

ITEM #:	24
DATE:	08-25-26
DEPT:	W&PC

COUNCIL ACTION FORM

SUBJECT: WATER PLANT WELL REHABILITATION CONTRACT

BACKGROUND:

Well rehabilitation is an important maintenance activity to ensure proper functioning of the water wells used to supply drinking water for the community and prevent premature well failure. The Water Plant has its wells on a five-year rotation for cleaning and rehabilitation.

On June 14, 2022, Council awarded a well rehabilitation contract to Northway Well and Pump Company of Waukee, Iowa. After completion of the first year, the contract allowed for up to four optional annual renewals, for a maximum total of five years.

On August 26, 2025, Council awarded the Year Four contract (the third renewal) to Northway to rehabilitate Well Numbers 11, 15, 18, and 25 in the base amount of \$126,472.94. **There were no change orders executed against the contract, and the final total for the work performed is \$126,472.94. All work covered by Year Four has been successfully completed.** An Engineer's Statement of Completion is attached. Staff is recommending that Council accept the work as complete.

Staff is also recommending that Council award the Year Five contract (fourth renewal option) to Northway for the rehabilitation of Well Numbers 22, 26, and 27.

Under the terms of the contract, adjustments from the base bid prices provided in 2022 are made using a Consumer Price Index (CPI) adjustment factor. The March CPI factor used to adjust from the FY 2022/23 bid to the FY 2026/27 contract renewal is 16.05% over the base year. **The resulting expenses for FY 2026/27 will be \$3,481.50 for the annual mobilization and \$31,710.66 per well times three wells, for a total contract amount of \$98,613.48.**

The FY 2026/27 Water Plant operating budget contains \$136,395 for the rehabilitation, and an additional \$36,000 for repairs as needed.

ALTERNATIVES:

1. The City Council can:
 - a. Accept the completion of Year Four of the five-year Water Plant Well Rehabilitation Contract in the final amount of \$126,472.94.
 - b. Award Year Five to Northway Well and Pump Company of Waukee, IA in the amount of \$98,613.48 for mobilization and rehabilitation of three wells in FY 2026/27.

2. The City Council can:
 - a. Not accept completion of Year Four and provide staff with guidance on steps needed to close out the contract.
 - b. Not award a contract for Year Five, and direct staff to solicit new bids for the rehabilitation work.
3. The City Council can:
 - a. Not accept completion of Year Four and provide staff with guidance on steps needed to close out the contract.
 - b. Not award a contract for Year Five, and direct staff not to pursue well rehabilitation for FY 2026/27. This could result in lowered capacity in the wells and potentially lead to premature failure of the wells and appurtenances.

CITY MANAGER'S RECOMMENDED ACTION:

Regular well maintenance is necessary to ensure the availability of source water quantities to meet the City's current and future drinking water demands. Staff has determined a five-year cycle of well rehabilitation to be an effective means of maintaining well production. The fourth year of the Water Plant Well Rehabilitation contract has been successfully completed in accordance with the plans and specifications. An Engineer's Statement of Completion is attached.

The contract originally awarded to Northway Well and Pump Company included an option for up to four annual renewals (a total of five years). Northway has performed effectively in the prior four years' work, and staff is recommending that they be awarded a contract renewal for Year Five. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 a-b, as noted above.

ATTACHMENT(S):

[Engineer's Statement of Completion - FY 26 Well Rehab Contract.pdf](#)