



Roll Call Number

Agenda Item Number

11A

Date October 20, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF THE SANITARY AND STORM
SEWER IMPROVEMENTS SET FORTH IN AND CONSTRUCTED PURSUANT TO
PRIVATE CONSTRUCTION CONTRACT, SOUTHWOODS ESTATES PLAT 3,
BETWEEN EVOLUTION CONTRACTING, LLC AND TK DEVELOPMENT, L.L.C.**

WHEREAS, on May 9, 2022 under Roll Call No. 22-0674, the City Council approved a private construction contract in the amount of \$494,974.00, between Evolution Contracting, LLC, Wormley, Matt, Owner, 3212 W 4th Ave, Indianola, IA, 50125 as Contractor, and TK Development, L.L.C., Dan Kruse, Owner, 9550 Hickman Rd, Suite 101, Clive, IA, 50325, as Owner, for construction of Sanitary and Storm Sewer Improvements to serve Southwoods Estates Plat 3, located in the vicinity of SW 56th Street and Rose Avenue, as shown on Plan File Numbers 584-178/188, 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 Sanitary and Storm Sewer Improvements in the amount of \$494,974.00, which have been constructed in substantial compliance with the contract documents between Evolution Contracting, LLC and TK Development, L.L.C., which were approved under Roll Call No. 22-0674, dated May 9, 2022, be received and filed; and that completion of said Sanitary and Storm Sewer Improvements to serve Southwoods Estates Plat 3, located in the vicinity of SW 56th Street and Rose Avenue, as shown on Plan File Numbers 584-178/188, is hereby acknowledged and that said Sanitary and Storm Sewer Improvements are hereby accepted.

Activity ID: 072019112

Moved by _____ to adopt. Second by _____

FORM APPROVED:

/s/ Glenna K. Frank

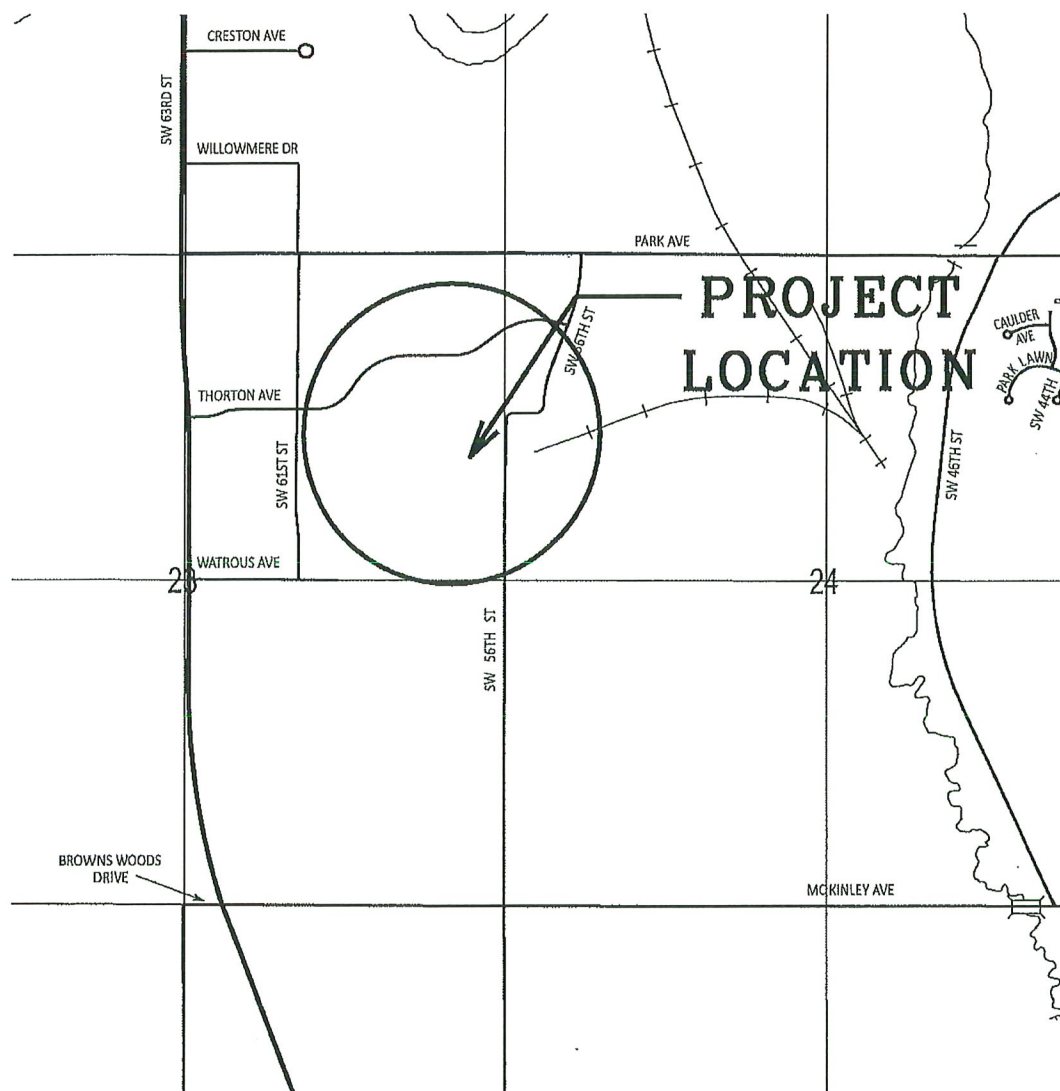
Glenna K. Frank

Deputy City Attorney



Funding Source: All project costs are to be paid by the Owner(s), TK Development, L.L.C.

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



SOUTHWOODS ESTATES PLAT 3

ACTIVITY ID

06-2019-115

07-2019-112

08-2019-116



October 20, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Sanitary and Storm Sewer Improvements Southwoods Estates Plat 3, between Evolution Contracting, LLC and TK Development, 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: \$494,974.00 As-Built Contract Cost

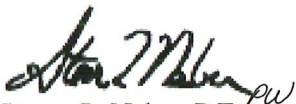
Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, TK Development, L.L.C.

CERTIFICATION OF COMPLETION:

On May 9, 2022, under Roll Call No. 22-0674, the City Council approved a private construction contract in the amount of \$494,974.00, between Evolution Contracting, LLC, Matt Wormley, Owner, 3212 W 4th Ave, Indianola, IA 50125 - as Contractor, and TK Development, L.L.C., Dan Kruse, Owner, 9550 Hickman Rd, Suite 101, Clive, IA, 50325 - as Owner, for construction of Sanitary and Storm Sewer Improvements described as Sanitary and Storm Sewer Improvements to serve Southwoods Estates Plat 3, located in the vicinity of SW 56th Street and Rose Avenue, as shown on Plan File Numbers 584-178/188, 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 and Storm Sewer Improvements described as Sanitary and Storm Sewer Improvements to serve Southwoods Estates Plat 3, located in the vicinity of SW 56th Street and Rose Avenue, as shown on Plan File Numbers 584-178/188, Activity ID 072019112, has been completed in substantial compliance with the contract documents between Evolution Contracting, LLC and TK Development, L.L.C., which were approved under Roll Call No. 22-0674, dated May 9, 2022 and I hereby recommend that the above Sanitary and Storm Sewer Improvements be accepted.

I further certify that the amount of completed Sanitary and Storm Sewer Improvements is \$494,974.00.



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

11A

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED FINAL

Project Name Southwoods Estates Plat 3 - Sanitary and Storm Sewer In Activity ID 07-2019-112
Location Vicinity of SW 56th Street and Rose Avenue Plan No. 584-178/188
From _____ to _____ Date October 6, 2025

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
1	Sanitary Sewer Improvements		1 EA		\$271,248.00
2	Storm Sewer Improvements		1 EA		\$223,726.00

Total

Total Construction Cost \$494,974.00

Prepared By

