



Roll Call Number

Agenda Item Number

10

Date December 22, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF THE
PAVING IMPROVEMENTS SET FORTH IN AND CONSTRUCTED PURSUANT
TO SAID PRIVATE CONSTRUCTION CONTRACT, THREE LAKES ESTATES PLAT 10 ,
BETWEEN ALLIANCE CONSTRUCTION GROUP, LLC AND J. LARSON HOMES, L.L.C.**

WHEREAS, on July 15, 2024, under Roll Call No. 24-0935, the City Council approved a private construction contract in the amount of \$562,565.50, between Alliance Construction Group, LLC, Dustin Jones, President, 9400 Plum Drive, Suite 100, Urbandale, IA, 50322 as Contractor, and J. Larson Homes, L.L.C., John Larson, President, 5721 Merle Hay Road, Suite 18, Johnston, IA, 50131 as Owner, for construction of Paving Improvements to serve Three Lakes Estates Plat 10 development in the vicinity of E. Army Post Road and Indianola Road as shown on Plan File Numbers: 630-125/154, 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 Paving Improvements in the amount of \$562,565.50, which have been constructed in substantial compliance with the contract documents between Alliance Construction Group, LLC and J. Larson Homes, L.L.C., which were approved under Roll Call No. 24-0935, dated July 15, 2024, be received and filed; and that completion of said Paving Improvements to serve Three Lakes Estates Plat 10 development in the vicinity of E. Army Post Road and Indianola Road as shown on Plan File Numbers: 630-125/154, is hereby acknowledged and that said Paving Improvements are hereby accepted.

Activity ID: 062022100

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), J. Larson Homes, L.L.C.

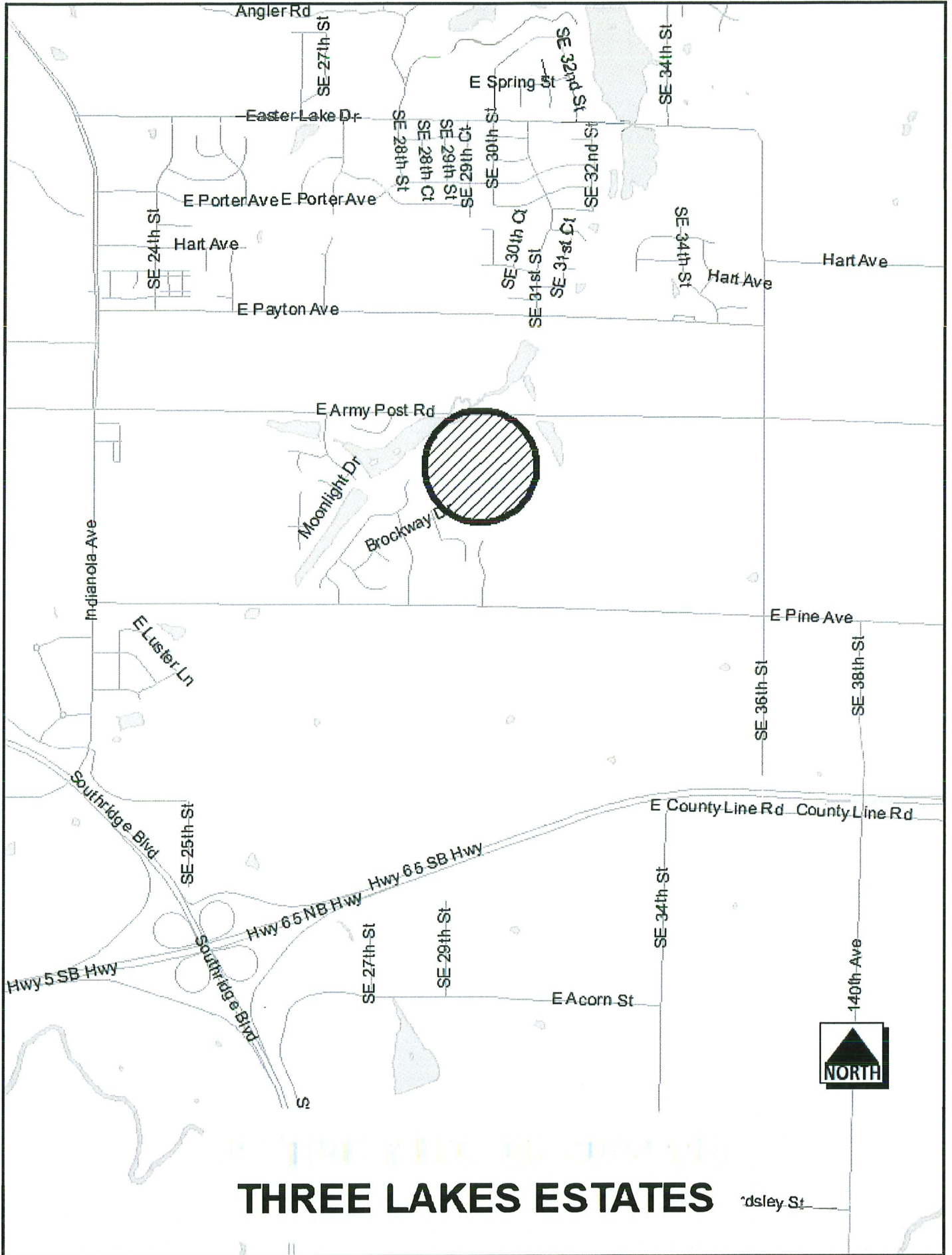
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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



December 22, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Paving Improvements Three Lakes Estates Plat 10 , between Alliance Construction Group, LLC and J. Larson Homes, 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: \$562,565.50 As-Built Contract Cost

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

CERTIFICATION OF COMPLETION:

On July 15, 2024, under Roll Call No. 24-0935, the City Council approved a private construction contract in the amount of \$562,565.50, between Alliance Construction Group, LLC, Dustin Jones, President, 9400 Plum Drive, Suite 100, Urbandale, IA 50322, as Contractor, and J. Larson Homes, L.L.C., John Larson, President, 5721 Merle Hay Road, Suite 18, Johnston, IA, 50131, as Owner, for construction of Paving Improvements described as Paving Improvements to serve Three Lakes Estates Plat 10 development in the vicinity of E. Army Post Road and Indianola Road as shown on Plan File No. 630-125/154, 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 Paving Improvements described as Paving Improvements to serve Three Lakes Estates Plat 10 development in the vicinity of E. Army Post Road and Indianola Road as shown on Plan File No. 630-125/154, Activity ID 062022100, has been completed in substantial compliance with the contract documents between Alliance Construction Group, LLC and J. Larson Homes, L.L.C., which were approved under Roll Call No. 24-0935, dated July 15, 2024 and I hereby recommend that the above Paving Improvements be accepted.

I further certify that the amount of completed Paving Improvements is \$562,565.50.

A handwritten signature in black ink, appearing to read "Steven L. Naber", with a stylized "PW" or similar mark to the right.

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

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name Three Lakes Estates Plat 10 - Paving Improvements Activity ID 06-2022-100
Location _____ Plan No. 630-125/154
From Vicinity of Army Post Rd And Indianola Rd Date November 24, 2025

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
	5" Non-Reinforced PCC Paving		2,403.00		
	7" Non-Reinforced PCC Paving		7,106.00		
	6" HMA Replacement Trail		250.00		
	PCC Handicapped Ramps		15.00 ea		
Total Construction Cost					<u><u>\$562,565.50</u></u>

PREPARED BY

