

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 24, 2026

SUBJECT: Consider the award of RFB 26-017 to Quality Excavation, LLC for the Main Street Road Project (ST1102), from Smithfield Road to Davis Boulevard, in the amount of \$4,030,707.39, including Alternate #1 and Alternate #2, and authorize the City Manager to execute the related construction agreement.

PRESENTER: Nathan Frohman, City Engineer

SUMMARY:

The City Council is being asked to award RFB 26-017 to Quality Excavation, LLC, and authorize the City Manager to execute the related construction agreement for the Main Street Project (ST1102).

GENERAL DESCRIPTION:

The Main Street Streetscaping & Snider Street Extension Project will reconstruct Main Street, Snider Street and Center Street near the Smithfield Station, located within the Smithfield Transit Oriented Development. Main Street is an existing street that lacks pedestrian infrastructure such as sidewalks, street furniture, lighting and trees. Snider Street and Center Street both intersect with Main Street and will be reconstructed as pedestrian friendly streets. A significant portion of the funds for this project come from a North Central Texas Council of Governments (NCTCOG) grant.

The specific scope of work for the project consists of the following key components. In addition to the roadway and pedestrian pavement, the project scope will include TOD recommendations for street lights and street trees.

- Reconstruction of Main Street between Davis Blvd. and Smithfield Rd. with on-street parking and sidewalks
- Reconstruction of Snider Street south of Main Street with on-street parking and sidewalks
- Reconstruction of Center Street south of Main Street with on-street parking and sidewalks
- Construction of a sidewalk along the west side of Davis Blvd. (FM1938) from Main Street to Odell Street.

The project was structured with a base plus alternate format to provide an option for a slight expansion of project scope at the discretion of the City Council if the alternate(s) are deemed to be worth the additional expense. The base bid includes all core project components: paving, utility adjustments, pedestrian facilities, traffic control, and so forth.

Because Alternates #1 and #2 are complementary strategies designed to work in tandem, staff recommends approving both alternates if Council elects to proceed with either option.

- Alternate #1: Flexible Base Material in-lieu of Lime Stabilized Subgrade**
 This alternate utilizes a flexible base material in a specific section of the roadway rather than the standard lime stabilized subgrade. This modification specifically targets the area near the large tree located within the right-of-way at the southeast corner of Main Street and Snider Street. Flexible base serves as a direct 1:1 functional substitute for lime stabilization while being less destructive to the tree's root system. While this method cannot guarantee the tree's ultimate survival, it provides a higher likelihood of preservation.
- Alternate #2: Trenchless Water Line Installation (Boring) in-lieu of Open Cut**
 This alternate converts the proposed water line reconstruction method from the base bid method of open cutting to a trenchless boring method. Similar to Alternate #1, this method is designed to mitigate impact on the large tree at the intersection of Main Street and Snider Street. Boring underneath the root system minimizes ground disturbance and potential root severance. While tree survival cannot be guaranteed, trenchless installation offers the best available construction practice to preserve the tree.

Notice of the city's intent to bid was advertised in local newspapers, as required by state statute, and posted on the city's website. Bid specifications were viewed on the city's website by multiple entities. The project received 14 bids, which were opened during the July 7, 2026, bid opening. The bids are provided below:

Company Name	Base Bid	Alt Bid #1	Alt Bid #2	Base Bid + Alt Bid #1 + Alt Bid #2
Quality Excavation, LLC **	\$3,987,557.39	\$2,400.00	\$40,750.00	\$4,030,707.39
McMahon Contracting, L.P.	\$4,025,544.89	\$4,162.80	\$31,180.00	\$4,060,887.69
DDM Construction Corporation	\$4,126,706.00	\$5,560.00	\$24,000.00	\$4,156,266.00
Axis Contracting Inc	\$4,278,369.64	\$6,644.08	\$39,490.00	\$4,324,503.72
A & D Paving LLC	\$4,315,431.65	\$5,520.00	\$8,750.00	\$4,329,701.65
McClendon Construction Co	\$4,346,442.40	\$2,880.00	\$25,000.00	\$4,374,322.40
Tiseo Paving Company	\$4,355,476.50	\$7,520.00	\$30,500.00	\$4,393,496.50
SYB Construction Company Inc	\$4,359,588.63	\$4,520.00	\$50,000.00	\$4,414,108.63
Rebcon LLC	\$4,466,353.00	\$5,400.00	\$27,500.00	\$4,499,253.00
XIT Paving Construction Inc	\$4,730,730.50	\$7,360.00	\$12,500.00	\$4,750,590.50
Jackson Construction	\$4,860,308.00	\$6,220.00	\$17,250.00	\$4,883,778.00
Pavecon Public Works	\$4,942,939.93	\$6,960.48	\$19,827.00	\$4,969,727.41
Ragle Inc	\$5,505,128.09	\$3,142.24	\$22,800.00	\$5,531,070.33
J&L Construction LLC	\$5,861,154.91	\$8,174.12	\$7,751.00	\$5,877,080.03

**** - Low Bid in all scenarios.**

The design engineer and city staff recommend awarding the Base Bid plus Alternate #1 and Alternate #2 to the lowest responsible bidder: Quality Excavation, LLC. They have



successfully completed the Bedford Euless Road Project and the Glenview Drive West Project; both projects within the 2020 Bond Program.

Funding for this project is available in the FY 2026 Capital Projects Budget in the Main Street Streetscaping & Snider Street Extension Project (ST1102) and the Main, Snider, and Center Utility Project (UT1902). NCTCOG's total project contribution is \$2,223,100 to be used to cover up to 80% of project costs inclusive of design, ROW and construction, but excluding city utility costs. Because actual costs exceed the original grant award, the actual contribution level is estimated at 53% of eligible project costs.

Work will begin later this year. The contract allows 12 months for construction to be completed.

RECOMMENDATION:

Award RFB 26-017 to Quality Excavation, LLC, for construction of the Main Street Streetscaping & Snider Street Extension Project (ST1102) in the amount of \$4,030,707.39 and authorize the City Manager to execute the related construction agreement.