



Roll Call Number

Agenda Item Number

12D

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 8,
BETWEEN LEGACY EXCAVATION, L.L.C. AND OAKSTONE HOMES OF IOWA, L.L.C.**

WHEREAS, on October 24, 2022 under Roll Call No. 22-1610, the City Council approved a private construction contract in the amount of \$82,238.00, between Legacy Excavation, L.L.C., John W. Larson, Owner, 5721 Merle Hay Road, Suite 18, Johnston, IA, 50131 as Contractor, and Oakstone Homes of Iowa, L.L.C., John Larson, President, 4123 NW 95th Place, Polk City, IA, 50226, as Owner, for construction of Sanitary Sewer Improvements to serve Three Lakes Estates Plat 8, located west of the intersection of Lake Hill Drive and Lake Hill Court, as shown on Plan File No. 616-001/006, 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 \$82,238.00, 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: 072020101

Moved by _____ to adopt. Second by _____

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank

Deputy City Attorney

SLN *pu*

Funding Source: All project costs are to be paid by the Owner(s), Oakstone Homes of Iowa, L.L.C.

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

Mayor

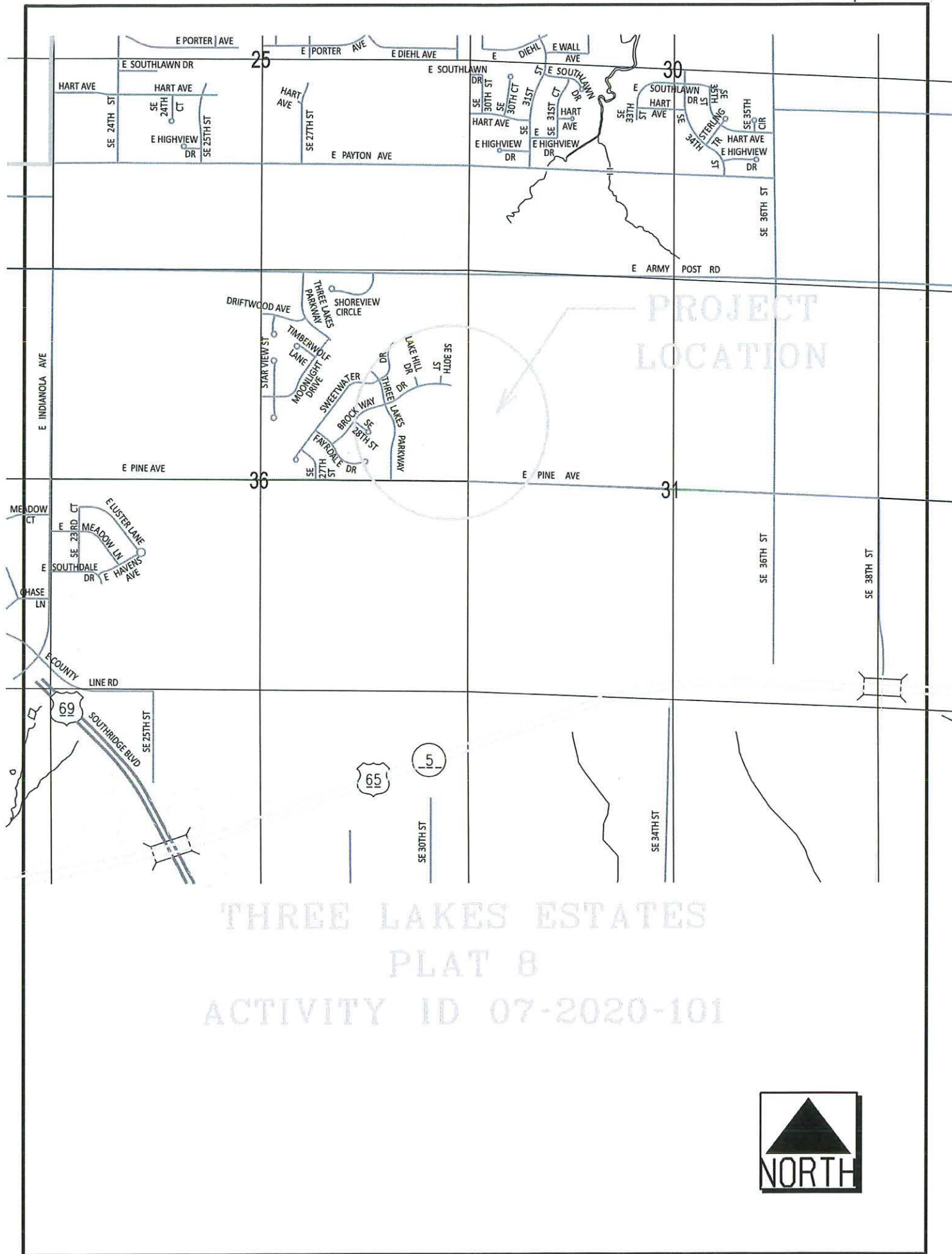
CERTIFICATE

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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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 8, between Legacy Excavation, L.L.C. and Oakstone Homes of Iowa, 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: \$82,238.00 As-Built Contract Cost

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

CERTIFICATION OF COMPLETION:

On October 24, 2022, under Roll Call No. 22-1610, the City Council approved a private construction contract in the amount of \$82,238.00, between Legacy Excavation, L.L.C., John W. Larson, Owner, 5721 Merle Hay Road, Suite 18, Johnston, IA 50131 - as Contractor, and Oakstone Homes of Iowa, L.L.C., John Larson, President, 4123 NW 95th Place, Polk City, IA, 50226 - as Owner, for construction of Sanitary Sewer Improvements described as Sanitary Sewer Improvements to serve Three Lakes Estates Plat 8, located west of the intersection of Lake Hill Drive and Lake Hill Court, as shown on Plan File Numbers 616-001/006, 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 8, located west of the intersection of Lake Hill Drive and Lake Hill Court, as shown on Plan File Numbers 616-001/006, Activity ID 072020101, has been completed in substantial compliance with the contract documents between Legacy Excavation, L.L.C. and Oakstone Homes of Iowa, L.L.C., which were approved under Roll Call No. 22-1610, dated October 24, 2022 and I hereby recommend that the above Sanitary Sewer Improvements be accepted.

I further certify that the amount of completed Sanitary Sewer Improvements is \$82,238.00.



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 8 - Sanitary Sewer Improvemen Activity ID 07-2020-101
Location W of the intersection of Lake Hill Drive and Lake Hill Court Plan No. 616-001/006
From _____ to _____ Date January 27, 2026

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
	8" Sanitary Sewer Main		634	\$ 55.00	\$ 34,870.00
	8" Watertight Cap		2	\$ 110.00	\$ 220.00
	SW-301 Sanitary Manhole		4	\$ 4,787.00	\$ 19,148.00
	4" SDR 23.5 Sanitary Service		20	\$ 1,400.00	\$ 28,000.00

Total

Total Construction Cost \$ 82,238.00

Prepared By 