



MEMORANDUM

To: Mayor and City Council

From: Jamie Brierton, Capital Programs Administrator
Mike Garza, P.E., Director of Public Works

Date: March 10th, 2026

Reference: Consider approval of Street and Alley Maintenance with F&F Concrete LLC, as provided for in the Infrastructure Maintenance Fund (IMF), in the amount of \$1,500,000.00; and authorizing the City Manager to sign.

2040: Sustainable Government

Introduction:

The purpose of this agenda item is to request approval of a contract with F&F Concrete LLC, for Street and Alley Maintenance as provided for in the Infrastructure Maintenance Fund (IMF), in the amount of \$1,500,000.00; and authorizing the City Manager to sign all necessary documents.

Background:

In order to provide well-maintained city infrastructure, our concrete streets and alleys require ongoing maintenance and repair. Preventative maintenance and repair work will extend the life of the concrete paving.

To increase the level of proactive maintenance and decrease the repair “down” time for resident requested repairs, a bid package was assembled to encompass streets, and alleys. This should allow the contractor to service all concrete issues in one location with a single mobilization, to reduce resident inconvenience and increase contractor efficiency.

On February 5, 2026, the city received and opened nine sealed bids ranging from a low of \$55,015.75 to a high of \$164,235.00 for this project. The method of bidding used was a best value method. The bid amounts are a total of the unit rates for the line items pertaining to concrete panel replacement as a means for comparison. F&F Concrete LLC submitted a unit price bid totaling \$59,588.74 and represents the best value to the City. While F&F was the second lowest bidder based on total bid

amount, their unit pricing for the primary bid item, removal and replacement of concrete panels was the lowest.

Given that this bid item comprises the majority of the anticipated work, awarding to F&F results in the most advantageous overall cost to the City. The total contract amount provided for this project is in the amount of \$1,500,000.00.

F&F Concrete LLC has relevant experience on other municipal projects, including multiple streets, alleys, and sidewalk replacement projects with the city. Their previous work history indicates they can complete the project with the funds provided and the time allowed.

Work included in this contract may include, but is not limited to, the removal and/or replacement of concrete streets, sidewalks, drive approaches, medians, alleys, retaining walls, and barrier-free sidewalk ramps. To facilitate this work, the contractor will be responsible for traffic control and coordination in the work zone.

This contract is intended to be used to make repairs as needed throughout the City of Coppell. The contractor will have the option to renewal for four (4) additional one-year periods.

The successfully qualified bidder will be awarded 100% of the annual contract value and will need one crew to service the area east of Denton Tap Road and will need a second crew to service the area west of Denton Tap Road. Both crews need to work simultaneously throughout this contract.

The construction project is being funded through Infrastructure Maintenance Fund (IMF), for the 2025-2026 fiscal year.

Upon approval of this contract, contractor and city staff will coordinate with residents, businesses, and the school to inform them of the project and start date. The contractor and city staff will be in communication with the affected residents on a regular basis to ensure minimal disruption of their daily activities.

Benefit to the Community:

A well-maintained city infrastructure of streets and alleys requires ongoing maintenance and repair. Preventive maintenance and repair work will extend the life of the concrete paving.

Legal Review:

The Procurement Division has reviewed the documents and determined that this is an appropriate method of contracting with the vendor.

Fiscal Impact:

The fiscal impact of this agenda item is \$1,500,000.00, as provided for in the Infrastructure Maintenance Fund (IMF).

Recommendation:

The Public Works Department recommends approval of this contract.