

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: March 9, 2026

FROM: Dale Perryman, P.E., Town Engineer

SUBJECT: Review of Bids and Award of Contract for Washington Street Parking Lot Reconstruction Project

INTRODUCTION:

The purpose of this agenda item is to review the bids and award a contract for Washington Street Parking Lot Reconstruction Project.

BACKGROUND:

The Washington Street Parking Lot is located on the south side of Washington Street, between Main Street and Mt. Pleasant Road. In recent years, significant development has taken place along Washington Street, particularly within the corridor from Main Street to Mt. Pleasant Road. Major improvements in the area include Washington Square, Natchez Place, and the Washington Street Improvements project completed in February 2025.

The Washington Street Parking Lot project was originally approved as part of the Town's FY 2022–2023 Capital Improvement Program (CIP). Due to the construction of the Washington Street Improvements project, as well as various events occurring in and around the square, the project was delayed reducing scheduling conflicts. During this time, staff evaluated the appropriate level of improvements for the site. Following these discussions, it was determined the project would proceed with a basic parking lot layout. The scope of work will not include curb islands, parking stops, or irrigation. Topset curb will be installed along the Washington Street frontage of the site.

DISCUSSION:

The scope of work for this project includes the removal of approximately 272 square yards of existing asphalt, installation of 327 linear feet of topset curb along the Washington Street frontage of the parking lot, placement of approximately 640 tons of asphalt 1.5" thick (including the alley located behind the buildings on the east side of the square), and approximately 4,663 linear feet of pavement striping. One area at the rear of the parking lot will not be paved due to the presence of existing materials and debris obstructing construction.

On February 18, 2026, the Procurement Division accepted bids from ten (10) qualified vendors for this project. Fourteen (14) 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 A&B Construction Co., Inc. was the lowest and most responsive bidder in the amount of \$160,814.83. This is \$4,314.06 lower than the second bid. The lowest three bids are shown below. This is a 45-day contract with liquidated damages set at \$1,000.00 per day. Any remaining balance after the project is complete will be refunded to its respective funds.

The intent is to finish the parking lot improvements by the first weekend in May in preparation for the Fair on the Square event. However, the completion date may be affected by factors such as the time it

takes to receive the bonds and insurance, coordination with the EV charging station installation, and weather conditions. To help stay on schedule, staff may permit the contractor to work on Saturdays to recover any lost time.

Staff Recommendation: Staff recommends approval for Washington Street Parking Lot Reconstruction Project.

Shown below are the three lowest bids.

Contractor	Base Bid
A & B Construction Co., Inc.	\$160,814.83
Hollingsworth Paving	\$165,128.89
ENSCOR, LLC.	\$169,055.00

**BUDGET IMPACT:
CIP**

Fund	Dept.	Obj. Code	Description	Approved Line Item Budget	Previous Expenses	Proposed Expense	Balance	Budget Impact
321	43120	931-202301	Washington St Parking Lot	\$290,000.00	\$63,457.50	\$160,814.83	\$65,727.67	N/A

ATTACHMENTS:

- [Vicinity Map.pdf](#)
- [TC2026-22 - Washington Street Bid Tab.pdf](#)
- [Site Plan Layout 1.pdf](#)

PROPOSED MOTION:

To approve the contract with A& B Construction, Inc. for Washington Street Parking Lot Reconstruction Project in the amount of \$160,814.83

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						