



STAFF REPORT

DATE: May 15, 2025

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Chapel Landing 6th, Change Order #1 – Dirt Stockpile Removal

BACKGROUND:

During the development of the construction plans for Chapel Landing 6th (red outline below), Baughman noted that additional dirt was needed to construct the improvements as desired and create positive drainage. As the Developer of Chapel Landing 6th (who also owns Chapel Landing, Phase 2) was constructing homes on properties in Chapel Landing, Phase 2 (green outline), they stockpiled the soil from the excavations at the entrance to Chapel Landing 6th (red outline). Between the development of the bid documents for Chapel Landing 6th and the start of construction, additional soil was added to the pile and a reconciliation change order is required to cover the total amount of dirt moved.

DISCUSSION:

The initial idea for Chapel Landing, Phase 2 was for slab-on-grade homes (i.e. no basements). As the development of the subdivision progressed, the Developer changed his mind and decided to build larger homes with basements. Now with excess dirt, the Developer was looking for somewhere for the dirt to go. At the same time that this was occurring, Baughman was preparing construction plans for a new development owned by the same Developer. This new development (Chapel Landing 6th) was in need of dirt in order to make the grading work and provide positive drainage. This provided a perfect opportunity to for the Developer to transfer the dirt from Chapel Landing, Phase 2 to Chapel Landing 6th.

When preparing the initial bidding documents for Chapel Landing 6th, Baughman took a rough estimate of the dirt that was stockpiled on site (blue rectangle). Following the initial estimate, the Developer continued to add dirt to the site. Mies was awarded the contract for Chapel Landing 6th on March 18th. Prior to construction starting, Baughman surveyed the stockpile to get a solid number on the amount of dirt needing to be removed and have prepared this change order using Mies' bid price for excavation. Construction on the site has since started and a reconciliation change order is needed in order to reflect the actual amount of dirt that was relocated.

FINANCIAL CONSIDERATIONS: The costs associated with this change order will be included in the contract costs for the grading project and will be financed through a bond and spread as special assessments against the benefiting lots.

RECOMENDATION: Staff recommends that the City Council accept Change Order No. 1 for the removal of the dirt stockpile in the amount of \$34,500.00.

