



**STAFF REPORT**

DATE: March 19, 2026

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Chapel Landing 7<sup>th</sup> Sanitary and Storm Sewer Bids

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**DISCUSSION:**

Bids for the water, sanitary sewer and storm sewer improvements were accepted on June 24, 2025. Two contractors provided bids on the water, sanitary sewer and storm sewer improvements.

	Engineer’s Estimate	Mies Construction	Nowak Construction
Sanitary Sewer	\$558,721.00	\$430,651.00	\$672,311.50
Water	\$199,335.00	\$203,842.00	\$253,711.00
Storm Sewer	\$487,828.00	\$903,507.00	\$580,115.25
Total	\$1,245,884.00	\$1,538,000.00	\$1,506,137.75

The bids were never presented to Council following the bid letting since the majority of the bids were over the Engineer’s Estimate and petition amount and the Developer asked for time to decide how they wanted to proceed.

Baughman, the Design Engineer, has been working with the Developer and the low bidders to discuss potential paths forward. Baughman has redesigned the Sanitary Sewer plans to raise the flowlines up. The revised plans have been reviewed and approved by the City Engineer. This revision in plans has allowed Nowak to reduce their price for the Sanitary Sewer project by \$150,000.

The Developer has requested to pay for the Design, Construction and Construction Inspection services for the water line privately. These plans have already been approved by the City and a revised Developer’s Agreement has been prepared to reflect this change and is being presented to the City Council for approval.

The Storm Sewer petition and resolution have been revised to reflect the increased costs and is being presented to the City Council, along with the accompanying resolution for approval.

**FINANCIAL CONSIDERATIONS:** The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots.

**RECOMMENDATION:** Staff recommends that the City Council accept the revised bid from Nowak Construction for the Sanitary and Storm Sewer Improvements to Chapel Landing 7<sup>th</sup> in the amount of \$1,056,426.25.

