



ENGINEERING SERVICES

To: Mayor and Town Council

From: Pete Anaya, P.E., Assistant Director of Engineering Services - CIP

Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager
Hulon T. Webb, Jr., P.E., Director of Engineering Services

Re: Bid Award: Prosper Downtown Parking and Alley Improvements

Town Council Meeting – February 10, 2026

Strategic Visioning Priority: 1. Acceleration of Infrastructure

Agenda Item:

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-09-B to Jeske Construction Company, related to construction services for the Prosper Downtown Parking Lot and Alley Improvements project in the amount of \$347,731 and authorize \$50,000 for construction phase contingencies. The total purchase order amount is \$397,731.

Description of Agenda Item:

On December 16, 2025, at 2:00 PM, seven (7) Competitive Sealed Proposals were received for the Prosper Downtown Parking Lot and Alley Improvements project (2403-ST). 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, 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 \$347,731 and \$515,777. The Engineer's Estimate was \$329,488. The proposal's final completion times ranged from 70 calendar days to 150 calendar days.

Jeske Construction Company was the firm that ranked the highest after consideration of Costs, Time, and Qualifications with a cost of \$347,731, and a project timeline of 110 calendar days. Jeske Construction Company has not performed construction services for the Town of Prosper, but references have provided outstanding feedback on job performance and timely project completion.

Budget Impact:

The cost for the construction of the project is \$347,731. The construction budget for the project is \$430,000 in Account No. ST202403-CONST-CONST. The contingency amount of \$50,000 will be used during the construction phase 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. Construction Agreement

Town Staff Recommendation:

Town staff recommend the Town Council authorize the Town Manager to execute a Construction Agreement awarding CSP No. 2026-09-B to Jeske Construction Company, related to construction services for the Prosper Downtown Parking Lot and Alley Improvements project in the amount of \$347,731 and authorize \$50,000 for construction phase contingencies. The total purchase order amount is \$397,731.

Proposed Motion:

I move to authorize the Town Manager to execute a Construction Agreement awarding CSP No. 2026-09-B to Jeske Construction Company, related to construction services for the Prosper Downtown Parking Lot and Alley Improvements project in the amount of \$347,731 and authorize \$50,000 for construction phase contingencies. The total purchase order amount is \$397,731.