



## ENGINEERING SERVICES

**To:** Mayor and Town Council

**From:** Hulon T. Webb, Jr., P.E., Interim Executive Director of Development and Infrastructure Services

**Through:** Bob Scott, Executive Director of Administrative Services

**Re:** Town Council Meeting – August 23, 2022

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**Agenda Item:**

Consider and act upon awarding CSP No. 2022-51-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the Fishtrap (Elem - DNT) - 4 lanes project; and authorizing the Interim Town Manager to execute a construction agreement for same.

**Description of Agenda Item:**

On July 14, 2022, at 3:00 PM, two (2) Competitive Sealed Proposals were received for the Fishtrap (Elem - DNT) - 4 lanes project. The project consists of the construction of 4 lanes of Fishtrap Road/First Street from Stuber Elementary to the Dallas North Tollway. Work will include but not be limited to excavation, embankment, moisture conditioning, subgrade/pavement, median landscape/irrigation, bridges/culverts, storm drainage, and water mains. The project was advertised using the Competitive Sealed Proposal Construction alternative procurement method to allow the Town to award the project to the contractor that offers the best value proposal based on the following criteria:

- Qualifications and Experience (30%)
  - Outline contractor and subcontractor experience with similar projects.
  - Outline qualifications of key personnel assigned to this project.
  - Provide references.
- Project Timeline (20%)
- Cost Proposal (50%)

The verified proposal totals ranged between \$26,811,506.99 and \$29,045,195.45. The Engineer's estimate was \$19,979,339.00. The proposal final completion times ranged from 608 calendar days to 750 calendar days. Mario Sinacola & Sons Excavating, Inc. (MSSEI), was the firm that ranked the highest after consideration of Costs, Time, and Qualifications with a cost of \$26,811,506.99, and a project timeline of 608 calendar days. MSSEI successfully completed the Prosper Trail (Coit to Custer) project. Staff also checked the references provided and received positive feedback.

The Competitive Sealed Proposal Construction alternative procurement method allows for negotiations as part of the process to make sure that the best value is achieved. Staff is actively working with MSSEI to find cost saving alternatives and is currently exploring value engineering ideas such as changes to the rock riprap material proposed along the creeks and drainage channels. Any cost reductions will be handled by Change Orders to reduce the overall contract amount.

**Budget Impact:**

The cost for the construction of this project is \$26,811,506.99. In addition to the construction costs, the Town paid \$765,582 in mitigation bank credits. The original FY 2021-2022 Capital Improvement Program included \$18,000,000 for the Fishtrap (Elem - DNT) - 4 lanes project. The issuance of the General Obligations Bonds, Series 2022 approved at the July 26, 2022, Town Council meeting, allocated an additional \$3,000,000 of debt funding to the project budget. To increase the overall budget to \$28,050,000 in Account No. 750-6610-10-00-2012-ST, the following additional funding will be allocated in the FY 2022-2023 Capital Improvement Program: \$6,300,000 West Thoroughfare Impact Fee Fund and \$750,000 from the proposed Capital Dedicated Fund.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents 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. 2022-51-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the Fishtrap (Elem - DNT) - 4 lanes project; and authorizing the Interim Town Manager to execute a construction agreement for same.

**Proposed Motion:**

I move to award CSP No. 2022-51-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the Fishtrap (Elem - DNT) - 4 lanes project; and authorizing the Interim Town Manager to execute a construction agreement for same.