

# Memorandum

**REPORT TO:** City Commission

**FROM:** Karl Johnson, Project Engineer  
Nicholas Ross, Director of Transportation and Engineering

**SUBJECT:** Resolution Authorizing Change Order No. 3 with CK May Excavating, Inc. For the 2024 Street and Utility Improvements Project

**MEETING DATE:** July 1, 2025

**AGENDA ITEM TYPE:** Resolution

**RECOMMENDATION:** Approve Resolution Authorizing Change Order No. 3 with CK May Excavating, Inc. For the 2024 Street and Utility Improvements Project

**STRATEGIC PLAN:** 4.3 Strategic Infrastructure Choices: Prioritize long-term investment and maintenance for existing and new infrastructure.

**BACKGROUND:** Change Order No. 3 to the 2024 Street and Utility Improvements Project includes the following.

Mill and overlay South Black Avenue from Main Street to College Street including pedestrian curb ramp upgrades for ADA compliance and replacement of sewer services from the sewer main to the curb line.

The existing asphalt street surface of Black Avenue around the project area is in poor condition. Limiting asphalt replacement to the utility trench will leave significant portions of the existing street surface. The existing asphalt will continue to degrade to the point where full depth reconstruction may be required in the future, which would be a substantial expense to the city. Furthermore, the existing surface condition reduces the safety of all street users by requiring them to maneuver around hazards such as potholes and uneven surfaces. Replacing the entire street surface will improve both the condition and safety of the street as well as extend its useful life. Pedestrian curb ramp improvements will be made to upgrade ADA compliance. Additionally, the existing sewer services have an increased likelihood of maintenance needs due to their age and material. In order to ensure the new street will not need to be excavated for these maintenance needs in the near future sewer service replacement has been included in this scope of work.

This section of South Black was previously proposed for reconstruction under the city's Local Street Reconstruction Program but failed to secure support for the creation of a Special improvement District (SID). The

anticipated street reconstruction cost of that project was approximately \$1,000,000. Change Order No. 3 will effectively complete the street reconstruction at a cost of \$221,561.75 without requiring creation of an SID.

There is an increase in contract time of 30 calendar days for this Change Order. Staff advises the final recommended change in cost and time for these items is reasonable and commensurate with the work involved.

**UNRESOLVED ISSUES:** None.

**ALTERNATIVES:** As suggested by the City Commission.

**FISCAL EFFECTS:** An increase of \$327,415.75 to the overall contract price from \$4,366,890.56 to \$4,694,306.31.

Costs for the change are split between the Street Assessments in the amount of \$221,561.75 and Wastewater Pipe Replacement Fund (WW08) in the amount of \$105,854.00.

Cost increase for Change Order No. 3 will be covered by operational savings from Streets and Utility funds and a budget amendment will be brought at the end of FY26 if savings are not available.

Attachments:

[Change Order 3 with CK May Excavating for 2024 Street and Utility Improvements Project.pdf](#)

[Resolution Change Order 3 for 2024 Street and Utility Improvements Project.doc](#)

Report compiled on: June 19, 2025