



Memorandum

To: City Commission

From: Lornie Stalder

Date: November 24, 2025

Subject: Change Order No. 1 – Highway 85 Watermain Extension Project

This memorandum accompanies **Change Order No. 1** for the Highway 85 Watermain Extension Project. The proposed change order includes additional compensation and a time extension associated with unforeseen conditions, field adjustments, and constructability challenges encountered during construction. **Acceptance of Change Order No. 1** results in a net change of **+ \$136,045.57** to the original contract price **\$1,684,933.00**. The new accepted contract price will be **\$1,820,978.57**. In addition to the pricing change acceptance will be an acceptance to change the completion date from **November 28, 2025 to July 1, 2026**. A summary of the key items is provided below:

1. **Connection to Northern Fire Hydrant**

Discrepancies between as-built records, utility locates, and actual field conditions required additional sidewalk and brick removal, as well as added fittings and piping to complete the connection.

2. **Unknown Storm Sewer Conflict**

A shallow storm sewer pipe was discovered within the roadway excavation limits. This pipe required removal before the watermain installation could continue.

3. **Water Main Encasement and Certa-Lok Installation**

Due to the proximity of the existing sanitary sewer at the Sampson Street and Railroad Avenue crossing, encasement pipe and Certa-Lok piping were necessary to safely complete the installation.

4. **Solid Rock Excavation**

Solid rock was encountered at several locations between Stations 2+50 and 11+50, requiring additional excavation efforts.

5. **Insulation at Shallow Sewer Crossings**

Insulation was installed over the existing 24-inch concrete sanitary sewer in lieu of lowering the watermain. This approach was accepted to accommodate the shallow sewer crossings.

6. Additional Fittings, Excavation, and Foundation Material

Multiple installation routes were evaluated near Sampson Street and Railroad Avenue to improve constructability. Extra fittings and excavation were needed, and unsuitable material near the bottom of the project required Type 1 foundation material for the watermain trench.

7. Locating Existing 10-Inch Ductile Iron Main

At the City's direction, the contractor performed exploratory excavation to locate the existing 10-inch ductile iron main near the Sampson PRV. This effort required several hours of labor and equipment time.

8. Additional Gate Valve Installation

Upon exposing the 10-inch connection, it was determined that an additional gate valve and pipe section were necessary for proper system operation.

Project Delays

The project has experienced multiple delays, including but not limited to:

- Easement acquisition and clarification
- Additional connections to existing infrastructure near the start of the project
- Alignment issues along Sampson Street
- Weather impacts

These items, individually and collectively, support the need for the adjustments included in **Change Order No. 1.**