

AGENDA REPORT

Meeting Date: July 15, 2026 Item Number: 1
Prepared By: Jason Greiner (Staff Use Only)

Subject

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

Recommendation

Motion to approve Change Order with McMahon Contracting LP in an amount of \$229,973 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 substantially complete, and McMahon is currently finalizing on-site erosion control improvements.

The Change Order presented for your consideration is related to additional sidewalk improvements connecting this development to Historic Downtown Wylie. This includes sidewalk installation from Ballard Avenue to Marble Street (which connects to Cooper Plaza), mobilization, bonds, insurance, testing, traffic control, removal/excavation of existing sidewalk/curb, embankment, crosswalk striping, silt fence, inlet protection, SWPPP maintenance, sod, and temporary irrigation. This Change Order excludes boring, bursting, permits, and landscaping.

This addition increases connectivity to downtown and aligns with the vision outlined in the City of Wylie Comprehensive Plan. Staff determined that including this item as a Change Order to the original contract will expedite the process and complete/complement the development as a whole.

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.