

REPORT OF ACTION

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Improvement District No. BR-25-G1

Type: Negative Final Balancing Change Order #3

Location: 8th St N, NP Ave – 1st Ave N

Date of Hearing: 6/29/2026

<u>Routing</u>	<u>Date</u>
City Commission	7/6/2026
PWPEC File	X
Project File	Will Bayuk

The Committee reviewed a communication from Senior Project Manager, Rick Larson, regarding Negative Final Balancing Change Order #3 in the amount of -\$15,737.45, which reconciles the final quantities as measured in the field.

Staff is seeking approval of Negative Final Balancing Change Order #3 in the amount of -\$15,737.45, which brings the total contract amount to \$1,008,251.00.

On a motion by Ben Dow, seconded by Brenda Derrig, the Committee voted to recommend approval of Negative Final Balancing Change Order #3 to Paras Contracting Inc.

RECOMMENDED MOTION

Concur with the recommendations of PWPEC and approve Negative Final Balancing Change Order #3 in the amount of -\$15,737.45, bringing the total contract amount to \$1,008,251.00 to Paras Contracting Inc.

PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Prairie Dog Funds & Special Assessments

	Yes	No
Developer meets City policy for payment of delinquent specials	N/A	
Agreement for payment of specials required of developer	N/A	
Letter of Credit required (per policy approved 5-28-13)	N/A	

COMMITTEE

	Present	Yes	No	Unanimous
				☒
Tim Mahoney, Mayor	☐	☐	☐	
Nicole Crutchfield, Director of Planning	☐	☐	☐	
Gary Lorenz, Fire Chief	☒	☒	☐	
Brenda Derrig, Assistant City Administrator	☒	☒	☐	
Ben Dow, Director of Operations	☒	☒	☐	
Tom Knakmuhs, City Engineer	☒	☒	☐	
Susan Thompson, Finance Director	☐	☐	☐	

ATTEST:

C: Kristi Olson


Tom Knakmuhs, P.E.
City Engineer

Memorandum

To: Members of PWPEC
From: Rick Larson, Senior Project Manager
Date: June 17, 2026
Re: Improvement District No. BR-25-G1 – Negative Final Balancing Change Order #3

Background:

Improvement District No. BR-25-G1 is for the reconstruction of 8th Street North from NP Avenue to 1st Avenue North. This project is for the replacement of the water main and services, sanitary sewer main and services, storm sewer repairs, concrete paving, sidewalk, driveways and street lights.

PARAS Contracting is the Prime Contractor for this project.

Negative Final Balancing Change Order #3

Attached is Negative Final Balancing Change Order #3 in the amount of -\$15,737.45. The Contractor met the requirements of the contract and it has been accepted by the City. This FBCO reconciles the estimated quantities used in the contract with the final quantities as measured in the field.

Original Contract:	\$ 1,012,083.13
Change Order #1	\$ 0.00 (Time Extension)
Change Order #2	\$ 11,905.32
FBCO #3	\$ -15,737.45
Total Contract:	\$ 1,008,251.00

Recommended Motion:

Approve Negative Final Balancing Change Order #3 in the amount of -\$15,737.45 for Improvement District No. BR-25-G1.

RJL/klb
Attachment



CHANGE ORDER REPORT
PAVING AND UTILITY REHAB/RECONSTRUCTION
IMPROVEMENT DISTRICT NO. BR-25-G1
8TH STREET NORTH FROM NP AVENUE TO 1ST AVENUE NORTH

**Final Balancing
Change Order**

Change Order No 3 **Change Order Date** 6/15/2026
Contractor Paras Contracting Inc

This change is made under the terms of or is supplemental to your present contract, if and when approved, you are ordered to perform the work in accordance with the additions, changes, or alterations hereinafter described.

EXPLANATION OF CHANGE Change Order # 3
Final Balancing Change Order

Section	Line No	Item Description	Unit	Orig Cont Qty	Prev C/O Qty	Prev Cont Qty	Curr C/O Qty	Tot Cont Qty	Unit Price (\$)	C/O Ext Price (\$)
Sanitary Sewer	3	F&I Manhole 4' Dia Reinf Conc	EA	2		2	-1	1	\$4,620.00	-\$4,620.00
	4	F&I Pipe w/GB SDR 26 - 6" Dia PVC	LF	106		106	-8.7	97.3	\$157.50	-\$1,370.25
	5	F&I Pipe w/GB SDR 26 - 12" Dia PVC	LF	397		397	20.6	417.6	\$304.50	\$6,272.70
	6	F&I Pipe w/GB SDR 26 - 15" Dia PVC	LF	25		25	-25	0	\$325.50	-\$8,137.50
Sanitary Sewer Sub Total										-\$7,855.05
Water Main	11	Furnish Temp Water Svc	EA	5		5	1	6	\$1,575.00	\$1,575.00
	12	Remove Pipe All Sizes All Types	LF	75		75	-11	64	\$21.00	-\$231.00
	18	F&I Fittings C153 Ductile Iron	LB	775		775	20	795	\$14.97	\$299.40
	19	F&I Pipe w/GB C900 DR 18 - 4" Dia PVC	LF	6		6	-0.3	5.7	\$152.25	-\$45.68
	20	F&I Pipe w/GB C900 DR 18 - 6" Dia PVC	LF	18		18	-2	16	\$162.75	-\$325.50

Section	Line No	Item Description	Unit	Orig Cont Qty	Prev C/O Qty	Prev Cont Qty	Curr C/O Qty	Tot Cont Qty	Unit Price (\$)	C/O Ext Price (\$)
	21	F&I Pipe w/GB C900 DR 18 - 8" Dia PVC	LF	24		24	-2	22	\$173.25	-\$346.50
	22	F&I Pipe w/GB C900 DR 18 - 10" Dia PVC	LF	403		403	0.4	403.4	\$179.55	\$71.82
	23	F&I Pipe w/GB 1" Dia Water Service	LF	45		45	1	46	\$100.80	\$100.80
	24	F&I Pipe w/GB 1.5" Dia Water Service	LF	14		14	1.3	15.3	\$103.95	\$135.14
		Water Main Sub Total								\$1,233.48
Storm Sewer	30	Repair Pipe 15" Dia	EA	1		1	1	2	\$2,625.00	\$2,625.00
		Storm Sewer Sub Total								\$2,625.00
Paving	37	Temp Fence - Safety	LF	865		865	-265	600	\$9.00	-\$2,385.00
	39	Inlet Protection - Existing Inlet	EA	9		9	2	11	\$215.25	\$430.50
	41	Remove Pavement All Thicknesses All Types	SY	1449		1449	55.2	1504.2	\$20.00	\$1,104.00
	42	Remove Curb & Gutter	LF	850		850	13.7	863.7	\$12.50	\$171.25
	43	Remove Sidewalk All Thicknesses All Types	SY	308		308	-8.4	299.6	\$10.50	-\$88.20
	44	Remove Driveway All Thicknesses All Types	SY	438		438	-11.5	426.5	\$12.60	-\$144.90
	45	Rem & Repl Casting - Std Manhole	EA	3		3	-3	0	\$630.00	-\$1,890.00
	46	Rem & Repl Casting - Floating Manhole	EA	3		3	-1	2	\$1,680.00	-\$1,680.00
	47	Subgrade Preparation	SY	1786		1786	6	1792	\$5.25	\$31.50
	48	F&I Woven Geotextile	SY	1786		1786	6	1792	\$3.42	\$20.52
	49	F&I Class 5 Agg - 12" Thick	SY	1786		1786	6	1792	\$24.15	\$144.90
	50	F&I Edge Drain 4" Dia PVC	LF	850		850	-145	705	\$10.50	-\$1,522.50

Section	Line No	Item Description	Unit	Orig Cont Qty	Prev C/O Qty	Prev Cont Qty	Curr C/O Qty	Tot Cont Qty	Unit Price (\$)	C/O Ext Price (\$)
	51	F&I Curb & Gutter Standard (Type II)	LF	862		862	1.2	863.2	\$51.00	\$61.20
	52	F&I Pavement 9" Thick Doweled Conc	SY	1450		1450	6.1	1456.1	\$167.50	\$1,021.75
	53	F&I Sidewalk 4" Thick Reinf Conc	SY	300		300	15	315	\$86.00	\$1,290.00
	54	F&I Sidewalk 6" Thick Reinf Conc	SY	12		12	-0.3	11.7	\$97.00	-\$29.10
	55	F&I Det Warn Panels Cast Iron	SF	42		42	-1.5	40.5	\$62.50	-\$93.75
	56	F&I Impressioned 6" Thick Reinf Conc	SY	8		8	-0.6	7.4	\$260.00	-\$156.00
	57	F&I Driveway 7" Thick Reinf Conc	SY	399		399	7	406	\$110.00	\$770.00
	60	GV Box to Grade - w/Conc	EA	5		5	1	6	\$700.00	\$700.00
	62	Boulevard Grading	SY	638		638	-15	623	\$7.35	-\$110.25
	63	Seeding Type C	SY	638		638	33	671	\$7.35	\$242.55
	64	Mulching Type 1 Hydro	SY	638		638	-55	583	\$0.97	-\$53.35
								Paving Sub Total		-\$2,164.88
Street Lights	66	Remove Base	EA	3		3	-1	2	\$3,255.00	-\$3,255.00
	67	Remove Pull Box	EA	1		1	-1	0	\$2,835.00	-\$2,835.00
	68	F&I Base 6' Deep Reinf Conc	EA	3		3	-1	2	\$4,725.00	-\$4,725.00
	69	F&I Innerduct 1.5" Dia	LF	432		432	59	491	\$21.00	\$1,239.00
								Street Lights Sub Total		-\$9,576.00

Summary

Source Of Funding

Net Amount Change Order # 3 (\$)

Previous Change Orders (\$)

Original Contract Amount (\$)

Total Contract Amount (\$)

Special Assessments, State of ND Prairie Dog Funds

-\$15,737.45

\$11,905.32

\$1,012,083.13

\$1,008,251.00

I hereby accept this order both as to work to be performed and prices on which payment shall be based.

APPROVED

For Contractor

Title

Wendy Querson
Paras Contracting Inc
President

APPROVED DATE

Department Head

Mayor

Attest

T. K. Lee