



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: March 3, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with A & C Construction, Inc., for the construction of the McKinney Sidewalk Audra to Loop 288 project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (CSP 8790 – awarded to A & C Construction, Inc., in the not-to-exceed amount of \$1,192,800.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

The McKinney Sidewalk Audra to Loop 288 Project was initiated to address a critical gap in pedestrian infrastructure along a heavily trafficked corridor with limited sidewalk access. This corridor serves as a vital connection between residential neighborhoods and major commercial and civic destinations. Improving pedestrian facilities in this area is critical to enhancing public safety, expanding mobility options, and strengthening overall community connectivity.

The project received strong support from the Mobility Committee following a presentation of three (3) design alternatives. The selected option prevailed by majority vote, affirming its alignment with the City's strategic objectives for walkability and sustainable urban development.

The scope of work includes the installation of approximately 3,700 linear feet of five-foot-wide sidewalks, drainage improvements to enhance infrastructure resilience, and the construction of a pedestrian bridge to ensure safe passage across challenging terrain. These improvements will significantly enhance pedestrian safety and accessibility along one of the City's most critical corridors.

On May 7, 2024, City Council awarded a contract to Westwood Professional Services for comprehensive engineering design services for the McKinney Sidewalk Audra to Loop 288 project. This engagement includes design development, bid-phase support, and construction oversight, ensuring the project is delivered with a high level of technical quality, efficiency, and coordination.

The McKinney Sidewalk Audra to Loop 288 project has a total estimated cost of \$1,192,800. This estimate includes a \$1,136,000 total base bid amount and a contingency amount of \$56,800. 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 Senior Project Manager.

Competitive Sealed Proposals were sent to 1,384 prospective suppliers, including 85 Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download and were also advertised in the local newspaper. Thirteen (13) proposals were received, references were checked, and proposals were evaluated based upon published criteria, including offeror's key personnel, quality and reputation, schedule, safety record, and price. A Best and Final Offer (BAFO) was requested from the top firm. Based upon this evaluation, A & C Construction, Inc. 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:	1,384
Number of Suppliers that viewed Solicitation in IonWave:	58
HUB-Historically Underutilized Business Invitations sent out:	171
SBE-Small Business Enterprise Invitations sent out:	435
Responses from Solicitation:	13

RECOMMENDATION

Award a contract with A & C Construction, Inc., for the construction of the McKinney Sidewalk Audra to Loop 288 project for the Capital Projects Department, in a not-to-exceed amount of \$1,192,800.

PRINCIPAL PLACE OF BUSINESS

A & C Construction, Inc.
Irving, TX.

ESTIMATED SCHEDULE OF PROJECT

This project will be started upon approval, with a completion date by Quarter 4 of 2026.

FISCAL INFORMATION

These services will be funded from McKinney Sidewalks account 250130402.1360.40100. Requisition #174201 has been entered into the Purchasing software system in the amount of \$1,136,000. The budgeted amount for this item is \$1,192,800.

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 contract, contact: Dante Hale, 940-349-7104.

Legal point of contact: Leah Bush at 940-349-8333.