REPORT OF ACTION

PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Improvement District No. BR-25-C1 Type: Negative Final Balancing Change Order #1

Location: Lilac Lane North Date of Hearing: 7/13/2026

Routing	Date
City Commission	7/20/2026
PWPEC File	X
Project File	Will Bayuk

The Committee reviewed a communication from Project Manager, Will Bayuk, regarding Negative Final Balancing Change Order #1 in the amount of -$14,475.58, which reconciles the final quantities as measured in the field.

Staff is seeking approval of Negative Final Balancing Change Order #1 in the amount of -$14,475.58, which brings the total contract amount to $2,944,038.02.

On a motion by Nicole Crutchfield, seconded by Susan Thompson, the Committee voted to recommend approval of Negative Final Balancing Change Order #1 to Northern Improvement Co.

RECOMMENDED MOTION
Concur with the recommendations of PWPEC and approve Negative Final Balancing Change Order #1 in the amount of -$14,475.58, bringing the total contract amount to $2,944,038.02 to Northern Improvement Co.

PROJECT FINANCING INFORMATION:
Recommended source of funding for project: Utility 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
				☑
Josh Boschee, Mayor	☑	☑	☐	
Nicole Crutchfield, Director of Planning	☑	☑	☐	
Gary Lorenz, Fire Chief	☑	☑	☐	Ryan Erickson
Brenda Derrig, Assistant City Administrator	☐	☐	☐	
Ben Dow, Director of Operations	☐	☐	☐	
Tom Knakmuhs, City Engineer	☑	☑	☐	
Susan Thompson, Finance Director	☑	☑	☐	

ATTEST:

[signature]
Tom Knakmuhs, P.E.
City Engineer

C: Kristi Olson

THE CITY OF Fargo FAR MORE

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www.FargoND.gov

Memorandum

To: Members of PWPEC

From: Will Bayuk, PE - Project Manager

Date: July 7, 2026

Re: Improvement District No. BR-25-C1 – Negative Final Balancing Change Order #1

Background:

Improvement District No. BR-25-C1 is for the reconstruction of Lilac Lane North from South Woodcrest Drive North to North Woodcrest Drive North, and on Willow Road North from North Woodcrest Drive North to Lilac Lane North.

Northern Improvement is the Prime Contractor on this project.

Negative Final Balancing Change Order #1

1) A previously repaired sanitary sewer wye done under a private contract was found to be installed incorrectly and needed to be fixed. All costs associated with the repair are being paid under bid item "Rem & Repl Wye 10"x6" PVC".
2) A credit of 2 days of Liquidated Damages is owed to the Contractor due to an administrative error. Credited under bid item "Special Bid Item A".

Attached is Negative Final Balancing Change Order #1 in the amount of -$14,475.58. 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:	$	2,958,513.60
FBCO #1:	$	-14,475.58
Liquidated Damages:	$	-20,000.00
Total Contract:	**$**	**2,924,038.02**

Recommended Motion:

Approve Negative Final Balancing Change Order #1 in the amount of -$14,475.58.58 to Northern Improvement for Improvement District No. BR-25-C1.

WRB/klb
Attachment

CHANGE ORDER REPORT
PAVING AND UTILITY REHAB/RECONSTRUCTION
IMPROVEMENT DISTRICT NO. BR-25-C1
LILAC LANE N FROM SOUTH WOODCREST DRIVE N TO NORTH WOODCREST DRIVE N, AND ON WILLOW ROAD N FROM NORTH WOODCREST DRIVE N TO LILAC LANE N.

Final Balancing Change Order

Change Order No	1	**Change Order Date**	6/30/2026
Contractor	Northern Improvement Co		

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 # 1

1) A previously repaired sanitary sewer wye done under a private contract was found to be installed incorrectly and needed to be fixed. All costs associated with the repair are being paid under bid item "Rem & Repl Wye 10"x6" PVC."

2) A credit of 2 days of Liquidated Damages is owed to the Contractor due to an administrative error. Credited under bid item "Special Bid Item A".

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	1	Remove Pipe All Sizes All Types	LF	214		214	-45	169	$27.50	-$1,237.50
	2	Bore Pipe SDR 26 - 6" Dia PVC	LF	100		100	-86.2	13.8	$154.00	-$13,274.80
	3	F&I Pipe w/GB SDR 26 - 6" Dia PVC	LF	855		855	-70	785	$138.00	-$9,660.00
									Sanitary Sewer Sub Total	**-$24,172.30**
Street Lights	13	Remove Feed Point	EA	1		1	-1	0	$660.00	-$660.00
									Street Lights Sub Total	**-$660.00**

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 ($)	C/O Ext Price ($)
Signing	20	F&I Sign Assembly & Anchor	EA	9		9	2	11	$215.00	$430.00
	21	F&I Diamond Grade Cubed	SF	78.2		78.2	17	95.2	$10.50	$178.50
									Signing Sub Total	**$608.50**
Change Order 1	22	Rem & Repl Wye 10"x6" PVC	EA	0		0	1	1	$6,111.73	$6,111.73
	23	Special Bid Item A	LS	0		0	2	2	$2,500.00	$5,000.00
									Change Order 1 Sub Total	**$11,111.73**
Water Main	24	Remove Pipe All Sizes All Types	LF	725		725	-71	654	$28.00	-$1,988.00
	27	F&I Fittings C153 Ductile Iron	LB	1444		1444	-188	1256	$13.00	-$2,444.00
	28	F&I Pipe w/GB C900 DR 18 - 6" Dia PVC	LF	70		70	12.7	82.7	$94.00	$1,193.80
	29	F&I Pipe w/GB C900 DR 18 - 8" Dia PVC	LF	2692		2692	34	2726	$105.00	$3,570.00
	31	F&I Gate Valve 8" Dia	EA	7		7	3	10	$3,520.00	$10,560.00

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 ($)	C/O Ext Price ($)
	34	Bore Pipe 1" Dia Water Service	LF	100		100	-100	0	$94.00	-$9,400.00
	35	F&I Pipe w/GB 1" Dia Water Service	LF	1010.0000000000001		1010.0000000000001	53.4	1063.4	$72.00	$3,844.80
	37	F&I Casting Water Service	EA	12		12	-9	3	$550.00	-$4,950.00
	38	F&I 1-1/4" Trench Found Rock 4" thru 12" Dia	LF	200		200	-200	0	$0.01	-$2.00
									Water Main Sub Total	**$384.60**
Storm Sewer	39	Remove Pipe All Sizes All Types	LF	1275		1275	-27	1248	$28.00	-$756.00
	42	Connect Pipe to Exist Structure	EA	2		2	-1	1	$1,650.00	-$1,650.00
	49	F&I Pipe w/GB 27" Dia Reinf Conc	LF	11		11	-11	0	$150.00	-$1,650.00
									Storm Sewer Sub Total	**-$4,056.00**
Paving	50	Remove Pavement All Thicknesses All Types	SY	8563		8563	-88	8475	$8.00	-$704.00
	51	Remove Curb & Gutter	LF	5212		5212	6	5218	$5.00	$30.00

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 ($)	C/O Ext Price ($)
	52	Remove Sidewalk All Thicknesses All Types	SY	2228		2228	-20	2208	$12.00	-$240.00
	53	Remove Driveway All Thicknesses All Types	SY	1592		1592	99.98	1691.98	$16.00	$1,599.68
	58	Subgrade Preparation	SY	10553		10553	-52.97	10500.03	$7.00	-$370.79
	59	F&I Woven Geotextile	SY	10553		10553	-52.97	10500.03	$1.60	-$84.75
	60	F&I Class 5 Agg - 8" Thick	SY	10553		10553	-52.97	10500.03	$14.00	-$741.58
	61	F&I Edge Drain 4" Dia PVC	LF	5212		5212	6	5218	$8.50	$51.00
	62	F&I Curb & Gutter Mountable (Type I)	LF	5212		5212	6	5218	$27.50	$165.00
	63	F&I Asphalt Pavement FAA 43 w/ PG58H-34	Ton	3476		3476	-83.96	3392.04	$95.00	-$7,976.20
	64	Mill / Grind Asphalt Pvmt 1" to 2" Thick	SY	203		203	-32.55	170.45	$13.00	-$423.15

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 ($)	C/O Ext Price ($)
	65	F&I Sidewalk 4" Thick Reinf Conc	SY	2171		2171	-115.46	2055.54	$72.00	-$8,313.12
	66	F&I Sidewalk 6" Thick Reinf Conc	SY	56		56	2.7	58.7	$85.00	$229.50
	67	F&I Driveway 6" Thick Reinf Conc	SY	1592		1592	298.55	1890.55	$88.00	$26,272.40
	68	F&I Det Warn Panels Cast Iron	SF	136		136	-8	128	$52.00	-$416.00
	69	F&I Flat MH Cover 8" Thick Reinf Conc	EA	2		2	-2	0	$1,300.00	-$2,600.00
	71	GV Box to Grade - no Conc	EA	9		9	2	11	$300.00	$600.00
	75	Weed Control Type B	SY	6743		6743	-6743	0	$0.10	-$674.30
	79	Traffic Control - Type 1	LS	1		1	0.12	1.12	$5,035.00	$604.20
	80	Irrigation Repair	EA	15		15	-5	10	$940.00	-$4,700.00
									Paving Sub Total	**$2,307.89**

Summary

Source Of Funding	Special Assessments, Local Utility Funds
Net Amount Change Order # 1 ($)	-$14,475.58
Previous Change Orders ($)	$0.00
Original Contract Amount ($)	$2,958,513.60
Total Contract Amount ($)	$2,944,038.02

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

APPROVED

For Contractor

Title VP

APPROVED DATE

Department Head

Mayor

Attest