



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: June 9, 2025

SUBJECT

Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P., for the construction of Westgate Drive Phase 1 Improvement Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8777 – awarded to McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P., in the not-to-exceed amount of \$3,914,087.57).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

INFORMATION/BACKGROUND

The Westgate Capital Project's original scope included improving the traffic flow by making a full connection of several street segments, including Bronco Way (Bonnie Brae to the I-35 frontage road), Westgate Drive (Winsor to Bronco Way). The original scope also included making Windsor Drive a full four-lane connection from Bonnie Brae to I-35 Frontage Road. However, due to the complexity and extended timeline, it was determined to separate the Bronco Way segment as an independent project to expedite completion, allowing traffic from the new Denton High School direct access to the I-35 frontage road.

The decision to separate the project was driven by the urgent need to complete critical roadway improvements before the start of the 2025-2026 school year in August 2025. The roadway improvements are essential for addressing safety and congestion concerns, particularly during school drop-off and pick-up times. By isolating this segment into Westgate Phase I, the project will focus resources and efforts to ensure these improvements are delivered on time without being delayed by the broader scope of the original project. The remaining segments from the original scope will be completed with the future project, Westgate Phase II. Design for Phase II has been completed, and working to acquire all necessary right-of-way. Construction for Phase II is anticipated to start in 2027.

Project Description	Price
Total Amount	\$3,727,702.45
Contingency	186,385.12
Total	\$3,914,087.57

The construction of the Westgate Drive Phase 1 Improvement Project has a total estimated cost of \$3,914,087.57. This estimate includes a \$3,727,702.45 total base bid amount and a contingency of \$186,385.12. A contingency allowance, if any, is for the sole use of the City and will be subject to written authorization by the City's Project Manager and Program Manager.

Request for Proposals was sent to 1,255 prospective suppliers, including 84 Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download and advertised in the local newspaper. Eight (8) proposals were received, with six (6) meeting specifications. References were checked, and proposals were evaluated based upon published criteria including key personnel, quality, reputation, ability to complete projects on schedule and within budget, detailed schedule and written plan, safety record, and price. Best and Final Offers (BAFO) were requested from the top firm. Based upon this evaluation, McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P., was ranked the highest and determined to be the best value for the City.

NIGP Code Used for Solicitation:	911, 912, 913, and 914
Notifications sent for Solicitation sent in IonWave:	1,255
Number of Suppliers that viewed Solicitation in IonWave:	32
HUB-Historically Underutilized Business Invitations sent out:	144
SBE-Small Business Enterprise Invitations sent out:	406
Responses from Solicitation:	8
Responses Meeting Specifications:	6

RECOMMENDATION

Award a contract with McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P., for the construction of Westgate Drive Phase 1 Improvement Project for the Capital Projects Department, in a not-to-exceed amount of \$3,914,087.57.

PRINCIPAL PLACE OF BUSINESS

McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P.
Grand Prairie, TX

ESTIMATED SCHEDULE OF PROJECT

This project will be started upon approval, with a completion date by Quarter 2 of 2026.

FISCAL INFORMATION

These services will be funded from Westgate Drive account 350522467.1365.40100. Requisition #170728 has been entered into the Purchasing software system in the amount of \$3,250,000. Capital Projects has requested FY2025-2026 additional CIP funding for this project in the sum of \$477,702.45. The budgeted amount for this item is \$3,914,087.57.

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Pricing Evaluation
Exhibit 3: Ordinance and Contract

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Dante Hale, 940-349-7104.

Legal point of contact: Marcella Lunn at 940-349-8333.