

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: June 8, 2026
FROM: Dale Perryman, P.E., Town Engineer
SUBJECT: Review of Bids and Award of Contract for the Parking Lot Expansion at Progress Road Soccer Field

INTRODUCTION:

The purpose of this agenda item is to review the bids and award a contract for the Parking Lot Expansion at Progress Road Soccer Field.

BACKGROUND:

The Parking Lot Expansion at the Progress Road Soccer Field was initially included in the Town’s FY 2023–2024 Capital Investment Plan, with additional funding allocated in FY 2025–2026. The Town originally acquired five acres of land from Craig Lumber Company in 1996 to develop a soccer field complex on Progress Road, where two full-size fields were constructed. In 2014, funding was approved to add a third full-size field along with 41 asphalt parking spaces. As participation among elementary-age players increased, the newest field was later divided into two smaller fields, resulting in a greater number of spectators attending practices and games. This growth has significantly increased parking demand. Since then, staff have identified the need for additional parking, and nearby businesses have expressed concerns about visitors to the soccer complex parking on or near their properties.

DISCUSSION:

The project includes demolition, asphalt milling, site grading, installation of 28 linear feet of 15-inch drainage pipe, construction of concrete swales and sidewalk, utility adjustments, placement of 641 tons of asphalt, and other related work necessary to complete the project. Upon completion, the site will provide a total of 85 parking spaces, including 4 ADA-compliant spaces.

On May 6, 2026, the Purchasing Division accepted bids from five (5) qualified vendors for this project. Nine (9) vendors requested copies of the bid packet. The bid consisted of a base bid with no alternates. After a review of the bids, it was determined ENSCOR, LLC, was the lowest and most responsive bidder in an amount of \$247,102.20 This is \$18,175.87 lower than the second bid. The lowest three bids are shown below. This is a unit price contract with 90-days to complete the work. Liquidated damages are established at \$500 per day.

Contractor	Base Bid
ENSCOR, LLC	\$247,102.20
Alexander Construction	\$265,278.07
A&B Construction Co.,	\$266,988.70

STAFF RECOMMENDATION: Staff recommends approval for the Parking Lot Expansion at Progress Road Soccer Field with ENSCOR, LLC in the amount of \$247,102.20

**BUDGET IMPACT:
CIP**

Fund	Dept.	Obj. Code	Description	Approved Line Item Budget ⁽¹⁾	Previous Expenses	Proposed Expense	Balance	Budget Impact
321	41910	931-202404	Parking Lot Expansion at Progress Rd Soccer Complex	\$280,000.00	\$900.00	\$247,102.20	\$31,997.80	\$55,000.00 increase

(1) Assumes the approval of Resolution 2026-18 on this agenda.

ATTACHMENTS:

- [Vicinity Map.pdf](#)
- [Evaluation Memo - signed.pdf](#)
- [Signed Contract.pdf](#)

PROPOSED MOTION:

To approve the contract with ENSCOR, LLC for the Parking Lot Expansion at Progress Road Soccer Field in the amount of \$247,102.20.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						