



AGENDA

Town Council & 4B EDC Board Joint Meeting

Monday, July 13, 2026

5:00 pm Town Council

Town Hall

127 N Collins Rd.

Sunnyvale, TX 75182

A. Call Meeting to Order

B. Public Forum Regarding Items Not on the Agenda

The Town Council invites citizens to address the Town Council on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. Council may choose to place the item on a future agenda.

C. Presentations and Updates

1. Discussion and update related to the Jobson Park Improvement Project.

D. Action Items

1. [4B Economic Development Board to discuss bid submissions and provide a recommendation to Council related to the Jobson Park project.](#)
[Bid Results.pdf](#)

E. Adjourn

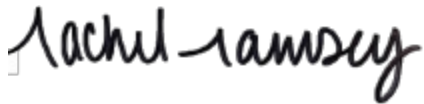
The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). This facility is wheelchair accessible and accessible parking spaces are available. Request for reasonable accommodations and equal access to communications must be made 48 hours prior to this meeting. Please contact the Town Secretary at 972-226-7177 for further information.

NOTE: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear

complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The public is encouraged to attend the meeting and all individuals wishing to speak during the meeting must submit a speaker card to the Town Secretary prior to the start of the meeting. Individuals may also email comments to rramsey@sunnyvaletx.gov by 3 p.m. the day of the meeting.

I, Rachel Ramsey, Town Secretary for the Town of Sunnyvale, Texas, do hereby certify that this agenda notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, in a place readily accessible to the general public, on the 7th day of July 2026 by 11:59 p.m. and remained so posted continuously for at least three (3) business days preceding the scheduled date of said meeting.

A handwritten signature in black ink that reads "Rachel Ramsey". The signature is written in a cursive, flowing style.

Rachel Ramsey, MPA

Director of Administration/Town Secretary

Date Removed: _____

AGENDA ITEM REPORT

D.1



To: Town Council

Subject: 4B Economic Development Board to discuss bid submissions and provide a recommendation to Council related to the Jobson Park project.

Meeting: Town Council & 4B EDC Board Joint Meeting - July 13, 2026

Department: Parks

Staff Contact: Thomas Anich

SUGGESTED ACTION:

BACKGROUND INFORMATION:

On April 28, 2025, the Town Council awarded a professional services contract to Halff Associates for landscape architecture, civil engineering, surveying, structural engineering, mechanical, electrical, and plumbing (MEP) engineering, bidding assistance, and construction administration services for the Jobson Park Improvements Project.

At the outset of the design process, Halff Associates was directed to develop a comprehensive park design that included two new baseball fields, a multipurpose field, park restrooms, a playground, walking trails, pavilions, park lighting, expanded parking, and landscaping improvements.

During the September 8, 2025, Joint Town Council and 4B Board meeting, direction was provided to advance the project through 100 percent design and prepare bid documents with deductive alternates. This approach would allow the Town Council to prioritize project components and adjust the scope, if necessary, to remain within the available construction budget.

At the October 27, 2025, Town Council meeting, staff provided a project update and received direction to continue the design through the 60 percent completion phase. During that meeting, a Council Member requested additional evaluation of the proposed playing surface. At the November 10, 2025, Town Council meeting, the Council directed staff to proceed with natural

grass as the preferred playing surface and continue the project through 100 percent design.

Following completion of the 60 percent design milestone, staff presented a project update to the Town Council on February 7, 2026, and received authorization to continue to final construction documents. On April 27, 2026, staff advised the Council that the project remained on schedule for completion of the 100 percent construction documents in May 2026 and that the project would be publicly advertised for competitive bids upon completion.

The project was advertised for bids on May 12, 2026. A virtual pre-bid conference was conducted on June 18, 2026, by Town staff and Halff Associates to answer questions from prospective contractors. Bids were publicly opened on June 26, 2026, with fifteen (15) bids received. Each bidder submitted a base bid along with pricing for deductive alternates. The apparent low base bid totaled **\$6,661,163.04**, with **\$2,571,476.78** in available deductive alternates.

At the July 13, 2026, Town Council meeting, staff will present a tabulation of all bid submissions, the available deductive alternates, and an overview of the complete project scope. Staff will also provide estimated operational and maintenance costs associated with the fully constructed park. Following Council discussion and direction regarding the desired project scope, staff will proceed with due diligence on the apparent low bidder and return to the Town Council with a recommendation for contract award.

FINANCIAL IMPACT:

On July 28, 2025, the Town Council authorized a Notice of Intent to issue Certificates of Obligation (COs), which included \$8.3 million for the Jobson Park Improvements Project, consisting of \$1.3 million for design services and \$7.0 million for construction.

ATTACHMENTS:

[Bid Results.pdf](#)

Town of Sunnyvale - Jobson Park Improvements Project

	Bidder	Base Bid	Deductive Alternate	Total
1	North Rock Construction & Associates LLC Submitted: 6/25/2026 1:46:42 PM	\$6,661,163.04	\$2,571,476.78	\$ 4,089,686.26
2	Phillips/May Corporation Submitted: 6/25/2026 1:51:00 PM	\$6,899,147.96	\$2,049,313.28	\$ 4,849,834.68
3	DL Meacham LP Submitted: 6/25/2026 1:46:51 PM	\$7,010,951.65	\$2,484,944.30	\$ 4,526,007.35
4	Millis Development and Construction - Dallas, LLC Submitted: 6/25/2026 1:40:53 PM	\$7,496,354.53	\$2,536,846.44	\$ 4,959,508.09
5	Weil Construction Submitted: 6/25/2026 1:57:01 PM	\$7,543,488.97	\$2,176,771.16	\$ 5,366,717.81
6	AUI Partners, LLC Submitted: 6/25/2026 1:43:44 PM	\$7,550,689.96	\$2,530,207.99	\$ 5,020,481.97
7	J.C. Commercial, Inc. Submitted: 6/25/2026 1:49:13 PM	\$7,638,777.00	\$1,126,428.36	\$ 6,512,348.64
8	Home Run Construction LLC Submitted: 6/25/2026 1:04:59 PM	\$7,751,075.97	\$2,748,005.31	\$ 5,003,070.66
9	Gadberry Construction Submitted: 6/25/2026 1:53:29 PM	\$8,033,461.01	\$2,839,294.00	\$ 5,194,167.01
10	Pavilion Construction Submitted: 6/25/2026 1:58:25 PM	\$8,160,866.93	\$2,489,263.92	\$ 5,671,603.01
11	American Landscape Systems, Inc. Submitted: 6/25/2026 1:39:44 PM	\$8,365,135.77	\$2,903,241.99	\$ 5,461,893.78
12	Tegrity Contractors Inc. Submitted: 6/25/2026 1:54:42 PM	\$8,378,777.00	\$2,163,096.10	\$ 6,215,680.90
13	The Fain Group Submitted: 6/25/2026 1:43:24 PM	\$8,710,608.31	\$2,777,856.00	\$ 5,932,752.31
14	SCI Construction, Ltd Submitted: 6/25/2026 1:47:40 PM	\$9,151,976.05	\$3,799,601.99	\$ 5,352,374.06
15	Utz Environmental Services Submitted: 6/25/2026 1:52:22 PM	\$10,270,964.97	\$2,720,891.50	\$ 7,550,073.47