Staff Report – Consent Agenda

November 2, 2026 Council Regular Meeting

NW 6th Place Sewer Repair Change Order #2 and Final Acceptance (Submitted by Justin Monsrud, Project Manager)

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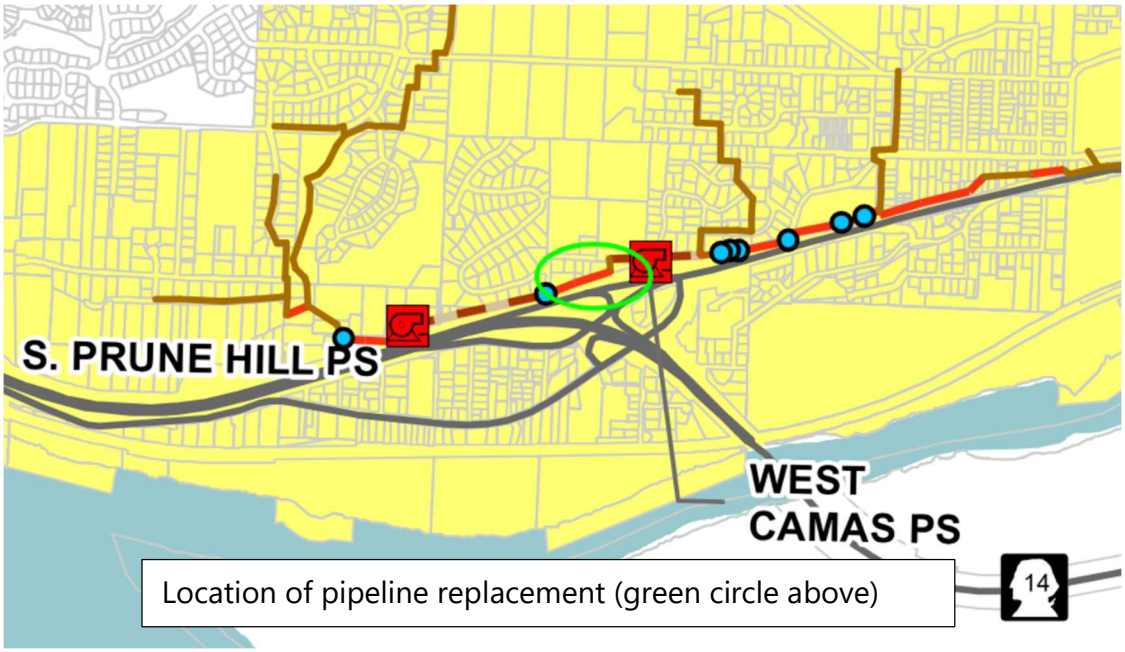
BACKGROUND: A section of the South Prune Hill sanitary sewer trunkline runs in NW 6th Place and is responsible for conveying sanitary sewer flow from Upper Prune Hill to the wastewater treatment plant.

The portion of trunkline between South Prune Hill Pump Station (PS) and West Camas Pump Station is undersized and at risk of failure due to concrete pipe degradation caused by hydrogen sulfide gas. Replacement of this pipe is included in the General Sewer Plan (GSP) pipeline replacement project P-03 and is considered urgent based on previous pipe repairs made in 2012 and 2014, and emergency replacement of a collapsed section in January 2026.

Following completion of the emergency repair City staff prepared design and bidding documents in-house to expedite permanent replacement and upsizing of the remaining deteriorated pipe. Given the limited project scope and history of repeated failures, this approach allowed the City to move promptly into construction while limiting additional design costs and reducing the risk of another emergency repair.

The project scope included removal and replacement of 190 lineal feet of degraded concrete sanitary sewer pipe originally installed in 1979, replacement of a broken concrete storm drain headwall, and reconstruction of a roadside drainage ditch. Replacing the sewer pipe required that sewer flow be diverted around the area of work using bypass pumping.

On July 15, 2026, a public bid opening was held for the NW 6th Place Sewer Repair project. A total of ten bids were received. The awarded low bidder was SLE, Inc. with a bid price of $125,348. Bid prices ranged from $125,348 to $235,214. The Engineer's Estimate was $157,000.



Location of pipeline replacement (green circle above)

SUMMARY: The project reached substantial completion on September 28, 2026, and all work is now complete. Unforeseen conditions were encountered shortly after starting construction and included underground springs and seeps, unstable soil, sub-surface boulders and the existing pipe being deeper than recorded on as-built records. These conditions required additional measures such as trench dewatering, increased trenching, earthwork, and material quantities, and associated increases to labor and equipment hours beyond what was anticipated during bidding.

Two change orders were required to compensate the contractor for additional costs. Change Order No. 1 cost $18,224 and compensated for overruns of material quantities. It increased the contract cost to $143,572 and was paid to the contractor within contracting thresholds per Resolution 25-066.

Change Order No. 2 cost $22,290 and included compensation for additional labor and equipment costs, including overtime. Working overtime allowed for the sewer pipe to be put back into service quickly and minimized the safety risks of trench collapse and environmental risks of sewer discharges due to bypass pump failure.

All change order work was observed onsite by City staff and payments for increased labor were checked against inspection labor lists and certified payrolls. The total cost of all change orders was $40,514.06 and the final contract cost was $165,862.54, an increase of 32.3% over the original contract price. The final construction cost was approximately 5.6% above the engineer's estimate of $157,000.

Photos of the project are below:



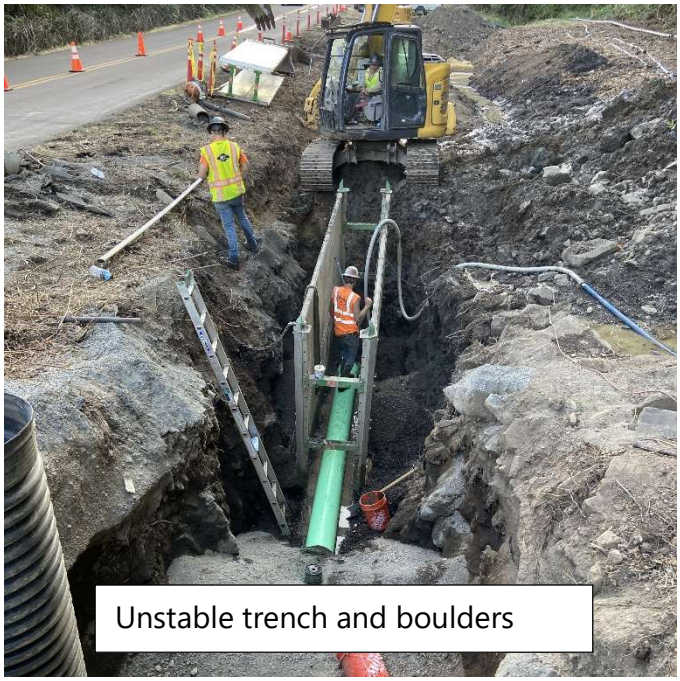








Groundwater requiring dewatering



Unstable trench and boulders

BENEFITS TO THE COMMUNITY: This project replaced a degraded section of sanitary sewer piping and reduced the risk of emergency disruptions to sewer service. This project was noted as a priority in the General Sewer Plan.

STRATEGIC PLAN: This project aligns with the Strategic Plan Goal of Stewardship of City Assets.

BUDGET IMPACT: The final construction contract cost, including change orders, is $165,862.54 and is funded through the Sewer Fund under the Sewer R&R project. Sufficient budget is available to cover the increased construction costs. A breakdown of the Sewer R&R project budget is provided below.

Budget:	
Gravity Sewer R&R (2026 Capital Budget):	*$650,000*
Prior Expenses:	
Emergency Repair (Haag & Shaw)	*$109,270*
Project Costs:	
Design (in-house):	*$0.00*
SLE Inc. Awarded Bid:	*$125,348*
Change Order No.1	*$18,224*
Change Order No.2	*$22,290*
Total Project Cost:	***$165,862***
Remaining Budget:	*$374,868*

RECOMMENDATION: Staff recommend council authorize approval for Change Order No. 2 and accept project as complete.