



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: February 26, 2026

AGENDA ITEM: Discussion and Consideration of Change Order #13 – Boomerang Corporation – North Park Road Project

ACTION: Discussion

Background

As Original Town Development progressed, the developer requested modifications to the driveway location along Mopar Drive and changes to utility connections. These adjustments required corresponding revisions to the project's quantities for pavement removal, sidewalk, curb & gutter, driveway replacement, and water main-related items.

This change order is categorized as Non-Substantial and aligns the roadway project with the updated development plans.

The updated driveway location and water main tie-in for the Original Town Development necessitated adjustments in adjacent roadway and utility work. These revisions were confirmed through revised plan sheet E.02 included with the change order documentation.

Staff Recommendation

Staff recommends approval of Change Order No. 13 in the amount of \$560.80 for North Park Road Improvement Project STP-U-7662(615)--70-52, to modify quantities for pavement, sidewalk, curb & gutter, driveway, and water main components necessary to accommodate the adjacent Original Town Development.

ATTACHMENTS: Change Order



City of Tiffin - Iowa

Change Order Details

52-7662-615

Description	STP-U-7662(615)--70-52, Letting Date- December 17, 2024
Prime Contractor	Boomerang Corp. 13225 Circle Dr Suite A, Anamosa, IA 52205 Anamosa, IA, IA 52205
Change Order	13
Status	Pending
Date Created	02/16/2026
Type	Non-Substantial
Summary	Remove items and change items to accommodate construction of Olde Town Development adjacent to N. Park Rd.
Change Order Description	0620: Increase quantity for 2510-6745850 REMOVAL OF PAVEMENT. 0670: Increase quantity for 2511-7526006 SIDEWALK, P.C. CONCRETE, 6 IN. 0690: Increase quantity for 2512-1725306 CURB AND GUTTER, P.C. CONCRETE, 3.0 FT. 0700: Increase quantity for 2515-2475006 DRIVEWAY, P.C. CONCRETE, 6 IN. 0900: Decrease quantity for 2554-0114008 WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN. 0940: Remove item for 2554-0204120 WATER SERVICE STUB, COPPER, 2 IN.
Awarded Project Amount	\$5,458,891.91
Authorized Project Amount	\$5,497,683.66
Change Order Amount	\$560.80
Revised Project Amount	\$5,498,244.46
B-Reason for Change	

0620: Add quantity for additional curb & gutter to be removed on Mopar Dr. to accommodate Old Town Development driveway being moved to the West. See sheet E.02 for revisions.

0670: Add quantity for additional sidewalk to be included to accommodate Old Town Development driveway being moved to the West. See sheet E.02 for revisions.

0690: Add quantity to accommodate Old Town Development driveway being moved to the West. See sheet E.02 for revisions.

0700: Add quantity to accommodate Old Town Development driveway being moved to the West. See sheet E.02 for revisions.

0900: Decrease quantity to account for water main tie-in for Old Town development being moved east on Mopar Dr.

0940: Remove item, no longer needed for Old Town development.

C-Settlement for cost(s) of change

0620: Contract unit bid price.

0670: Contract unit bid price.

0690: Contract unit bid price.

0700: Contract unit bid price.

0900: Contract unit bid price.

0940: Contract unit bid price.

E-contract time adjustment

This change has no impact on the controlling item of work.

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 0001 - STP-U-7662(615)--70-52, ROADWAY ITEMS									
0620	2510-6745850	SY	\$6.000	12,246.500	\$73,479.00	49.700	\$298.20	12,296.200	\$73,777.20
REMOVAL OF PAVEMENT									
Reason: Add quantity for additional curb & gutter to be removed on Mopar Dr. to accommodate Old Town Development driveway being moved to the West. See sheet E.02 for revisions.									
			Funding Details						
52-7662-615-CAT-1 ROADWAY ITEMS				12,246.500	\$73,479.00	0.000	\$0.00	12,246.500	\$73,479.00
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2				0.000	\$0.00	49.700	\$298.20	49.700	\$298.20
52-7662-615-CAT-3 NON-PARTICIPATING				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0670	2511-7526006	SY	\$64.000	141.500	\$9,056.00	3.600	\$230.40	145.100	\$9,286.40
SIDEWALK, P.C. CONCRETE, 6 IN.									
Reason: Add quantity for additional sidewalk to be included to accommodate Old Town Development driveway being moved to the West. See sheet E.02 for revisions.									
			Funding Details						
52-7662-615-CAT-1 ROADWAY ITEMS				141.500	\$9,056.00	0.000	\$0.00	141.500	\$9,056.00
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2				0.000	\$0.00	3.600	\$230.40	3.600	\$230.40
52-7662-615-CAT-3 NON-PARTICIPATING				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0690	2512-1725306	LF	\$25.000	1,040.400	\$26,010.00	149.000	\$3,725.00	1,189.400	\$29,735.00
CURB AND GUTTER, P.C. CONCRETE, 3.0 FT.									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Reason: Add quantity to accommodate Old Town Development driveway being moved to the West. See sheet E.02 for revisions.

Funding Details									
52-7662-615-CAT-1 ROADWAY ITEMS				1,040.400	\$26,010.00	0.000	\$0.00	1,040.400	\$26,010.00
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2				0.000	\$0.00	149.000	\$3,725.00	149.000	\$3,725.00
52-7662-615-CAT-3 NON-PARTICIPATING				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0700	2515-2475006	SY	\$56.000	91.900	\$5,146.40	16.200	\$907.20	108.100	\$6,053.60
DRIVEWAY, P.C. CONCRETE, 6 IN.									
Reason: Add quantity to accommodate Old Town Development driveway being moved to the West. See sheet E.02 for revisions.									
Funding Details									
52-7662-615-CAT-1 ROADWAY ITEMS				91.900	\$5,146.40	0.000	\$0.00	91.900	\$5,146.40
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2				0.000	\$0.00	16.200	\$907.20	16.200	\$907.20
52-7662-615-CAT-3 NON-PARTICIPATING				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0900	2554-0114008	LF	\$50.000	388.000	\$19,400.00	-20.000	-\$1,000.00	368.000	\$18,400.00
WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.									
Reason: Decrease quantity to account for water main tie-in for Old Town development being moved east on Mopar Dr.									
Funding Details									
52-7662-615-CAT-1 ROADWAY ITEMS				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2				388.000	\$19,400.00	-20.000	-\$1,000.00	368.000	\$18,400.00
52-7662-615-CAT-3 NON-PARTICIPATING				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
0940	2554-0204120	EACH	\$3,600.000	1.000	\$3,600.00	-1.000	-\$3,600.00	0.000	\$0.00
WATER SERVICE STUB, COPPER, 2 IN.									
Reason: Removal of item to account for 2" water main service no longer being desired by the Old Town development.									
				Funding Details					
52-7662-615-CAT-1 ROADWAY ITEMS				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2				1.000	\$3,600.00	-1.000	-\$3,600.00	0.000	\$0.00
52-7662-615-CAT-3 NON-PARTICIPATING				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
6 items	Totals			\$136,691.40		\$560.80		\$137,252.20	

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
52-7662-615-CAT-1 ROADWAY ITEMS	\$4,872,701.91	\$4,897,063.66	\$0.00	\$4,897,063.66
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$586,190.00	\$600,620.00	\$560.80	\$601,180.80
52-7662-615-CAT-3 NON-PARTICIPATING	\$0.00	\$0.00	\$0.00	\$0.00
3 fund packages	\$5,458,891.91	\$5,497,683.66	\$560.80	\$5,498,244.46

Doc Express® Document Signing History

Contract: 52-7662-615 Document: change_order-13-20260216

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
02/18/2026	Dakota Simonsen Boomerang Corp. Electronic Signature (Approved by Contractor)
02/19/2026	Kelda Hankins MSA Professional Svs Electronic Signature (Recommended by Engineer / Approved)
	(Approved by PIRC (when applicable))
	(Approved by Administering Bureau or designee)
	(Approved by FHWA (when applicable))