

**CC Regular Session****Meeting Date:** 07/08/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-128 Approving Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant

**Purpose/Background:****Purpose:**

The purpose of this case is to adopt Resolution #25-128 approving Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant.

**Background:**

Advanced Engineering and Environmental Services, Inc. (AE2S) was hired by the City of Ramsey to design and prepare final plans and specifications for the Water Treatment Plant (WTP). AE2S was also hired by the city to provide construction services during construction.

Magney Construction, Inc. (Magney) was awarded the construction contract for construction of the WTP.

When the project was bid, bid alternate #1 was added in response to comments received from contractor's during the pre-bid meeting that the project schedule was very tight and that adding several months to the project schedule may help reduce bid prices since contractors tend to increase their bid prices if they have concerns that liquidated damages may be assessed if completion deadlines are not met. Magney therefore submitted a bid deduction for bid alternate #1 in the amount of -\$50,000 based on a 28-month construction schedule versus a 24-month schedule per the base bid. When the city awarded the contract for construction, only the base bid was awarded meaning Magney has 24-months to complete the project.

During construction, the city approved 2 Change Orders and 2 Engineering Amendments as follows.

- Change Order #1 – Increased project costs \$794,153.71 to apply prevailing wages so awarded grant funds could be used.
- Change Order #2 – Extended completion dates by 88 days due to delays in obtaining DOLI and building permits. No cost increase was associated with this CO.
- Engineering Amendment #1 – Increased construction services fees \$225,100 due to construction schedule extension.
- Engineering Amendment #2 – Increased construction services fees \$2,683.15 due to building permit requirement for as-built survey. Also included \$14,640.69 for engineering services due to plan revisions needed to address new DOLI code and city site plan review process.

City staff met with and held numerous conversations with staff from AE2S and Magney Construction regarding Change Order No. 3 and Engineering Amendment No. 3. City staff felt there were generally three options for moving forward with these requests, as follows.

- Option #1 – Present Change Order #3 and Engineering Amendment #3 as is and request City Council approval.
- Option #2 – Agree to a more equitable distribution of costs across all parties resulting from these requests.
- Option #3 – Leave the schedule as is and apply liquidated damages through the contract, if needed.

City staff expressed that the city has endured significant project delays and cost increases during this project, and

wanted to ensure that the requests were justified and held to an absolute minimum to both minimize delays and financial impacts to all parties.

### Change Order #3 request by Magney Construction, Inc.

Through Change Order #3, Magney is requesting a time extension of 79 calendar days to the Substantial Completion date, and 64 calendar days to the Final Completion date. If approved, this would result in a total project time extension of 167 calendar days to the Substantial Completion date, and 152 calendar days to the Final Completion date from the original construction schedule. Magney is requesting this time extension based on their assessment of the current project schedule and discussions with their subcontracting partners regarding the time that will be needed to complete the project in full accordance with the approved plans and specifications.

Attached is a copy of Change Order #3, along with a cover letter from AE2S detailing the time extension requested by Magney Construction.

Magney also submitted an email to staff providing the following justifications for their request and asked that these points be considered before any action is taken. According to Magney;

- We value the continued spirit of collaboration on this project and remain committed to maintaining a strong and positive working relationship throughout the remainder of the project and beyond.
- The 1<sup>st</sup> time extension cannot and should not be a factor in this conversation. As previously expressed, it was neither a gift nor a benefit to us, but rather a justifiable, minimum, replacement of working days lost due to delays completely out of our control, including, but not limited to design, regulatory and/or permitting issues.
- In hindsight, the 1<sup>st</sup> time extension was not equitable, as we traded summer working days (May, June & July) for winter working days on a 1:1 basis. As previously explained, this led to a major disruption of our planned construction schedule, including the sequencing of structures to be built and ultimately led to delayed construction activity.
- Magney Construction absorbed approximately \$93,000.00 in winter construction costs (winter concrete charges, heater rentals, heating fuel, insulated blankets, temporary enclosures, and subcontractor's winter work charges) that were attributable to the initial delay/1<sup>st</sup> time extension. Please note, this does not account for the cost of lost worker productivity.
- We believe this current time extension request is reasonable and justified, as it is based on schedule impacts of past, current and future design changes/modifications/clarifications, and material availability.
- We also believe that the approval of the proposed completion dates would be in the best interest of the project and for all parties involved, as we work towards completion, including pending RFIs, design decisions, utility services connections, controls and instrumentation, and startup, training, and commissioning.

Magney's email also stated they recognized that extending the schedule has both direct and indirect costs on all parties. They also stated they will likely incur between \$150,000 - \$200,000 in general conditions costs by extending the construction schedule, but they believe it is the right decision for the project. Magney said they have no intention of requesting or recovering the \$240,000 - \$300,000 in unanticipated costs, but in turn, they would like for these costs to represent their good faith effort to both AE2S and the City of Ramsey as their share in the equitable distribution of costs. Lastly, they said they will do everything in their power to expeditiously close out this project with an unwavering commitment of collaboration and quality.

Staff requested that a representative from Magney attend the City Council meeting but at the time this case was published staff had not yet received a response.

### Engineering Amendment #3 request by AE2S

AE2S emailed city staff stating they remain fully committed to the success of this project and to supporting the city in delivering a high-quality outcome, and that they believe that their amendment is justified based on the

scope, complexity, and project circumstances to date. They also said their amendment request accurately and transparently reflects the effort required to successfully complete the work without compromising quality or introducing risk, and that they will support city staff in clearly communicating the rationale and necessity behind these requests to Council, and that they remain open to continued dialogue and remain committed to working collaboratively to reach a path forward that respect everyone's constraints and responsibilities.

Attached to this case is a slide deck prepared by AE2S that outlines previously approved project costs and completion deadlines as justification for AE2S's request for an additional \$184,300 through Engineering Amendment #3. One or more representatives from AE2S will attend the City Council meeting to formally present their request and respond to questions, if needed.

**Notification:**

Notifications are not required for this case.

**Time Frame/Observations/Alternatives:**

**Observations:**

Both requests must be addressed concurrently.

Approving Change Order #3 would result in the Substantial Completion date being revised from July 28, 2025, to October 15, 2025, and the Final Completion date being revised from October 28, 2025, to December 31, 2025. The requested time extensions would not adversely impact municipal water users as water use is not in high demand during Fall and Winter months.

Additionally, the requested time extensions would dovetail well with Fall watermain flushing, which occurs during the month of October. As soon as staff finishes flushing the water supply distribution system, substantial completion of the WTP will have just occurred and the commissioning process will have just started, which is when water will first be fed into the WTP to allow the new processes to be started, run and tested prior to feeding finished water into the municipal water supply distribution system upon final completion of the WTP at the end of December.

**Alternatives:**

Alternative #1 – Motion to adopt Resolution #25-128 approving Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant.

Alternative #2 – Motion to reject Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant, as presented, and to direct staff to work with Magney and AE2S to reduce the additional time and funds requested and present amended requests on July 22, 2025.

Alternative #3 – Motion to reject Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant, and to complete the project as currently approved.

**Funding Source:**

Change Order #3 does not include a direct request for additional funding.

Engineering Amendment #3 includes a request for additional funding in the amount of \$184,300. If approved, Sewer and Water Funds would pay for the additional construction services provided by AE2S.

**Recommendation:**

City staff recommend approval of Alternative 1 or Alternative 2.

City staff support Alternative #3 but are concerned that in order to achieve the current Substantial and Final Completion deadlines, the contractor and/or their subcontractors may complete their work with minimal coordination and/or direction from AE2S and city staff, which could result in the need to make future modifications to the WTP that may cost more than the requests presented tonight.

**Outcome/Action:**

Dependent on discussions.

---

**Attachments**

Resolution 25-128  
Change Order 3  
Engr Amendment 3  
Project Budget Update  
AE2S Slides

**Form Review**

**Inbox**

Brian Hagen  
Bruce Westby (Originator)  
Brian Hagen  
Form Started By: Bruce Westby  
Final Approval Date: 07/03/2025

**Reviewed By**

Brian Hagen  
Bruce Westby  
Brian Hagen

**Date**

06/05/2025 11:20 AM  
07/03/2025 02:13 PM  
07/03/2025 03:03 PM  
Started On: 06/02/2025 01:41 PM

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #25-128**

**RESOLUTION APPROVING CHANGE ORDER #3 AND ENGINEERING AMENDMENT #3 FOR IMPROVEMENT PROJECT #21-09, CENTRALIZED WATER TREATMENT PLANT**

**WHEREAS**, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, a contract was awarded to Magney Construction, Inc. in the amount of \$31,528,500.00 for construction of a centralized Water Treatment Plant and an amendment was accepted from Advanced Engineering and Environmental Services (AE2S) in the amount of \$225,100.00 for additional construction phase services for the Water Treatment Plant, and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-059 adopted February 13, 2024, Change Order #1 was approved in the amount of \$794,153.71 to apply prevailing wages to the contract, and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-219 adopted August 27, 2024, Change Order #2 was approved to extend Magney Construction, Inc.'s contract by 88 days for documented delays at the beginning of the project outside Magney's control, and

**WHEREAS**, Change Order #3 proposes to extend Magney Construction, Inc.'s contract by an additional 64 calendar days due to their assessment of the current project schedule, discussions with their subcontracting partners, and material delivery delays outside their control, and

**WHEREAS**, Engineering Amendment #3 proposes to increase AE2S construction contract by \$184,300 to allow for the continuation of construction services through the end of construction as requested by Magney Construction, Inc. per Change Order #3.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

- 1) The City Administrator is hereby authorized and directed to execute Change Order #3 and Engineering Amendment #3 for Improvement Project #21-09 for and on behalf of the City of Ramsey.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of July, 2025.

---

Mayor

**ATTEST:**

---

City Clerk



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<br>( <b>Increase/Decrease</b> )  | + 88 Days                                  |
| Change Order No. 3*<br>( <b>Increase/Decrease</b> ) | +79 Days (Substantial)<br>+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 long 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:<br>\$ <u>31,528,500.00</u>  | Original Contract Times:<br>Substantial Completion: <u>May 1, 2025</u><br>Ready for final payment: <u>August 1, 2025</u>                                      |
| <b>Increase</b> from previously approved Change Orders No. 1 to No. 2:<br>\$ <u>794,153.71</u> | <b>[Increase]</b> from previously approved Change Orders No. 1 to No. 2:<br>Substantial Completion: <u>88 Days</u><br>Ready for final payment: <u>88 Days</u> |
| Contract Price prior to this Change Order:<br>\$ <u>32,322,653.71</u>                          | Contract Times prior to this Change Order:<br>Substantial Completion: <u>July 28, 2025</u><br>Ready for final payment: <u>October 28, 2025</u>                |
| Increase this Change Order:<br>\$ <u>0</u>   | <b>Increase</b> this Change Order:<br>Substantial Completion: <u>79 days</u><br>Ready for final payment: <u>64 days</u>                                       |
| Contract Price incorporating this Change Order:<br>\$ <u>32,322,653.71</u>                     | Contract Times with all approved Change Orders:<br>Substantial Completion: <u>October 15, 2025</u><br>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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Authorized by Owner

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

Approved by Funding Agency (if applicable)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



June 17, 2025

Bruce Westby  
City Engineer/Public Works Director  
7550 Sunwood Drive NW  
Ramsey, MN 55303

**Re: Water Treatment Plant – Request for Engineering Amendment**

Dear Mr. Westby:

AE2S is currently under contract with the City of Ramsey to provide construction phase engineering services for the City's new 10 MGD Water Treatment Plant (WTP). The original scope of services assumed full-time construction support through Substantial Completion on May 1, 2025, and part-time support through Final Completion on August 1, 2025.

Since the start of construction, AE2S has been actively engaged in providing on-site representation, submittal and RFI reviews, contractor coordination, QA/QC oversight, bi-weekly progress meetings, and construction documentation review. Our team has worked diligently to manage project needs while maintaining budget, including optimizing our on-site time and shifting support efforts off-site when feasible.

Following initial permitting delays, the City granted the Contractor an 88-day extension to the construction contract, pushing Substantial Completion to July 28, 2025, and Final Completion to October 28, 2025. AE2S absorbed this extension within our existing budget without seeking additional compensation. To do so, we strategically limited our on-site presence to only the most critical construction activities—such as concrete placements, mechanical and process equipment installations, and major system tie-ins—while performing other support tasks remotely whenever feasible. This approach allowed us to conserve hours and manage costs, while still ensuring the Contractor had the guidance and oversight needed to maintain quality and project progress. However, with the Contractor requesting an additional time extension, it will be difficult to maintain the same support this project requires during the crucial startup and closeout phases without exceeding the remaining budget from the original agreement.

Given this continued extension and the increasing demands of the startup and closeout phases, AE2S is requesting an amendment to our construction phase services agreement to ensure we can maintain the necessary level of involvement and oversight through project completion. The remainder of this letter provides the basis for our request and a summary of the proposed amendment.

**Basis for Request:**

AE2S has supported the City through every phase of this important project and remains dedicated to completing the WTP with focus on quality, safety, and performance. As the project advances into its final and most critical stages—including process, electrical, and architectural systems installation, painting, equipment commissioning, WTP startup, punch list development, and project closeout—the need for consistent, experienced engineering oversight becomes increasingly vital.



These final stages are typically the most time- and labor-intensive for complex treatment facilities. They involve close coordination between the contractor, equipment vendors, system integrators, and City staff; active troubleshooting and optimization; and detailed validation and documentation of operational performance. AE2S's continued involvement will help ensure that these activities are completed correctly, efficiently, and in alignment with the project requirements.

AE2S has reviewed the revised construction timeline and developed a staffing plan to support the remainder of the project starting June 1, 2025, which aligns with the period covered by our most recent engineering invoice. This plan reflects our experience with similar facilities, our understanding of the contractor's pace and needs, and our responsibility to uphold the City's investment in a safe and high-performing water treatment system. A summary of the major tasks and associated Professional Hours/Fees and a detailed breakdown is attached at the end of this document.

**Requested Engineering Fee:**

AE2S estimates that a total of \$276,100 will be required to provide the necessary level of engineering services from June 1, 2025, through the Contractor's requested time extension and final project closeout. As of our most recent engineering invoice (through May 30, 2025), \$91,777.79 remains available in our current construction phase services agreement. Therefore, AE2S is requesting an amendment in the amount of **\$184,300**. This amount equates to approximately \$33,500 per month in engineering services over the 5.5-month extension period—from the original Substantial Completion date of May 1, 2025, to the new date of October 15, 2025—which aligns closely with AE2S's historical monthly billing average of \$32,500 over the past 18 months.

Once the fee is approved, AE2S can supply an Amendment to the Owner–Engineer Agreement for execution.

AE2S appreciates the opportunity to continue supporting the City of Ramsey on this important project and remains committed to its successful completion. Please don't hesitate to contact us with any questions or if you would like to review our staffing plan or fee breakdown in more detail.

Submitted in Service,  
**AE2S**

A handwritten signature in blue ink that reads "Ryan Hanson". The signature is stylized with a large, sweeping initial "R" and "H".

Ryan Hanson, PE  
Project Engineer



| City of Ramsey Water Treatment Plant  |                    | AE2S               |                     |                   |                   |                   |                   |             |                  | Expenses       | Expense Total  | Subconsultants  | Line Item Total  |
|---|--------------------|--------------------|---------------------|-------------------|-------------------|-------------------|-------------------|-------------|------------------|----------------|----------------|-----------------|------------------|
| Role  | PM                 | Asst. PM           | RPR                 | Process Tech      | Cons. Support     | Cons.             | Operations        | Total Hours | Total \$         |                |                |                 |                  |
| Labor Category  | PM IV              | Eng III            | Eng I               | Eng Tech III      | Eng III           | Cons. Serv. V     | Op. Spec. V       |             |                  |                |                |                 |                  |
| Name  | Aaron V.           | Ryan H.            | Abby B.             | Shleby R.         | Lane V.           | Darrell S.        | Del D.            |             |                  |                |                |                 |                  |
| Project Billing Rate (2025)   | \$274              | \$205              | \$146               | \$136             | \$205             | \$224             | \$214             |             |                  |                |                |                 |                  |
| Project Billing Rate (2026)   | \$288              | \$215              | \$153               | \$143             | \$215             | \$235             | \$225             |             |                  |                |                |                 |                  |
| <b>Phase 060 - Construction Services</b>  | <b>58</b>          | <b>256</b>         | <b>148</b>          | <b>60</b>         | <b>40</b>         | <b>8</b>          | <b>24</b>         | <b>594</b>  | <b>\$115,659</b> | <b>\$500</b>   | <b>\$500</b>   | <b>\$10,346</b> | <b>\$126,504</b> |
| Project Management  |                    |                    |                     |                   |                   |                   |                   |             |                  |                |                |                 |                  |
| Progress Meetings   | 8                  | 8                  |                     |                   |                   |                   |                   | 16          | \$3,832          |                | \$0            |                 | \$3,832          |
| Amendment Development   | 1                  | 8                  |                     |                   |                   |                   |                   | 9           | \$1,914          |                | \$0            |                 | \$1,914          |
| Communications with Owner   |                    | 8                  |                     |                   |                   |                   |                   | 8           | \$1,640          |                | \$0            |                 | \$1,640          |
| Shop Drawing Review   |                    | 8                  |                     |                   |                   |                   |                   | 8           | \$1,640          |                | \$0            |                 | \$1,640          |
| Change Orders & RFIs  | 2                  | 6                  |                     |                   |                   |                   |                   | 8           | \$1,778          |                | \$0            | \$750           | \$2,528          |
| Communications with Contractor  | 2                  | 16                 |                     |                   |                   |                   |                   | 18          | \$3,828          |                | \$0            |                 | \$3,828          |
| Review Construction Schedules   |                    | 2                  |                     |                   |                   |                   |                   | 2           | \$410            |                | \$0            |                 | \$410            |
| Contractor Pay Requests   |                    | 4                  |                     |                   |                   |                   |                   | 4           | \$820            |                | \$0            |                 | \$820            |
| Start-Up of Systems   | 20                 | 80                 |                     |                   | 8                 |                   | 24                | 132         | \$28,656         |                | \$0            | \$1,000         | \$29,656         |
| Substantial Completion Punchlist  | 8                  | 40                 |                     |                   | 16                | 8                 |                   | 72          | \$15,464         | \$125          | \$125          | \$2,500         | \$18,089         |
| Final Completion Review   | 8                  | 16                 |                     |                   |                   |                   |                   | 24          | \$5,472          | \$125          | \$125          | \$1,500         | \$7,097          |
| Post-Construction - (2026 Rates)  |                    |                    |                     |                   |                   |                   |                   |             |                  |                |                |                 |                  |
| MDH Walkthrough   |                    | 4                  | 8                   |                   |                   |                   |                   | 12          | \$2,087          | \$125          | \$125          |                 | \$2,212          |
| Project Close-Out   | 4                  | 16                 |                     |                   |                   |                   |                   | 20          | \$4,595          |                | \$0            |                 | \$4,595          |
| Record Drawings   |                    | 16                 | 60                  | 60                |                   |                   |                   | 136         | \$21,210         |                | \$0            | \$3,096         | \$24,306         |
| Document Library/O&M Manuals  | 4                  | 16                 | 80                  |                   | 16                |                   |                   | 116         | \$20,303         |                | \$0            | \$1,500         | \$21,803         |
| Warranty Walkthrough  | 1                  | 8                  |                     |                   |                   |                   |                   | 9           | \$2,010          | \$125          | \$125          |                 | \$2,135          |
| <b>Phase 061 - RPR</b>  | <b>0</b>           | <b>0</b>           | <b>983</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>983</b>  | <b>\$143,518</b> | <b>\$6,000</b> | <b>\$6,000</b> | <b>0</b>        | <b>\$149,518</b> |
| Construction RPR  |                    |                    |                     |                   |                   |                   |                   |             |                  |                |                |                 |                  |
| Construction Observation<br>(35 hrs/wk thru Substantial Completion & Start-Up<br>& 30 hrs/wk thru Final Completion) |                    |                    | 983                 |                   |                   |                   |                   | 983         | \$143,518        | \$6,000        | \$6,000        |                 | \$149,518        |
| <b>Total Hours</b>  | <b>58</b>          | <b>256</b>         | <b>1131</b>         | <b>60</b>         | <b>40</b>         | <b>8</b>          | <b>24</b>         | <b>1577</b> | <b>\$259,177</b> | <b>\$6,500</b> | <b>\$6,500</b> | <b>\$10,346</b> | <b>\$276,022</b> |
| <b>Total Labor at Billing Rate</b>  | <b>\$16,015.30</b> | <b>\$53,095.00</b> | <b>\$166,206.40</b> | <b>\$8,568.00</b> | <b>\$8,364.00</b> | <b>\$1,792.00</b> | <b>\$5,136.00</b> |             | <b>\$259,177</b> | <b>\$6,500</b> | <b>\$6,500</b> | <b>\$10,346</b> | <b>\$276,022</b> |
| <b>Total Construction Phase Professional Services Fee to Complete Project</b>                                       |                    |                    |                     |                   |                   |                   |                   |             |                  |                |                |                 | <b>\$276,100</b> |

**Advanced Engineering and Environmental Services, Inc.**

6901 East Fish Lake Road, Suite 184 • Water Tower Place Business Center • Maple Grove, MN 55369 • 763-463-5036



**Ramsey Water Treatment Plant  
Project Budget Status – June 2025**

Date: 6/17/2025

**Objective**

AE2S continues to oversee the construction of the City of Ramsey’s new WTP. The intent of this report is to provide the City with a review of the status of the project budget in its entirety.

**Engineering Services Contract**

Design Phase

| <b>Project Phase</b>                           | <b>Subtotal</b>     |
|--|---------------------|
| Design Phase Fee                               | \$556,100.00        |
| Amendment No. 02 – Additional Site Plan Design | \$14,640.69         |
| <b>Total Professional Fee</b>                  | <b>\$570,740.69</b> |
| Percent Completed                              | 100%                |

Bidding Phase

| <b>Project Phase</b>          | <b>Subtotal</b> |
|-------------------------------|-----------------|
| Bidding Phase Fee             | \$38,100.00     |
| Amendments                    | \$0.00          |
| <b>Total Professional Fee</b> | <b>\$38,100</b> |
| Percent Completed             | 100%            |

Construction Services Phase

| <b>Project Phase</b>                     | <b>Subtotal</b>     |
|--|---------------------|
| Construction Services Phase Fee          | \$604,400.00        |
| Amendment No. 01 – Construction Services | \$225,100.00        |
| Amendment No. 02 – As-Built Survey       | \$2,683.15          |
| <b>Total Professional Fee*</b>           | <b>\$832,183.15</b> |
| Total Billed**                           | \$740,405.36        |
| <b>Balance to Finish Phase</b>           | <b>\$91,777.79</b>  |
| Percent Completed                        | 89.0%               |

\*Combined Construction Services (Lump Sum) and Construction Services - RPR (Hourly) budget.

\*\*Through most recent engineering invoice (through May 30, 2025)



**Construction Contract**

**Construction Contract Budget**

| <b>Expense No.</b>                      | <b>Subtotal</b>        |
|---|------------------------|
| Original Construction Contract          | \$31,528,500.00        |
| Change Order No. 1                      | \$794,153.71           |
| Change Order No. 2                      | \$0.00                 |
| <b>Total Construction Contract</b>      | <b>\$32,322,653.71</b> |
| Total Compensated and Stored to Date    | \$24,643,720.74        |
| Retainage                               | \$1,232,186.04         |
| <b>Total Billed</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                                  |
| PENDING APPROVAL - Change Order No. 3*<br>( <b>Increase/Decrease</b> ) | +79 Days (Substantial)<br>+64 Days (Final) |
| Substantial Completion:  | October 15, 2025                           |
| Final Completion:  | December 31, 2025                          |

\*Includes pending Change Order No. 3 time extension.

**Construction Allowance Summary**

**General Construction Allowance**

| <b>Expense No.</b>                         | <b>General Construction Allowance Amount</b> | <b>Status</b> |
|--|--|---------------|
|  | Original Allowance: \$950,000.00             |               |
| Expense No. 1                              | \$76,446.53                                  | Approved      |
| Expense No. 2                              | \$135,654.02                                 | Approved      |
| Expense No. 3                              | \$99,095.63                                  | Approved      |
| Expense No. 4                              | \$102,023.36                                 | Approved      |
| Expense No. 5                              | \$39,361.69                                  | Approved      |
| Expense No. 6                              | \$17,125.02                                  | Approved      |
| Expense No. 7                              | \$31,938.68                                  | Approved      |
| Expense No. 8                              | \$31,463.77                                  | Approved      |
| Expense No. 9*                             | \$13,851.80                                  | Pending       |
| <b>Net Expenses to Date</b>                | <b>\$546,960.88</b>                          |               |
| <b>Available Construction Contingency:</b> | <b>\$403,039.12</b>                          |               |
| Percent Completed                          | 57.6%  |               |

\*Includes pending CCE No. 9.



Office Furniture

| Expense No.                                | Office Furniture Allowance Amount | Status |
|--|-----------------------------------|--------|
|  | Original Allowance: \$50,000.00   |        |
|  |                                   |        |
| <b>Net Expenses to Date:</b>               | <b>\$0.00</b>                     |        |
| <b>Available Construction Contingency:</b> | <b>\$50,000.00</b>                |        |

Computer Hardware

| Expense No.                                | Computer Hardware Allowance Amount | Status |
|--|------------------------------------|--------|
|  | Original Allowance: \$80,000.00    |        |
|  |                                    |        |
| <b>Net Expenses to Date:</b>               | <b>\$0.00</b>                      |        |
| <b>Available Construction Contingency:</b> | <b>\$80,000.00</b>                 |        |

IT Equipment

| Expense No.                                | IT Equipment Allowance Amount    | Status |
|--|----------------------------------|--------|
|  | Original Allowance: \$100,000.00 |        |
|  |                                  |        |
| <b>Net Expenses to Date:</b>               | <b>\$0.00</b>                    |        |
| <b>Available Construction Contingency:</b> | <b>\$100,000.00</b>              |        |

Security and Access Control Hardware & Equipment

| Expense No.                                | Security and Access Control Hardware & Equipment Allowance Amount | Status |
|--|---|--------|
|  | Original Allowance: \$60,000.00                                   |        |
|  |   |        |
| <b>Net Expenses to Date:</b>               | <b>\$0.00</b>   |        |
| <b>Available Construction Contingency:</b> | <b>\$60,000.00</b>  |        |

Irrigation System

| Expense No.                                | Irrigation System Allowance Amount | Status |
|--|------------------------------------|--------|
|  | Original Allowance: \$60,000.00    |        |
|  |                                    |        |
| <b>Net Expenses to Date:</b>               | <b>\$0.00</b>                      |        |
| <b>Available Construction Contingency:</b> | <b>\$60,000.00</b>                 |        |



### **Summary**

Based on the items noted above, AE2S believes the construction of the water treatment plant is progressing well and is not expected to require additional funding beyond what is already reserved in the construction allowances for change orders. AE2S has worked diligently to manage our construction phase services budget, averaging approximately \$32,500 per month in invoices to the City over the past 18 months. At this current rate, we expect the remaining budget to be exhausted by August. Given the Contractor's recent request for an extension to the construction contract, additional budget will be necessary for AE2S to continue providing the same level of service through the extended construction period and final project closeout. A detailed breakdown of this request will be provided in a future memo. Should you have any further questions, please do not hesitate to contact us.

Submitted in Service,  
**AE2S**

A handwritten signature in blue ink, appearing to read "Ryan Hanson", with a stylized flourish underneath.

Ryan Hanson, PE  
Project Engineer

# Ramsey Water Treatment Plant

## AE2S Amendment 3 & Change Order 3 Discussion

By: Ryan Hanson, PE &  
Grant Meyer, PE

Date: July 8, 2025



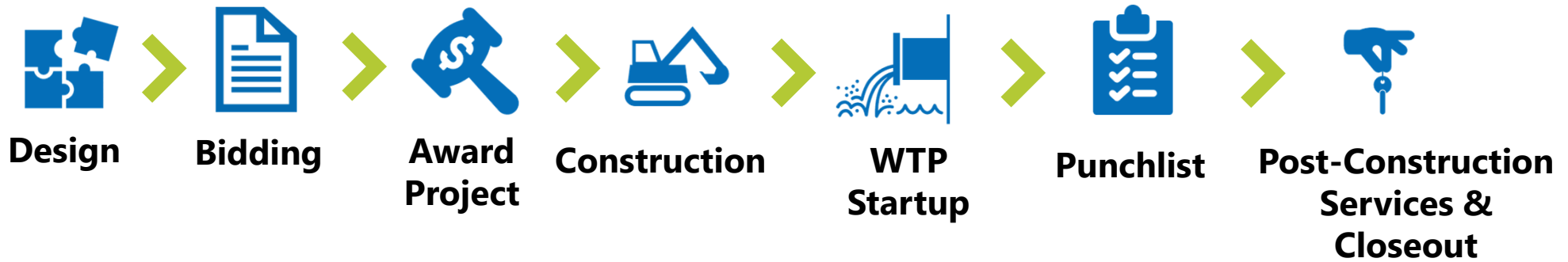
Picture Date: 11/23/24



# Ramsey Water Treatment Plant



## Major Project Timeline



# Ramsey Water Treatment Plant



## Pre-Bidding Meeting

- Attendance
  - AE2S
  - City of Ramsey
  - Magney Construciton
  - Gridor Construction
  - Rice Lake Construction
- Contractor expressed concerns with a May 1, 2025 completion
  - Complexity of project
  - Supply chain issues
- Contractor felt that Fall 2025 completion would add more flexibility

# Ramsey Water Treatment Plant



## Construction Bidding Results

Ramsey Water Treatment Plant  
 City of Ramsey  
 Ramsey, MN  
 AE2S Project No. P05434-2020-002  
 Bid Opening 1:00 PM CST, Thursday, March 9, 2023

**24-month Construction Timeline**  
 Substantial Completion: May 1, 2025  
 Final Completion: August 1, 2025

**28-month Construction Timeline**  
 Substantial Completion: September 1, 2025  
 Final Completion: December 1, 2025

| Contractor                    | Download Addenda 1-3 | Bid Security | Completed Bid Form | Contractor's License or Renewal | Responsible Contractor Certifications | Non-collusion Affidavit | MN Affirmative Action Certification Form | Governmental Certifications Form | Completed vBid Worksheet | Section 01 21 00 Allowances | Base Bid: Ramsey Water Treatment Plant Construction | Bid Alternate No. 1: Alternative Construction Completion Dates (Deduct) | Total Project Bid Price (Sum of Bid Prices A+B+C) |
|-------------------------------|----------------------|--------------|--------------------|---------------------------------|---------------------------------------|-------------------------|--|----------------------------------|--------------------------|-----------------------------|---|---|---|
| 1 Magney Construction, Inc.   | ✓                    | ✓            | ✓                  | ✓                               | ✓                                     | ✓                       | ✓  | ✓                                | ✓                        | \$1,300,000.00              | \$30,228,500.00                                     | -\$50,000.00  | \$31,478,500.00                                   |
| 2 Rice Lake Construction Grp. | ✓                    | ✓            | ✓                  | ✓                               | ✓                                     | ✓                       | ✓  | ✓                                | ✓                        | \$1,300,000.00              | \$34,325,300.00                                     | -\$1,000,000.00   | \$34,625,300.00                                   |
| 3 Gridor Constr., Inc.        | ✓                    | ✓            | ✓                  | ✓                               | ✓                                     | ✓                       | ✓  | ✓                                | ✓                        | \$1,300,000.00              | \$37,672,500.00                                     | -\$250,000.00   | \$38,722,500.00                                   |
| Engineer's Estimate           |                      |              |                    |                                 |                                       |                         |  |                                  |                          |                             | \$37,000,000.00                                     |   |   |



Advanced Engineering and Environmental Services, LLC  
 Water Tower Place Business Center  
 6901 E Fish Lake Rd, Suite 184  
 Maple Grove, MN 55369  
 Tel: 763-763-5036

*Aaron Vollmer*  
 Aaron Vollmer, PE

# Ramsey Water Treatment Plant



## Construction Bidding Award

- Bid Alternate No. 1 and the corresponding Engineering Amendment for a 28-month timeline would have cost just \$37,500 more than the Base Bid package
- AE2S Bid initially recommended Alternate No. 1 for City approval
- The City requested a revised recommendation to reject the alternate
  - AE2S noted that if the project timeline were to extend, additional engineering services would need to be evaluated
- On March 28, 2023, Council awarded the Base Bid and approved Engineering Amendment 1 for \$225,100

| <b>Base Bid<br/>(24-month Construction Timeline)</b>                   | <b>Subtotal</b>     |
|--|---------------------|
| Magney Construction's Bid  | \$30,228,500        |
| Allowances   | \$1,300,000         |
| <b>Total Construction Award</b>  | <b>\$31,528,500</b> |
| Engineering Amendment<br>(to extend construction from 18 to 24 months) | \$225,100           |
| <b>Subtotal</b>  | <b>\$31,753,600</b> |

| <b>Bid Alternate No. 1<br/>(28-month Construction Timeline)</b>        | <b>Subtotal</b>     |
|--|---------------------|
| Magney Construction's Bid  | \$30,228,500        |
| Deduct   | -\$50,000           |
| Allowances   | \$1,300,000         |
| <b>Total Construction Award</b>  | <b>\$31,478,500</b> |
| Engineering Amendment<br>(to extend construction from 18 to 28 months) | \$312,600           |
| <b>Subtotal</b>  | <b>\$31,791,100</b> |

# Ramsey Water Treatment Plant



## Construction Contract Budget

| <b>Construction Contract</b>            | <b>Subtotal</b>        |
|---|------------------------|
| Construction Contract                   | \$31,528,500           |
| Change Order No. 1 (Prevailing Wage)*   | \$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>  |
| <i>Percent Completed</i>                | 76.2%                  |

\*To accommodate the City accepting state funding.

# Ramsey Water Treatment Plant



## General Construction Contingency Allowance

- Construction Allowance intended to expedite Change Orders
- Net Allowance expenses to date has added 1.8% to the original base bid price
  - Industry standard typically ranges from 5%-15% of the bid amount (AWWA)
- Unused Allowance is credited back to the City
- **All parties have worked diligently to limit cost changes to the project**

| General Construction Allowance                  | Subtotal            |
|---|---------------------|
| Contracted General Construction Allowance       | \$950,000.00        |
| Net Expenses to Date                            | \$546,960.50        |
| <b>Available General Construction Allowance</b> | <b>\$403,039.50</b> |
| <i>Percent Used</i>                             | <i>57.6%</i>        |

# Ramsey Water Treatment Plant



## Construction Contract Times

- Change Order 2 approved August 2024
  - Extended completion by 88 days due to DOLI and building permit delays (April 17 - July 25, 2023)
- Contractor expressed concerns that the 1:1 calendar extension did not fully capture the impact of losing three summer working months
- AE2S acknowledged that additional engineering support would be needed but committed to managing the budget and delaying an amendment request until necessary

| Construction Contract Times  | Date                                      |
|--|---|
| Substantial Completion:<br>Final Completion:                           | May 1, 2025<br>Aug 1, 2025                |
| Change Order No. 2   | + 88 Days                                 |
| <b>Total Contract Time Changes</b>                                     | <b>+ 88 Days</b>                          |
| <b>Adjusted Substantial Completion:<br/>Adjusted Final Completion:</b> | <b>July 28, 2025<br/>October 28, 2025</b> |

# Ramsey Water Treatment Plant



## Requested Construction Contract Time Extension

| Construction Contract Times  | Date   |
|--|--|
| Substantial Completion:<br>Final Completion:                                 | May 1, 2025<br>Aug 1, 2025                                     |
| Change Order No. 2   | + 88 Days  |
| <i>Requested Change Order No. 3</i>  | + 79 Days ( <i>Substantial</i> )<br>+ 64 Days ( <i>Final</i> ) |
| <b>Total Contract Time Changes</b>   | <b>+ 167 Days (Substantial)</b><br><b>+ 152 Days (Final)</b>   |
| <b>Adjusted Substantial Completion:</b><br><b>Adjusted Final Completion:</b> | <b>October 15, 2025</b><br><b>December 31, 2025</b>            |

- Over the past 6 months, the Contractor kept the City informed they were working to stay on schedule but indicated a second extension might be necessary
- On May 7, 2025, the Contractor formally requested a 79-day extension
  - Due to increased curing time of winter concrete,
  - & process piping delivery delays

# Ramsey Water Treatment Plant



## AE2S Construction Services Budget

- Proposal Construction Services Fee: **\$604,400**
  - Original Agreement assumed an 18 mos. construction timeline
- Amendment 1
  - Construction Services Phase: **\$225,100**
    - Extended construction timeline from 18 mos. to 24 mos. (through May 1, 2025)
- Amendment 2
  - Construction Services Phase: **\$2,683.15**
    - Additional field as-built survey to support Certificate of Survey
  - Engineering Design Phase: **\$14,640.69**
    - Additional effort to support City's Site Plan Review process
    - Stormwater redesign to address unexpected DOLI code changes

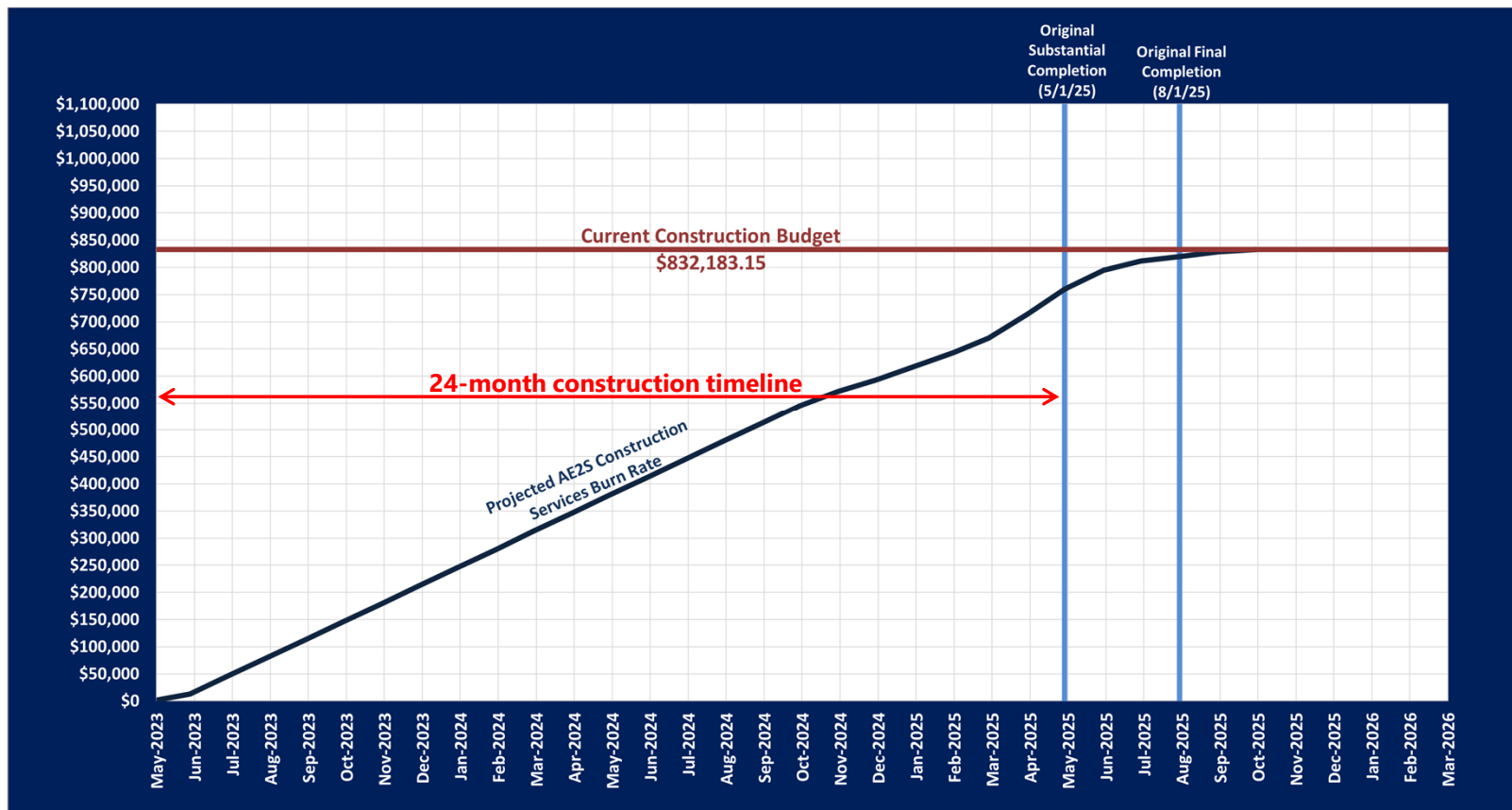
| AE2S Construction Services        | Subtotal            |
|-----------------------------------|---------------------|
| Construction Services Phase Fee   | \$604,400           |
| Amendment 1                       | \$225,100           |
| Amendment 2                       | \$2,683.15          |
| <b>Total Professional Fee</b>     | <b>\$832,183.15</b> |
| Invoiced to Date (through May 1*) | \$716,069.19        |
| <b>Balance to Finish Phase</b>    | <b>\$116,113.96</b> |
| <i>Percent Completed</i>          | <i>86.1%</i>        |

\*May 1, 2025 was the budgeted Substantial Completion

# Ramsey Water Treatment Plant



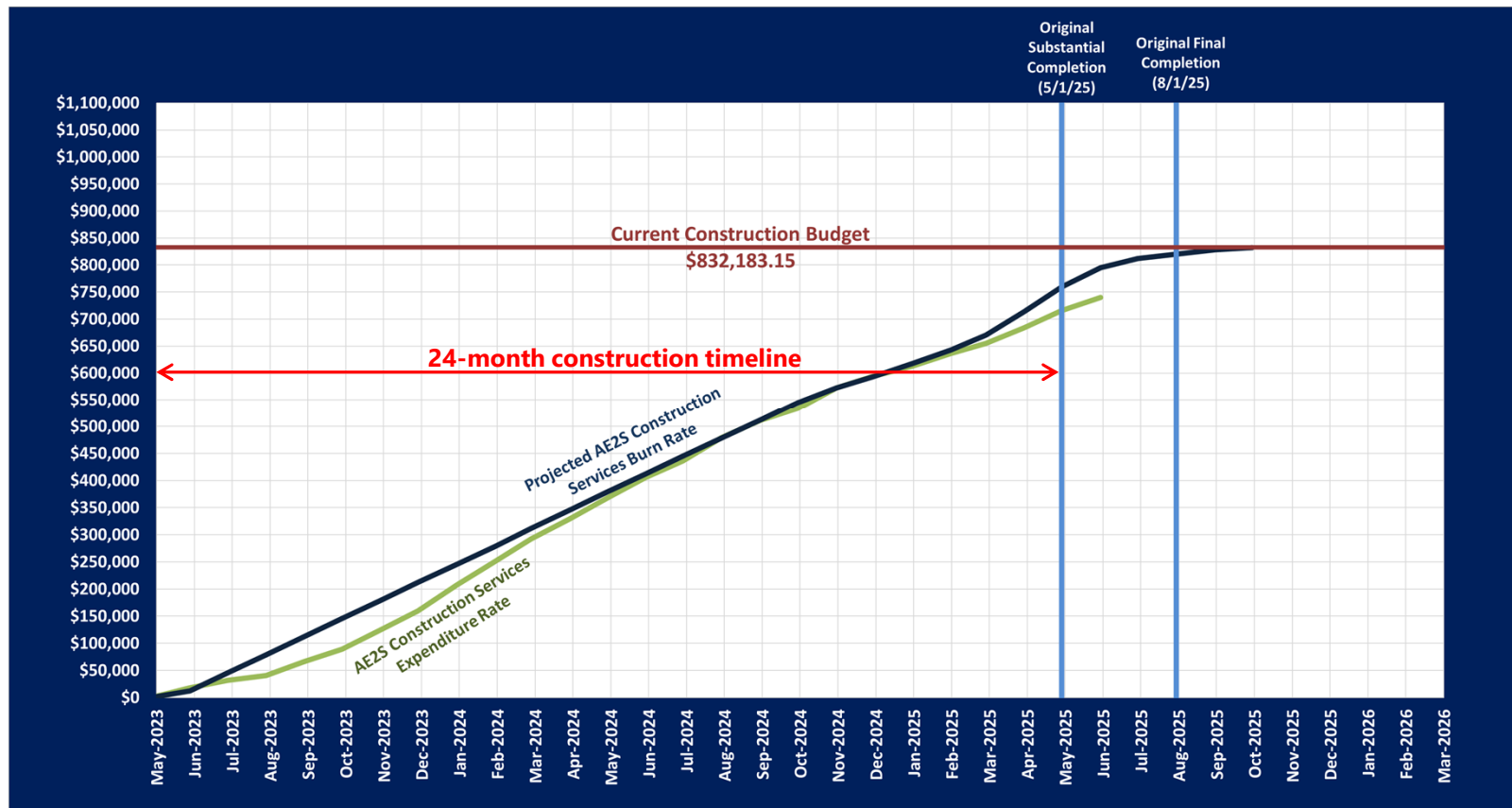
## AE2S Projected Burn Rate



# Ramsey Water Treatment Plant



## AE2S Expenditure Rate

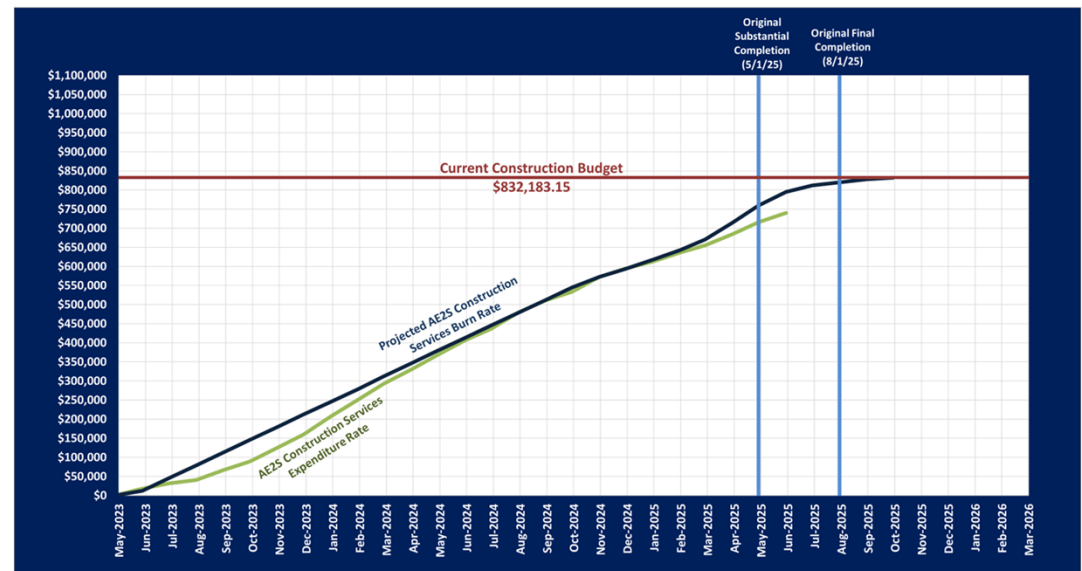


# Ramsey Water Treatment Plant



## AE2S Expenditure Rate

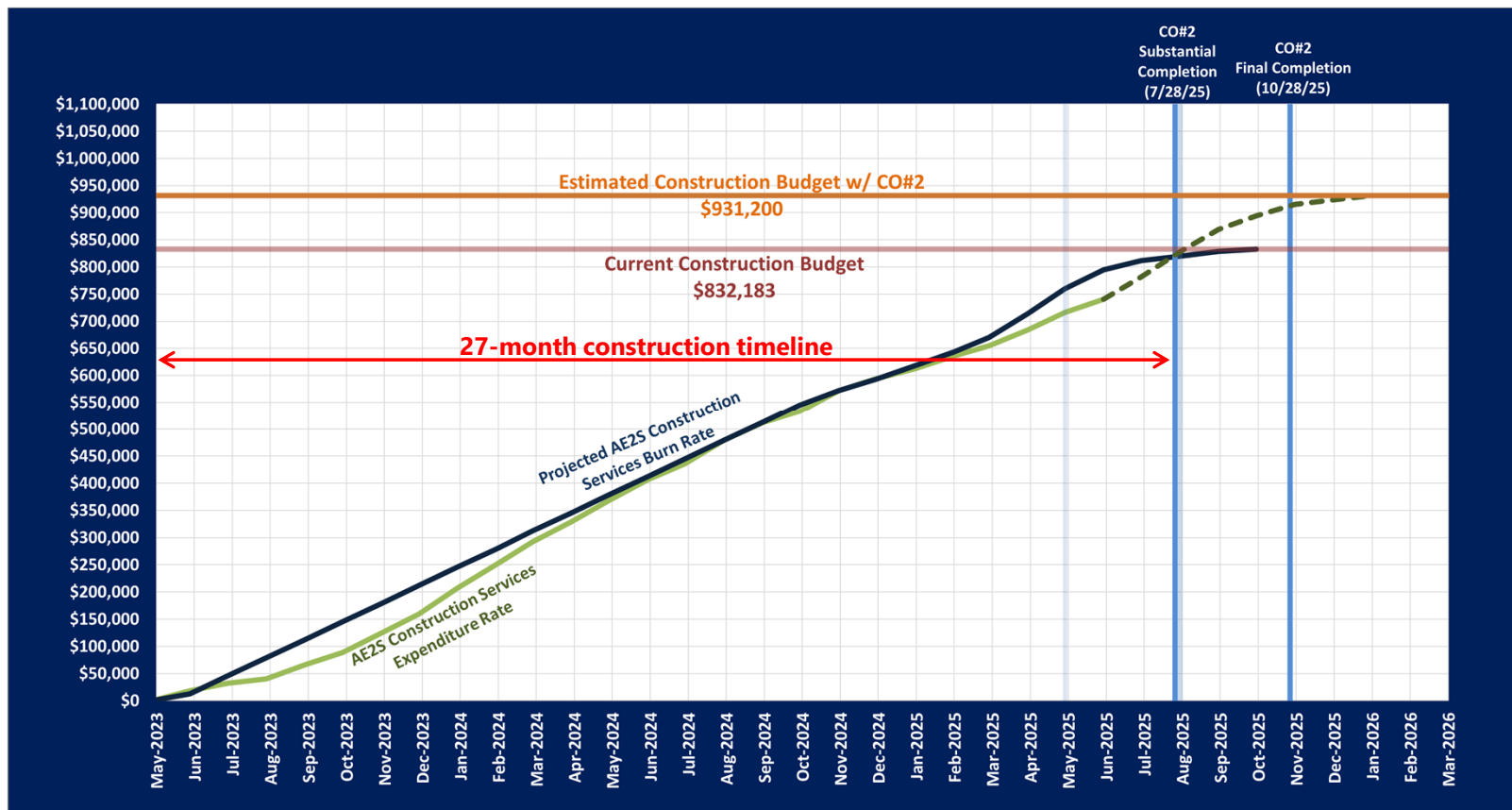
- AE2S remained committed to delivering high-quality construction services throughout the project
- City staff confirmed their satisfaction with our level of effort
- As of Substantial Completion (May 1, 2025), \$116,100 remained in AE2S's budget
- Based on the original construction timeline, this remaining budget was expected to be sufficient for project closeout



# Ramsey Water Treatment Plant



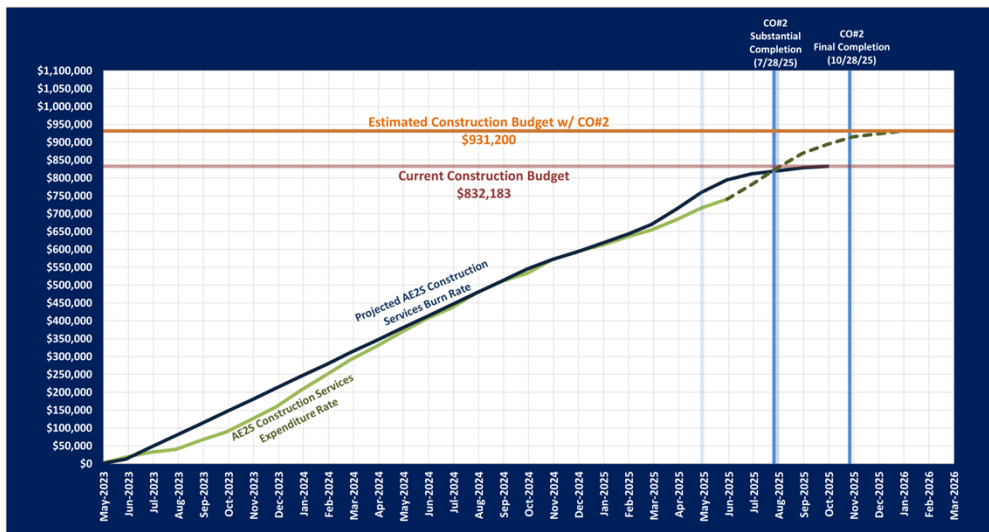
## Projected Expenditures (Through July 28, 2025)



# Ramsey Water Treatment Plant



## Projected Expenditures (Through July 28, 2025)

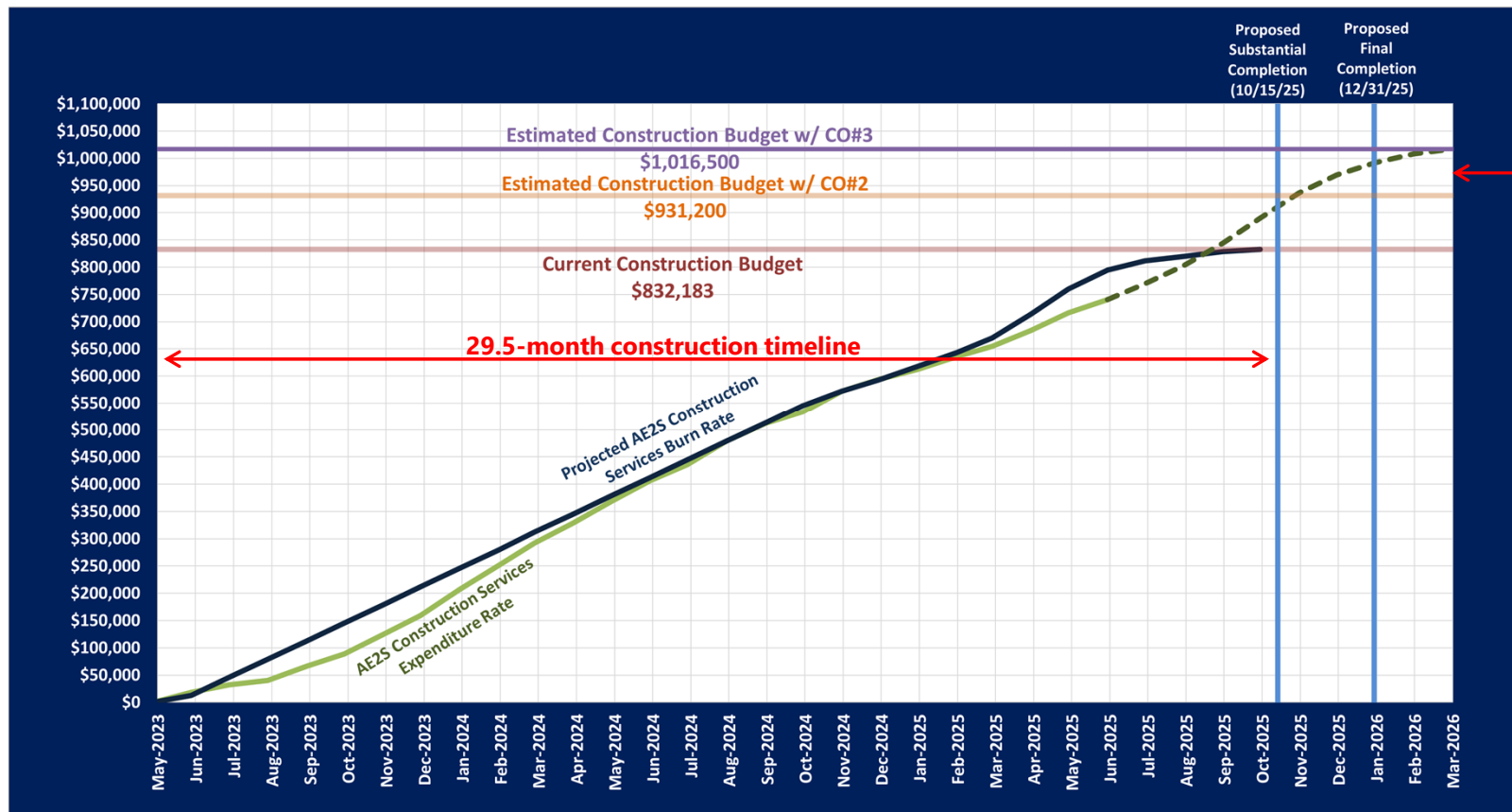


- January 2025 Budget Status Report submitted to Council projected that the budget would be exhausted by August, leaving no budget for startup and closeout
- AE2S delayed requesting an amendment until necessary
- AE2S estimates that an additional \$99,000 would have been needed to complete the project for the first extension

# Ramsey Water Treatment Plant



## Projected Expenditures (Through October 15, 2025)



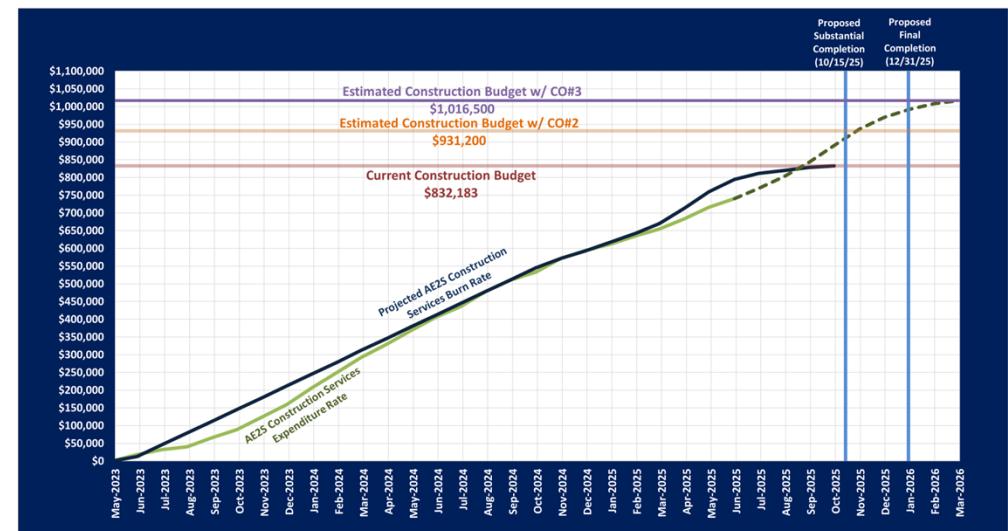
Estimated \$85,300 for additional 2.5-month extension

# Ramsey Water Treatment Plant



## Projected Expenditures (Through October 15, 2025)

- At the March 2025 progress meeting, Magney informed AE2S and the City that an extension request was in progress
- On March 26, Magney submitted an updated schedule showing Substantial Completion in October
- On April 1, AE2S and the City met to discuss the potential extension and AE2S's continued support through startup
- On May 7, the Contractor formally requested an extension through October 15
- Amendment 3 requests \$184,300 in additional funds to support services from May 1 through the extended completion date of October 15



# Ramsey Water Treatment Plant



## Summary

- Amendment 1 supported construction services for a 24-month timeline through May 1, 2025. We are now being asked to provide the same level of service through October 15 — an additional 5.5 months.
- AE2S communicated the likely need for an amendment early in the project
- This request does not increase the level of effort — it simply extends the same level of service over a longer construction timeline
- The WTP project has delivered strong value for the City of Ramsey
  - The awarded bid came in \$6.5M below the Engineer's Estimate of \$37M
  - Responsible design and construction oversight has limited change orders to just 1.8%, well below industry standards
- AE2S respectfully requests **\$184,300** to continue to provide the necessary services to accommodate the new Substantial Completion date of October 15

# Thank you! Questions?



| Advanced Engineering and Environmental Services, LLC