documents between Elder Corporation and HOA Development LLC, which were approved under Roll Call No. 22-1314, dated August 22, 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 \$66,194.00.



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

