



COMMUNITY ENGAGEMENT AND EXPERIENCES

To: Mayor and Town Council
From: Robyn Battle, Executive Director
Through: Mario Canizares, Town Manager
Re: Bid Award: Downtown Monumentation Phase 1

Town Council Meeting – February 10, 2026

Strategic Visioning Priority: 2. Development of Downtown as Destination

Agenda Item:

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-06-B to MSF Hospitality, related to construction services for the Prosper Downtown Monumentation Phase 1 project in the amount of \$553,402, and authorize \$50,000 for materials testing and construction phase contingencies. The total purchase order amount is \$603,402.

Description of Agenda Item:

On January 22, 2026, at 2:00 p.m., five (5) Competitive Sealed Proposals were received for the Prosper Downtown Monumentation Phase 1 (PK202541 – Downtown Monumentation, Broadway and Main). 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 (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 project is comprised of a base bid for the construction of four (4) columns at the corners of Broadway and Main Street, as recommended by the Downtown Advisory Committee. Add Alternate 1 includes the additional construction of five (5) tertiary columns along Broadway. Add Alternate 2 includes the construction of a silo icon monument in the place of the column at the northeast corner of Broadway and Main Street.

The verified proposal totals for the Base Bid (four columns at Broadway and Main Street) ranged between \$309,555 and \$680,739. The Engineer's Estimate was \$622,000.

The verified proposal totals for Add Alternate 01 (five tertiary columns along Broadway) ranged between \$178,923 and \$334,489. The Engineer's Estimate was \$240,586.

The verified proposal totals for Add Alternate 02 (silo icon monument) ranged between \$326,163 and \$821,455. The Engineer's Estimate was \$729,000.

The Downtown Advisory Committee (DTAC) recommended construction of the four columns at Broadway and Main Street as the first phase of the Downtown Monumentation Project. The DTAC also recommended obtaining proposals for the Add Alternate items in the event that additional funding could be identified.

Below is the breakdown of the proposal from MSF Hospitality and renderings of the proposed monuments:

Base Bid (Four Columns at Broadway and Main Street: \$309,554.53



Add Alternate 1 (Five Tertiary Monuments, Three with Pendant Lights): \$243,847.76



Add Alternate 2 (Silo Icon Monument in place of Northeast Column) \$326,163.33



The current project budget is sufficient to construct the Base Bid (Four Columns) and Add Alternate 1 (Five Tertiary Monuments). Add Alternate 2 (Silo Icon Monument) is not recommended at this time due to budgetary constraints.

MSF Hospitality was the firm that submitted the bid with the lowest cost, and received the highest score after consideration of Cost, Time, and Qualifications with a combined cost of \$553,402 and a project timeline of 116 days for the Base Bid and Add Alternate 1. MSF Hospitality has not performed construction services for the Town of Prosper, but references have provided positive feedback on job performance, a high level of professionalism and responsiveness, and timely project completion.

Budget Impact:

The cost for the construction of the Base Bid (Four Columns) and Add Alternate 1 (Five Tertiary Monuments) is \$553,402. Funding is available in project account PK202541. The contingency amount of \$50,000 will be used during the construction phase to fund materials testing costs and to address field changes or adjust quantities during construction. The use of the contingency fund will be documented with change order requests negotiated between staff and the contractor as construction progresses.

Legal Obligations and Review:

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

Attached Documents:

1. Location Map
2. Bid Tabulation Summary
3. Bid Scoring Matrix
4. Construction Agreement

Town Staff Recommendation:

Town staff recommends authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-06-B to MSF Hospitality, related to construction services for the Prosper Downtown Monumentation Phase 1 project in the amount of \$553,402, and authorizing \$50,000 for materials testing and construction phase contingencies. The total purchase order amount is \$603,402.

Proposed Motion:

I move to authorize the Town Manager to execute a Construction Agreement awarding CSP No. 2026-06-B to MSF Hospitality, related to construction services for the Prosper Downtown Monumentation Phase 1 project in the amount of \$553,402, and authorize \$50,000 for materials testing and construction phase contingencies. The total purchase order amount is \$603,402.