



June 17, 2025

Bruce Westby  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

**Re: Ramsey Water Treatment Plant – Change Order No. 03**

Dear Mr. Westby:

AE2S continues to oversee construction activities for the City of Ramsey's new Water Treatment Plant (WTP), and significant progress has been made to date. Magney Construction has completed the structural concrete placements for both the reservoir and the WTP. Molin has finished installation of all precast wall panels and hollow-core roof panels, and the roof membrane and insulation systems are now complete. Electrical equipment has been installed in the electrical room, and wire pulling and equipment hookups are ongoing throughout the facility. Structural steel has been erected at all levels, and most of the process piping in the pipe gallery is now in place. Framing, electrical, and mechanical work are advancing in the administration space, and painting has begun in the chemical rooms.

Our engineering team continues to work closely with Magney to oversee and coordinate installation details for the remaining equipment. Throughout the project, the Contractor has communicated to the Owner and Engineer that the construction schedule would be challenging to meet, even after Change Order No. 2 was executed to address building permit-related delays. Following a detailed assessment of the current project schedule, the Contractor is now formally requesting a time extension to the Construction Contract to ensure the project is completed correctly and in accordance with the high quality that has been maintained to date.

**Change Order No. 03 Summary:**

Magney Construction, Inc. is requesting a modification to the Substantial and Final Completion dates. The extension is based on their current schedule assessment and ongoing coordination with City staff and subcontracting partners. This request includes a net increase of 79 calendar days to the Substantial Completion date and 64 calendar days to the Final Completion date, both measured from the updated milestones established in Change Order No. 2. With these additions, Change Order No. 3 would result in a total extension of 152 calendar days from the original contract Final Completion date. Supporting documentation provided by the Contractor is attached for your review.

**Construction Contract Summary:**

Construction Contract Budget

<b>Expense No.</b>	<b>Subtotal</b>
Original Construction Contract	\$31,528,500.00
Change Order No. 1 ( <b>Increase</b> )	\$794,153.71
<b>Total Construction Contract</b>	<b>\$32,322,653.71</b>
Total Completed and Stored to Date	\$24,643,720.74
Retainage	\$1,232,186.04
<b>Total Compensated</b>	<b>\$23,411,534.70</b>
<b>Balance to Finish Plus Retainage</b>	<b>\$8,911,119.01</b>
Percent Completed	76.2%

Note: Summary includes up to Pay Application No. 24.

Construction Contract Times

<b>Contract Times</b>	<b>Date</b>
Substantial Completion:	May 1, 2025
Final Completion:	August 1, 2025
Change Order No. 2 ( <b>Increase/Decrease</b> )	+ 88 Days
Change Order No. 3* ( <b>Increase/Decrease</b> )	+79 Days (Substantial) +64 Days (Final)
Substantial Completion:	October 15, 2025
Final Completion:	December 31, 2025

\*Included in this Change Order No. 03

**Engineer's Recommendation:**

AE2S has reviewed the Contractor's request and believes the additional time requested is both reasonable and necessary to support continued quality workmanship and the coordinated completion of all remaining work items. It is the Engineer's recommendation to approve the proposed extension. Granting this additional time will help alleviate scheduling pressure during the critical startup and commissioning phases and support the successful completion of the project. AE2S remains actively engaged in monitoring construction progress and will continue to provide updates as needed to assist the City in making informed decisions. Change Order No. 03 is being submitted to the City for formal consideration and action. Please feel free to contact us with any questions regarding construction progress or this change order.

Submitted in Service,  
AE2S



Ryan Hanson, PE  
Project Engineer

**Attachments:** *Magney's Request for Extension of Time memo (dated 5/7/25), Magney's Request for Extension of Time additional information memo (dated 6/17/25), Change Order No. 3*



May 7, 2025

Mr. Bruce Westby  
City Engineer / Public Works Director  
City of Ramsey  
7550 Sunwood Dr. NW  
Ramsey, MN 55303

**Re: Request for Extension of Time - Ramsey Water Treatment Plant – Ramsey, MN**

Dear Bruce,

As a follow up to our most recent progress meeting and our ongoing discussions, we respectfully submit this letter to formally request an extension of time for the completion of the Ramsey Water Treatment Plant project.

We are requesting that the substantial and final completion dates be modified to October 15, 2025, and December 31, 2025, respectively. This request is based upon our careful assessment of the current project schedule, along with discussions with city staff and our subcontracting partners to successfully complete this project, while maintaining the commitment to quality that has been established.

We trust that this extension will allow all parties involved to continue to proceed in a coordinated and efficient manner. We appreciate your understanding and continued cooperation as we work toward the successful delivery of your project.

Should you require any additional information or wish to discuss this matter further, we are available to do so at your convenience. Rest assured, we will continue to complete this project as quickly and efficiently as possible, with top-quality workmanship remaining our highest priority.

Respectfully,

Magney Construction, Inc.

A handwritten signature in blue ink, appearing to read 'Kevin Vranicar', with a horizontal line extending to the right.

Kevin Vranicar  
President  
Magney Construction, Inc.  
(952) 474-1674 Office  
[kevin@magneyconstruction.com](mailto:kevin@magneyconstruction.com)

Cc: Ryan Hanson, AE2S  
Abby Bowman, AE2S



June 17, 2025

Mr. Bruce Westby  
City Engineer / Public Works Director  
City of Ramsey  
7550 Sunwood Dr. NW  
Ramsey, MN 55303

**Re: Request for Extension of Time - Ramsey Water Treatment Plant – Ramsey, MN**

Dear Bruce,

As a follow up to our May 7, 2025, letter requesting an extension of time for the completion of the Ramsey Water Treatment Plant project, please find the following additional information that further reinforces the need for a time extension:

- The original project delay and subsequent time extension (Reference Change Order No. 2) accounted for only the substantiated number of days lost, on a 1:1 basis, but did not fully capture nor realize the totality of impact(s) on the overall construction schedule. Replacing approximately 3 months of summer working conditions with 3 months of winter working conditions resulted in a net duration increase for numerous construction activities, which ultimately extends the overall construction schedule. This is not something that could have been calculated accurately or completely previously.
- For example, a major portion of the concrete work, which this project has an abundance of, was required to be completed during the winter months. Placing concrete in the winter is undeniably met with lower worker productivity but also an increase in workload/tasks, such as temporary heating and cover, for which each concrete pour had to be covered for approximately five days: essentially leading to a loss of one week between pours.
- The availability and delivery of process piping has changed dramatically since the inception of this project. Previously, the spool pieces that are field measured and custom ordered took approximately two weeks to arrive onsite, currently these orders are averaging around six and half weeks. This change is most likely attributed to market instability, including tariffs and raw material availability.
- This is a complex project with complex challenges. As we all strive to get this project right, to date there have been over 60 RFI's and 40 construction modification proposals. All of these changes/modifications take time, not only from a construction perspective, to actually complete the work, but also from a design standpoint, to review, research and recommend the best solution. Most clarifications or modifications result in some form of schedule impact which can either be measured individually for daily or weekly impacts, or in this case, holistically, by only adding what is truly required.

Again, we trust that this extension will allow all parties involved to continue to proceed in a coordinated and efficient manner, with the best interest of the project in mind.

Please don't hesitate to reach out with any questions or if you should require any other information, as we would be more than happy to discuss this matter further. Rest assured, we're committed to completing this project quickly and efficiently, without compromising on quality.

Respectfully,

Magney Construction, Inc.



Kevin Vranicar

President

Magney Construction, Inc.

(952) 474-1674 Office

[kevin@magneyconstruction.com](mailto:kevin@magneyconstruction.com)

Cc: Ryan Hanson, AE2S  
Abby Bowman, AE2S



**Change in Contract Times**  
**[State Contract Times as either a specific date or a number of days]**

<b>Change in Contract Price</b>	<b>Change in Contract Times</b>
Original Contract Price: \$ <u>31,528,500.00</u>	Original Contract Times: Substantial Completion: <u>May 1, 2025</u> Ready for final payment: <u>August 1, 2025</u>
<b>Increase</b> from previously approved Change Orders No. 1 to No. 2: \$ <u>794,153.71</u>	<b>[Increase]</b> from previously approved Change Orders No. 1 to No. 2: Substantial Completion: <u>88 Days</u> Ready for final payment: <u>88 Days</u>
Contract Price prior to this Change Order: \$ <u>32,322,653.71</u>	Contract Times prior to this Change Order: Substantial Completion: <u>July 28, 2025</u> Ready for final payment: <u>October 28, 2025</u>
Increase this Change Order: \$ <u>0</u>	<b>Increase</b> this Change Order: Substantial Completion: <u>79 days</u> Ready for final payment: <u>64 days</u>
Contract Price incorporating this Change Order: \$ <u>32,322,653.71</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>October 15, 2025</u> Ready for final payment: <u>December 31, 2025</u>

Recommended by Engineer (if required)

By: Ryan Hanson, PE  
 Title: Project Engineer  
 Date: June 17, 2025

Accepted by Contractor

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Authorized by Owner

By: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Approved by Funding Agency (if applicable)

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