

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Stacie Anaya, Director of Parks and Recreation

DATE: May 4, 2026

SUBJECT: **Approval of Bid Award for the Construction of the Lake Avalon Boardwalk and Bridge Replacement to The Fain Group, LLC, in the Amount of \$866,165.00; and Authorization for the City Manager, or Her Designee, to Execute the Contract.**

BACKGROUND

The Park Conveyance Agreement between the Castle Hills Master Association (CHMA) and the City of Lewisville was completed in August 2021. While negotiating the Park Conveyance and Programming agreement before annexation, it was discovered that Lake Avalon Park had been deeded to the City in 2001 but the CHMA had continued to maintain the property. In October 2024, the CHMA transferred maintenance and operational responsibilities to the City

Upon assuming maintenance and operational responsibilities for Lake Avalon, the City determined that reconstruction of the existing boardwalk and bridge was necessary to address ADA compliance requirements and ensure long-term structural integrity. In February 2025, the City entered into a Professional Services Agreement (PSA) with John R McAdams company for the design of the Lake Avalon Boardwalk and Bridge. The design matches the existing structures while incorporating a precast concrete boardwalk system to enhance longevity. The design was completed in December 2025 with an Opinion of Probable Construction Costs (OPCC) of \$922,281. A pavilion was also designed as a bid alternate but will not be constructed at this time. Specifications for this request for bids were created in accordance with Texas Local Government Code Chapter 252.043.

ANALYSIS

On March 5, 2026, two (2) bids were received and opened for the construction of the Lake Avalon Boardwalk and Bridge. After evaluating all bids received, The Fain Group LLC is recommended for award as the lowest, responsive and responsible bidder with a base bid for a total amount of \$866,165.00.

Construction for this project is expected to take approximately 120 days after notice to proceed is issued. Funding for this project is available through the Annexation-Related capital improvement project.

CITY STAFF'S RECOMMENDATION

That the City Council approve the award and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.