



STAFF REPORT

DATE: July 2, 2026
TO: Ted Henry, City Manager
FROM: Anne Stephens, PE, City Engineer
RE: Bel Aire Lakes Construction Observation Services Amendment

Current Situation:

The construction of the Bel Aire Lakes infrastructure has been completed. Unfortunately, due to the length of time it took to construct the entrance and the need for an initial bridge inspection, PEC is requesting additional fees for their work.

Discussion:

The original agreement for Construction Phase Services was based on an anticipated completion date of November, 2025. Due to issues with the soil underneath the box culvert two change orders were issued in an attempt to provide a solid foundation for the box. The final completion date ended up being in early July, 2026. During the time from November, 2025 to July, 2026, PEC's personnel have been assisting the City with communicating with the Contractor and PEC's geotechnical staff to come up with a solution to the box culvert issues. PEC's personnel also assisted in preparing the two change orders and have been performing storm water inspections throughout this period. When the Contractor returned to work, PEC personnel resumed their site inspection duties.

It has also been noted that an initial bridge inspection needs to be completed on the newly installed box culvert, outside of PEC's normal inspection services. The data from this inspection will be entered into KDOT's bridge InspectX database and documentation provided to the City for their bridge files. In addition to the initial bridge inspection, a load rating model of the bridge will be performed and a scour analysis will be performed per KDOT's guidelines. Fees for the bridge work were not included in the original estimate for services.

Financials:

The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots.

Recommendation:

Staff recommends that the City Council accept the Supplemental Agreement with PEC for Construction Observation services for \$29,500.00.

