



STAFF REPORT

DATE: June 22, 2026
TO: Ted Henry, City Manager
FROM: Anne Stephens, PE, City Engineer
RE: Change Order 2 for the Removal of work east of Station 51+00 and additional grading

Current Situation:

In late February, 2026, the City was notified that it did not have permission to construct the multi-use path on the Phillips 66 and KPC pipeline easement. Due to this issue and the requirement of KDOT to have all necessary permits prior to construction, it was decided to remove all work on the multi-use sidewalk project east of Station 51+00 to allow time to make any necessary changes to the multi-use path plans and secure access agreements with both pipeline companies. Also included in this change order request is the additional grading needed between Chapel Landing 3rd and Chapel Landing Phase 2.

Discussion:

Once the City was notified that it did not have permission to construct the multi-use path within the Phillips 66 and KPC pipeline easement, staff immediately set up a Teams meeting with all interested parties and started the dialog of what was needed to secure the access. Staff also contacted KDOT to inform them of the development as part of the KDOT design process is the submission of a "Status of Utilities" form. KDOT requires all utilities to be clear of the project prior to bidding and all necessary permits/agreements secured prior to bidding. Knowing the amount of time that securing these permits can take and the short duration of this project, it was suggested to halt construction at Station 51+00 and remove everything east of this station from the project. Once the agreements were secured, the sidewalk east of Station 51+00 could either be added back into the project, or constructed outside of the KDOT contract. This change order includes the removal of all items east of Station 51+00.

This change order also includes additional earthwork necessary to adjust the multi-use path grades to allow the multi-use path to fit in with the existing ground. When the 53rd Street Improvements were occurring, the original idea was to grade the right-of-way to prepare for the eventual installation of the 10' multi-use path. The 53rd Street Improvement project was completed in October, 2025. Work on Chapel Landing 6th was not completed until the end of 2025. Additionally, the Developer for Chapel Landing 3rd had installed several berms along and within the right-of-way during this time. The letting plans for the multi-use path project were uploaded to KDOT in August, 2025 and the project was bid in September, 2025, so any changes to grading made in the summer and fall of 2025 were not encapsulated in the plans. As there was active construction along 53rd Street, there are several areas of grading adjustments that needed to be made.

Financials:

A summary of costs for the 53rd Street Multi-use project is provided below:

Original Contract (Bid) Price	\$588,362.04
Change Order 1 (manhole adjustments and filter sock) *	\$3,932.25
Change Order 2 (removal of quantities east of Station 51+00 and additional grading)*	\$(87,582.75)
Total Contract Cost with Change Order 2	\$504,711.54

* This is a tentative quantity. The final quantity will be a measured quantity in the amount used on-site.