

AGENDA REPORT

Meeting Date: April 25, 2025

Item Number: 1

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(Staff Use Only)

Subject

Consider and act upon construction services for Cooper Plaza at Hwy 78 & Brown.

Recommendation

Motion to approve Change Orders with McMahon Contracting LP in an estimated amount of \$300,000 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the WEDC approved construction services for Cooper Plaza, a proposed mixed-use development (Retail, Restaurant, and Office) at the intersection of SH 78 and Brown Street, to McMahon Contracting LP on June 19, 2024. This project is currently at 62% completion.

The waterline revisions, totaling \$126,813, include removing and replacing an existing 14" water line. The original general contractor (GC) bid included costs for removal but omitted installation. The revised amount reflects a combination of the GC's removal estimate and TXDOT installation pricing. Additional scope includes the removal of a fire hydrant (not priced in TXDOT bid items), installation of cement-stabilized sand for both water and sanitary sewer lines, and rework of the installed sanitary sewer line to accommodate updated embedment requirements. Costs also account for additional depth-related cut and fill averaging 3.5 feet, which were not included in the initial scope.

The electrical and lighting revisions, totaling \$131,741, address changes to the originally proposed lighting around the Cooper Plaza detention pond. The initial plan called for submersible LED bollards, which were later deemed unviable due to lack of suitable options. In consultation with Kimley-Horn, a revised lighting plan was developed, calling for the removal of 40 bollards and the installation of 11 standard LED fixtures. These new fixtures align with the proposed lighting approach for Historic Downtown Wylie and support consistent design standards across the Planned Development.

Staff is bringing this item before the Board to ensure transparency, maintain audit compliance, and obtain formal authorization for any necessary change orders that may cause the total project cost to exceed the originally contracted amount. This action will ensure alignment between the approved contract amount, including authorized amendments, and the final amount billed over the course of the project.

Additional Change Orders:

- Waterline revisions - \$126,813
- Electrical and Lighting revisions – \$131,741
 - 11 new lights and removed 40 bollards
- Sidewalk along Brown St – 400 SF @ \$7.16 = \$2,864
- Railing on wall closest to Brown St – 230 LF @ \$140.95 = \$32,418
- Addt'l Pavement Removals 2nd & Jefferson – 1,000 SF @ \$2.79 = \$2,790
- Addt'l Paving at Jefferson & 2nd – 1,000 SF @ \$7.00 = \$7,000