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▷ HRGREEN.COM

September 30, 2025

Jordan Cook
City of Nevada, City Administrator
1209 6th Street
Nevada, IA 50201

Re: Oak Park Estates Trail
Change Order No. 2

Dear Jordan:

Attached is Change Order #2 for the Oak Park Estates Trail Project. The change order addresses unforeseen utility conflicts that require leaving a gap in the trail where a utility pole remains in place. Once the pole is relocated, the contractor and their subcontractors will remobilize to complete the trail. In the interim temporary pedestrian barriers and traffic control will be installed to safely close this section as well.

The existing utility poles near the trail under construction are currently located in an easement by prescription (essentially squatter's rights) and cannot be relocated without establishing a formal easement. During design coordination, Alliant anticipated any conflicts could be addressed with a quick pole relocation, and moving aerial lines from one pole to the other. However, once construction began, it was discovered by Alliant that a new easement was required. To grant this easement, the property owner/developer requested undergrounding of facilities. Alliant has since prepared an easement and rerouted its facilities to avoid underground installation.

Mediacom facilities also occupy these poles and now require both an easement from Oak Park Estates and underground installation. Mediacom cannot remove the pole until its facilities are relocated underground, which requires completion of their approval process and construction. A temporary relocation option was requested to allow trail construction to proceed continuously, but Mediacom confirmed no such option is feasible. This situation is not the result of Mediacom's inaction, as they were notified late when the easement issue came to light. Had the original plan been possible, Mediacom would simply have had to transfer facilities between poles; instead, they must now underground their system after securing an easement. Mediacom has been actively working to resolve the matter as quickly as possible.

MidState Solution delayed finishing the subgrade preparation, subbase placement and paving in this area due to this conflict to try to avoid unnecessary costs for the City. To complete this short trail segment will now require remobilization of three separate contractors, along with their equipment and materials. Further delay risks degrading the prepared subgrade for the remainder of the trail, potentially requiring costly rework.

The cost proposal provided by MidState Solution is considered reasonable given the need to remobilize multiple contractors and resources to complete this section of trail.

The total request for Change Order No. 2 is \$3,500.00. We have reviewed and recommend approving the attached change order. Please execute the change order and distribute copies to all parties.



Sincerely,
HR Green, Inc.

A handwritten signature in blue ink, appearing to read 'BLM', with a long horizontal flourish extending to the right.

Brandon L. Mickelson, P.E.
Project Manager

Cc: File

Enclosures

CHANGE ORDER

Distribution:

Owner	X
Contractor	X
HRG	X
Field	
Other	

PROJECT: Oak Park Estates Trail Nevada, Iowa	Change Order No.	Change Order 2
	Date	September 30, 2025
To Contractor: MidState Solution, LLC PO Box 594 Baxter, IA 50028	Project No.	HRG 2502027
	Original Contract Date	July 28, 2025
The contract is changed as follows: Make the following construction changes: Remobilization due to utility conflicts:		
Add to Contract (as shown on attached):		\$ 3,500.00
Original Contract Sum		\$ 220,950.00
Net change by previously authorized Change Orders		\$ 5,800.00
The Contract Sum prior to this Change Order was		\$ 226,750.00
The Contract Sum will be increased by this Change Order in the amount of		\$ 3,500.00
The new Contract Sum including this Change order will be		\$ 230,250.00
The Contract Time will be increased by		30 Days
The date of Final Completion as of the date of this Change Order (With exception of utility conflict location) therefore is		October 30, 2025

NOT VALID UNTIL SIGNED BY CONTRACTOR AND OWNER		
Engineer HR Green, Inc.	Contractor MidState Solution, LLC	Owner City of Nevada, IA
By	By	By
Date: 9/29/2025	Date: 9/29/2025	Date:

ESTIMATE

MIDSTATE SOLUTION LLC
PO Box 594
Baxter, IA 50028

justinm@midstatesolution.com
+1 (515) 393-0885
www.midstatesolution.com



Bill to

City of Nevada
1209 6th St
Nevada, IA 50201

Estimate details

Estimate no.: 1220
Estimate date: 09/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	13. Temporary Traffic Control	1	\$500.00	\$500.00
2.	Services	20. Mobilization	1	\$3,000.00	\$3,000.00
Total					\$3,500.00

Note to customer

Oak Park Estates Trail
Change Order #2

Accepted date

Accepted by