



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: October 14, 2025

Reference: Consider approval to award Bid #Q-0925-01 to Tiseo Paving Co.; for the reconstruction of South Royal Lane; in the amount of \$19,974,280.20; with a maximum potential incentive of \$600,000.00; for a total award amount of \$20,574,280.20; as provided by bond funds; and authorizing the City Manager to sign any necessary documents.

2040: Sustainable Government

Introduction:

The purpose of this agenda item is to seek approval to award Bid #Q-0925-01 to Tiseo Paving Co.; for the reconstruction of South Royal Lane; in the amount of \$19,974,280.20; with a maximum potential incentive of \$600,000.00; for a total award amount of \$20,574,280.20.

Background:

Royal Lane was originally constructed in the early 1980's. The pavement design at that time was intended to have a 20-year lifespan. Through an analysis of the condition of all streets within the City of Coppell, Royal Lane was identified as in need of reconstruction. This street is deteriorating rapidly due to the heavy truck traffic, as well as its advanced age. A full asphalt overlay of Royal was implemented in 2017 to extend the life of the roadway until it could be rebuilt. A partial overlay was completed in 2022 to address localized settling.

The project improvements will include sewer, water, and drainage improvements, as well as pavement, signage, and streetlight replacement. There is a companion item on this agenda for geotechnical materials testing services for the project.

The Public Works Department solicited bids for the South Royal Lane Reconstruction Project in August-September 2025. The City received five (5) bids from contractors, with base bids ranging from \$19,974,280.20 to \$25,997,861.50. 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 400 days to 575 days.

Tiseo Paving Co. submitted the lowest bid and has successfully completed similar projects around the Metroplex, as well as previous projects in Coppell. After evaluating all proposals and verifying experience and references, Tiseo Paving Co. is being recommended for this contract. The proposed contract time for the project is 480 calendar days, with construction anticipated to begin early next year. The project includes available performance incentives for early completion, capped at a maximum of \$600,000.00, as well as the potential for liquidated damages at a value of \$1,500 per day. The total award will be the Base Bid plus the maximum potential incentive budget, as listed below:

\$ 19,974,280.20	Base Bid
\$ 600,000.00	Maximum available performance incentives for early completion
\$ 20,574,280.20	Total award amount

Benefit to the Community:

This project will improve street infrastructure on the City's west side.

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 \$20,574,280.20 as provided by bond funds.

Recommendation:

The Public Works Department recommends approval of this item.