

ITEM #: 32  
DATE: 04-08-25  
DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT: 2023/24 AMES PLAN 2040 SANITARY SEWER UTILITY INFRASTRUCTURE  
(265TH STREET EXTENSION) - CHANGE ORDER NO. 1**

**BACKGROUND:**

This new program involves installation of public sanitary sewer infrastructure into the priority growth tiers shown in Ames Plan 2040. Installing the sanitary sewer system proactively opens the ability to develop land in the adopted growth tiers. **This project includes extending a new sanitary sewer along Ken Maril Road, and along 550th Avenue from Ken Maril Road to 265th Street.**

On December 10, 2024, City Council awarded the contract to S.M. Hentges and Sons, Inc. of Jordan, Minnesota in the amount of \$2,036,000. The specifications that were developed by City staff and included in the contract initially estimated 200 cubic yards (CY) of removal of frozen soil.

Frozen soil is unique in construction in that it must be hauled off-site and replaced by regular, non-frozen fill, resulting in increased costs. The 200 CY figure was included in the specifications to establish a unit price for this material. The actual amount depends on conditions encountered in the field and the timing of the project.

**At the time the contract was awarded, staff encouraged the contractor to commence work rapidly in order to minimize disruption to adjacent properties and a gravel county road. However, this schedule resulted in 9,533 CY of frozen materials being encountered due to the winter weather and a greater than expected depth of frost. This overage (9,333 CY) necessitates a Change Order in the amount of \$167,994.**

**It should be noted that although this change order is an increase in cost, this construction approach was pursued in consultation with property owners and avoids impacts to their properties, which would likely have resulted in crop damage expenses and costs to install and remove temporary field access.**

Revenue and expenses associated with this program are estimated as follows:

Funding Source	Available Revenue	Estimated Expenses
ARPA	\$2,300,000	
Sewer Utility Fund	\$200,000	
Construction		\$2,036,000
<b>Change Order No.1</b>		<b>\$ 167,994</b>
Engineering/Administration		\$ 290,000
<b>Total</b>	<b>\$2,500,000</b>	<b>\$2,493,994</b>

**ALTERNATIVES:**

1. Approve Change Order No. 1 in the amount of \$167,994 for the 2023/24 Ames Plan 2040 Sanitary Sewer Utility Infrastructure Project (265th Street Extension).
2. Direct staff to pursue changes to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The change order proposed is a result of the timing and coordination of the sanitary sewer installation project with adjacent property owners. Staff has reviewed the change order and believes it is appropriate.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Ames 2040 Plan Overview.pdf](#)