



## ENGINEERING SERVICES

**To:** Mayor and Town Council

**From:** Joshua Cotton, 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: Legacy Drive (Prosper Trail – Parvin Road)

Town Council Meeting – May 19, 2026

### Strategic Visioning Priority: Accelerate Infrastructure Delivery

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#### **Agenda Item:**

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-12-B to McMahon Contracting LP, related to the Legacy Drive (Prosper Trail – Parvin Road) project, for \$5,875,569.95 and authorize \$200,000 for construction phase contingencies. The total purchase order amount is \$6,075,569.95.

#### **Description of Agenda Item:**

On April 14, 2026, at 2:00 PM, nine (9) Competitive Sealed Proposals were received for the Legacy Drive (Prosper Trail – Parvin Road) project (2410-ST). The project consists of all work needed for construction of two lanes of Legacy Drive from Prosper Trail north approximately 1,400 feet, then transitioning to a four-lane divided suburban arterial adjacent to Watkins Middle School up to Parvin Road. Project includes construction of a bridge class multi-barrel culvert, concrete curb and gutter roadway, and underground drainage improvements.

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 \$5,875,569.95 and \$7,841,648.80. The Engineer's Estimate was \$7,722,533.74. The proposal's final completion times ranged from 195 calendar days to 570 calendar days.

McMahon Contracting LP, was the firm that ranked the highest after consideration of Costs, Time, and Qualifications with a cost of \$5,875,569.95, and a project timeline of 195 calendar days. McMahon Contracting LP, previously completed the Teel Parkway (US 380 – First Street) and First Street (Teel Parkway - Gee Road) & Gee Road (First Street – Windsong Retail) projects for the Town of Prosper. In accordance with an Interlocal Agreement (ILA) between Prosper Independent School District (PISD) and the Town of Prosper (Town), PISD's School Board approved the Town's award recommendation to McMahon Contracting LP, on April 20, 2026.

**Budget Impact:**

The cost for the construction of the project is \$5,875,569.95. The contingency amount of \$200,000 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 Town staff and McMahon Contracting LP, as construction progresses.

The construction of the Legacy Drive (Prosper Trail – Parvin Road) project is being funded through an ILA with PISD executed on November 26, 2024. PISD is funding the construction through two deposits to the Town. Upon the Town's execution of a Construction Agreement with McMahon Contracting LP, PISD shall deposit the first half (1/2) of the construction costs. When the construction is 50% complete, PISD shall deposit the second half (1/2) of the construction costs with the Town. The deposited funds will be used for the construction of the Legacy Drive (Prosper Trail – Parvin Road) project under Account No. ST202410-CONST-CONST.

Once construction is complete, the Town will reimburse PISD in accordance with the ILA within four (4) years of Final Acceptance of the Legacy Drive (Prosper Trail – Parvin Road) project. This reimbursement includes a portion of the design costs (\$714,106.10), a portion of the construction costs (\$4,643,410.36), gas relocation costs within pre-existing easement (\$24,992.00), the cost difference between a 16-inch water line constructed by PISD and a 12-inch water line (\$110,415.00), and land acquisition costs associated with the Town's portion of the project (\$559,588.00) for an overall total of \$6,052,511.46. Reimbursement will also include a portion of the final materials testing costs incurred during construction and associated with the Town's portion of the project as noted in the ILA. Additional information regarding materials testing is provided on an accompanying Council agenda item for materials testing and is estimated at \$222,722 for the overall project.

At the time of the execution of the ILA, the total reimbursement amount was estimated and budgeted at \$10,000,000. Although still dependent on construction change orders (if needed), the currently anticipated reimbursement at the time of award of the construction contract is \$6,052,511.46 for all reimbursement items stipulated by the ILA and detailed above.

**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
4. PISD Approval

**Town Staff Recommendation:**

Town Staff recommends the Town Council authorize the Town Manager to execute a Construction Agreement awarding CSP No. 2026-12-B to McMahon Contracting LP, related to the Legacy Drive (Prosper Trail – Parvin Road) project, for \$5,875,569.95 and authorize \$200,000 for construction phase contingencies. The total purchase order amount is \$6,075,569.95.

**Proposed Motion:**

I move to authorize the Town Manager to execute a Construction Agreement awarding CSP No. 2026-12-B to McMahon Contracting LP, related to the Legacy Drive (Prosper Trail – Parvin Road) project, for \$5,875,569.95 and authorize \$200,000 for construction phase contingencies. The total purchase order amount is \$6,075,569.95.