



Roll Call Number

Agenda Item Number

12C

Date February 9, 2026

**APPROVING COMPLETION AND ACCEPTANCE OF THE STORM 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. 19-1082, the City Council approved a private construction contract in the amount of \$122,482.28, 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 Storm 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 No. 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 Storm Sewer Improvements in the amount of \$122,482.28, which have been constructed in substantial compliance with the contract documents, be received and filed; and that said Storm Sewer Improvements are hereby accepted.

Activity ID: 082019115

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), J. Larson Homes, LLC

SLN
pw

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

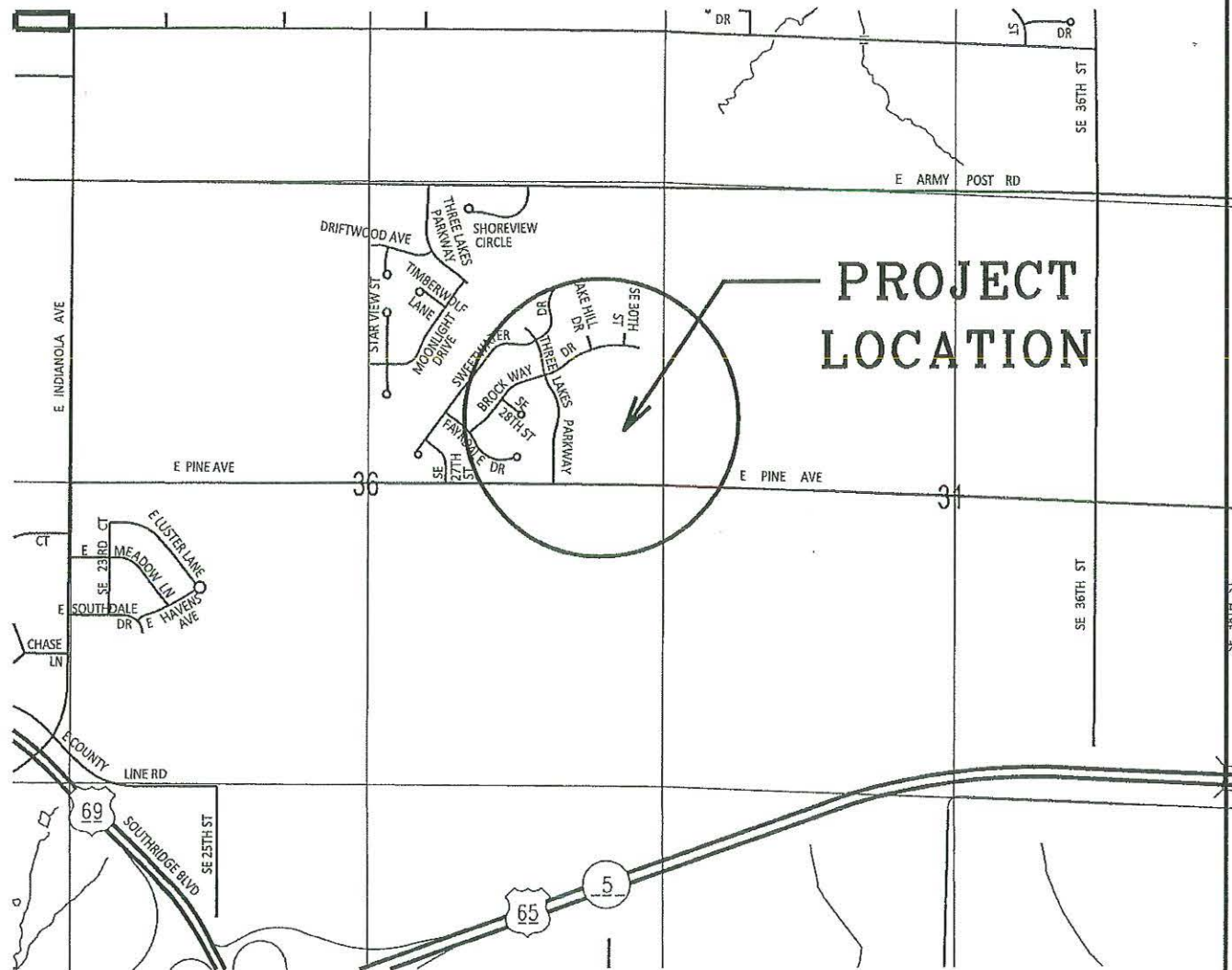
CERTIFICATE

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

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



12C

February 9, 2026

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Storm 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: \$122,482.28 As-Built Contract Cost

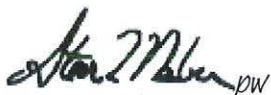
Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, J. Larson Homes, LLC

CERTIFICATION OF COMPLETION:

On July 15, 2019, under Roll Call No. 19-1082, the City Council approved a private construction contract in the amount of \$122,482.28, 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 Storm Sewer Improvements described as storm 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 Storm Sewer Improvements described as storm 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 082019115, 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. 19-1082, dated July 15, 2019 and I hereby recommend that the above Storm Sewer Improvements be accepted.

I further certify that the amount of completed Storm Sewer Improvements is \$122,482.28.



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

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ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name Three Lakes Estates Plat 7 - Storm Sewer Improvements Activity ID 08-2019-115
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" PVC		251	\$ 28.00	\$ 7,028.00
	15" RCP		310	\$ 43.29	\$ 13,419.90
	30" RCP		38	\$ 66.15	\$ 2,513.70
	42" RCP		142	\$ 126.04	\$ 17,897.68
	48" RCP		132	\$ 161.00	\$ 21,252.00
	48" SW 401 Manhole		1	\$ 3,621.00	\$ 3,621.00
	84" SW 401 Manhole		1	\$ 6,900.00	\$ 6,900.00
	SW 501 Intake		1	\$ 2,968.00	\$ 2,968.00
	SW 505 Intake		1	\$ 4,201.00	\$ 4,201.00
	SW 503 Intake		1	\$ 4,631.00	\$ 4,631.00
	SW 506 Intake		1	\$ 6,509.00	\$ 6,509.00
	72" x 72" SW 513 Area Intake		1	\$ 7,500.00	\$ 7,500.00
	42" FES		1	\$ 4,786.00	\$ 4,786.00
	48" FES		1	\$ 5,555.00	\$ 5,555.00
	Type B Cleanout		2	\$ 850.00	\$ 1,700.00
	4 Inch SDR 23.5 Storm Services		16	\$ 750.00	\$ 12,000.00

Total \$ 122,482.28

Total Construction Cost \$ 122,482.28

Prepared By 