



## MEMORANDUM

**To:** Mayor and City Council

**From:** Aaron Tainter, P.E., Assistant Director of Public Works  
Mike Garza, P.E., Director of Public Works

**Date:** February 10, 2026

**Reference:** Consider approval to award Bid #Q-1226-01 to Cole Construction, Inc.; for the Arbor Brook Channel project; in the amount of \$3,296,227.65; with a maximum potential incentive of \$100,000.00; and to approve Change Order 1 with Cole Construction, Inc.; for additional drainage work along Briarcove Lane; in the amount of \$140,893.43; for a total award amount of \$3,537,121.08; as provided for in the Drainage Utility District (DUD) fund, fund balance and the Water Sewer retained earnings fund; and authorizing the City Manager to sign any necessary documents.

**2040: Sustainable Government**

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### Introduction:

The purpose of this agenda item is to seek approval to award Bid #Q-1226-01 to Cole Construction, Inc. for the Arbor Brook Channel project in the amount of \$3,296,227.65, with a maximum potential incentive of \$100,000.00, and to seek approval of Change Order 1 in the amount of \$140,893.43, for a total award amount of \$3,537,121.08.

### Background:

The Arbor Brook Channel (Stream G-3) is a tributary of Grapevine Creek located in the Northlake Woodlands Subdivision between Arbor Brook Lane and Leavalley Drive. The subdivision was developed in the mid- to late-1970's, and at that time, the city did not have the same drainage standards/guidelines that are in place today. The development was designed to drain the storm water runoff from the roadways to bar ditches and into the existing natural drainage channel located between the backyards of the homes on Arbor Brook Lane and Leavalley Drive. Over the years, this channel has filled in either naturally or artificially with debris, leaves, grass clippings and silt. Homeowners have also installed structures (sheds, raised gardens, fences, etc.) that can block conveyance within the 20-foot-wide drainage easement.

According to the plat and the development requirements, the individual homeowners are responsible for maintaining the open ditches and drainage channels, including the ones in their

front yard and back yard. Over the last 50 years much of this channel has been inconsistently maintained or neglected, so the channel is not performing effectively. This project will address conveyance, which is the City's responsibility as part of the National Flood Insurance Program, by installing an underground drainage system to convey most of the runoff draining to the channel from upstream. An above ground channel will be restored to collect local runoff from the adjacent homes to drainage inlets. This concept was chosen to allow the conveyance issues to be addressed while mitigating the construction impacts to the surrounding properties.

This project will also include the replacement of an existing sanitary sewer main along the channel that has become exposed due to the degradation of the channel bottom and needs to be replaced.

The Public Works Department solicited bids for the Arbor Brook Channel Project on October 31, 2025. On December 4, 2025, the City received two (2) bids from contractors, with base bids ranging from \$3,296,227.65 to \$4,696,214.00. A+B bidding was utilized to allow for competition related to cost (A) and time (B). Bids are evaluated on the basis of cost and time, but only the cost is included in the contract. Time bids ranged from 240 days to 365 days.

Cole Construction, Inc. submitted the lowest bid and has successfully completed similar projects around the metroplex. Cole Construction is also currently constructing the Coppell Dog Park Reconstruction project, and the City has had a positive experience working with them so far. After evaluating all proposals and verifying experience and references, Cole Construction is being recommended for this contract.

This agenda item is for the award of the construction contract for the Arbor Brook Channel project, as well as for the approval of a Change Order for additional drainage improvements along the south side of Briarcove Ln immediately upstream of the Arbor Brook Channel. After bidding the base project, the Public Works Department saw an opportunity to address an additional drainage issue adjacent to the project while we have a contractor mobilized onsite. This additional work will replace the existing undersized drainage system, which has a history of drainage problems.

The proposed contract time for the project is 240 calendar days for the base bid, plus 40 days for Change Order 1, for a total of 280 calendar days, with construction anticipated to begin in the coming months. The project includes available performance incentives for early completion, capped at a maximum of \$100,000.00 (\$1,000 x 100 days), as well as the potential for liquidated damages at a value of \$1,000 per day. The total award will be the Base Bid, plus Change Order 1, plus the maximum potential incentive budget, as listed below:

\$3,296,227.65	Base Bid
\$140,893.43	Change Order #1
\$100,000.00	Maximum available performance incentives for early completion (\$1,000 x 100 days max)
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\$3,537,121.08	Total award amount

\$1,196,817.77 of this cost is for the sanitary sewer improvements and will be funded from the Water Sewer retained earnings fund, with the remaining \$2,340,303.31 funded from the Drainage Utility District (DUD) fund.

Staff has been in communication with the neighborhood, with two neighborhood meetings held during the design process, as well as individual property owner meetings with a number of property owners along the project. Prior to construction starting, we will host another public meeting with the residents to introduce the contractor.

**Benefit to the Community:**

This project will improve storm drainage and sanitary sewer infrastructure in the neighborhood.

**Legal Review:**

The City's standard construction contract was used and is periodically reviewed by the City Attorney.

**Fiscal Impact:**

The fiscal impact of this agenda item is \$2,340,303.31 as provided for in the Drainage Utility District (DUD) fund, fund balance and \$1,196,817.77 as provided in the Water Sewer retained earnings fund for a total fiscal impact of \$3,537,121.08.

**Recommendation:**

The Public Works Department recommends approval of this item.