

To: Mayor and Town Council

From: Hulon T. Webb, Jr., P.E., Director of Engineering Services

**Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager**

Re: Bid Award Teel Parkway (US 380 - First Street)

Town Council Meeting – January 9, 2024

Strategic Visioning Priority: 1. Acceleration of Infrastructure

Agenda Item:

Consider and act upon awarding CSP No. 2024-09-B to McMahon Contracting LP, related to construction services for the Teel Parkway (US 380 – First Street) project; and authorizing the Town Manager to execute a construction agreement for same.

Description of Agenda Item:

On December 7, 2023, at 3:00 PM, eight (8) Competitive Sealed Proposals were received for the Teel Parkway (US 380 - First Street) project. The project consists of all the work needed to construct the two northbound lanes of the ultimate six-lane concrete divided roadway from the existing intersection improvements at US 380 to the existing intersection improvements south of First Street. These improvements include roadway paving, drainage, standard median landscape design and irrigation, pavement markings and signage, traffic control, and erosion control. The project was advertised using the Competitive Sealed Proposal Construction alternative procurement method to allow the Town to award the projects to the contractor that offers the best value proposal based on the following criteria, which includes recently revised standard percentages based on direction from the Town Council:

- Qualifications and Experience (10%)
 - Outline contractor and subcontractor experience with similar projects.
 - Outline qualifications of key personnel assigned to this project.
 - Provide references.
- Project Timeline (25%)
- Cost Proposal (65%)

The verified proposal totals ranged between \$5,367,467.25 and \$6,222,085.33. The Engineer's Estimate was \$5,658,138.00. The proposal's final completion times ranged from 120 calendar days to 390 calendar days. McMahon Contracting LP, was the firm that ranked the highest after consideration of Costs, Time, and Qualifications with a cost of \$5,399,999.00, and a project timeline of 120 calendar days.

The contractor that provided the proposal with the lowest cost had a project timeline of 290 days, more than twice the time of the proposal from McMahon Contracting LLP. McMahon Contracting LP, is currently constructing the Gee Road (First - Windsong Retail) and the First Street (Teel - Gee Road) project for the Town. Staff checked the references provided and received positive feedback.

Budget Impact:

The cost for the construction of the project is \$5,399,999.00, with the PISD participating \$2,101,966.95 and the Town contributing \$3,298,032.05. The total construction budget for the project is \$5,608,664.79 in Account No. 750-6610-10-00-2153-ST.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard construction agreement as to form and legality.

Attachments:

1. Location Map
2. Bid Tabulation Summary
3. Construction Agreement

Town Staff Recommendation:

Town staff recommends that the Town Council award CSP No. 2024-09-B to McMahon Contracting LP, related to construction services for the Teel Parkway (US 380 – First Street) project; and authorizing the Town Manager to execute a construction agreement for same.

Proposed Motion:

I move to award CSP No. CSP No. 2024-09-B to McMahon Contracting LP, related to construction services for the Teel Parkway (US 380 – First Street) project; and authorize the Town Manager to execute a construction agreement for same.