

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: Approve Woodland Cove Water Treatment Plant Change Order #3

Prepared By: Gary Peters, Public Works Director

Meeting Date: September 21, 2026

Issue:

The new Woodland Cove Water Treatment Plant (WTP) needs the aerator ductwork and rain leaders moved, as well as clearwell hatch changes approved.

Background/History:

When the new WTP was designed on paper, all planning for piping, ductwork, electrical, and chemical lines are looked at and placed on the plans. As the facility is being constructed, field changes must be made.

Overview:

The changes/modifications for the new WTP are as follows:

- COR No. 6 – FO 8 Aerator Ductwork Modification
- COR No. 7 – Pipe sleeve for future HSP No. 5
- COR No. 8 – Clearwell Access Hatch Modification

See the attached Change Order No.3 and all associated paperwork for these changes/modifications. Modifications proposal attached. These changes added \$22,759.84 to the construction contract.

Fiscal Impact:

At the June 16, 2025, council meeting, AE2S and the Public Works Director asked the City Council to approve plans and specifications and authorize advertisement for bids for the new Woodland Cove WTP. At that time, AE2S was estimating the WTP cost at \$20,000,000.00, and recommended reserving an additional \$500,000 (2.5% contingency) to cover potential construction-related costs such as change orders or unforeseen field conditions.

At the October 6, 2025, council meeting, AE2S and the Public Works Director asked the City Council to accept bids and award contract for the construction of the new Woodland Cove WTP. The contract was awarded to Magney Construction, Inc. at a cost of \$21,329,000.00; with a 5% contingency of \$1,066,450.00.

The cost changes for Change Order No. 3 would be added to the total cost of the project and financed through a bond .

Recommended City Council Action:

Motion to approve Resolution No. 102-26 to approve Woodland Cove WTP Change Order No. 3 for the changes/modifications to the aerator ductwork, the installation of a pipe sleeve for future HSP No. 5, and modifications to the clearwell access hatch at a cost of \$22,759.84.

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

CHANGE ORDER NO. 3

Owner:	City of Minnetrista	Owner's Project No.:	
Engineer:	AE2S	Engineer's Project No.:	P05355-2023-002
Contractor:	Magney Construction, Inc.	Contractor's Project No.:	00624
Project:	Minnetrista Woodland Cove WTP Project		
Contract Name:	Contact No. 1 – Minnetrista Woodland Cove WTP Project		
Date Issued:	9/21/2026	Effective Date of Change Order:	9/21/2026

The Contract is modified as follows upon execution of this Change Order:

Description:

- COR No. 6 – FO 8 Aerator Ductwork Modification
 - o Modify aerator blower piping to provide clear space for ductwork connections to the submitted blower.
 - o Provide insulation on the additional aerator ductwork.
 - o Reroute rain leaders to accommodate the modified aerator ductwork.
 - Rain leader reroute will require the addition of pipe fittings and elbows.
- COR No. 7 – Pipe sleeve for future HSP No. 5
 - o Install a pipe sleeve in the HSP room for a future HSP No. 5.
- COR No. 8 – Clearwell Access Hatch Modification.
 - o Provide Deduct for original scoped hatch style.
 - o Provide updated “roof style” access hatch for above the clearwell lid. Updated style is to meet the Minnesota Department of Health (MDH) preferred hatch type for an exposed storage tank.

Attachments:

- COR No. 6 – Field Order No. 8 Aerator Duct Re-route
 - o Pricing Quote
 - o Updated Drawings
 - o Email Coordination
- COR No. 7 – Pipe sleeve for future HSP No. 5
 - o Pricing Quote
 - o Email Coordination
- COR No. 8 – Clearwell Access Hatches Change
 - o Pricing Quote for updated clearwell access hatch style.
 - o Pricing Quote for original hatches to be deducted from the project.
 - o Email Coordination.

Change in Contract Times
[State Contract Times as either a specific date or a number of days]

Change in Contract Price	
Original Contract Price:	Original Contract Times:
\$ 21,329,000.00	Substantial Completion: 01/31/2028
	Ready for final payment: 07/01/2028
Increase from previously approved Change Orders No. 0 to No. 2:	[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 1:
\$ 18,129.82	Substantial Completion: 0
	Ready for final payment: 0
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ 21,347,129.82	Substantial Completion: 0
	Ready for final payment: 0
Increase this Change Order:	[Increase] [Decrease] this Change Order:
\$ 22,759.84	Substantial Completion: 0
	Ready for final payment: 0
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ 21,369,889.66	Substantial Completion: 01/31/2028
	Ready for final payment: 07/01/2028

Recommended by Engineer (if required) By: <u></u> Title: <u>Project Engineer</u> Date: <u>09/10/2026</u> Authorized by Owner By: <u></u> Title: <u>Mayor</u> Date: <u>9/21/2026</u>	Accepted by Contractor _____ _____ _____ Approved by Funding Agency (if applicable) Not Applicable _____ _____ _____
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SEND TO		FROM
Company Name AE2S		Magney Representative Dan Fuhrman
Attention Ross Mindermann		Date 6/26/2026
Fax	Phone: (763) 760-9981	Proposal # COR No. 06 - Field Order 8 Aerator Duct Re-Route

COMMENTS

Dear Ross Mindermann

Magney Construction, Inc. is pleased to present the following cost to include the necessary labor, material and equipment to make the following changes described in Field Order 8: Re-route the aerator ductwork to accommodate the inlet location on the aerator, re-route the rain leader, and adjust overhead lighting as needed.

LABOR:	\$	-
MATERIAL:	\$	-
EQUIPMENT:	\$	-
SUBCONTRACTOR:	\$	14,189.32
Kraft Mechanical - provide additional piping offsets to re-route 6" rain leader, provide additional ductwork offsets to outside air intake, provide additional ductwork insulation as per revised plan.		
Subtotal:	\$	14,189.32
Contractor's Overhead:	\$	709.47
Bond & Insurance Premium:	\$	223.48
LUMP SUM TOTAL	\$	15,122.27

Additional Working Days Required for this Change	0
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EXCLUSIONS: No cold weather conditions, testing, painting, electrical, or mechanical not listed (above/attached) are included. If this work can take place concurrently with the other work in the contract documents, and current sequence of work, then additional supervision time will not be needed - if it is required, additional supervision cost will need to be added.

Please review and contact me if you have any questions.

Thank You,



Daniel Fuhrman
 Project Manager

Accepted By:

Date:



June 18, 2026

Magney Construction Inc
1401 Park Rd
Chanhassen, MN 55317

Attention: Dan Fuhrman

Subject: Minnetrista Woodland Cove WTP
FO #8 - Venting

Mr. Fuhrman,

Kraft Mechanical is providing the following scope change narrative associated with the change documents found in the subject above. Inclusions, exclusions, and clarifications are consistent with the current. The changes include the following:

Net Scope Additions

Plumbing Scope of Work

- Sheet M103
 - o Provide additional piping offsets to reroute 6" rainleader

Mechanical Scope of Work

- Sheet M203
 - o Provide additional ductwork offsets to outside air intake
 - o Provide additional ductwork insulation as per revised plan

Total Additional Cost: \$14,189.32

Clarifications

- Work to be performed during normal working hours.

Exclusions

- General construction work, electrical work, cutting and patching of walls, floors, ceilings and roofs, and fire protection.
- Overtime

Notice of acceptance or rejection is due to Kraft within 10 calendar days of the date above. Kraft reserves the right to reevaluate cost and schedule impacts upon response receipt.

Please review and feel free to call at your convenience with any questions.

Sincerely,

Kraft Mechanical

A handwritten signature in black ink, appearing to read 'Tim Ellerton'.

Tim Ellerton
Project Manager

**CHANGE ORDER REQUEST # 1**

COMPANY: Magney Construction

ATTN: Dan Fuhrman

EMAIL: dfuhrman@magneyconstruction.com

PHONE: 612-558-8045

DATE: 6/18/2026

KRAFT JOB #: 26-36003

PROJECT NAME: Minnetrista Woodland Cove WTP

REQUEST DESCRIPTION: Aerator Duct Rerouting

REQUEST DUE TO:

RFI #: -

ASI #: -

FO #: 8

DESCRIPTION	RATE			MARK-UP	SUBTOTALS	TOTALS
Materials:			\$	1,475.00		
Equipment:			\$	-		
Expendables:	5.00%	of Mat.	\$	73.75		
Materials & Equipment:					\$	1,548.75
Sales Tax:	9.00%					\$ 139.39
			Overhead:	0.00%		\$ -
			Margin:	10.00%		\$ 154.88
TOTAL MATERIALS:					\$	1,843.01
Field Labor (ST):	29.00	Hrs.	Rate:	\$ 142.00	\$	4,118.00
Field Labor (OT):	0.00	Hrs.	Rate:	\$ -	\$	-
Field Labor (DT):	0.00	Hrs.	Rate:	\$ -	\$	-
Shop Labor:	0.00	Hrs.	Rate:	\$ -	\$	-
Labor, Insurance, & Taxes:				\$ -	\$	-
Drayage:	2.00%	of Field Labor Cost			\$	82.36
Test & Cleanup:	2.00%	of Field Labor Cost			\$	82.36
Truck:	0.00	Ea	Rate:	\$ 125.00	\$	-
			Overhead:	0.00%		\$ -
			Margin:	10.00%		\$ 428.27
TOTAL LABOR:					\$	4,710.99
Tool Replacement:	0.00%	of Field Labor Cost			\$	-
Engineering:					\$	-
Project Management:					\$	250.00
Other Indirect Costs:					\$	-
			Overhead:	0.00%		\$ -
			Margin:	10.00%		\$ 25.00
TOTAL SERVICES:					\$	275.00
Subcontractors:						
Insulation:					\$	6,560.00
Temp Controls:					\$	-
Test & Balance:					\$	-
Cut & Patch:					\$	-
Misc.					\$	-
			Overhead:	0.00%		\$ -
			Margin:	10.00%		\$ 656.00
TOTAL SUBCONTRACTORS:					\$	7,216.00
Change Order Subtotal Costs:					\$	14,045.00
2.00% of Subtotal Costs					Permit:	\$ 144.32
0.00% of Subtotal Costs					Bond:	\$ -
					Credits:	\$ -
Time Extension Required:	2	Day(s)			TOTAL PRICE OF CHANGE: \$ 14,189.32	

Authorized By: _____

Date: _____



Field Order / Supplemental Instruction

Field Order No.: FO-8

Date: 6/11/2026

To: Dan Fuhrman
Title: Project Manager
Company: Magney Construction
Address: 1401 Park Road
Chanhassen, MN 55317

From: Bri Amundson
Title: Resident Project Representative

AE2S No.: P05355-2024-008

You are hereby directed to execute this Field Order / Supplemental Instruction that interprets or provides for minor revisions to the Contract Documents without changes to the Contract Price or Time.

Referenced Document(s):



Specification Section(s): 46 51 21

Drawing(s): M103 & M203

Description of Interpretation or Change:

Aerator Ductwork Reroute
Rain Leader Reroute
Adjust overhead lights as needed.

Attachments: Redistributed Drawing Sheets M103 & M203

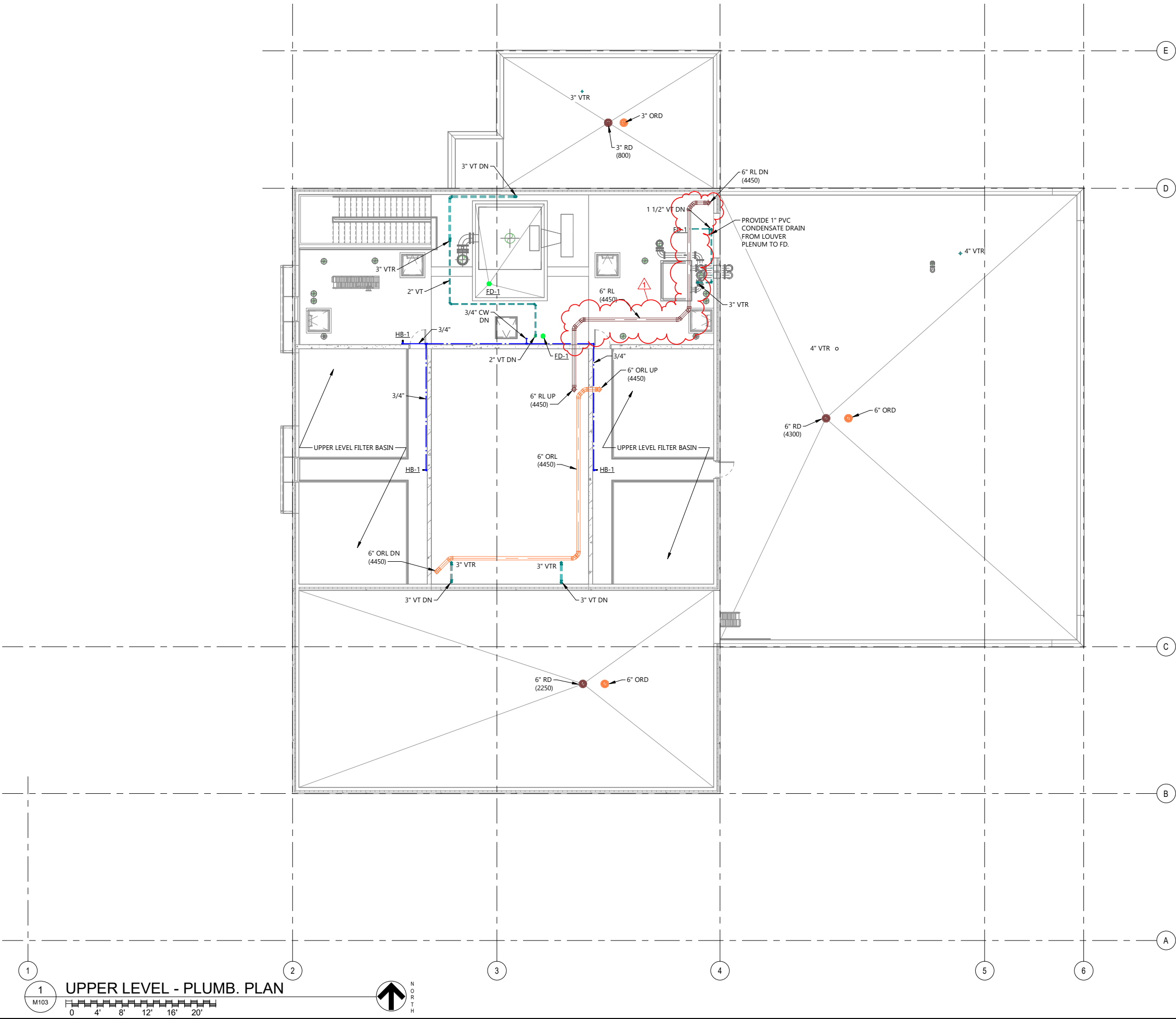
Signature: Bri Amundson

☐ Attachments (/list):

M103
M203

Copies:

- ☒ Posted on ProCore
- ☒ Field Office, Bri Amundson, AE2S
- ☒ AE2S File
- ☐ Other: _____



Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: TYLER COULOMBE
Signature: _____
Date: JUN 8, 2026 License #: 56165



20243190

STATUS: CONSTRUCTION

SYM	DATE	DESCRIPTION	TC	APPR
1	6-8-26	FIELD ORDER No. 8		

MINNETRISTA WOODLAND COVE WTP PROJECT
Advanced Engineering and Environmental Services, LLC www.ae2s.com

PROJECT TITLE

SHEET TITLE: UPPER LEVEL - PLUMBING PLAN

CLIENT: CITY OF MINNETRISTA MINNETRISTA, MINNESOTA	PREPARED BY: MCH CHECKED BY: DJL APPROVED BY: TC
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PROJECT NO: 05355-2023-002 DATE: DECEMBER 2025 ALT PROJECT NO: 00000-0000	SHEET DESIGNATOR: WTP SHEET NO: M103
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Autodesk Docs: 05355-2023-002 Minnetrista Woodland Cove WTP ProjectWoodland Cove WTP- WTP- M v24.rvt

6/8/2026 3:30:58 PM



Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: TYLER COULOMBE
Signature: _____
Date: JUN 8, 2026 License #: 56165



20243190

STATUS: CONSTRUCTION

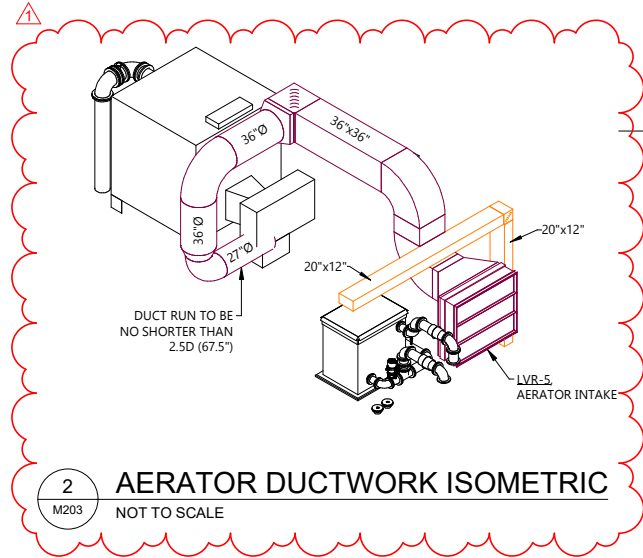
MINNETRISTA WOODLAND COVE WTP PROJECT
Advanced Engineering and Environmental Services, LLC www.ae2s.com

PROJECT TITLE

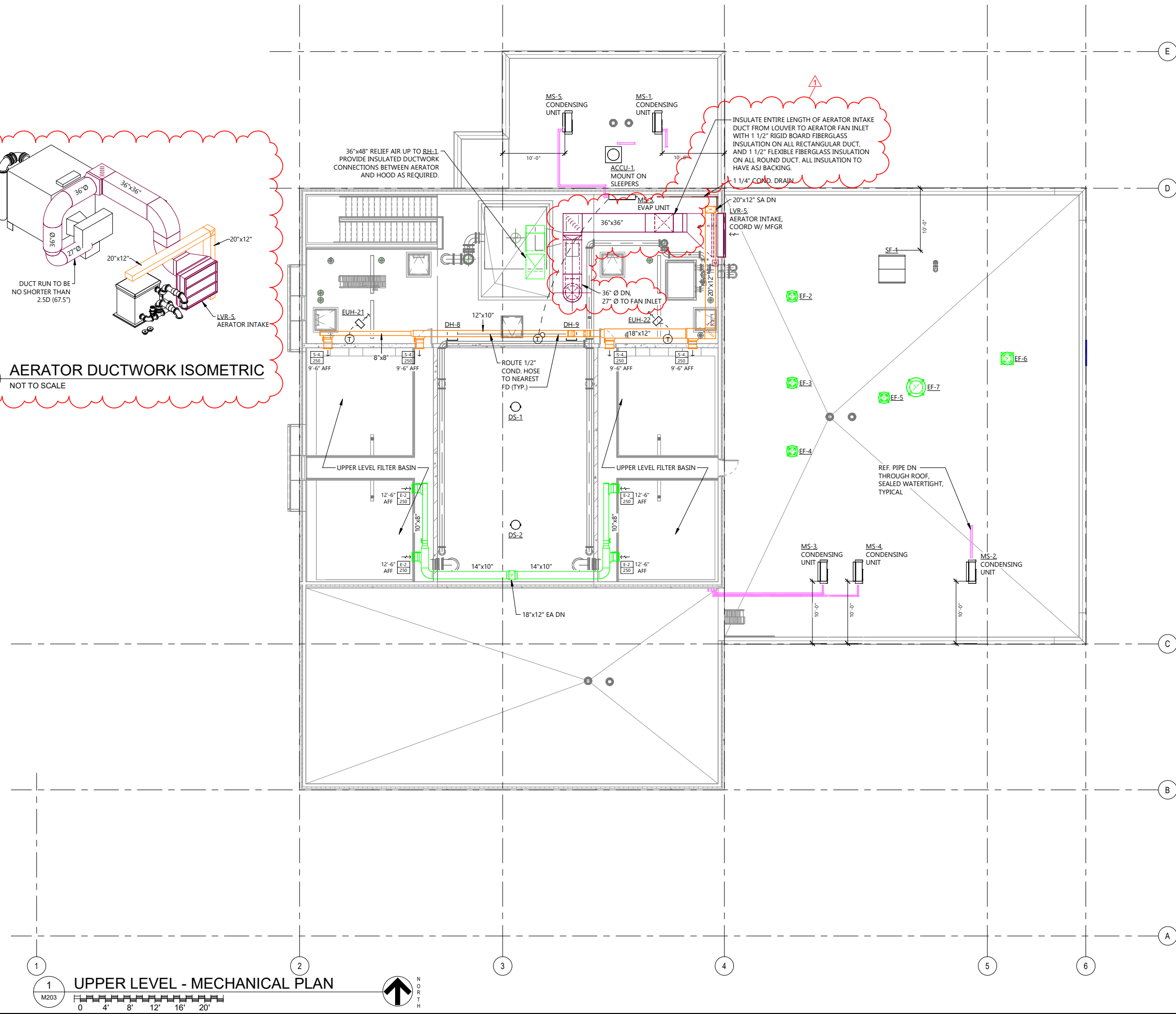
SHEET TITLE: UPPER LEVEL - MECHANICAL PLAN

CLIENT: CITY OF MINNETRISTA
MINNETRISTA, MINNESOTA
PREPARED BY: MCH
CHECKED BY: DJL
APPROVED BY: TC

PROJECT NO: 05355-2023-002
DATE: DECEMBER 2025
ALT PROJECT NO: 00000-0000
SHEET DESIGNATOR: WTP
SHEET NO: M203



2 AERATOR DUCTWORK ISOMETRIC
NOT TO SCALE



1 UPPER LEVEL - MECHANICAL PLAN



SEND TO		FROM
Company Name AE2S		Magney Representative Dan Fuhrman
Attention Ross Mindermann		Date 7/31/2026
Fax	Phone: (763) 760-9981	Proposal # COR No. 07 - Sleeve for Future HSP

COMMENTS

Dear Ross Mindermann

Magney Construction, Inc. is pleased to present the following cost to include the necessary labor, material and equipment to furnish and install a cast-in steel sleeve in the concrete deck of the high service pump room at the location of the future high service pump. The cost for this work has been summarized below.

LABOR:	\$	453.36
Prepping, setting, leveling 18" diameter steel sleeve in slab at future high service pump location		

MATERIAL:	\$	2,051.12
(1) EA: 18" Diameter steel sleeve w/water collar & welded plate cover, Freight, Sales Tax (8.525%)		

EQUIPMENT:	\$	-
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SUBCONTRACTOR:	\$	-
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Subtotal:	\$	2,504.48
Contractor's Overhead:	\$	375.67
Bond & Insurance Premium:	\$	43.20
LUMP SUM TOTAL	\$	2,923.36

Additional Working Days Required for this Change	0
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EXCLUSIONS: No cold weather conditions, testing, painting, electrical, or mechanical not listed (above/attached) are included. If this work can take place concurrently with the other work in the contract documents, and current sequence of work, then additional supervision time will not be needed - if it is required, additional supervision cost will need to be added.

Please review and contact me if you have any questions.

Thank You,



Daniel Fuhrman
 Project Manager

Accepted By:

Date:



Bid Proposal for Minnetrista, MN - Additional Vertical Turbine Sleeve

All Bidders**Job Location:** Minnetrista, MN**Bid Date:** 07/30/2026**Core & Main Bid #:** 5107813**Core & Main**

5145 211th Street West

Farmington, MN 55024

Phone: 6514636090**Fax:** 6514634554

Seq#	Qty	Description	Units	Price	Ext Price
20	1	18" DIA X 4'0" STL SLV W/WC PRIMED, 4 TABS ON ONE END, 1/4" THICK PLATE ON THE OPPOSITE	EA	1,540.00	1,540.00
60	1	ESTIMATED FREIGHT	EA	350.00	350.00
				Sub Total	1,890.00
				Tax	0.00
				Total	1,890.00

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

SEND TO		FROM
Company Name AE2S		Magney Representative Dan Fuhrman
Attention Ross Mindermann		Date 8/13/2026
Fax	Phone: (763) 760-9981	Proposal # COR No. 08 - Clearwell Access Hatches Change

COMMENTS

Dear Ross Mindermann

Magney Construction, Inc. is pleased to present the following cost to include the necessary labor, material and equipment to Furnish and Install (4) bolt-down style access hatches from the manufacturer, Halliday, at the clearwell top slab. This also includes a credit back on the originally bid access hatches for the clearwell.

LABOR:	\$	-
MATERIAL:	\$	8,547.43
Halliday - 3x3 Access Hatches at Clearwell Top Slab (bolt-down style) includes freight & tax		
CREDIT:	\$	(4,508.69)
Bilco - Original Style Access Hatches (3x3) at Clearwell Top Slab - includes freight & tax		
SUBCONTRACTOR:	\$	-
Subtotal:	\$	4,038.74
Contractor's Overhead:	\$	605.81
Bond & Insurance Premium:	\$	69.67
LUMP SUM TOTAL	\$	4,714.21

Additional Working Days Required for this Change	0
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EXCLUSIONS: No cold weather conditions, testing, painting, electrical, or mechanical not listed (above/attached) are included. If this work can take place concurrently with the other work in the contract documents, and current sequence of work, then additional supervision time will not be needed - if it is required, additional supervision cost will need to be added.

Please review and contact me if you have any questions.

Thank You,



Daniel Fuhrman
Project Manager

Accepted By:

Date:

Dan Fuhrman

From: Aaron Dorris <Aaron@hallidayproducts.com>
Sent: Thursday, August 13, 2026 1:52 PM
To: Dan Fuhrman
Subject: RE: F1R 36x36 price

It would be about around \$1400.00.

**** Please be advised we have had a price increase. We appreciate your understanding. ****

Thank you,
Halliday Products, Inc.
Aaron Dorris



Ph - 1-407-298-4470
Fax - 1-407-298-4534
www.hallidayproducts.com

From: Dan Fuhrman <dfuhrman@magneyconstruction.com>
Sent: Thursday, August 13, 2026 2:42 PM
To: Aaron Dorris <Aaron@hallidayproducts.com>
Subject: RE: F1R 36x36 price

Aaron,
Thank you. Do you know your estimated freight cost to Minnetrista, MN for these?

From: Aaron Dorris <Aaron@hallidayproducts.com>
Sent: Thursday, August 13, 2026 1:38 PM
To: Dan Fuhrman <dfuhrman@magneyconstruction.com>
Subject: F1R 36x36 price

Dan,

In regard to your question, the (4) F1R 036036MBDP---- would be \$1619.00 each.

Let me know if you need anything else.

**** Please be advised we have had a price increase. We appreciate your understanding. ****

Thank you,
Halliday Products, Inc.

Schu Marketing
8400 Wyoming Avenue North 200
Brooklyn Park MN 55445
United States

Quotation # S11300

Customer: Magney Construction
Quotation Date:
11/07/2025

Job Name: Woodland Cove WTP
Salesperson: Dave Lewey

Description	Quantity	Unit Price	Amount
J-4AL, 3'0" x 3'0", aluminum floor door, Bilco Part #0J0450004 <i>Bilco Quote #490459</i> <i>Estimated Lead Time: 9 Weeks</i>	17.00 Units	847.00	\$ 14,399.00
Freight Estimate: Excelsior, MN 55331	1.00 Units	766.52	\$ 766.52
Total			\$ 15,165.52



an AmesburyTruth company

Quote is valid for 45-days

COST BREAKDOWN SUMMARY

	Halliday	Bilco
QTY:	4	4
Unit Price:	\$ 1,619.00	\$ 847.00
Subtotal:	\$ 6,476.00	\$ 3,388.00
Freight:	\$ 1,400.00	\$ 766.52
Tax (8.525%):	\$ 671.43	\$ 354.17
TOTAL:	\$ 8,547.43	\$ 4,508.69

RESOLUTION NO. 102-26

Resolution approving Woodland Cove WTP Change Order No. 3 for the changes/modifications to the aerator ductwork, the installation of a pipe sleeve for future HSP No. 5, and modifications to the clearwell access hatch

WHEREAS, the City of Minnetrista entered into a contract with Magney Construction, Inc. for the construction on the Woodland Cove Water Treatment Plant on October 6, 2025; and

WHEREAS, Change Order No. 3 for the changes/modifications to the aerator ductwork, the installation of a pipe sleeve for future HSP No. 5, and modifications to the clearwell access hatch, resulting in an additional cost of \$22,759.84 to the total construction cost; and

WHEREAS, by the City Council of Minnetrista, the Woodland Cove Water Treatment Plant Change Order No.3 the changes/modifications to the aerator ductwork, the installation of a pipe sleeve for future HSP No. 5, and modifications to the clearwell access hatch is hereby approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA,

This resolution was adopted by the City Council of the City of Minnetrista on the 21st day of September 2026, by a vote of _____ Ayes and _____ Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff
City Clerk

(seal)