



## Roll Call Number

Agenda Item Number

12 B

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				
<b>TOTAL</b>				

MOTION CARRIED

APPROVED

Mayor

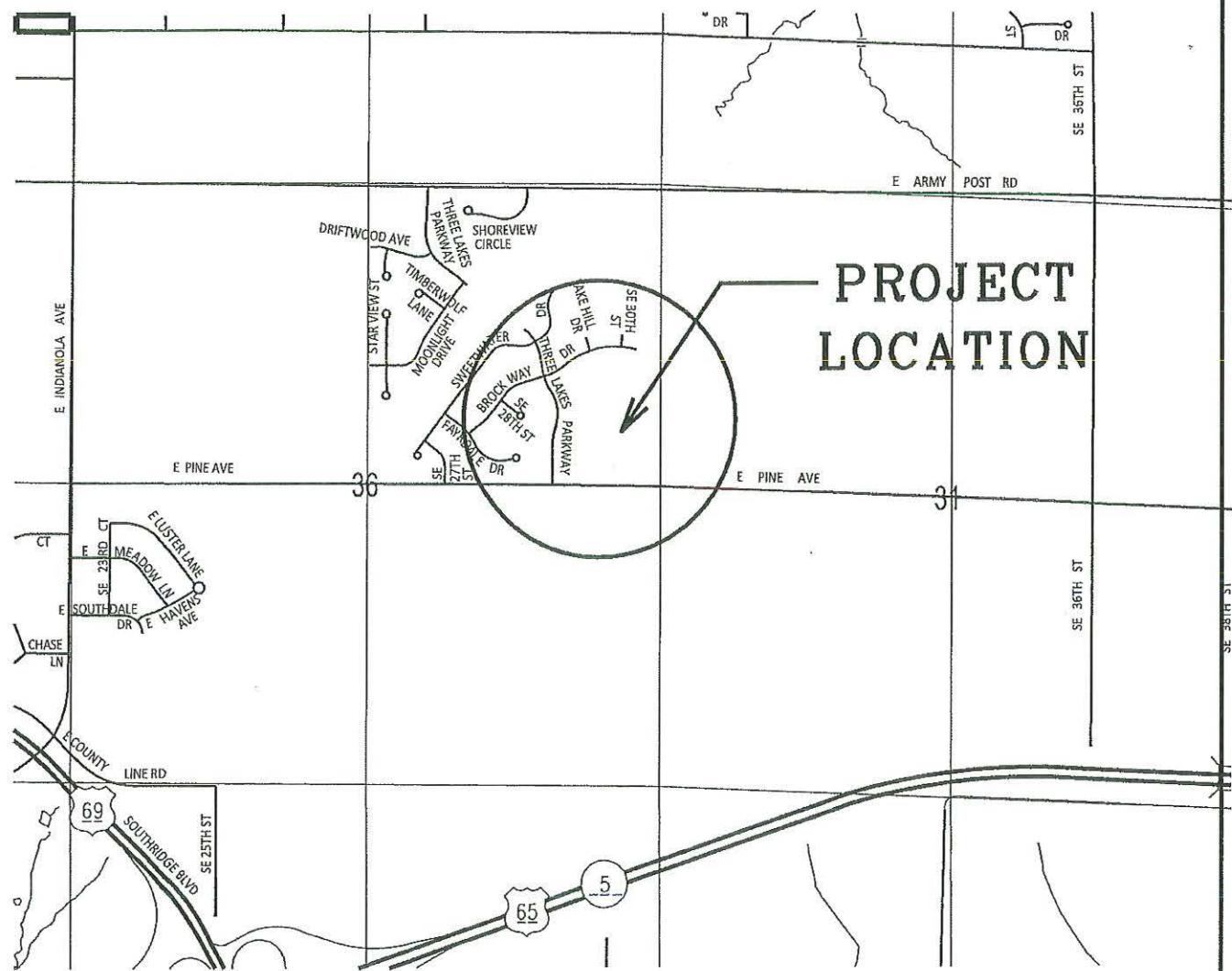
#### CERTIFICATE

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

12 B



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



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

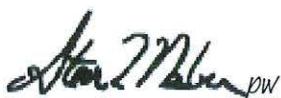
Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, J. Larson Homes, LLC

**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

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ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED  
FINAL

Project Name Three Lakes Estates Plat 7 - Sanitary Sewer Improvement 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 Rosa Oken