

## MEMORANDUM

**TO:** Claire Powell, City Manager

**VIA:** Aaron Russell, P.E., Director of Public Services

**FROM:** Roshan Chaudhary, CIP Manager

**DATE:** April 6, 2026

**SUBJECT:** **Approval of a Bid Award for the Prairie Creek Wastewater Treatment Plant-Aeration Basin Expansion Project to Crescent Constructors, Inc., in the Amount of \$92,340,268.65; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

### **BACKGROUND**

The City of Lewisville's Wastewater Treatment Plant was originally constructed in the 1950s and has undergone significant expansions and upgrades over the past sixty years to comply with state and federal regulatory permit requirements.

In 2018, the annual average flow at the Prairie Creek Wastewater Treatment Plant exceeded 75% of its permitted discharge capacity. In accordance with Texas Commission on Environmental Quality (TCEQ) regulations, when a publicly owned treatment works (POTW) reaches this threshold, it must initiate planning for expansion. Furthermore, once the annual average flow exceeds 90% of the permitted capacity, the facility must be under construction for expansion.

The current treatment capacity of the plant is not adequate for treating increased flows related to projected population growth in the City of Lewisville service area. Additionally, the current treatment process does not meet the anticipated future limit on ammonia in the effluent.

This project will increase the plant flow capacity and nutrient removal capacity to meet the discharge requirements set by the Texas Commission on Environmental Quality. It will also decommission and demolish a section of the plant known as Plant III to provide the space necessary for the expansion of Plant II, as well as provide additional aeration-generating equipment and infrastructure for expanded treatment capabilities.

The Prairie Creek Wastewater Plant Master Plan was completed in October 2020. An ultimate site layout and process schematic were developed for anticipated build-out flows, along with a Capital Improvements Plan (CIP) to address phasing needed improvements and sequencing for each plant project.

In April 2022, the City Council approved a professional services agreement with HDR Engineering, Inc. to provide design, bidding, and construction phase services for the aeration basin expansion and blower system improvements. The city received the final design in October 2025. The specifications were created in accordance with Texas Local Government Code Chapter 2269 Subchapter D.

### ANALYSIS

A Competitive Sealed Proposal (CSP) was issued on October 18, 2025, and a total of one-hundred sixty-five (165) proposals were downloaded from Bonfire. Twelve (12) firms submitted an intent to bid; the City received only one proposal, which was opened on December 16, 2025. Crescent Constructors, Inc. was the sole respondent and proceeded through the full evaluation process.

The evaluation committee members reviewed the proposal independently and submitted their scores to the Purchasing Department. In addition, the Finance Department independently evaluated and scored the proposal using the following criteria:

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| • Proposed Contract Price                                 | 40% |
| • Experience and Qualifications of Offeror                | 20% |
| • Experience and Qualifications of Proposed Key Personnel | 20% |
| • Offeror's Narrative Approach to This Project            | 20% |

Based on the combined evaluation results, Crescent Constructors, Inc. was determined to be the qualified proposer with a total proposal amount of **\$89,259,115**. Under the CSP method, the City is permitted to request a Best and Final Offer (BAFO) after proposal opening and evaluation. At the contractor's request, the Purchasing Department facilitated a meeting with Crescent, the design team, the project controls team, and City staff to discuss and address identified concerns and project risks. Following these discussions, the City received Crescent's BAFO in the amount of **\$87,943,113**.

A contingency of **\$4,397,155 (5%)** is included for use by the City, resulting in a total authorized project amount of **\$92,340,268.65**.

Crescent Constructors, Inc., with more than 20 years of experience, is a heavy civil construction firm specializing in water and wastewater infrastructure projects. The company was recently acquired by Zachry Construction Corporation, which has over 100 years of construction experience, further strengthening Crescent's corporate resources and support structure. Crescent has completed more than \$200 million in recently listed municipal water and wastewater projects, including large-capacity pump stations, multi-million-gallon storage tanks, treatment plant upgrades, and complex electrical and instrumentation systems. Their portfolio demonstrates extensive expertise in heavy civil construction, large-diameter piping, structural concrete facilities, and construction within active operating environments.

Subject: Construction Award, Crescent Constructors, Inc.

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Upon issuance of the Notice to Proceed, equipment procurement and construction activities will begin. Construction of the aeration basin expansion is anticipated to take approximately 30 months, with substantial completion expected in the second quarter of 2028.

Funding is available in the Prairie Creek WWTP Aeration Basin Expansion Capital Project.

**CITY'S STAFF 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.