



**ENGINEERING
SERVICES**

To: Mayor and Town Council

From: Pete Anaya, P.E., Assistant Director of Engineering – Capital Projects

**Through: Mario Canizares, Town Manager
Chuck Ewing, Assistant Town Manager
Hulon T. Webb, Jr., P.E., Director of Engineering Services**

Re: First Street (Stuber Elementary - DNT): Change Order No. 04

Town Council Meeting – March 11, 2025

Strategic Visioning Priority: 1. Acceleration of Infrastructure

Agenda Item:

Consider and act upon approving Change Order No. 04 for CSP No. 2022-51-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the First Street (Stuber Elementary – Dallas North Tollway (DNT)) project; and authorizing the Town Manager to execute Change Order No. 04 for \$1,916,019.

Description of Agenda Item:

Town Council authorized a construction contract with Mario Sinacola & Sons Excavating, Inc., at the August 23, 2022, Town Council meeting in the amount of \$26,811,506.99. The project consists of the construction of four lanes of First Street from Stuber Elementary to the North Dallas Tollway. Work includes excavation, embankment, moisture conditioning, subgrade/pavement, bridge/culverts, and storm drainage.

Change Order No. 4 is for the construction of four lanes of Legacy Road from the First Street intersection north to the existing roadway improvements constructed by Blue Star with the Star Trail Development. When the original project was bid, it included a 300-foot section of two-lane asphalt road north from the First Street intersection to the existing concrete road.

Since the beginning of this project several items have changed, such as Blue Star beginning construction of Star Trail Phases 10, 11, and 12 west of existing Legacy Drive that included construction of approximately 2,000 feet of southbound Legacy Drive south from Starwood Drive. In addition, the Town constructed four lanes of Legacy Drive from First Street south to Scarlet Drive to complete the connection of Legacy Drive from US 380 to First Street. With the change in circumstances, staff evaluated constructing the full four-lane section from First Street to the beginning of the Star Trail improvements of Legacy Drive, approximately 1,200 feet, and requested Mario Sinacola provide a proposed change order for the construction of the missing section of Legacy Drive from the First Street intersection north to the existing improvements.

Staff evaluated the following two options provided by Sinacola:

1. Construction of Legacy Drive with a temporary detour that would keep Legacy Drive open
2. Construction of Legacy Drive that would require Legacy Drive be closed

When evaluating Option 1, there were several negative issues including an additional \$400,000 for constructing the detour and the time needed to negotiate an additional temporary roadway easement to accommodate the temporary detour. Option 2 was more economical because of not having to construct the temporary detour, but would affect the traveling public to a greater extent. School attendance zones were studied to determine the impacts to school age travel, and it was discovered that the temporary closure of Legacy Drive would have minimal impact to school age travel. With the recent opening of Prosper Trail between Legacy Drive and Teel Parkway, this offers another east-west travel corridor if Legacy Drive to First Street is closed temporarily.

The attached Change Order No. 4 reflects Option 2 with Legacy Drive north of First Street being closed from approximately March 21, 2025, and reopened to traffic by the end of July 2025. It also includes an additional 90 days to the overall project timeline to be substantially complete with the project by November 7, 2025.

Budget Impact:

The cost for Change Order No. 4 is \$1,916,018.85, of which \$1,035,321.75 will be funded by Blue Star Development through the Star Trail Thoroughfare Impact Fee Development Agreement. . The construction cost including Change Order No. 4 is \$28,727,525.04, and the construction budget for this project is \$28,852,727.05.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard change order form as to form and legality.

Attached Documents:

1. Change Order No. 4
2. Location Map

Town Staff Recommendation:

Town Staff recommends the Town Council approve Change Order No. 04 for CSP 2022-51- B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the First Street (Stuber Elementary - DNT) project; and authorizing the Town Manager to execute Change Order No. 04 for \$1,916,019.

Proposed Motion:

I move to approve Change Order No. 04 for CSP 2022-51- B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the First Street (Stuber Elementary - DNT) project; and authorizing the Town Manager to execute Change Order No. 04 for \$1,916,019.