



City of Waukesha
 201 Delafield Street
 Waukesha, WI 53188
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 waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Board of Public Works	BPW Meeting Date: 6/18/2026
ID Number: ID#26-03883	Ordinance/Resolution Number (if applicable):
Department Submitting: Department of Public Works	Common Council Meeting Date: 7/7/2026
Agenda Item Title: Review and possible action on Contract Change Order No. 1 with All-Ways Contractors, Inc., for the Frame Park Formal Gardens Pathway, Irrigation and Drainage Systems Improvements Project	

Issue Before the Council: The Contract Change Order details additional work completed by All-Ways Contractors, Inc., at the request of the City.
Options & Alternatives: N/A
<p>Additional Details: Description of changes is as follows:</p> <p>Following completion of the site pathway grading, brick edging, and topsoiling, additional electrical bollards were added by Parks, Recreation and Forestry staff. This additional work caused damage to project work which was already completed and ready for the next phase of the project. The site needed to be restored and areas re-worked which was outside the original scope of the project.</p> <p>1. ADD: SITE CLEAN UP FOLLOWING ELECTRICAL WORK Lump Sum.....\$4,760.00</p> <p>While installing the additional electrical work, the installed irrigation system was damaged in six different places and needed to be repaired.</p> <p>1. ADD: IRRIGATION REPAIR FOLLOWING ELECTRICAL WORK Lump Sum.....\$2,400.00</p> <p>While removing a sidewalk panel to install the irrigation system, an existing electrical conduit was found to have been poured into the existing panel. This damaged the conduit and required additional sidewalk to be removed and replaced to repair the damage. Additional sidewalk quantity was also required at the entrance to the formal gardens from the original bid amount.</p>

Additional ¾" clear stone aggregate was also required for the installation of the flexi pave surface to ensure a proper base material. Based on field conditions, the pathways through the park ended up being slightly wider than originally surveyed and designed, and thus requiring a slight increase of base material. Additional clear stone was also utilized to support the brick edging abutting the garden beds.

Additional Quantity of unit bid items:

- 1. REMOVE EXISTING SIDEWALK
655.8 SF @ \$2.00/SF\$1,311.60
- 2. 4-INCH CONCRETE SIDEWALK
505.8 SF @ \$12.40/SF.....\$6,271.92
- 3. ¾" CLEAR OPEN-GRADED STONE
33.00 TON @ \$98.00/TON.....\$3,234.00

Total Amount of this Change Order..... \$17,977.52

What is the Strategic Plan Priority this item relates to:

N/A

What impact will this item have on the Strategic Plan Priority?

N/A

Financial Remarks:

PO# 250208/260113

Original Contract: \$238,365.00

Change Order No. 1: \$17,977.52

Total Contract Amount after Change Order No. 1: \$256,342.52 (Acct: 5529.68290.24M33)

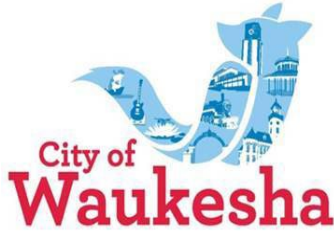
Budget Amount: \$265,000.00

Suggested Motion:

Move to approve Contract Change Order No. 1 with All-Ways Contractors, Inc., for the Frame Park Formal Gardens Pathway, Irrigation and Drainage Systems Improvements Project

Reviewed By:

City Attorney Brian Running	Date Reviewed
Finance Director Joseph P. Ciarro	Date Reviewed
City Administrator Anthony W. Brown <i>Anthony Brown</i>	Date Reviewed 06/15/2026



City of Waukesha
Department of Public Works
201 Delafield Street
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Contract Change Order

Form C107

Project: Frame Park Formal Gardens Pathway, Irrigation and Drainage Systems Improvements

Date: 6/18/26

Contract Number: 5372

Branch: Engineering Department.

Change Order Number: 1

Contractor: All-Ways Contractors, Inc.

Amount of original contract \$238,365.00

Description of Change:

Following completion of the site pathway grading, brick edging, and topsoiling, additional electrical bollards were added by Parks, Recreation and Forestry staff. This additional work caused damage to project work which was already completed and ready for the next phase of the project. The site needed to be restored and areas re-worked which was outside the original scope of the project.

- 1. ADD: SITE CLEAN UP FOLLOWING ELECTRICAL WORK
Lump Sum.....\$4,760.00

While installing the additional electrical work, the installed irrigation system was damaged in six different places and needed to be repaired.

- 1. ADD: IRRIGATION REPAIR FOLLOWING ELECTRICAL WORK
Lump Sum..... \$2,400.00

While removing a sidewalk panel to install the irrigation system, an existing electrical conduit was found to have been poured into the existing panel. This damaged the conduit and required additional sidewalk to be removed and replaced to repair the damage. Additional sidewalk quantity was also required at the entrance to the formal gardens from the original bid amount.

Additional 3/4" clear stone aggregate was also required for the installation of the flexi pave surface to ensure a proper base material. Based on field conditions, the pathways through the park ended up being slightly wider than originally surveyed and designed, and thus requiring a slight increase of base material. Additional clear stone was also utilized to support the brick edging abutting the garden beds.

Additional Quantity of unit bid items:

- 1. REMOVE EXISTING SIDEWALK
655.8 SF @ \$2.00/SF \$1,311.60
- 2. 4-INCH CONCRETE SIDEWALK
505.8 SF @ \$12.40/SF.....\$6,271.92

3. 3/4" CLEAR OPEN-GRADED STONE
33.00 TON @ \$98.00/TON.....\$3,234.00

Total Amount of this Change Order..... \$17,977.52

Net Contract Amount after this Change Order..... \$265,000.00

City of Waukesha
Director of Public Works

Date

Contractor
All-Ways Contractors, Inc.

Date