

To: **Mayor and City Council**  
Through: **Nathan Burkett, City Manager**  
From: **Ross Beckwith, Public Works & Parks Director/City Engineer**  
Date: **May 10, 2021**

## **Change Order 1 for Moreland Avenue Street Improvements Project 21-1**

### **BACKGROUND INFORMATION:**

On February 22, 2021, City Council awarded a contract for \$3,785,514.86 to McNamara Contracting, Inc. for the 2021 Street Improvements Project, City Project 21-1. As construction began in April, it became clear that the soil conditions under Moreland Avenue were much worse than the data the soil borings provided during the design phase. There is a lot more heavy clay than anticipated. To properly combat this clay and provide necessary drainage to the subgrade, a nine-inch increase in the sub-cut will allow for a sand section under the new layer of class 5 aggregate. There will also be a layer of geotextile fabric added between the sand and the bottom of the subgrade.

In addition, a layer of crushed concrete was discovered under the existing roadway. The original soil borings classified this as a layer of gravel, but it is clearly crushed concrete. Crushed concrete can flex/heave more aggressively than a typical class 5 aggregate which can show up in your pavement in a negative way. The additional 9-inch sub-cut will allow proper removal of this layer of crushed concrete.

### **FISCAL IMPACT:**

The total cost of Change Order 1 is \$342,253. This change order will revise the contract amount with McNamara Contracting to \$4,127,767.86, which is still below the allocated Capital Improvement Program funding for this project.

Assessments to property owners were already capped based on the Special Benefits Appraisal so they will not increase due to this change order. In addition, since Moreland Avenue is a State Aid road it requires the Minnesota Department of Transportation State Aid office to sign off on the changes, which they have done.

### **STAFF RECOMMENDATION:**

Staff recommends that the City Council approve Change Order No. 1 for \$342,253 with McNamara Contracting, Inc. for the Moreland Avenue Street Improvements Project, City Project 21-1.