



Roll Call Number

Agenda Item Number

8A

Date November 17, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF THE
SANITARY SEWER IMPROVEMENTS SET FORTH IN AND CONSTRUCTED
PURSUANT TO SAID PRIVATE CONSTRUCTION CONTRACT, ALLEY LANDING,
BETWEEN REILLY CONSTRUCTION CO., INC. AND ALLEY LANDING LIMITED
PARTNERSHIP**

WHEREAS, on January 13, 2025 under Roll Call No. 25-0017, the City Council approved a private construction contract in the amount of \$35,500.00, between Reilly Construction Co., Inc., Chris R. Reilly, President, 110 E. Main Street, PO Box 99, Ossian, IA, 52161, as Contractor, and Alley Landing Limited Partnership, David Cooper Jr., President, 417 S Emerald Dr, Long Grove, IA, 52756 as Owner, for construction of Sanitary Sewer Improvements to serve Alley Landing at 2715 Douglas Avenue as shown on Plan File Number 667-101, 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 Sewer Improvements in the amount of \$35,500.00, which have been constructed in substantial compliance with the contract documents between Reilly Construction Co., Inc. and Alley Landing Limited Partnership, which were approved under Roll Call No. 25-0017, dated January 13, 2025, be received and filed; and that completion of said Sanitary Sewer Improvements to serve Alley Landing at 2715 Douglas Avenue as shown on Plan File Number 667-101, is hereby acknowledged and that said Sanitary Sewer Improvements are hereby accepted.

Activity ID: 072025101

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), Alley Landing Limited Partnership

SLN

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

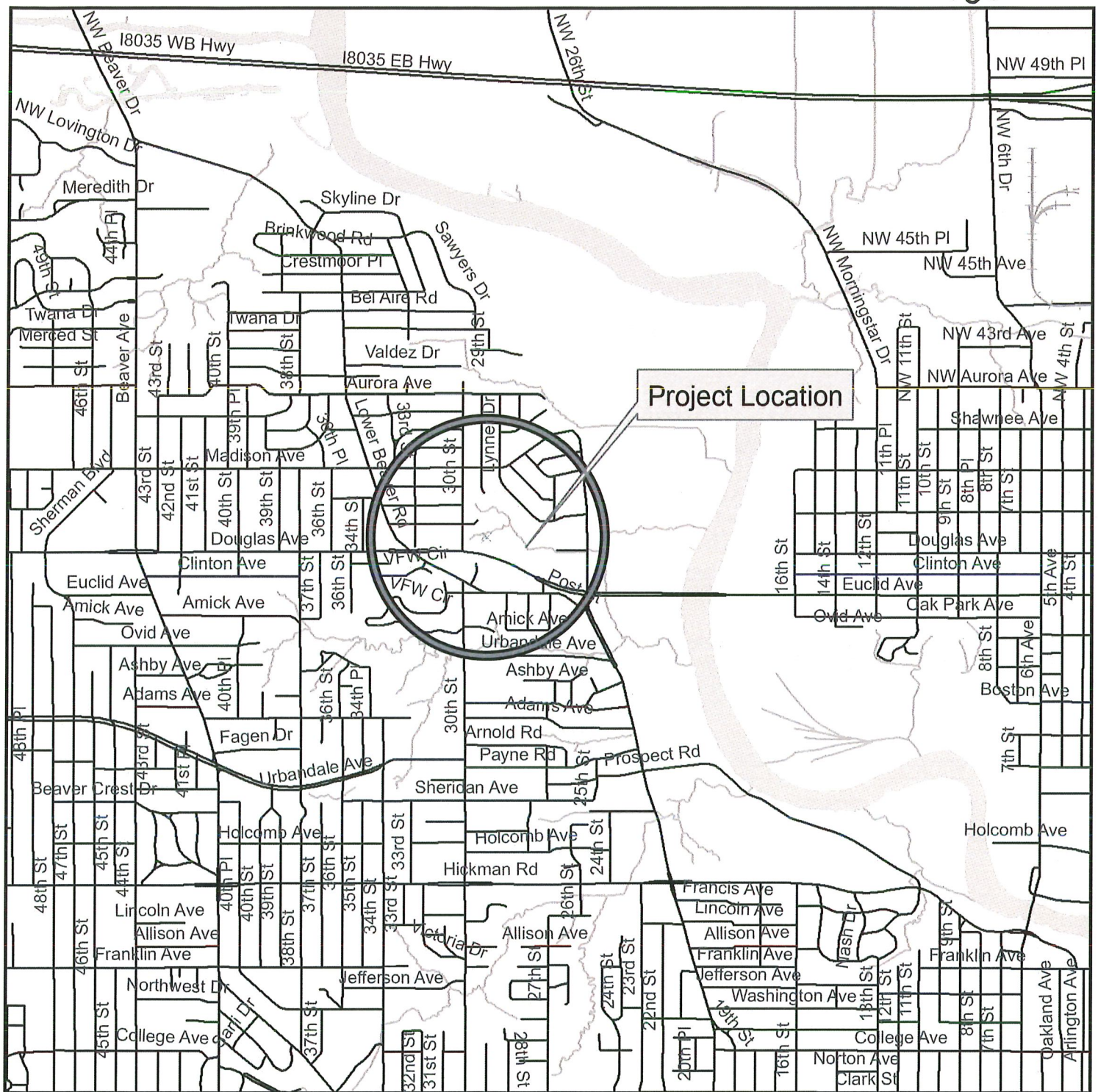
CERTIFICATE

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.

Mayor

City Clerk



2715 DOUGLAS AVENUE
PUBLIC SANITARY SEWER IMPROVEMENTS

ACTIVITY ID: 07-2025-101

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Sanitary Sewer Improvements Alley Landing, between Reilly Construction Co., Inc. and Alley Landing Limited Partnership.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$35,500.00 As-Built Contract Cost

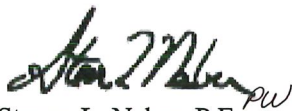
Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, Alley Landing Limited Partnership

CERTIFICATION OF COMPLETION:

On January 13, 2025, under Roll Call No. 25-0017, the City Council approved a private construction contract in the amount of \$35,500.00, between Reilly Construction Co., Inc., Chris R. Reilly, President, 110 E. Main Street, PO Box 99, Ossian, IA 52161, as Contractor, and Alley Landing Limited Partnership, David Cooper Jr., President, 417 S Emerald Dr, Long Grove, IA, 52756, as Owner, for construction of Sanitary Sewer Improvements described as Sanitary Sewer Improvements to serve Alley Landing at 2715 Douglas Avenue as shown on Plan File No. 667-101, 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 Alley Landing at 2715 Douglas Avenue as shown on Plan File No. 667-101, Activity ID 072025101, has been completed in substantial compliance with the contract documents between Reilly Construction Co., Inc. and Alley Landing Limited Partnership, which were approved under Roll Call No. 25-0017, dated January 13, 2025 and I hereby recommend that the above Sanitary Sewer Improvements be accepted.

I further certify that the amount of completed Sanitary Sewer Improvements is \$35,500.00.



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

8a

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name: 2715 Douglas Avenue – Alley Landing San Sewer Imp Activity ID: 07-2025-101
Location: 2715 Douglas Ave Plan No.: 667-101
From: _____ To: _____ Date: October 22, 2025

ITEM	DESCRIPTION	UNITS		BID UNIT PRICE	AMOUNT
		ESTIMATED	CONSTRUCTED TO DATE		
1	Connect to Existing Sanitary w/SW-303 MH	1	1		\$35,500.00
Total Construction Cost					<u>\$35,500.00</u>

PREPARED BY

