

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 2, SERIES 2026**

**A RESOLUTION APPROVING CHANGE ORDER 1 TO WORK ORDER 2 WITH  
WILSON & COMPANY UNDER THE PROFESSIONAL SERVICES MASTER  
AGREEMENT FOR GENERAL ENGINEERING**

**WHEREAS**, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

**WHEREAS**, attached hereto as Exhibit A is Change Order 1 and supporting documents; and

**WHEREAS**, additional services are needed to fulfill the original scope of work to ensure successful facilitation of required additional property acquisition and potholing activities, changes to the final design phase, and incorporation of enhanced urban design elements; and

**WHEREAS**, the Town Council is familiar with the Agreement and finds it to be in the best interest of the Town, its residents, and the general public.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:**

**Section 1. Approval**

The required change order and expenditure of funds up to \$98,360.00 for the additional services, increasing the total not-to-exceed amount of the Work Order to \$471,380.00, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Public Works Director, Legal Counsel, and other applicable staff or consultant is hereby approved, authorized, and ratified for the facilitation of additional property acquisition and potholing, changes to the final design phase, and incorporation of enhanced urban design elements. The required agreements may be finalized by the Town Manager, in consultation with the Public Works Director, Legal Counsel, and other applicable staff or consultants. Any actions taken prior to the execution of this Resolution, that are within the authority conferred hereby, are ratified, confirmed, and approved by the Town Council.

**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JANUARY 13, 2026.**

**TOWN OF TIMNATH, COLORADO**



Robert Axmacher, Mayor

**ATTEST:**



Milissa Peters-Garcia, MMC

Town Clerk



**CHANGE ORDER NUMBER 1**

WORK ORDER NUMBER 2  
PURSUANT TO PROFESSIONAL SERVICES MASTER AGREEMENT  
FOR GENERAL ENGINEERING BETWEEN  
THE TOWN OF TIMNATH  
AND  
WILSON & COMPANY, INC, ENGINEERS & ARCHITECTS

**MASTER AGREEMENT: Professional Services Master Agreement for General Engineering between the Town of Timnath (the “Town”) and Wilson & Company, Inc, Engineers & Architects (the “Contractor”)**

**MASTER AGREEMENT EFFECTIVE DATE: September 24, 2024**

**PROJECT TITLE: Timnath Parkway – Buss Grove to Main Street Final Design Project**

**WORK ORDER: 2**

**WORK ORDER COMMENCEMENT DATE: April 22, 2025**

**WORK ORDER COMPLETION DATE: February 1, 2026**

**ORIGINAL WORK ORDER NOT TO EXCEED: \$373,020.00**

**CHANGE ORDER COMMENCEMENT DATE: January 20, 2026**

**CHANGE ORDER AMOUNT: \$98,360.00**

**REVISED WORK ORDER NOT TO EXCEED: \$471,380.00**

**PROJECT DESCRIPTION/SCOPE OF SERVICES:**

Additional services are required to fulfil the scope of work. The Contractor’s Change Order dated December 17, 2025 is hereby incorporated to provide the full scope of changes and pricing including:

- Additional Property acquisition services
- Additional potholing activities needed for final design
- Design changes to the overall drainage scheme and revising the storm sewer design
- Incorporating enhanced urban design elements at the RAB to develop a gateway to Old Town

Except as expressly modified by this Change Order, all other provisions of Work Order 2 and the Agreement shall remain in full force and effect.

Consultant agrees to perform the services identified in Work Order 2, any changes as described above, and on the attached forms in accordance with the terms and conditions contained herein and in the Professional Services Master Agreement for General Engineering (the “Master Agreement”) and Work Order 2 between the parties. In the event of a conflict between or ambiguity in the terms of the Master Agreement and this Change Order (including the attached forms) the Master Agreement shall control.

The attached forms consisting of three (3) pages are hereby accepted and incorporated herein, by this reference, and Notice to Proceed is hereby given after all parties have signed this document.

The Town affirms that it has appropriated sufficient funds to cover the additional work set forth in this Change Order, up to the not to exceed amount set forth above, in addition to any work under Master Agreement or prior Work Orders thereto; and that such funds shall be available prior to performance of the additional work.

**IN WITNESS WHEREOF**, The parties have executed this Work Order as of the date last written below. By the signature of its representative below, each party affirms that it has taken all necessary action to authorize said representative to execute this Work Order.

**CONTRACTOR:**

Wilson & Company, Inc, Engineers & Architects



Name: Scott Waterman  
Title: Senior Vice President  
Date: 01/20/2026

**TOWN:**

Town of Timnath



Aaron Adams (Jan 20, 2026 16:46:29 MST)

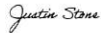
Name: Aaron Adams  
Title: Town Manager  
Date: 01/20/2026

**ATTEST:**



Name: Milissa Peters-Garcia  
Title: Town Clerk  
Date: 01/21/2026

**DEPARTMENT APPROVAL:**



Name: Justin Stone  
Title: Public Works Director  
Date: 01/20/2026

**ATTACHMENT A**  
Contractor's Change Order

December 17, 2025

Stephanie Mas and Kim Koivuniemi, PE  
Town of Timnath  
4750 Signal Tree Drive  
Timnath, CO 80547

Re: Timnath Parkway North Connection – Final Design – Change Order 1

Dear Ms. Mas and Ms. Koivuniemi,

Wilson & Company is submitting this Change Order 1 (CO 1) for the Timnath Parkway North Connection Final Design Work Order. These added services include:

- Additional property acquisition services
- Additional potholing activities needed for final design
- Design changes to the overall drainage scheme and revising the storm sewer design
- Incorporating enhanced urban design elements at the RAB to develop a gateway to Old Town

#### **Legals, Property Acquisition, & Appraisal**

Now that the roadway and RAB design has advanced, additional property acquisition is required at the northwest corner of Buss Grove Road and Main Street (CR 5). Wilson & Company Survey Crew will assist Western States during this acquisition process and will provide appraisal staking for these additional acquisition areas. Western States will provide the right-of-way (ROW) acquisition services and CBRE will prepare the appraisals needed for the Haley Acres ROW and drainage easement which was not anticipated when the conceptual design was completed.

- A. The fee for the additional property acquisition staking by Wilson & Company is **\$2,760**.
- B. For the Haley Acres acquisition, Western States will complete the additional ROW acquisition services for \$6,300 and CBRE will prepare the appraisal for \$5,000 for a total fee of **\$11,300**.

#### **Final Design Phase**

The change orders for this Final Design Phase task include:

- C. Three (3) additional pothole locations and traffic control are required to advance the roadway and roundabout (RAB) to final design. The fee for these additional potholes is **\$10,000**.
- D. Three (3) additional pothole locations on the Magellan Gas Line are required to advance the drainage scheme and storm sewer design. The fee for these additional potholes is **\$7,000**.

- E. Based on the Master Drainage Plan and current modeling, an in-depth investigation of the overall drainage scheme near and around this project footprint is necessary to determine where the historical flows are going and how to address future storm sewer infrastructure with this roadway and RAB project. Once the drainage evaluation is complete, Wilson & Company will summarize all the findings into a Final Drainage Report that will be approved by Timnath Staff. Based on the findings in the Final Drainage Report, Wilson & Company will revise the overall storm sewer system to accommodate future flows in this area which will modify the proposed pipe crossing Buss Grove to a large box culvert structure. Wilson & Company's fee to complete the Final Drainage Report and revise the overall storm sewer system design will be **\$32,800**.
- F BHA will incorporate enhanced urban design elements at the RAB which will include urban art, signage, and ornamental lighting to develop a gateway to Old Town. As part of these enhanced urban design elements Larsen Structural Design (Larsen) will provide the structural engineer services for these urban design elements. In addition, BHA will coordinate with Town Staff to create a design theme the town can use at other gateway locations into Old Town. BHA will complete the enhanced urban design elements task for \$27,500 and Larsen will complete the structural services for the urban design elements for \$7,000 for a total fee of **\$34,500**.

The original fee for this Timnath Parkway North Connection Final Design work order is **\$373,020**, this Change Order 1 total is **\$98,360** for a project budget increase total of **\$471,380**. A breakdown of the anticipated hours and fees for Change Order 1 is attached. Thank you for your time in reviewing this change order and please call me if you have any questions or require any additional information to execute this change order.

Sincerely,



Michael Oberlander, PE  
Operations Manager  
970-631-2671



Sara Weier, PE  
Project Manger  
970-834-6367

Task	Wilson & Company Task and Fee Estimate Timnath Parkway North Connection - Final Design (24-000-457-04)	Overlander Engineer A/E	Weiler Engineer A/E	Schneider Engineer A/E	Lafont Tech Spec. I/E	Weight Fischer Engineer VII	Professional Surveyor	Survey Party Chief	Wilson & Company	Ayres Associates	BHA	Larsen	Western States	CBRE	Change Order 1 Subtotal
		\$ 250	\$ 180	\$ 170	\$ 140	\$ 120	\$ 180	\$ 110							
	Change Order 1														
	Legals, Property Acquisition, & Appraisal (8 weeks)						8	12	\$ 2,760						\$ 2,760
A	Staking for Additional Property Acquisition & Appraisal (Haley Acres)														\$ 5,000
B	Property Acquisition & Appraisal (Haley Acres)												\$ 6,300	\$ 5,000	\$ 11,300
	Final Design Phase (12 weeks)														
C	Additional Roadway PHs & Traffic Control (Ayres)									\$ 10,000					\$ 10,000
D	Additional Magellan Gas Line PHs (Ayres)	20	40	60	40	40			\$ 32,800	\$ 7,000					\$ 7,000
E	In-Depth Drainage Evaluation with Storm Sewer Design Change														\$ 32,800
	Subtotal	20	40	60	40	40	8	12	\$ 35,560	\$ 17,000	\$ -	\$ -	\$ 6,300	\$ 5,000	\$ 63,860
	Enhanced Urban Design Elements, Art, and Ornamental Pedestrian Lighting (BHA)										\$ 27,500	\$ 7,000			\$ 34,500
F	Subtotal	0	0	0	0	0	0	0	\$ -	\$ -	\$ 27,500	\$ 7,000	\$ -	\$ -	\$ 34,500
	Change Order 1 Total	20	40	60	40	40	8	12	\$ 35,560	\$ 17,000	\$ 27,500	\$ 7,000	\$ 6,300	\$ 5,000	\$ 98,360











# Wilson General Engineering WO2 CO1 01.20.2026

Final Audit Report

2026-01-21

Created:	2026-01-20
By:	Stephanie Mas (smas@timnathgov.com)
Status:	Signed
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 Agreement completed.  
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