



## ENGINEERING SERVICES

**To:** Mayor and Town Council

**From:** Alexis Turner, P.E., Civil 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: Craig Road (Preston Road to Fifth Street)

Town Council Meeting – August 25, 2026

### Strategic Visioning Priority: 1. Acceleration of Infrastructure

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#### **Agenda Item:**

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-21-B to McMahon Contracting LP, related to construction services for the Craig Road (Preston Road to Fifth Street) project in the amount of \$3,649,793.58 and authorize \$300,000 for construction phase contingencies. The total purchase order amount is \$3,949,793.58.

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

On July 21, 2026, at 2:00 PM, nine (9) Competitive Sealed Proposals were received for the Craig Road (Preston Road to Fifth Street) project (2140-ST). The project consists of all work needed for construction of a modified 3-lane commercial couplet from Preston Road to First Street, a modified collect street from First Street to Broadway Avenue and a rural neighborhood street from Broadway Avenue to Fifth Street. The project includes roadway paving, sidewalks, drainage, 12" water line, and sanitary sewer.

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 \$3,363,975.36 to \$4,150,761.50 The Engineer's Estimate was \$4,285,908.00. The proposal's final completion times ranged from 200 calendar days to 426 calendar days.

McMahon Contracting LP, was the firm that ranked the highest after consideration of Costs, Time, and Qualifications with a cost of \$3,649,793.58 and a project timeline of 200 calendar days. McMahon Contracting LP, has successfully completed the Teel Parkway (US 380 to First Street) and First Street (Gee Road to Teel Parkway) projects, as well as multiple other projects with the Town.

**Budget Impact:**

The cost for the construction of the project is \$3,649,793.58. The construction budget for the project is \$4,340,000.00 is in Account No. ST202140-CONST-CONST. The contingency amount of \$300,000 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.

**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. 2026-21-B McMahon Contracting LP, related to construction services for the Craig Road (Preston Road to Fifth Street) project in the amount of \$3,649,793.58 and authorize \$300,000 for construction phase contingencies. The total purchase order amount is \$3,949,793.58

**Proposed Motion:**

I move to authorize the Town Manager to execute a Construction Agreement awarding CSP No. 2026-21-B McMahon Contracting LP, related to construction services for the Craig Road (Preston Road to Fifth Street) project in the amount of \$3,649,793.58 and authorize \$300,000 for construction phase contingencies. The total purchase order amount is \$3,949,793.58.