



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: June 8, 2026

SUBJECT

Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute Change Order No. 5 to the contract between the City of Denton and Sundt Construction, Inc., for the construction of the Bonnie Brae Phase 3 Widening and Reconstruction Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8094-1 – Change Order No. 5 in the not-to-exceed amount of \$1,048,785.81, for a total contract award aggregated to \$43,755,993.44).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

INFORMATION/BACKGROUND

Bonnie Brae Phase 3 represents the final phase of the South Bonnie Brae Improvement Project. This phase widens and reconstructs the existing two (2) lane rural roadway into a four (4) lane divided urban concrete street from FM 1515/I-35E to Parvin Road, including a new roadway alignment from Parvin Road to Roselawn Drive that ties into the newly constructed South Bonnie Brae Bridge (Phase 1). Improvements include new underground storm drainage, water and sanitary sewer lines, street lighting, and traffic signals at Roselawn Drive, FM 1515, and IH-35E Frontage Road. The project also provides a five (5) foot sidewalk and a 10-foot multi-use trail on either side of the new roadway.

As part of the utility work, the project upgrades the existing eight (8) inch water line to a 12-inch line between 35E and Willowood on the north end and between Solar Way and Parvin on the south, excluding the section that crosses under the railroad tracks. Due to the age of the eight (8) inch line under the tracks (44 years) and the continuity of the upgraded system is necessary, Water Utilities determined that this remaining segment should also be replaced with a 12-inch line.

Coordination with Pacific Canadian Kansas City Southern (PCKCS, formerly KCS) determined that the new 12-inch water line must be installed in a separate bore and cannot utilize the existing bore location. PCKCS also requires additional survey work and settlement monitoring of the track area within the bore section through this portion of the work. Change Order No. 5 will include the cost associated with this work, including PCKCS requirements, in the amount of \$1,117,169.86. This change order also includes other costs related to quantity adjustments to roadway, drainage, and driveway items, resulting in a decrease of \$68,384.05, for a total net change of \$1,048,785.81. This change order does not require any additional days.

Prior authorized change orders for this project are as follows:

- On June 17, 2024, Change Order No. 1 was approved by Purchasing in the amount of \$44,157 to remove contraflow equipment and correct quantities in both water and drainage items vetted through the submittal process.
- On December 9, 2024, Change Order No. 2 was approved by Purchasing in the amount of \$365,742, which included field changes due to utility conflicts and changes to the bore location for sanitary sewer under the PCKCS railroad and additional water improvements requested by Water Utilities to tie-in to the new work at the I-35 widening project.
- On April 15, 2025, City Council approved Change Order No. 3 in the amount of \$2,388,362.16 to cover costs related to the 377-day delay of the Enlink gas line relocation and abandonment of the existing line in the path of the new alignment of Bonnie Brae between Parvin and Roselawn.
- On October 24, 2025, Change Order No. 4 was approved by Purchasing in the amount of \$359,778.62, which included costs related to quantity over and under-runs as well as work performed under time and material due to field conditions differing from the project plans.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 15, 2023, City Council approved a contract with Sundt Construction, Inc., in the not-to-exceed amount of \$40,318,845.47 (Ordinance 23-1524).

On June 17, 2024, Purchasing approved Change Order No. 1 with Sundt Construction, Inc., approving the use of contingency in the amount of \$44,157.

On December 9, 2024, Purchasing approved Change Order No. 2 with Sundt Construction, Inc., approving the use of contingency in the amount of \$365,742.

On April 15, 2025, City Council approved Change Order No. 3 with Sundt Construction Inc., in the not-to-exceed amount of \$2,388,362.16 (Ordinance 25-640).

On October 24, 2025, Purchasing approved Change Order No. 4 with Sundt Construction, Inc., in the not-to-exceed amount of \$359,778.62.

RECOMMENDATION

Approve Change Order No. 5 with Sundt Construction, Inc., for the construction of the Bonnie Brae Phase 3 Widening and Reconstruction Project for the Capital Projects Department, in a not-to-exceed amount of \$1,048,785.81, for the contract aggregated to \$43,755,993.44.

PRINCIPAL PLACE OF BUSINESS

Sundt Construction, Inc.
Irving, TX

ESTIMATED SCHEDULE OF PROJECT

This project is estimated to be complete in November 2026.

FISCAL INFORMATION

These services will be funded from Water Projects Fund C.O. project account 630510523.1360.40100. Purchase Order #205669 will be revised to include Change Order No. 5 amount of \$1,048,785.81. The total amended amount of this contract is \$43,755,993.44.

EXHIBITS

Exhibit 1: Agenda Information Sheet

Exhibit 2: Original Ordinance, Contract, Ordinance, and Change Orders 1-4

Exhibit 3: Ordinance and Change Order No. 5

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Robin Davis, 940-349-7713.

Legal point of contact: Leah Bush at 940-349-8333.