Weatherford City Council

AGENDA REPORT

Meeting Date:	January 13, 2026	**Staff Contact:**	Matt Leppla, Director of Public Works
Item Number:	2025-662-AR	**Phone:**	817-598-4148

SUBJECT: Consider authorizing the City Manager to execute Change Order No. 1 for the construction contract with DRI Construction under the TIPS Program for additional construction services related to the 221 North Main Plaster Removal project in an amount not to exceed $39,000, for a revised total contract amount of $194,000.

BACKGROUND/DISCUSSION

Property Overview

The building at 221 North Main Street is a City-owned historic property located in downtown Weatherford. The City acquired this property as part of its ongoing downtown revitalization efforts and intends to market the building for a future user or potential buyer once exterior restoration is complete.

Original Contract

On October 28, 2025, City Council approved a construction contract with DRI Construction in an amount not to exceed $155,000 for the complete removal of the exterior plaster to reveal the building's original stone façade. Prior to this work, all asbestos-containing materials had been safely removed. A structural engineer was engaged to develop recommendations for safe plaster removal and stabilization of the wall system. As the plaster was removed, mortar joints were repointed to strengthen and preserve the structure.

Unforeseen Conditions and Proposed Change Order

The exterior plaster has now been removed, and much of the underlying stone and mortar has been restored. However, once the plaster was removed, several areas of deteriorated brick and clay block were discovered that wer not visible during the initial assessment. These materials were concealed behind the plaster and could not have been identified prior to removal.

This change order addresses the unforeseen conditions and includes the following scope:

1. Replacement of deteriorated brick and clay block with stone to improve structural stability and provide a consistent appearance with the restored stonework
2. Installation of windows to replace the temporary plywood coverings at exterior openings
3. Additional aesthetic enhancements to the exterior façade

The proposed change order includes $48,000 of additional work. Of this amount, $9,000 will be funded through the previously approved contingency, with the remaining $39,000 requiring additional authorization. If approved, the revised total authorized amount will not exceed $194,000.

These improvements will significantly enhance the appearance of the building and better position the City to market

the property.

FINANCIAL IMPACT

Funds are available in the FY26 Capital Projects Fund. This brings the City's total FY26 expenditures with DRI Construction to $819,910 across multiple projects procured through the TIPS cooperative purchasing program.

SUGGESTED ACTION

Staff recommends authorizing the City Manager to execute Change Order No. 1 for the construction contract with DRI Construction under the TIPS Program for additional construction services related to the 221 North Main Plaster Removal project in an amount not to exceed $39,000, for a revised total contract amount of $194,000.

ATTACHMENTS

- DRAFT Change Order 1