



STAFF REPORT

DATE: March 12, 2026

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Bel Aire Lakes Change Order No. 2

BACKGROUND:

The additional subgrade work that was authorized in December 2025 was not sufficient/stout enough to hold up the reinforced box culvert (RCB). After further discussions with the project team and PEC's geotech team, a revised plan has been presented.

DISCUSSION:

This Change Order includes two parts – the additional subgrade work for the RCB and the decommissioning of an abandoned well that was found on-site within a copse of trees. This change order supersedes and replaces the previously approved Change Order 1. The work that has been performed thus far under Change Order 1 will not be charged twice and the previously approved Change Order 1 and should be rescinded.

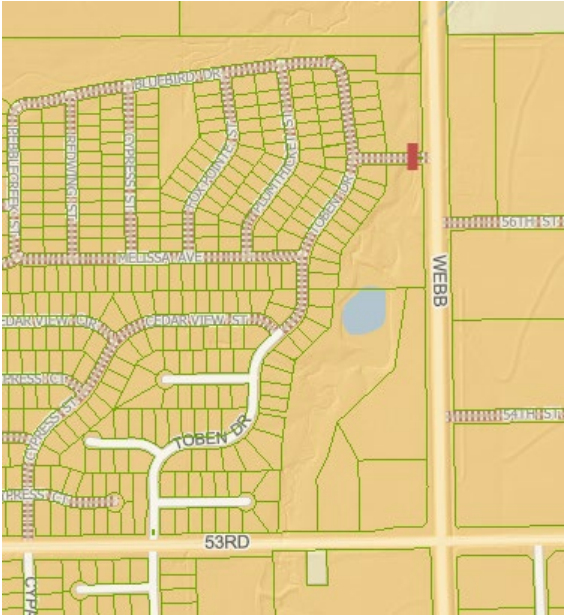
RCB Subgrade Foundation Work: The additional subgrade work authorized in December 2025 to shore up the stability of ground underneath the box culvert was not strong enough to support the box. Additionally, there is considerably more water entering the excavation than anticipated. The project team met on February 5th to discuss the current situation and receive guidance for how to proceed. PEC's geotech team was present at the meeting and it was generally agreed to by all present to go back to PEC's original recommendation of over-excavating to a depth of 7' from the flowline of the box. This depth will expose the shale, which should provide a solid surface from which to build up from. A larger aggregate will be used in the lower portion of the excavation with smaller aggregate being used closer to the top of the excavation.

The costs for this change order are significantly higher than the previous change order due to the additional depth, the amount of water that was found during the initial excavation and the need to support existing utilities (16" water line and 8" water line) so the utilities are not damaged due to the size and depth of the excavation needed.

Due to the delay in getting this additional subgrade work approved, it will take Pearson a minimum of two weeks to remobilize their pipe crew back on-site as their pipe crews have been committed to other projects and approximately a month and a half to complete the remaining work.

Decommission Existing Well: An abandoned brick well was found within a copse of trees on the west edge of the RCB excavation. The well is roughly 5' in diameter and when found, was covered with a sheet of plywood. Costs to abandon the well have been included in this change order. The cost to abandon the well has been provided as a Not To Exceed Price, depending on what is found within the

well. If the water within the well is just stale water, then the price to abandon the well will be significantly reduced, as there is no remediation work that will need to be performed prior to the decommissioning. If there is found to be any contaminants within the well, special steps will need to be taken to decommission and abandon the well. The pricing for these additional steps has been included in the price provided in the change order.



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

RECOMENDATION: Staff recommends that the City Council rescind Change Order No. 1 and accept Change Order No. 2 for \$149,825.00.