

## REPORT OF ACTION

### PUBLIC WORKS PROJECTS EVALUATION COMMITTEE

Improvement District No. BN-25-E1

Type: Final Balancing Change Order #4

Location: Selkirk Place 3<sup>rd</sup> Addition

Date of Hearing: 7/27/2026

| <u>Routing</u>  | <u>Date</u>  |
|-----------------|--------------|
| City Commission | 8/3/2026     |
| PWPEC File      | X            |
| Project File    | Tyler Jacobs |

The Committee reviewed a communication from Project Manager, Tyler Jacobs, regarding Final Balancing Change Order #4 in the amount of \$38,103.97, which reconciles the final quantities as measured in the field.

Staff is seeking approval of Final Balancing Change Order #4 in the amount of \$38,103.97, which brings the total contract amount to \$6,698,265.56.

On a motion by Brenda Derrig, seconded by Susan Thompson, the Committee voted to recommend approval of Final Balancing Change Order #4 to Dakota Underground.

#### RECOMMENDED MOTION

Concur with the recommendations of PWPEC and approve Final Balancing Change Order #4 in the amount of \$38,103.97, bringing the total contract amount to \$6,698,265.56 to Dakota Underground.

#### PROJECT FINANCING INFORMATION:

Recommended source of funding for project: Developer Funds & Special Assessments

Developer meets City policy for payment of delinquent specials  
Agreement for payment of specials required of developer  
Letter of Credit required (per policy approved 5-28-13)

| Yes | No  |
|-----|-----|
|     | N/A |
|     | N/A |
|     | N/A |

#### COMMITTEE

Josh Bosch, 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

| Present                             | Yes                                 | No                       | Unanimous                           |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mark Williams                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                     |

ATTEST:

C: Kristi Olson

  
Tom Knakmuhs, P.E.  
City Engineer

# Memorandum

**To:** Members of PWPEC  
**From:** Tyler Jacobs, Project Manager  
**Date:** July 23, 2026  
**Re:** Improvement District No. BN-25-E1 – Final Balancing Change Order #4

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**Background:**

Improvement District No. BN-25-E1 is for the new construction of underground utilities, asphalt pavement, streetlights and incidentals on 67<sup>th</sup> Avenue South from 150 feet East of 32<sup>nd</sup> Street to 28<sup>th</sup> Street, on 69<sup>th</sup> Avenue South from 150 feet West of Belding Drive to 30<sup>th</sup> Street, on Belding Drive South from 67<sup>th</sup> Avenue to 69<sup>th</sup> Avenue, on 32<sup>nd</sup> Street from 67<sup>th</sup> Avenue to 69<sup>th</sup> Avenue, on Selkirik Drive South from 200 feet South of 66<sup>th</sup> Avenue to 69<sup>th</sup> Avenue, and on 30<sup>th</sup> Street South from 67<sup>th</sup> Avenue to 69<sup>th</sup> Avenue.

The attached Final Balancing Change Order #4 in the amount of \$38,103.97, reconciles the estimated quantities used in the contract with the final quantities as measured in the field.

The original contract bid price for this project was \$6,399,043.71 and this FBCO will bring the project final amount to \$6,698,265.56 (4.6% Increase). This Improvement District is funded 100% through Special Assessments.

**Recommended Motion:**

Approve Final Balancing Change Order #4 in the amount of \$38,103.97 to Dakota Underground.

TMJ\klb  
Attachments



**CHANGE ORDER REPORT  
NEW PAVING AND UTILITY CONSTRUCTION  
IMPROVEMENT DISTRICT NO. BN-25-E1  
SELKIRK PLACE 3RD ADDITION**

Final Balancing  
Change Order

**Change Order No** 4 **Change Order Date** 7/23/2026  
**Contractor** Dakota Underground Co 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 # 4  
FBCO for BN-25-E1

| 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 (\$) |
|-----------------------------|----------------------------------------------|----------------------------------------------|------|---------------|--------------|---------------|--------------|--------------|-----------------|--------------------|
| 67th Ave S - Sanitary Sewer | 3                                            | F&I 1-1/4" Trench Found Rock 4" thru 12" Dia | LF   | 321.77        |              | 321.77        | -321.77      | 0            | \$0.01          | -\$3.22            |
|                             | <b>67th Ave S - Sanitary Sewer Sub Total</b> |                                              |      |               |              |               |              |              |                 | <b>-\$3.22</b>     |
| Regional Detention          | 6                                            | F&I Slope Protection 5" Thick Reinf Conc     | SY   | 232           |              | 232           | 35.38        | 267.38       | \$130.00        | \$4,599.40         |
|                             | 8                                            | F&I Rip Rap Rock                             | CY   | 685           |              | 685           | 96           | 781          | \$155.00        | \$14,880.00        |
|                             | 14                                           | Mulching Type 1 Hydro                        | SY   | 34470         |              | 34470         | 21506        | 55976        | \$0.52          | \$11,183.12        |
|                             | 16                                           | Seeding Type C                               | SY   | 26030         |              | 26030         | 12827        | 38857        | \$0.40          | \$5,130.80         |

| 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 (\$)  |
|-------------------------------------|---------|-----------------------------------------------|------|--------------------|--------------|--------------------|--------------|--------------|-----------------|---------------------|
|                                     | 17      | F&I Erosion Control Blanket Type 3            | SY   | 9410               |              | 9410               | 680          | 10090        | \$2.45          | \$1,666.00          |
|                                     | 18      | Sediment Control Log 6" to 8" Dia             | LF   | 5895               |              | 5895               | -5079        | 816          | \$3.00          | -\$15,237.00        |
|                                     | 19      | F&I Turf Reinf Mat Type 2                     | SY   | 2400               |              | 2400               | 53           | 2453         | \$78.00         | \$4,134.00          |
| <b>Regional Detention Sub Total</b> |         |                                               |      |                    |              |                    |              |              |                 | <b>\$26,356.32</b>  |
| Bike Trail                          | 25      | F&I Shared Use Path 5" Thick Reinf Conc       | SY   | 3345               |              | 3345               | -196         | 3149         | \$69.00         | -\$13,524.00        |
| <b>Bike Trail Sub Total</b>         |         |                                               |      |                    |              |                    |              |              |                 | <b>-\$13,524.00</b> |
| Change Order 1                      | 29      | F&I Restr Joint Pipe C900 DR 18 - 12" Dia PVC | LF   | -42                | 0            | 520                | -42          | 478          | \$62.67         | -\$2,632.14         |
|                                     | 40      | Special Bid Item B                            | LS   | 1.2999999999999998 | 0            | 0.9999999999999998 | 1.3          | 2.3          | \$5,154.60      | \$6,700.98          |
| <b>Change Order 1 Sub Total</b>     |         |                                               |      |                    |              |                    |              |              |                 | <b>\$4,068.84</b>   |
| Change Order 2                      | 44      | F&I Pipe 12" Dia                              | LF   | -1                 | 0            | 115                | -1           | 114          | \$62.15         | -\$62.15            |

| 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 (\$) |
|-----------------------------------------|---------|------------------------------------------------|------|---------------|--------------|---------------|--------------|--------------|-----------------|--------------------|
|                                         | 45      | Rem & Repl Shared Use Path 5" Thick Reinf Conc | SY   | -25           | 0            | 71            | -25          | 46           | \$84.00         | -\$2,100.00        |
| Change Order 2 Sub Total                |         |                                                |      |               |              |               |              |              |                 | -\$2,162.15        |
| 67th Ave S - Cass Rural Water           | 49      | F&I 1-1/4" Trench Found Rock 4" thru 12" Dia   | LF   | 317           |              | 317           | -317         | 0            | \$0.01          | -\$3.17            |
|                                         | 52      | F&I Pipe C900 DR 18 - 12" Dia PVC              | LF   | 912.81        | 0            | 1395.19       | -477.19      | 918          | \$70.00         | -\$33,403.30       |
|                                         | 54      | F&I Gate Valve 12" Dia                         | EA   | 3             | 0            | 5             | -1           | 4            | \$5,400.00      | -\$5,400.00        |
|                                         | 55      | F&I Hydrant Ext. 6" High                       | EA   | 1             |              | 1             | 1            | 2            | \$1,150.00      | \$1,150.00         |
|                                         | 57      | F&I Hydrant Ext. 18" High                      | EA   | 1             |              | 1             | -1           | 0            | \$1,400.00      | -\$1,400.00        |
| 67th Ave S - Cass Rural Water Sub Total |         |                                                |      |               |              |               |              |              |                 | -\$39,056.47       |
| 67th Ave S - Storm Sewer                | 65      | F&I Rip Rap Rock                               | CY   | 75            |              | 75            | -28          | 47           | \$125.00        | -\$3,500.00        |
| 67th Ave S - Storm Sewer Sub Total      |         |                                                |      |               |              |               |              |              |                 | -\$3,500.00        |
| 67th Ave S - Paving                     | 73      | Subcut                                         | CY   | 600           | 0            | 510           | -10          | 500          | \$5.00          | -\$50.00           |

| 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 (\$) |
|---------|---------|-------------------------------------------|------|---------------|--------------|---------------|--------------|--------------|-----------------|--------------------|
|         | 74      | Subgrade Preparation                      | SY   | 6313.9        | 0            | 5866          | -169.1       | 5696.9       | \$1.50          | -\$253.65          |
|         | 75      | F&I Woven Geotextile                      | SY   | 5494.9        | 0            | 5866          | -169.1       | 5696.9       | \$1.70          | -\$287.47          |
|         | 76      | F&I Class 5 Agg - 8" Thick                | SY   | 5494.9        | 0            | 5866          | -169.1       | 5696.9       | \$12.00         | -\$2,029.20        |
|         | 77      | F&I Edge Drain 4" Dia PVC                 | LF   | 3170          | 0            | 3048          | -122         | 2926         | \$8.00          | -\$976.00          |
|         | 78      | F&I Curb & Gutter Standard (Type II)      | LF   | 3170          | 0            | 2922          | 4            | 2926         | \$26.00         | \$104.00           |
|         | 80      | F&I Sidewalk 4" Thick Reinf Conc          | SY   | 716           |              | 716           | -8           | 708          | \$65.00         | -\$520.00          |
|         | 81      | F&I Sidewalk 6" Thick Reinf Conc          | SY   | 15            |              | 15            | -0.8         | 14.2         | \$80.00         | -\$64.00           |
|         | 82      | Remove Sidewalk All Thicknesses All Types | SY   | 20            |              | 20            | 30           | 50           | \$20.00         | \$600.00           |
|         | 83      | F&I Shared Use Path 5" Thick Reinf Conc   | SY   | 1553          |              | 1553          | 20.9         | 1573.9       | \$69.00         | \$1,442.10         |

| 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 (\$) |
|----------------------|---------|-----------------------------------------|------|---------------|--------------|---------------|--------------|--------------|-----------------|--------------------|
|                      | 84      | F&I Shared Use Path 6" Thick Reinf Conc | SY   | 40            |              | 40            | 12           | 52           | \$88.00         | \$1,056.00         |
|                      | 85      | F&I Det Warn Panels Cast Iron           | SF   | 144           |              | 144           | -32          | 112          | \$60.00         | -\$1,920.00        |
|                      | 86      | F&I Asphalt Pavement FAA 43 w/ PG58H-34 | Ton  | 1980.23       | 0            | 1923          | -88.77       | 1834.23      | \$80.00         | -\$7,101.60        |
|                      | 87      | Casting to Grade - Blvd                 | EA   | 2             |              | 2             | 3            | 5            | \$400.00        | \$1,200.00         |
|                      | 88      | Casting to Grade - no Conc              | EA   | 2             |              | 2             | 6            | 8            | \$800.00        | \$4,800.00         |
|                      | 90      | Mulching Type 1 Hydro                   | SY   | 958           |              | 958           | 3604         | 4562         | \$0.52          | \$1,874.08         |
|                      | 91      | Seeding Type C                          | SY   | 958           |              | 958           | 3604         | 4562         | \$0.40          | \$1,441.60         |
|                      |         | <b>67th Ave S - Paving Sub Total</b>    |      |               |              |               |              |              |                 | <b>-\$684.14</b>   |
| 67th Ave S - Signing | 100     | F&I Sign Assembly                       | EA   | 2             |              | 2             | 5            | 7            | \$42.00         | \$210.00           |
|                      | 101     | F&I Sign Assembly & Anchor              | EA   | 2             |              | 2             | 7            | 9            | \$220.00        | \$1,540.00         |

| 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 (\$) |
|---------------------------------|---------------------------------------|----------------------------------------------|------|---------------|--------------|---------------|--------------|--------------|--------------------|--------------------|
|                                 | 102                                   | F&I Diamond Grade Cubed                      | SF   | 25            |              | 25            | -4.5         | 20.5         | \$11.25            | -\$50.63           |
|                                 | 103                                   | F&I High Intensity Prismatic                 | SF   | 25            |              | 25            | -2.99        | 22.01        | \$9.60             | -\$28.70           |
|                                 | <b>67th Ave S - Signing Sub Total</b> |                                              |      |               |              |               |              |              |                    | <b>\$1,670.67</b>  |
| Sanitary Sewer                  | 107                                   | F&I 1-1/4" Trench Found Rock 4" thru 12" Dia | LF   | 5118          |              | 5118          | -5118        | 0            | \$0.01             | -\$51.18           |
|                                 | 109                                   | F&I Pipe SDR 26 - 6" Dia PVC                 | LF   | 7384          |              | 7384          | 634          | 8018         | \$27.00            | \$17,118.00        |
| <b>Sanitary Sewer Sub Total</b> |                                       |                                              |      |               |              |               |              |              | <b>\$17,066.82</b> |                    |
| Cass Rural Water                | 113                                   | F&I Fittings C153 Ductile Iron               | LB   | 953           |              | 953           | 196          | 1149         | \$13.00            | \$2,548.00         |
|                                 | 117                                   | F&I Pipe C900 DR 18 - 8" Dia PVC             | LF   | 5094          |              | 5094          | -10          | 5084         | \$38.00            | -\$380.00          |
|                                 | 120                                   | F&I Hydrant Ext. 6" High                     | EA   | 1             |              | 1             | -1           | 0            | \$1,150.00         | -\$1,150.00        |
|                                 | 121                                   | F&I Hydrant Ext. 12" High                    | EA   | 1             |              | 1             | -1           | 0            | \$1,220.00         | -\$1,220.00        |
|                                 | 122                                   | F&I Hydrant Ext. 18" High                    | EA   | 1             |              | 1             | -1           | 0            | \$1,400.00         | -\$1,400.00        |

| 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 (\$) |
|-------------|---------|--------------------------------------|------|---------------|--------------|---------------|--------------|--------------|-----------------------------------|--------------------|
|             | 123     | F&I Pipe 1" Dia Water Service        | LF   | 6880          |              | 6880          | 478          | 7358         | \$18.00                           | \$8,604.00         |
|             |         |                                      |      |               |              |               |              |              | <b>Cass Rural Water Sub Total</b> | <b>\$7,002.00</b>  |
| Storm Sewer | 131     | F&I Inlet - Round (RDI) Reinf Conc   | EA   | 20            | 0            | 20            | 1            | 21           | \$1,700.00                        | \$1,700.00         |
|             | 136     | F&I Pipe 18" Dia                     | LF   | 136           |              | 136           | 44           | 180          | \$55.00                           | \$2,420.00         |
|             | 140     | F&I Pipe 42" Dia                     | LF   | 548           |              | 548           | 13           | 561          | \$170.00                          | \$2,210.00         |
|             | 141     | F&I Pipe w/GB 15" Dia                | LF   | 503           |              | 503           | -78          | 425          | \$64.00                           | -\$4,992.00        |
|             |         |                                      |      |               |              |               |              |              | <b>Storm Sewer Sub Total</b>      | <b>\$1,338.00</b>  |
| Paving      | 142     | F&I Mailbox Pad                      | EA   | 7             |              | 7             | 4            | 11           | \$550.00                          | \$2,200.00         |
|             | 148     | Subcut                               | CY   | 100           | 0            | 1093          | -1093        | 0            | \$5.00                            | -\$5,465.00        |
|             | 152     | F&I Edge Drain 4" Dia PVC            | LF   | 9775          | 0            | 9527          | 4            | 9531         | \$8.00                            | \$32.00            |
|             | 153     | F&I Curb & Gutter Mountable (Type I) | LF   | 9527          |              | 9527          | 4            | 9531         | \$24.00                           | \$96.00            |
|             | 154     | F&I Pavement 7" Thick Reinf Conc     | SY   | 105           |              | 105           | 65           | 170          | \$95.00                           | \$6,175.00         |



| 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                           | 178     | F&I Sign Assembly            | EA   | 9             |              | 9             | -8           | 1            | \$42.00         | -\$336.00          |
|                                   | 181     | F&I Diamond Grade Cubed      | SF   | 84            |              | 84            | -34          | 50           | \$11.25         | -\$382.50          |
|                                   | 182     | F&I High Intensity Prismatic | SF   | 81.8          |              | 81.8          | 27.76        | 109.56       | \$9.60          | \$266.50           |
| Signing Sub Total                 |         |                              |      |               |              |               |              |              |                 | -\$452.00          |
| LOMR - Developer Funded           | 186     | Topsoil - Haul               | CY   | 339           | 8461         | 6600          | 2200         | 8800         | \$3.00          | \$6,600.00         |
| LOMR - Developer Funded Sub Total |         |                              |      |               |              |               |              |              |                 | \$6,600.00         |

**Summary**

|                                         |                                      |
|-----------------------------------------|--------------------------------------|
| <b>Source Of Funding</b>                | Special Assessment, Developer Funded |
| <b>Net Amount Change Order # 4 (\$)</b> | \$38,103.97                          |
| <b>Previous Change Orders (\$)</b>      | \$261,117.88                         |
| <b>Original Contract Amount (\$)</b>    | \$6,399,043.71                       |
| <b>Total Contract Amount (\$)</b>       | \$6,698,265.56                       |

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

**CONTRACT DATES**

|                                               |                                         |
|-----------------------------------------------|-----------------------------------------|
| <b>Current Substantial Completion Date</b>    | <b>Current Final Completion Date</b>    |
| 7/15/2026                                     | 8/14/2026                               |
| <b>Additional Days Substantial Completion</b> | <b>Additional Days Final Completion</b> |
| -58                                           | 0                                       |
| <b>New Substantial Completion Date</b>        | <b>New Final Completion Date</b>        |
| 5/18/2026                                     | 8/14/2026                               |
| <b>Interim Completion Dates</b>               |                                         |

|                |                                                                                   |                 |                                                                                     |
|----------------|-----------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|
| APPROVED       |  | APPROVED DATE   |                                                                                     |
| For Contractor | Dakota Underground Company                                                        | Department Head |                                                                                     |
| Title          | Project Manager                                                                   | Mayor           |  |
|                |                                                                                   | Attest          |                                                                                     |