

ITEM #:	<u>11</u>
DATE:	<u>10-28-25</u>
DEPT:	<u>PW</u>

COUNCIL ACTION FORM

**SUBJECT: 2021/22 STORMWATER DETENTION/RETENTION MAINTENANCE
PROGRAM - (NORTHRIDGE HEIGHTS POND)**

BACKGROUND:

This annual program provides for long-term maintenance of stormwater detention facilities within the City of Ames. These facilities provide regional stormwater detention and retention across the community.

As a standard provision of developers' agreements, the City of Ames has responsibility for the long-term maintenance of many of these facilities in residential areas. As these facilities age, sediment accumulates, volunteer vegetation becomes more prevalent, erosion occurs, and structures need to be improved. **The program location for this project is the Northridge Heights Pond.**

On April 9, 2024, City Council awarded the contract to Tallgrass Land Stewardship Co., of Waukee, Iowa in the amount of \$111,600. To date, staff has administratively approved seven change orders totaling \$13,415. **Change Order No. 8 (this Council action) in the amount of \$23,843.50 includes costs for the disposal of unsuitable materials, additional required drainage pipe, and tied concrete block matting for erosion control. This change order requires City Council approval because the change is over 20% of the original contract value.**

Additional project revenue is required to fund Change Order No 8. Staff has identified \$50,000 in project savings in the available Stormwater Utility Fund that can be utilized to cover this expense.

Revenue and expenses associated with this program are as follows:

Funding Source	Available Revenue	Estimated Expenses
21/22 Stormwater Detention/Retention (Stormwater Utility Fund)	\$150,000.00	
Stormwater Utility Fund	\$ 50,000.00	
Construction (As Bid)		\$ 111,600.00
Change Orders (previously approved by staff)		\$ 13,415.00
Change Order 8 (this Council action)		\$ 23,843.50
Engineering/Administration (est.)		\$ 35,000.00
TOTAL	\$ 200,000.00	\$ 183,858.50

ALTERNATIVES:

1. Approve Change Order No. 8 to Tallgrass Land Stewardship Co., of Waukege, Iowa, in the amount of \$23,843.50 for the 2021/22 Stormwater Detention/Retention Maintenance Program - (Northridge Heights Pond).
2. Direct staff to pursue changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

This change order is necessary to address site conditions and provide necessary quantity adjustments to ensure proper project completion and compliance with design requirements. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):

[Project Map.pdf](#)

[CO 8, Unsigned, 2021-22 Stormwater Facility Rehab \(Northridge Heights\).pdf](#)