



Roll Call Number

Agenda Item Number

12B

Date February 9, 2026

**APPROVING COMPLETION AND ACCEPTANCE OF THE SANITARY SEWER
IMPROVEMENTS SET FORTH IN AND CONSTRUCTED PURSUANT TO
PRIVATE CONSTRUCTION CONTRACT, THREE LAKES ESTATES PLAT 7, BETWEEN
LEGACY EXCAVATION, L.L.C. AND J. LARSON HOMES, LLC**

WHEREAS, on July 15, 2019 under Roll Call No. 19-1081, the City Council approved a private construction contract in the amount of \$248,017.00, between Legacy Excavation, L.L.C., John W. Larson, Owner, 5721 Merle Hay Road, Suite 18, Johnston, IA, 50131, as Contractor, and J. Larson Homes, LLC, John Larson, Manager, 10604 NW 75th Place, Johnston, IA, 50131, as Owner, for construction of Sanitary Sewer Improvements to serve Three Lakes Estates Plat 7, located north of E. Pine Avenue between Indianola Avenue and S.E. 36th Street, as shown on Plan File Numbers 611-259/279, 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 \$248,017.00, which have been constructed in substantial compliance with the contract documents, be received and filed; and that said Sanitary Sewer Improvements are hereby accepted.

Activity ID: 072019111

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), J. Larson Homes, LLC

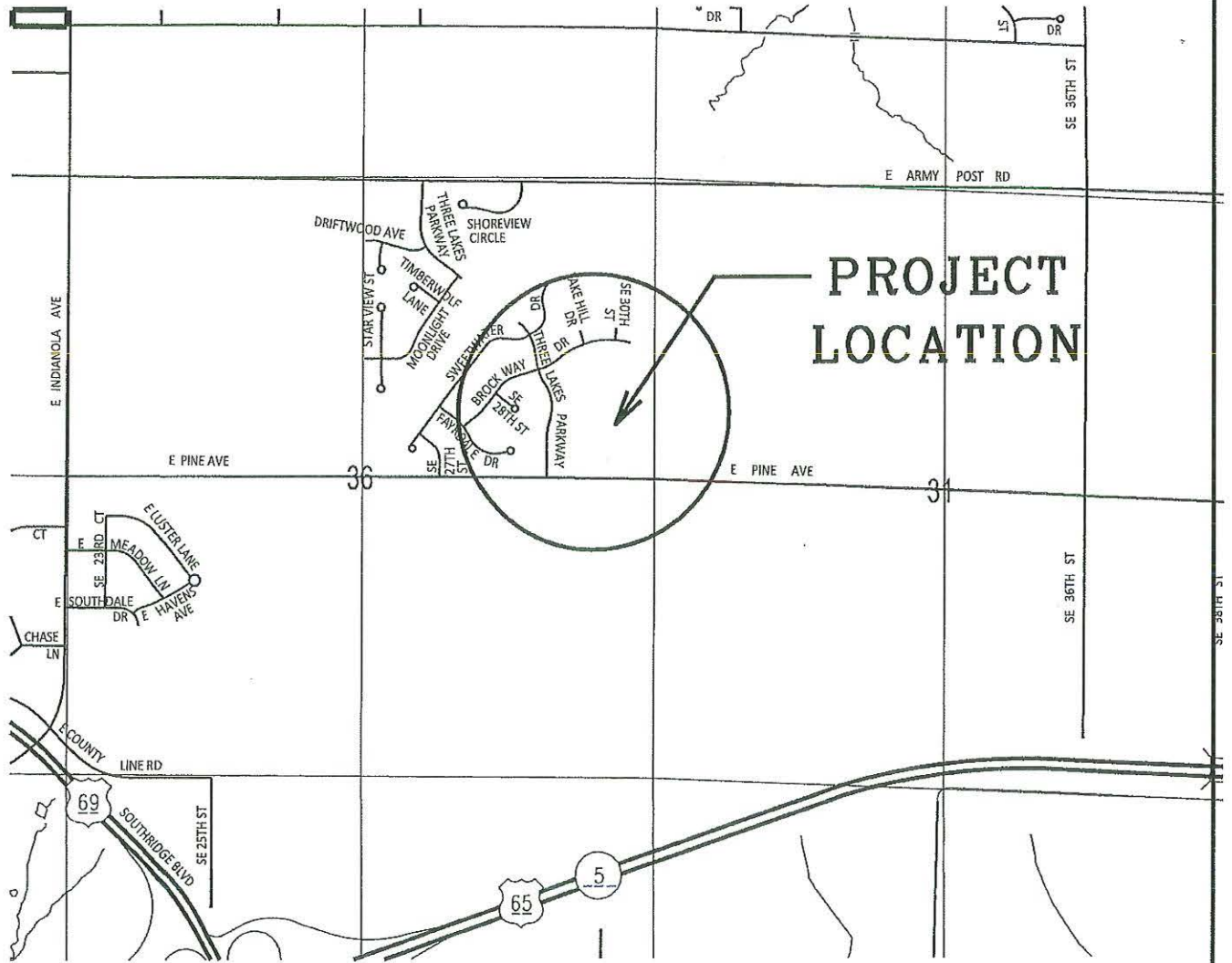
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	
<div>_____ Mayor</div>				

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



**THREE LAKES ESTATES
PLAT 7
ACTIVITY ID 07-2019-111
08-2019-115**



12B

February 9, 2026

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Sanitary Sewer Improvements Three Lakes Estates Plat 7, between Legacy Excavation, L.L.C. and J. Larson Homes, LLC.

SYNOPSIS:

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

FISCAL IMPACT:

Amount: \$248,017.00 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, LLC

CERTIFICATION OF COMPLETION:

On July 15, 2019, under Roll Call No. 19-1081, the City Council approved a private construction contract in the amount of \$248,017.00, between Legacy Excavation, L.L.C., John W. Larson, Owner, 5721 Merle Hay Road, Suite 18, Johnston, IA 50131 - as Contractor, and J. Larson Homes, LLC, Larson, Manager, 10604 NW 75th Place, Johnston, IA, 50131 - as Owner, for construction of Sanitary Sewer Improvements described as sanitary sewer improvements to serve Three Lakes Estates Plat 7, located north of E. Pine Avenue between Indianola Avenue and S.E. 36th Street, as shown on Plan File Numbers 611-259/279, 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 Three Lakes Estates Plat 7, located north of E. Pine Avenue between Indianola Avenue and S.E. 36th Street, as shown on Plan File Numbers 611-259/279, Activity ID 072019111, has been completed in substantial compliance with the contract documents between Legacy Excavation, L.L.C. and J. Larson Homes, LLC, which were approved under Roll Call No. 19-1081, dated July 15, 2019 and I hereby recommend that the above Sanitary Sewer Improvements be accepted.

I further certify that the amount of completed Sanitary Sewer Improvements is \$248,017.00.



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

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name Three Lakes Estates Plat 7 - Sanitary Sewer Improvemen Activity ID 07-2019-111
Location N of E. Pine Avenue between Indianola Ave and S.E. 36th St. Plan No. 611-259/279
From _____ to _____ Date January 27, 2026

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
	8-Inch Sanitary Sewer		2116	\$ 46.00	\$ 97,336.00
	Type SW-301 Sanitary Manholes		13	\$ 5,187.00	\$ 67,431.00
	4-Inch SDR 23.5 Sanitary Services		45	\$ 1,250.00	\$ 56,250.00
	Type SW-307 Drop Connection		4	\$ 6,500.00	\$ 26,000.00
	Sanitary Manhole Rim Adjustment		1	\$ 1,000.00	\$ 1,000.00

Total

Total Construction Cost \$248,017.00

Prepared By

