

To: Mayor and Town Council

From: Lindy M. Higginbotham, P.E., Senior Engineer

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

Re: Bid Award: First Street Reconstruction (DNT-Coleman)

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. 2026-04-B to Mario Sinacola & Sons Excavating, Inc., related to the First Street Reconstruction (DNT-Coleman) project, for \$20,793,934.72 and authorize \$500,000 for construction phase contingencies. The total purchase order amount is \$21,293,934.72.

Description of Agenda Item:

On November 13, 2025, at 2:00 PM, seven (7) Competitive Sealed Proposals were received for the First Street Reconstruction (DNT-Coleman) project (1512-ST). The project consists of all work needed for construction of a four-lane divided suburban arterial between the Dallas North Tollway and Coleman Street. Project includes a roundabout at Coleman Street, concrete curb and gutter roadway, underground drainage improvements, median landscape, street lighting at the roundabout, and a twelve-inch (12") water line.

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 include 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 \$20,793,934.72 and \$25,618,128.74. The Engineer's Estimate was \$24,264,385.50. The proposal's final completion times ranged from 540 calendar days to 1,095 calendar days.

Mario Sinacola & Sons Excavating, Inc., was the firm that ranked the highest after consideration of Costs, Time, and Qualifications with a cost of \$20,793,934.72, and a project timeline of 570 calendar days. Mario Sinacola & Sons Excavating, Inc., successfully completed the First Street (Stuber Elementary-DNT) and First Street (Coit-Custer) projects.

Budget Impact:

The construction budget for the planned improvements to First Street (DNT-Coleman) is \$23,749,506.62 (\$21,249,506.62 is in Account No. ST201512-CONST-CONST and \$2,500,000 is in Account No. WA202614-CONST-CONST). The cost for the construction of this project is \$20,793,934.72. The contingency amount of \$500,000 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. This leaves a remaining budget of \$2,455,571.90 available for the Construction Material Testing and Observation Services and the BNSF Railway Signal and Surface Improvements Grade Crossing Construction and Maintenance Agreement.

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 authorize the Town Manager to execute a Construction Agreement awarding CSP No. 2026-04-B to Mario Sinacola & Sons Excavating, Inc., related to the First Street Reconstruction (DNT-Coleman) project, for \$20,793,934.72 and authorize \$500,000 for construction phase contingencies. The total purchase order amount is \$21,293,934.72.

Proposed Motion:

I move to authorize the Town Manager to execute a Construction Agreement awarding CSP No. 2026-04-B to Mario Sinacola & Sons Excavating, Inc., related to the First Street Reconstruction (DNT-Coleman) project, for \$20,793,934.72 and authorize \$500,000 for construction phase contingencies. The total purchase order amount is \$21,293,934.72.