



**Roll Call Number**

**Agenda Item Number**

7A

**Date** March 23, 2026

**APPROVING COMPLETION AND ACCEPTANCE OF THE PAVING IMPROVEMENTS SET FORTH IN AND CONSTRUCTED PURSUANT TO PRIVATE CONSTRUCTION CONTRACT, THREE LAKES ESTATES PLAT 13, BETWEEN ALLIANCE CONSTRUCTION GROUP, LLC AND J. LARSON HOMES, L.L.C.**

WHEREAS, on December 9, 2024 under Roll Call No. 24-1624, the City Council approved a private construction contract in the amount of \$307,171.00, 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 the Three Lakes Estates Plat 13 development in the vicinity of E. Army Post Road and Indianola Avenue as shown on Plan File No. 647-024/055, 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 \$307,171.00, which have been constructed in substantial compliance with the contract documents, be received and filed; and that completion of said paving improvements is hereby acknowledged and said improvements are accepted.

Activity ID: 062024102

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, L.L.C.

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

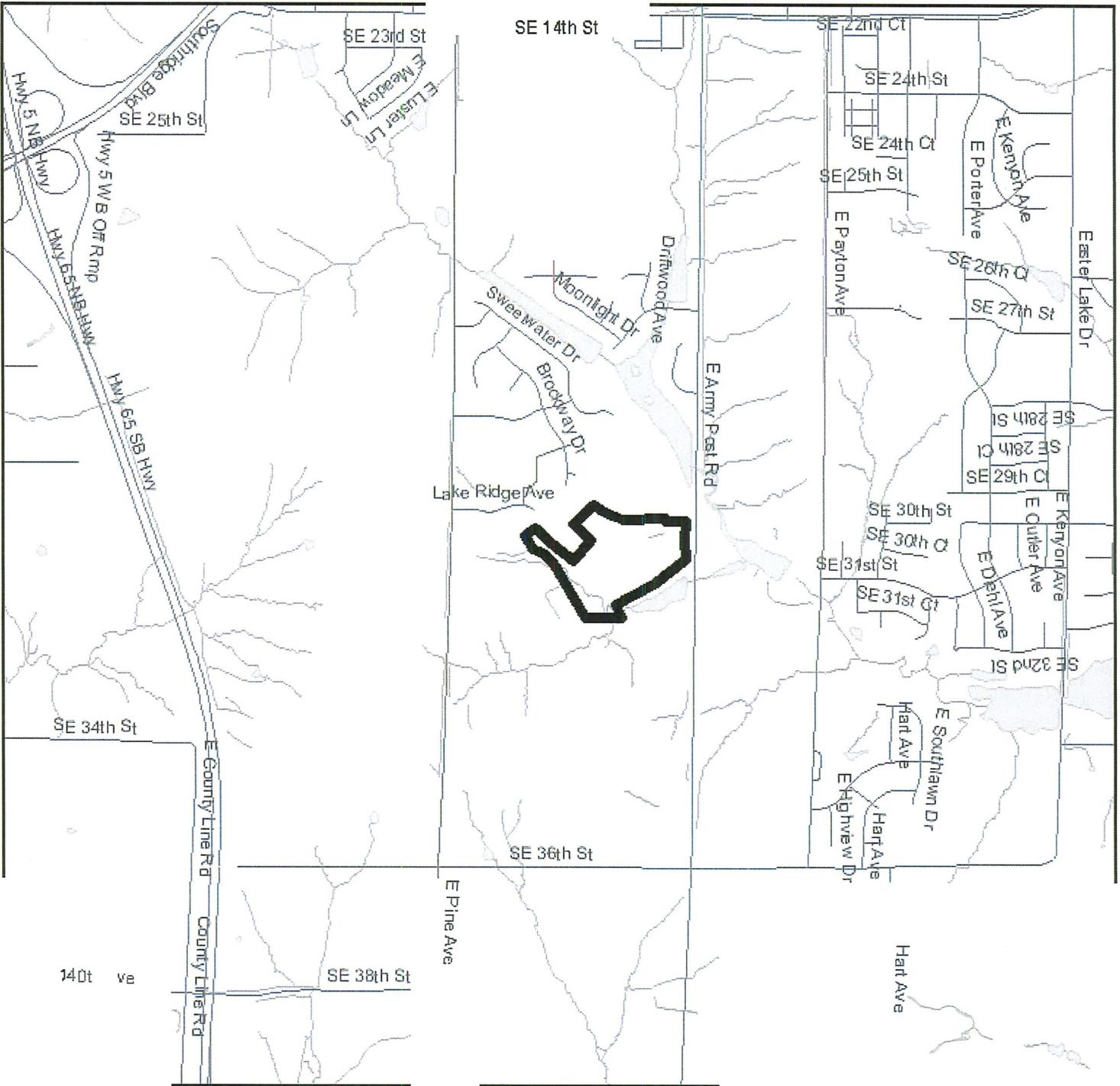
**CERTIFICATE**

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

# THREE LAKES ESTATES PLAT 13



7A

March 23, 2026

**CERTIFICATION OF COMPLETION**

**AGENDA HEADING:**

Approving completion and recommending acceptance of the Private Construction Contract for Paving Improvements Three Lakes Estates Plat 13, 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: \$307,171.00 As-Built Contract Cost

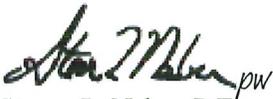
Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, J. Larson Homes, L.L.C.

**CERTIFICATION OF COMPLETION:**

On December 9, 2024, under Roll Call No. 24-1624, the City Council approved a private construction contract in the amount of \$307,171.00, 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 the Three Lakes Estates Plat 13 development in the vicinity of E. Army Post Road and Indianola Avenue as shown on Plan File Numbers 647-024/055, 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, Activity ID 062024102, has been completed in substantial compliance with the contract documents and I hereby recommend that the above Paving Improvements be accepted.

I further certify that the amount of completed Paving Improvements is \$307,171.00.

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

7A

ENGINEERING DEPARTMENT  
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED  
FINAL

Project Name	<u>Three Lakes Estates Plat 13 - Paving Improvements</u>	Activity ID	<u>06-2024-102</u>
Location	<u></u>	Plan No.	<u>647-024/055</u>
Vicinity of	<u>E. Army Post Road and Indianola Road</u>	Date	<u>March 4, 2026</u>

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
	Paving Improvements				
	Lump Sum Paving Improvements				\$307,171.00
			Total Construction Cost		<u>\$307,171.00</u>

PREPARED BY 