



# Hickory Creek Road Phase 3

Change Order No. 2

Mario Sinacola & Sons Excavating, Inc.

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City Council May 6, 2025

Agenda item No. ID 25-831

Project Manager: Tracy L. Beck, PE, PMP

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IMPROVING  
DENTON

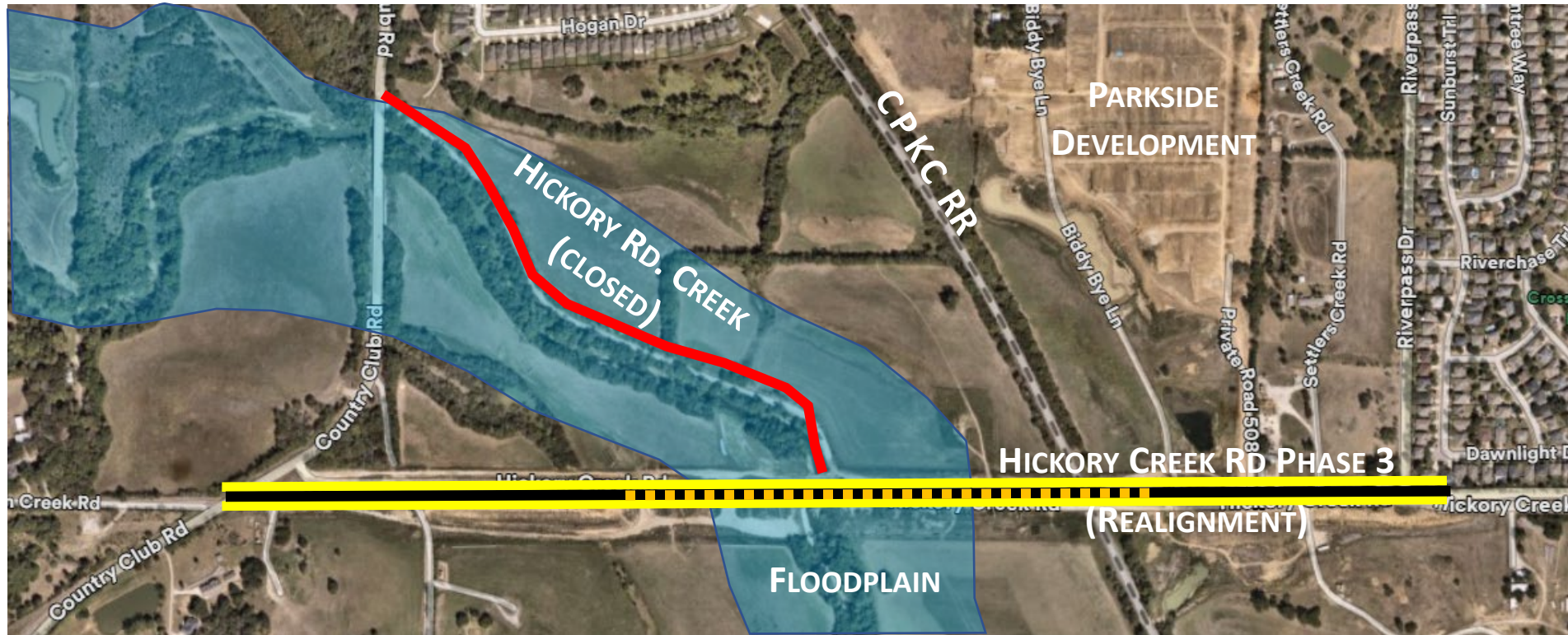


IMPROVING  
DENTON



# PROJECT OVERVIEW

The Hickory Creek Road Phase 3 project will realign and widen the existing 2-lane rural roadway to a 4-lane divided urban arterial from Riverpass Drive to FM 1830. Spanning approximately 1 mile, it will enhance east-west connectivity and safety by eliminating the at-grade railroad crossing with a new bridge over the railroad and floodway. Additional improvements include sidewalks and street lighting.



# MILESTONES AND DELAY HISTORY

DATE	ACTIVITY	DATE	ACTIVITY
February 12, 2019	<b>Design</b> Contract Executed	July 26, 2024	<b>Real Estate</b> Final Parcel Acquired
November 05, 2019	<b>2019 Bond</b> Election Passed	December 6, 2024	<b>Utility Oncor Electric</b> cleared
November 05, 2019	<b>Design</b> Complete/signed/sealed	December 17, 2024	<b>Railroad</b> City Council executed Highway Overpass Widening Agreement (Ordinance 24-2399)
February 2022	<b>Railroad</b> Approved Design	December 19, 2024	<b>New Developer</b> coordination complete
May 03, 2022	<b>Construction</b> Contract Awarded	March 3, 2025	<b>Railroad</b> Highway Overpass Widening Agreement executed by CPKC Railroad
August 18, 2022	<b>Real Estate</b> – 11 of 12 parcels acquired (final parcel required eminent domain)	March 5, 2025	<b>TxDOT</b> Access Permit Issues
September 28, 2022	Original Notice to Proceed	March 13, 2025	<b>Utility</b> Gas Foam Line conflict removed
February 13, 2023	<b>Updated Notice to Proceed</b>	May 12, 2025	<b>Proposed Notice to Proceed</b>
April 14, 2023	<b>Railroad</b> - Merger (Required Restarting Railroad Agreement)	Q4 2025	<b>Gas Line Agreements/Relocations Complete</b>
September 12, 2023	<b>Project Shut Down</b>	Q4 2026	<b>Hickory Creek Road/Bridge Complete</b>

# CHANGE ORDER REQUEST

Multiple delays to the contractor resulted in cost escalations. The contractor provided a highly-detailed breakdown of the costs and escalations. The City of Denton reviewed all costs, coordinated with the contractor to agree to the Not-to-Exceed negotiated following costs:

\$ 1,279,877.91	Labor Escalation (All)
\$ 380,743.52	Equipment Escalation (All)
\$ 1,495,852.50	Material Escalation (All)
\$ 676,814.95	Subcontractor Escalation
\$ 718,706.30	AFCO Steel Freight and Storage
\$ 45,519.95	1% Bond
\$ 356,034.04	Extended Overhead and Delay Time for Project Manager
\$ 66,507.25	Extended Project Survey Time
\$ 4,429,534.98	Outside Equipment Rent
\$ 218,243.10	Structural Inefficiencies – Working on columns adjacent to power lines
\$ 142,714.72	Reestablish Construction Site & Creek Crossing
\$ 81,000.00	Traffic Control/Barricades for 18 additional months
\$ 9,891,549.22	TOTAL

# PROJECT SCHEDULE \*

<b>May 06, 2025</b>	▪ City Council Approves Change Order
<b>May 08, 2025</b>	▪ Pre-Construction Meeting
<b>May 12, 2025</b>	▪ Notice to Proceed (NTP)
<b>Q4 2026</b>	▪ Substantial Completion**
<b>Q4 2026</b>	▪ Final Completion***

\* All dates are subject to change, without notice, due to weather and/or other unforeseen circumstances.

\*\* Substantial Completion occurs when the work required for the project to operate as intended under the Contract Documents is finished to the reasonable satisfaction of the City.

\*\*\* Final Completion marks the conclusion of a construction project. It signifies that all work, including both major and minor tasks, have been finished in accordance with the contract requirements.



# STAFF RECOMMENDATION

Adoption of an ordinance approving a Change Order No. 2 in the amount of \$7,931,684.69 with Mario Sinacola & Sons Excavating, Inc., for the widening and re-alignment of the Hickory Creek Road Phase 3 for a total contract award aggregated to a not-to-exceed amount of \$59,954,118.57).

Base Bid:	\$ 49,545,175.12
Original Not to Exceed (with 5% contingency):	\$ 52,022,433.88
Change Request:	\$ 7,931,684.69
<b>New Contract Not-to Exceed:</b>	<b>\$ 59,954,118.57</b>

# Questions?