

Memorandum

To: Programs, Projects, and Operations Subcommittee

From: Eric Williams, Natural Resources Planner

Date: April 30, 2025

RE: Sorensen to Girard Trail

Construction Change Order 1 with Navarro Lawn & Landscape, Inc.

The District executed a construction contract with Navarro Lawn & Landscape (NL&L) in January 2025 for work on the trail including a retaining wall, and stormwater improvements. Construction work began in January and updates to the plans are needed based on information from the site after preliminary tree clearing and site preparation was completed.

Additional trees have been identified that are large enough to be independently counted and removed according to the bid documents. Clearing of the site now allows direct access from Girard Street along the trail corridor to the maintenance and facilities buildings on the Alegent hospital campus, and separation of the trail from the hospital is needed to maintain safety and security for members of the public and hospital staff. A pile of debris was uncovered when brush was cleared and this material needs to be removed from the site to complete trail construction.

The project was bid and awarded based on a retaining wall along the south side of the trail, on the uphill side, with excavation into the existing slope. During construction meetings with FHU as the consultant, EGA as the subconsultant for construction administration, Thiele Geotech as the subconsultant for geotechnical services, NL&L as the contractor, and Linhart as the retaining wall subcontractor, it has been determined that retaining wall should be on the north side of the trail, downhill, with the trail on top of a fill section. This will provide a more stable base for the retaining wall and subgrade for the trail, and will address drainage from the new wall design.

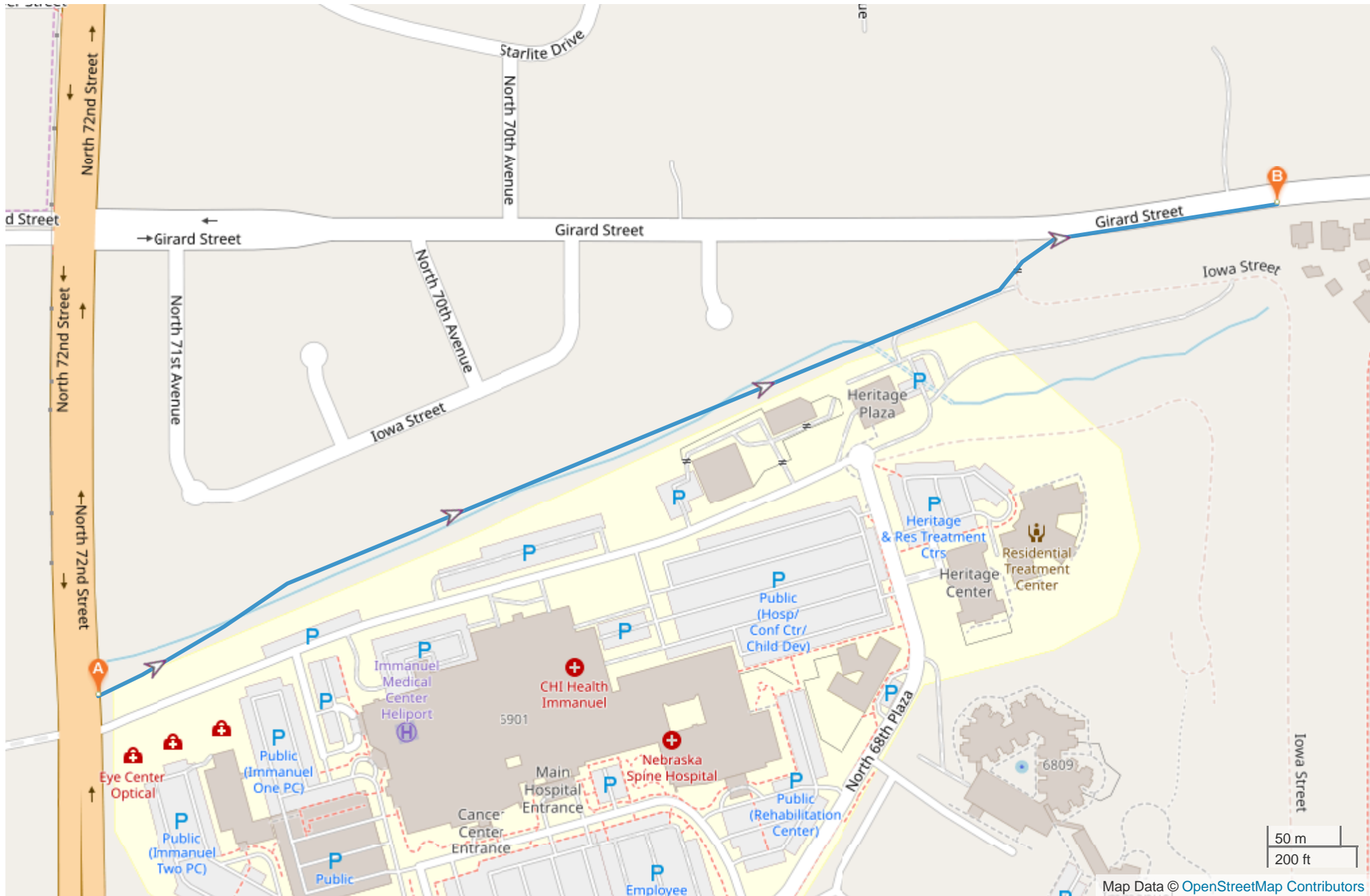
The updated wall location will have additional fill material below the base of the wall sloping toward the bottom of the existing grade where a future trail extension is planned. Early stability of the slope below the wall will be critical to reduce risk of erosion, and an update to use hydroseeding along the base of the wall was agreed to be appropriate to protect the retaining wall and trail. A small update to the stormwater management on top of the new wall location is also included in the plan updates. Per discussion with the City of Omaha, an anti-graffiti coating for the wall with a 5-year warranty is also recommended.

Adjacent failed stormwater infrastructure is causing challenges on the site. This infrastructure is not on the trail corridor and was not accessible prior to site clearing at the start of construction. A small update to plans and quantities will be completed to address drainage on site both during construction and for ongoing operations of the trail after construction is completed.

The total amount covered under Change Order 1 is \$243,317.30 bringing the updated construction contract total to \$1,162,840.

- **Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute the proposed Change Order No. 1 to the construction contract between the District and Navarro Lawn & Landscape for the Sorensen to Girard Trail Project for the maximum amount of \$243,317.30 bringing the total contract amount to \$1,162,840, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.**

Girard Trail Connection







CHANGE ORDER NO.: 1

Owner: Papio Missouri River Natural Resources District
Engineer: Ehrhart Griffin and Associates
Contractor: NL&L Concrete Inc
Project: Sorensen to Girard Trail

Owner's Project No.: N/A
Engineer's Project No.: 221226
Contractor's Project No.: N/A

Contract Name: Sorensen to Girard Trail Paving, Grading, Retaining Walls, and Storm Sewer
Date Issued: 2025-04-28 Effective Date of Change Order: 2025-04-28

The Contract is modified as follows upon execution of this Change Order:

Description:

Modification of work due to the change in the wall design, additional tree and debris removal, and additional fencing.

- Clearing and Grubbing Trees Over 9" to 18" Diameter..... \$6,800.00
- Clearing and Grubbing Trees Over 18" to 27" Diameter..... \$3,400.00
- Clearing and Grubbing Trees Over 27" to 36" Diameter..... \$400.00
- Fencing for Immanuel \$36,804.90
- Additional Debris Removal..... \$28,885.00
- Construct Gravity Block Retaining Wall..... \$36,223.50
- Alt 2 – Anti-graffiti Coating – 5 year Warranty..... \$16,463.00
- Hydro Seeding..... \$16,250.00
- Mow Strip..... \$8,500.00
- Flume..... \$9,720.00
- Line 6 – Re-staking for New Wall..... \$3,000.00
- Line 7 – Excavation On-Site..... (\$11,016.00)
- Line 8 – Embankment – Borrow..... \$54,612.00
- Line 21 – Construct 42" Chain Link Fence..... (\$3,530.00)

TOTAL ADDITION: \$243,317.3

Attachments:

Exhibit A: Change order documents from the contractor.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 919,522.70	Original Contract Times: Substantial Completion: September 1 st , 2025 Ready for final payment: September 15 th , 2025
Increase from previously approved Change Orders: \$ 0	
Contract Price prior to this Change Order: \$ 919,522.70	
Increase this Change Order: \$ 243,317.30	

Contract Price incorporating this Change Order:	
\$ 1,162,840.00	

	Recommended by Engineer (if required)	Accepted by Contractor
By:	_____	_____
Title:	Project Manager	_____
Date:	_____	_____
By:	Authorized by Owner	Approved by Funding Agency (if applicable)
Title:	_____	_____
Date:	_____	_____
	_____	_____

Change Order

Date: 04/03/25
Internal CO: 1
Internal Job No: 25001

Sorenson to Girard Trail

Owner CO No:

Total this Change Order:	10,600.00
Original Contract:	919,522.70
Previously Approved Change Orders:	0.00
Revised Contract to Date:	930,122.70

Accepted By: _____

1 of 1

Navarro Lawn & Landscape Inc.

Project Name: Sorenson to Girard Trail

Location:

Date: 4-17-25

Contract #: Job 25001

Change Order #: 2

Proposed Changes:

Remove dump pile on job site.

Price of \$165 per load, number of loads to be determined upon completion of removal – Estimated 40 loads.

Actual dump fees.

Price of \$55.71 per ton, number of tons to be determined at end of removal – Estimated 400 tons.

Receipts to be provided.

Timeframe for Changes & Effect on Overall Project Schedule:

Estimated Price of Changes:	\$ 28,885.00
Original Contract Price:	\$ 919,522.70
Net Price of Prior Approved Change Orders: (Change Order 1)	\$ 10,600.00
New Contract Price if Current Change Order is Approved:	\$ 959,007.70

This Change Order is:

☐ Approved ☐ Not Approved

Approved by:

NL & L Concrete Inc.

Date:

[Insert Receiving Company Name]

Date:

Navarro Lawn & Landscape Inc.

5634 S 85th Circle, Suite 202

Omaha, NE 68127

Phone: 402-934-4439

Fax: 402-905-3607

Navarro Lawn & Landscape Inc.

Project Name: Sorenson to Girard Trail

Date: 4-25-25

Contract #: OPW54776

Change Order #: 3

Proposed Changes: Per New Plans and Sections 4/14/25, New Wall Shift North

Line 0020 – Construct Gravity Block Retaining Wall : New Unit Price : \$79.10 per SF for 4,605 SF	\$ 36,223.50
Alt 1 – Anti-graffiti Coating – 1 year Warranty :	\$ 13,170.30
Alt 2 - Anti-graffiti Coating – 5 year Warranty :	\$ 16,463.00
Hydro Seeding – ¾ acre:	\$ 16,250.00
Mow Strip : Unit Price : \$7.10 per SF for 1,200 SF total	\$ 8,500.00
Flume : Unit Price : \$8.10 per SF for 1,200 SF total	\$ 9,720.00

Timeframe for Changes & Effect on Overall Project Schedule:

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Estimated Price of Changes:	\$ TBD per Alt choice above
Original Contract Price:	\$ 919,522.70
Net Price of Prior Approved Change Orders:	\$
New Contract Price if Current Change Order is Approved:	\$

This Change Order is:

[] Approved [] Not Approved

Approved by: Joel Barclay
NL & L Concrete Inc.

Date: 4/25/2025

Ehrhart Griffin and Associates

Date: _____

Navarro Lawn & Landscape Inc.

5634 S 85th Circle, Suite 202

Omaha, NE 68127

Phone: 402-934-4439

Fax: 402-905-3607

AMERICAN FENCE COMPANY

Omaha

Lincoln

Des Moines

Grand Island

Sioux Falls

Rochester

Sioux City

Cedar Rapids

AmeriFence Corporation – Kansas City

PROPOSAL

Date: 04/07/2025

Contact: JD Barclay

Project: Sorensen to Girard Trail - Immanuel

Project Location: 6901 N 72nd St, Omaha, NE 68122

Project Scope Information:

Install approximately 445LF of 6' tall 9ga galvanized chain link fence

Fence to include the following:

1-5/8" diameter top rail and middle brace

3-strand barb wire to extend an additional 12" above proposed fence height

6' tall black tube slats throughout

2-1/2" diameter line posts

3" diameter terminal/stretch posts

All posts set in 10" diameter x 42" deep concrete footings

All other hardware necessary for above install are included

If not listed herein, it is not included. Advise, prior to acceptance of required additional items.

Start Date: TBD

Subject to change depending on material lead times, weather, crew availability and date of signed proposal.

Project Specific Notes:

1. American Fence Company assumes fence line is free of any underground utilities or obstacles that prevent from digging; If hand digging or vac is required additional costs may be incurred or fence line may be altered to avoid
2. Survey and permit by others
3. No grading, clearing, seeding, or matting is to be performed by American Fence Company
4. All trailers and equipment are to be removed from area where fence line is installed prior to installation.

Crew Size: 2

Project specific supervision: Not included.

Notes are specific to the scope and directly impact project pricing. If not agreeable, advise prior to acceptance.

Overall Project Pricing: \$33,459.00

Plus 10% Contractor fee = \$36,804.90

Unless otherwise stated, pricing does not include sales tax, subject to change after 10 days of date of proposal. This proposal is not binding unless signature is affixed to page two. Do not sign and return this sheet without signed second page.

Contact Information: James Oliveri 402-982-2093 j.oliveri@americafence.com

Standard Notes & Exclusions: Unless otherwise noted:

1. One mobilization is included for the installation of the fence.
2. Block-out(s) in concrete / masonry for fence by others. No core drilling included. Sleeves required but not provided by AFC.
3. No surveying and/or staking included. Fence line to be staked by others.
4. Private utilities to be located by others in accordance with State's One Call System standards. In the event these utilities are damaged as a result of improper locating, AFC will not be responsible for damages and associated costs.
5. Fence line to be staked clear of utilities. No excavation included for digging within 18" of utilities but at additional expense. Hand excavation due to interference with utilities at \$35.00 per post hole.

AMERICAN FENCE COMPANY

Omaha

Lincoln

Des Moines

Grand Island

Sioux Falls

Rochester

Sioux City

Cedar Rapids

AmeriFence Corporation – Kansas City

6. No permits, bonds, dues, completed operations, or primary-none contributory included.
7. No project specific employee background, drug screen or DMV history included. Add \$65.00 per employee if required.
8. No removals, grading, grubbing, and/or demolition are included.
9. No electrical wire, wiring, grounding, conduit, connections, and/or initial electrical/controls set-up. Only after electrician has confirmed connections and operations, AFC will review installation.
10. AFC will not be subject to liquidated damages or back charges as a result of delays.
11. Material fabricated per plans. No field verification, engineering, delegated design included.
12. Accounts not paid within thirty days will be charged eighteen percent (18%) per annum. No retention to be withheld.
13. No prevailing, union or Davis – Bacon wages included.
14. No participation in billing processing programs, Textura. Participation fee to be added to contract if required.

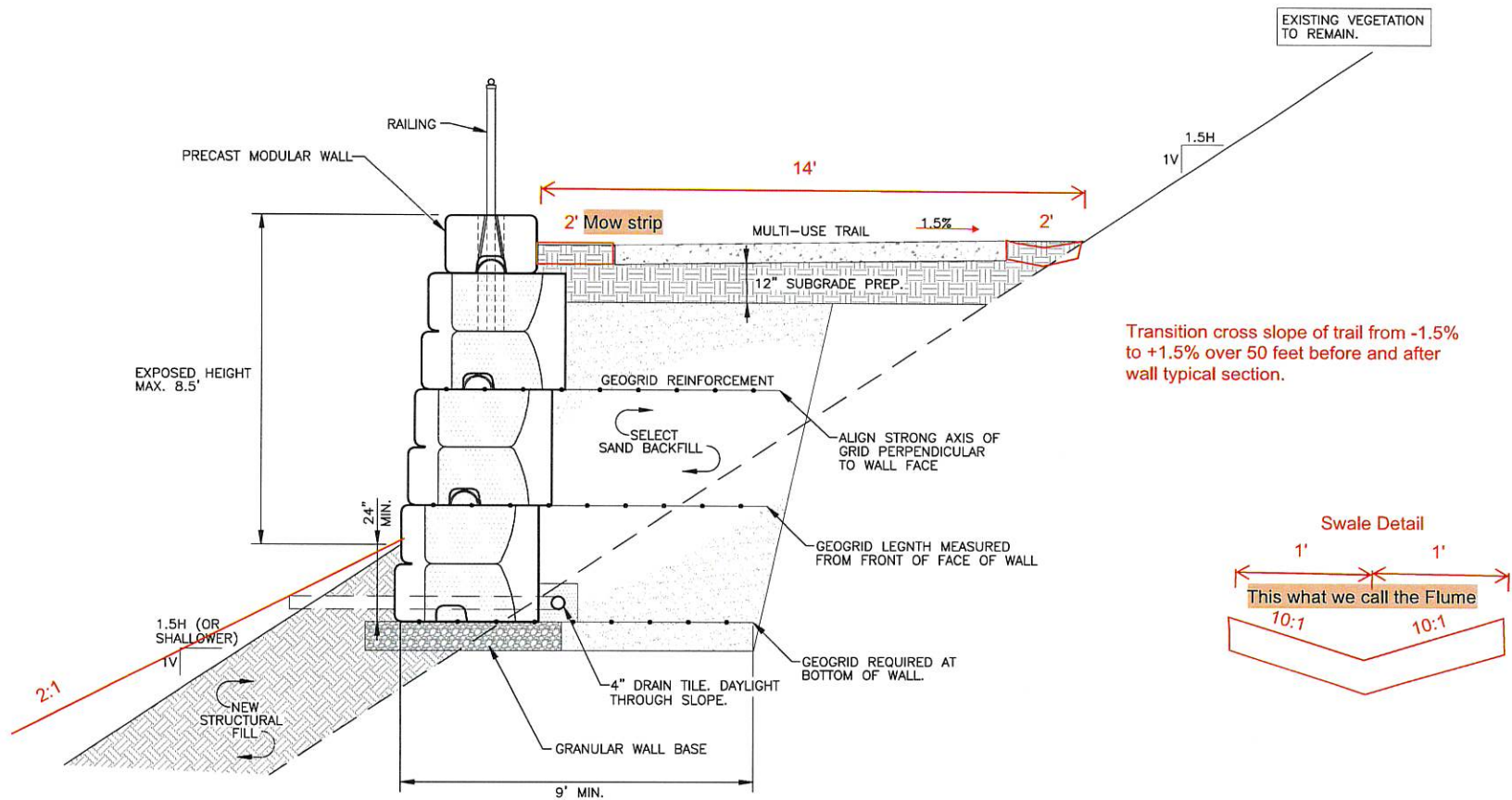
Terms and Conditions

By signing this proposal, the customer has completely reviewed and agreed with the prices, specifications and conditions as stated herein. Furthermore, the customer is authorizing American Fence Company / AmeriFence Corporation to complete the work. Unless stated, the fence does not include a warranty. Customer is financially responsible for cancellation fees and costs of special-order materials if the customer elects to cancel the contract. TERMS: 60% Down. Balance due on date of completion. No retention to be withheld. If withheld without approval, the contract amount will be 5% more than what is shown on the proposal. Service and handling charge of 1.5% per month-18% per annum applies to delinquent accounts not paid within 5 days of completion. Customer assumes full responsibility for location of property pins, staking of fence, and inaccurately placed pins and stakes. Customer understands that American Fence Co. may stake the fence based on the proposal and/or in consideration of existing utilities that do not reflect the actual location of customer's property. Customer agrees to defend, hold harmless and indemnify American Fence Co. against claims, liabilities and expenses for trespass and damage arising out of location of said fence. Customer assumes full responsibility for damage to marked and unmarked underground utility, telephone, T.V., cable or sprinkler systems. Customer requests, agrees or allows American Fence Co. to locate the fence within 18 inches of any buried utilities; customer agrees to defend, hold harmless and indemnify American Fence Co. against all claims, liabilities and expenses as a result of damage to these utilities and property. If the contract price is not paid when due, customer agrees to allow American Fence Co. to trespass on to their property and remove fence at the company's discretion. Furthermore, customer agrees to indemnify and hold harmless American Fence Co. for any damage done to the property as a result of removal of the fence. All modifications shall be in writing and shall be affixed to the original bid. This agreement and subsequent modifications shall be contingent upon strikes, accidents, shortages or delays beyond the control of American Fence Co. Time stated for installation is purely estimated. Customer agrees and accepts that AFC will not extend discounts or credits for any delays or be held responsible for interest charges on any payments made by customer. Changes to the fence due to varying ground conditions are not the responsibility of American Fence Co. Customer to carry fire, tornado and other necessary insurance. This proposal cannot be withdrawn by customer after acceptance of proposal. American Fence Co. has the right to reject any bid. Legal and related fees accrued in an effort to collect on this account for whatever reason will be the responsibility of the customer. By signing this proposal, customer has completely reviewed and agreed with the prices, specifications and conditions as stated herein. Furthermore, customer is authorizing American Fence Co. to complete the work. The customer is financially responsible for cancellation fees and costs of special-order materials in the event the customer elects to cancel the contract. TERMS: 60% Down. Balance due on substantial completion. Service and handling charge of 5% per month-60% per annum will apply to delinquent accounts past 10 days. Customer acknowledges that this is page two of two and has received page one.

By signing below, I acknowledge and agree with all stated herein inclusive of both pages one and two of this proposal.

Customer Signature: _____ **Date:** _____

Customer Printed Name: _____ **Date:** _____



CONCEPTUAL GEOGRID REINFORCED WALL SECTION

NOT TO SCALE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

NE Firm #CA-00080E
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REVISIONS:

**GEOGRID
CROSS SECTION**

OPW 54778-SORENSEN TO GIRARD TRAIL
72ND ST. & DEACONNESS DR.
OMAHA, NE

TG
Thiele Geotech Inc
GEOTECHNICAL • MATERIAL • ENVIRONMENTAL • ENGINEERING

13478 CHANDLER ROAD
OMAHA, NEBRASKA 68138
402/556-2171
www.thielegeotech.com

SHEET: CS 1
DATE: 3/13/25 **JOB NO:** 23398.02
DB: BEP **CB:** BJP

Navarro Lawn & Landscape Inc.

Project Name: Sorenson to Girard Trail

Date: 4-25-25

Contract #:OPW54776

Change Order #: 4

Proposed Changes:

Line 6 – Restacking for New Wall :	\$ 3,000.00
Line 7 – Excavation On-Site : Unit Price : 612 CY @ \$18.00 / CY	\$ 11,016.00
Line 8 – Embankment - Borrow : Unit Price : 3,034 CY @ \$18 / CY	\$ 54,612.00
Line 21 – Construct 42" Chain Link Fence : Unit Price : 670 LF @ \$61 / LF	\$ 40,870.00

Timeframe for Changes & Effect on Overall Project Schedule:

Estimated Price of Changes:	\$ 109,498.00
Original Contract Price:	\$ 919,522.70
Net Price of Prior Approved Change Orders:	\$
New Contract Price if Current Change Order is Approved:	\$ TBD per all Change Orders Submitted

This Change Order is:

☐ Approved ☐ Not Approved

Approved by:

Joel Barclay
NJ & L Concrete Inc.

Date: 4/28/2025

Date: _____

Ehrhart Griffin and Associates

Navarro Lawn & Landscape Inc.

5634 S 85th Circle, Suite 202

Omaha, NE 68127

Phone: 402-934-4439

Fax: 402-905-3607