



Dunaway No. B007396.001

July 24, 2024

Jeff Achée, CPRP
Assistant Director
Parks and Recreation
City of Pflugerville, TX
400 Immanuel Rd,
Pflugerville, TX 78660

Reference:

Bid Review and Recommendation of Award – Kelly Lane Park (PA 2010)

Dear Mr. Achée,

On June 26, 2025, bids were opened for the construction of Kelly Lane Park. A total of twelve (12) bids were received for this project. Dunaway verified all bid calculations and confirmed that the tabulations contained no mathematical errors. In addition, Dunaway reviewed each submittal to ensure that all required documentation and information necessary for the best value scoring evaluation were provided.

Per our review of the information provided to us, and confirmation with the City of Pflugerville that the contractors have met bid requirements, we recommended advancing the following bids to shortlist:

	Bidder	Base Bid	Add Alt 1	Total Bid
2	G Hyatt Construction	\$ 1,837,432.97	\$ 348,867.11	\$ 2,186,300.08
5	Patin Construction	\$ 1,939,680.00	\$ 412,057.00	\$2,351,737.00
6	T.F. Harper & Associates	\$ 1,987,573.95	\$ 471,817.80	\$2,459,391.75

An itemized tabulation of the shortlisted bids is provided in **Attachment A**. City staff evaluated the shortlisted proposers based on the established scoring criteria for this project. **Attachment B** includes the scoring breakdown and final compiled scores from City staff for the three (3) shortlisted proposers.

Based on the shortlisted proposer's evaluation Dunaway recommends that the construction contract for the Kelly Lane Park Base Bid items be awarded to **Patin Construction, LLC** in the amount of \$1,939,680.00.

Please contact me for any further discussion or clarification.
Sincerely,

Brendan Wittstruck, PLA, ASLA, LEED AP
Studio Lead | Associate

DUNAWAY ASSOCIATES, LLC
a Texas limited liability company



7/24/25

APPENDIX A

City of Pflugerville - Kelly Lane Park

ID: 2025-018 City of Pflugerville - Kelly Lane Park

Item	Description	Unit	Quantity	G Hyatt Construction, Inc.	Total	Patin Construction LLC	Total	T.F. Harper & Associates	Total
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Base Bid

Base Bid

1	MOBILIZATION- 700S-TM	LS	1.00	\$207,397.81	\$207,397.81	\$84,000.00	\$84,000.00	\$90,000.00	\$90,000.00
2	TREE PROTECTION FENCE- 610S-4	LF	3,300.00	\$5.04	\$16,632.00	\$8.00	\$26,400.00	\$4.42	\$14,586.00
3	TRUNK PROTECTION FENCE- 610S-5	EA	32.00	\$392.00	\$12,544.00	\$250.00	\$8,000.00	\$201.00	\$6,432.00
4	BENCHES - DIVISION 12	EA	11.00	\$939.12	\$10,330.32	\$2,500.00	\$27,500.00	\$2,045.00	\$22,495.00
5	TRASH RECEPTACLE- DIVISION 12	EA	5.00	\$828.80	\$4,144.00	\$2,500.00	\$12,500.00	\$1,974.00	\$9,870.00
6	PICNIC TABLE (NON-ADA)- DIVISION 12	EA	3.00	\$2,576.00	\$7,728.00	\$5,000.00	\$15,000.00	\$4,167.00	\$12,501.00
7	PICNIC TABLE (ADA)- DIVISION 12	EA	4.00	\$2,676.00	\$10,704.00	\$5,000.00	\$20,000.00	\$4,167.00	\$16,668.00
8	DRINKING FOUNTAIN - EQUIP/MATERIAL- DIVISION 12	EA	2.00	\$5,768.00	\$11,536.00	\$8,500.00	\$17,000.00	\$9,000.00	\$18,000.00
9	DRINKING FOUNTAIN - INSTALL	LS	2.00	\$2,500.00	\$5,000.00	\$7,500.00	\$15,000.00	\$12,488.00	\$24,976.00
10	BIKE RACK- DIVISION 12	EA	3.00	\$459.20	\$1,377.60	\$1,000.00	\$3,000.00	\$850.00	\$2,550.00
11	RESTROOM BUILDING DELIVERY AND INSTALLATION	LS	1.00	\$7,280.00	\$7,280.00	\$50,000.00	\$50,000.00	\$47,000.00	\$47,000.00
12	CONCRETE PAVING - 5 1/2" THICK- 360S	SF	33,750.00	\$8.23	\$277,762.50	\$9.00	\$303,750.00	\$14.00	\$472,500.00
13	CONCRETE PADS- 360S	SF	215.00	\$28.00	\$6,020.00	\$8.00	\$1,720.00	\$12.00	\$2,580.00
14	2" SAND CUSHION- 210S-A	CY	208.00	\$72.80	\$15,142.40	\$75.00	\$15,600.00	\$45.00	\$9,360.00
15	TENSAR TX5 GEOGRID (OR EQUIVALENT)- 341S-A	SY	3,774.00	\$5.04	\$19,020.96	\$3.00	\$11,322.00	\$3.79	\$14,303.46
16	MOISTURE CONDITIONED SUBGRADE - 6" THICK-	SY	3,774.00	\$10.08	\$38,041.92	\$5.00	\$18,870.00	\$6.50	\$24,531.00
17	DWARF SOUTHERN WAX MYRTLE- 5 GAL	EA	55.00	\$38.08	\$2,094.40	\$40.00	\$2,200.00	\$56.30	\$3,096.50
18	RIO BRAVO SAGE- 5 GAL	EA	19.00	\$38.08	\$723.52	\$40.00	\$760.00	\$52.79	\$1,003.01
19	SCARLET SAGE- 1 GAL	EA	26.00	\$13.44	\$349.44	\$15.00	\$390.00	\$34.65	\$900.90
20	BLUE GRAMA GRASS 'BLONDE AMBITION'- 1 GAL	EA	36.00	\$13.44	\$483.84	\$15.00	\$540.00	\$34.64	\$1,247.04
21	GULF COAST MUHLY- 3 GAL	EA	13.00	\$33.60	\$436.80	\$35.00	\$455.00	\$47.09	\$612.17
22	LINDHEIMER'S MUHLY- 1 GAL	EA	52.00	\$13.44	\$698.88	\$15.00	\$780.00	\$34.29	\$1,783.08
23	MEXICAN FEATHER GRASS- 1 GAL	EA	107.00	\$13.44	\$1,438.08	\$15.00	\$1,605.00	\$34.29	\$3,669.03
24	PINK FLAMINGO MUHLY GRASS- 1 GAL	EA	46.00	\$13.44	\$618.24	\$15.00	\$690.00	\$54.96	\$2,528.16
25	BRAKELIGHTS RED YUCCA- 1 GAL	EA	6.00	\$13.44	\$80.64	\$15.00	\$90.00	\$49.69	\$298.14
26	BLACKFOOT DAISY - 4" POT	EA	61.00	\$5.60	\$341.60	\$15.00	\$915.00	\$29.00	\$1,769.00
27	BLUE MISTFLOWER - 3 GAL	EA	28.00	\$33.60	\$940.80	\$35.00	\$980.00	\$49.00	\$1,372.00
28	BULBINE - 3 GAL	EA	29.00	\$33.60	\$974.40	\$35.00	\$1,015.00	\$45.00	\$1,305.00
29	DAMIANITA - 3 GAL	EA	27.00	\$33.60	\$907.20	\$35.00	\$945.00	\$56.00	\$1,512.00
30	MEXICAN BUSH SAGE - 3 GAL	EA	23.00	\$33.60	\$772.80	\$35.00	\$805.00	\$45.00	\$1,035.00
31	SKULLCAP - 1 GAL	EA	32.00	\$13.44	\$430.08	\$15.00	\$480.00	\$35.00	\$1,120.00
32	TEXAS LANTANA - 5 GAL	EA	18.00	\$38.08	\$685.44	\$40.00	\$720.00	\$60.00	\$1,080.00

APPENDIX A

33	UPRIGHT ROSEMARY - 5 GAL	EA	11.00	\$38.08	\$418.88	\$40.00	\$440.00	\$60.00	\$660.00
34	YELLOWBELLS- #5 CONT.	EA	14.00	\$38.08	\$533.12	\$40.00	\$560.00	\$70.00	\$980.00
35	BERMUDA GRASS	S	46,679.00	\$0.67	\$31,274.93	\$1.00	\$46,679.00	\$1.18	\$55,081.22
36	TEXAS MOUNTAIN LAUREL - 8' 10' TALL	EA	1.00	\$924.00	\$924.00	\$5,000.00	\$5,000.00	\$2,432.00	\$2,432.00
37	TEXAS PERSIMMON- 8'10' TALL	EA	1.00	\$924.00	\$924.00	\$5,000.00	\$5,000.00	\$1,289.00	\$1,289.00
38	SEEDLESS DESERT WILLOW - 8' 10' TALL	EA	5.00	\$924.00	\$4,620.00	\$5,000.00	\$25,000.00	\$1,368.00	\$6,840.00
39	LIVE OAK - 3" CAL	EA	4.00	\$924.00	\$3,696.00	\$2,500.00	\$10,000.00	\$1,037.00	\$4,148.00
40	MEXICAN SYCAMORE - 2" CAL	EA	2.00	\$756.00	\$1,512.00	\$2,500.00	\$5,000.00	\$1,016.00	\$2,032.00
41	BERMUDA GRASS	SF	6,905.00	\$0.67	\$4,626.35	\$1.00	\$6,905.00	\$1.18	\$8,147.90
42	TEMPORARY IRRIGATION	SF	6,905.00	\$0.56	\$3,866.80	\$1.00	\$6,905.00	\$0.14	\$966.70
43	IRRIGATION CONTROLLER AND INSTALLATION	EA	1.00	\$1,680.00	\$1,680.00	\$5,000.00	\$5,000.00	\$1,679.00	\$1,679.00
44	LANDSCAPE IRRIGATION	SF	3,700.00	\$5.60	\$20,720.00	\$8.50	\$31,450.00	\$10.29	\$38,073.00
45	TREE IRRIGATION	EA	16.00	\$784.00	\$12,544.00	\$250.00	\$4,000.00	\$30.60	\$489.60
46	WATER CONNECTION TO IRRIGATION CONTROLS	EA	1.00	\$2,016.00	\$2,016.00	\$5,000.00	\$5,000.00	\$2,044.00	\$2,044.00
47	OVERLOOK BENCH - DIVISION 12	EA	1.00	\$939.12	\$939.12	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
48	OPEN AIR PAVILION INCLUDING PAVILION	LS	1.00	\$154,926.24	\$154,926.24	\$127,000.00	\$127,000.00	\$150,000.00	\$150,000.00
49	PLAYGROUND EQUIPMENT (INCLUDING SHIPPING &	LS	1.00	\$117,821.76	\$117,821.76	\$121,000.00	\$121,000.00	\$111,087.00	\$111,087.00
50	PLAYGROUND SURFACING (FIBAR MULCH)	SF	2,460.00	\$6.56	\$16,137.60	\$8.00	\$19,680.00	\$6.50	\$15,990.00
51	PICKLEBALL COURTS INCLUDING SLAB, SURFACING,	LS	1.00	\$197,171.52	\$197,171.52	\$175,000.00	\$175,000.00	\$155,250.00	\$155,250.00
52	NEW LIGHT FIXTURE WITH POLE & BASE	EA	4.00	\$8,164.80	\$32,659.20	\$7,500.00	\$30,000.00	\$16,500.00	\$66,000.00
53	SITE LIGHTING CONDUIT/WIRE INCLUDING	LF	280.00	\$36.00	\$10,080.00	\$125.00	\$35,000.00	\$70.00	\$19,600.00
54	2" REDUCED BACKFLOW PREVENTOR IN LOCKABLE	EA	1.00	\$2,500.00	\$2,500.00	\$15,000.00	\$15,000.00	\$2,200.00	\$2,200.00
55	NEW ELECTRIC SERVICE RACK	EA	1.00	\$7,616.00	\$7,616.00	\$4,500.00	\$4,500.00	\$4,000.00	\$4,000.00
56	L1 - NEW PANEL 240/120V 225A MCB NEMR 3R	EA	1.00	\$2,962.40	\$2,962.40	\$8,250.00	\$8,250.00	\$5,500.00	\$5,500.00
57	PANEL FEEDER L1 TO BLDG. DISCONNECT	LF	40.00	\$73.51	\$2,940.40	\$125.00	\$5,000.00	\$55.00	\$2,200.00
58	PROVIDE AND INSTALL TWO (2) 4-INCH SCHEDULE 40	LF	800.00	\$32.07	\$25,656.00	\$50.00	\$40,000.00	\$35.00	\$28,000.00
59	6" WATER BORE- 501S-AW	LF	94.00	\$238.56	\$22,424.64	\$250.00	\$23,500.00	\$45.00	\$4,230.00
60	6" GALVANIZED CASING - 501S-AW	LF	94.00	\$61.60	\$5,790.40	\$150.00	\$14,100.00	\$30.00	\$2,820.00
61	STANDARD PRE-CAST MANHOLE W/ CIP BASE, 4' DIA.	EA	1.00	\$16,800.00	\$16,800.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
62	SINGLE WATER SERVICE- 510S-BW 2"x12"	EA	1.00	\$13,054.69	\$13,054.69	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00
63	WATER SERVICE TAP- 510S-IW 2"x12"	EA	1.00	\$4,780.43	\$4,780.43	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00
64	1-1/2" POLY PIPE (WATER)- 510S-AW 1-1/2"	LF	186.00	\$64.56	\$12,008.16	\$45.00	\$8,370.00	\$8.50	\$1,581.00
65	2" POLY PIPE (WATER)- 510S-AW 2"	LF	225.00	\$169.50	\$38,137.50	\$50.00	\$11,250.00	\$9.00	\$2,025.00
66	WASTEWATER CLEANOUT- 510S	EA	2.00	\$1,979.26	\$3,958.52	\$750.00	\$1,500.00	\$750.00	\$1,500.00
67	2" SCH 40 PVC DRAIN LINE- 510S-AWW 2"	LF	18.00	\$80.15	\$1,442.70	\$40.00	\$720.00	\$12.00	\$216.00
68	6" SDR 26 PVC PIPE (WASTEWATER)- 510S-AWW 6"	LF	33.00	\$804.36	\$26,543.88	\$100.00	\$3,300.00	\$18.00	\$594.00
69	FOUNTAIN SUMP- 551S-W	EA	2.00	\$840.00	\$1,680.00	\$1,000.00	\$2,000.00	\$1,800.00	\$3,600.00
70	PRESSURE REDUCING VALVE ASSEMBLIES, 1-1/2"	EA	1.00	\$6,567.37	\$6,567.37	\$7,500.00	\$7,500.00	\$2,200.00	\$2,200.00
71	STABILIZED CONSTRUCTION ENTRANCE- 641S-A	EA	1.00	\$2,520.00	\$2,520.00	\$1,800.00	\$1,800.00	\$2,500.00	\$2,500.00
72	STAGING AREA SAFETY FENCING-803S-SF	LF	180.00	\$3.92	\$705.60	\$15.00	\$2,700.00	\$6.00	\$1,080.00
73	SILT FENCE- 642S-A	LF	2,547.00	\$3.47	\$8,838.09	\$4.00	\$10,188.00	\$4.00	\$10,188.00

APPENDIX A

74	INLET PROTECTION- 642-A	LF	30.00	\$16.80	\$504.00	\$70.00	\$2,100.00	\$11.00	\$330.00
75	SWPPP PREPARATION- 642S	LS	1.00	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00
76	ROCK BERM- 639S-A	LF	142.00	\$38.08	\$5,407.36	\$70.00	\$9,940.00	\$37.37	\$5,306.54
77	ROADWAY EXCAVATION- 110S-A	CY	1,000.00	\$16.80	\$16,800.00	\$50.00	\$50,000.00	\$48.00	\$48,000.00
78	SITE EXCAVATION- 111S-A	CY	410.00	\$16.80	\$6,888.00	\$50.00	\$20,500.00	\$48.00	\$19,680.00
79	SUBGRADE PREPARATION- 201S-A	SY	3,000.00	\$0.24	\$720.00	\$5.00	\$15,000.00	\$9.00	\$27,000.00
80	BASE: 10" CRUSHED LIMESTONE- 210S-A	CY	835.00	\$67.20	\$56,112.00	\$85.00	\$70,975.00	\$45.00	\$37,575.00
81	PRIME COAT- 306S-A	GAL	427.00	\$7.56	\$3,228.12	\$7.00	\$2,989.00	\$8.00	\$3,416.00
82	TYPE II PC CONCRETE DRIVEWAY- 433S-C	SF	607.00	\$13.44	\$8,158.08	\$12.00	\$7,284.00	\$11.00	\$6,677.00
83	ASPHALT: TY D HMAC- 2"- 340S-B	SY	2,134.00	\$25.48	\$54,374.32	\$25.00	\$53,350.00	\$12.00	\$25,608.00
84	GEOGRID BASE REINFORCEMENT - 341S-A	SY	3,000.00	\$5.04	\$15,120.00	\$4.00	\$12,000.00	\$5.50	\$16,500.00
85	CONCRETE RIBBON CURB- 430S-D	LF	1,703.00	\$24.64	\$41,961.92	\$20.00	\$34,060.00	\$38.00	\$64,714.00
86	PC SIDEWALK CURB RAMP WITH PAVERS (TYPE IB)-	EA	5.00	\$2,240.00	\$11,200.00	\$2,500.00	\$12,500.00	\$8,000.00	\$40,000.00
87	CONCRETE WHEEL STOP- 439S-A	EA	18.00	\$134.40	\$2,419.20	\$750.00	\$13,500.00	\$450.00	\$8,100.00
88	BARRICADES, SIGNS AND TRAFFIC HANDLING- 803S-	MO	4.00	\$3,500.00	\$14,000.00	\$5,000.00	\$20,000.00	\$2,200.00	\$8,800.00
89	SIGN AND POLE ASSEMBLY- 824S	EA	6.00	\$150.00	\$900.00	\$500.00	\$3,000.00	\$950.00	\$5,700.00
90	REFLECTORIZED PAVEMENT MARKERS TY II-A-A-	EA	24.00	\$8.50	\$204.00	\$15.00	\$360.00	\$45.00	\$1,080.00
91	Reflectorized Pavement Markers TY I-C- 863S-3	EA	8.00	\$9.00	\$72.00	\$15.00	\$120.00	\$45.00	\$360.00
92	Fire lane striping (6")- 860S-A	LF	296.00	\$1.50	\$444.00	\$6.00	\$1,776.00	\$2.50	\$740.00
93	Refl Pav Mrk Typ I (W) (Sld) (4")- 860S-C	LF	437.00	\$1.00	\$437.00	\$5.00	\$2,185.00	\$2.50	\$1,092.50
94	Refl Pav Mrk Typ I (ADA Symbol)- 860S-D	EA	2.00	\$250.00	\$500.00	\$700.00	\$1,400.00	\$150.00	\$300.00
95	Refl Pav Mrk Typ I (Y) (Sld) (6")- 871S-A	LF	480.00	\$1.15	\$552.00	\$5.00	\$2,400.00	\$2.50	\$1,200.00
96	Refl Pav Mrk Typ I (W) (Sld) (8")- 871S-A	LF	150.00	\$2.50	\$375.00	\$5.00	\$750.00	\$3.00	\$450.00
97	Refl Pav Mrk Typ I (W) (Dot) (8")- 871S-A	LF	76.00	\$2.50	\$190.00	\$7.00	\$532.00	\$3.00	\$228.00
98	Refl Pav Mrk Typ I (W) (Word)- 871S-B	EA	1.00	\$350.00	\$350.00	\$400.00	\$400.00	\$200.00	\$200.00
99	Refl Pav Mrk Typ I (W) (Arrow)- 871S-B	EA	1.00	\$250.00	\$250.00	\$500.00	\$500.00	\$200.00	\$200.00
100	Refl Pav Mrk Typ I (W) (Sld) (24")- 871S	LF	82.00	\$5.00	\$410.00	\$15.00	\$1,230.00	\$5.00	\$410.00
101	ALLOWANCE FOR ADDITIONAL UNFORESEEN	LS	1.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
102	BOND PROJECT SIGN- 802S-BBOND	LS	1.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
103	MONUMENT SIGN	LS	1.00	\$3,500.00	\$3,500.00	\$15,000.00	\$15,000.00	\$12,000.00	\$12,000.00
Sub Totals					\$1,837,432.97		\$1,939,680.00		\$1,987,573.95
Grand Total					\$1,837,432.97		\$1,939,680.00		\$1,987,573.95

Alternate 1

Additive Altern:

1	TREE PROTECTION FENCE- 610S-4	LF	334.00	\$5.04	\$1,683.36	\$8.00	\$2,672.00	\$4.80	\$1,603.20
2	TRUNK PROTECTION FENCE- 610S-5	EA	18.00	\$392.00	\$7,056.00	\$250.00	\$4,500.00	\$150.00	\$2,700.00
3	SILT FENCE- 642S-A	LF	1,361.00	\$3.47	\$4,722.67	\$5.00	\$6,805.00	\$3.80	\$5,171.80
4	EMBANKMENT- 132S-A	CY	115.00	\$56.00	\$6,440.00	\$50.00	\$5,750.00	\$22.00	\$2,530.00

APPENDIX A

5	CONCRETE PAVING - 5 1/2" THICK- 360S	SF	12,020.00	\$8.23	\$98,924.60	\$9.00	\$108,180.00	\$15.00	\$180,300.00
6	BENCHES - DIVISION 12	EA	5.00	\$939.12	\$4,695.60	\$2,500.00	\$12,500.00	\$2,200.00	\$11,000.00
7	WORKOUT STATION EQUIPMENT (SHIPPING &	LS	1.00	\$197,774.08	\$197,774.08	\$189,480.00	\$189,480.00	\$174,321.00	\$174,321.00
8	BERMUDA GRASS	SF	10,760.00	\$0.67	\$7,209.20	\$1.00	\$10,760.00	\$1.18	\$12,696.80
9	SHADE TREES	EA	5.00	\$1,120.00	\$5,600.00	\$1,250.00	\$6,250.00	\$1,037.00	\$5,185.00
10	IRRIGATION PLANS BY LICENSED IRRIGATOR FOR	LS	1.00	\$2,800.00	\$2,800.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
11	IRRIGATION CONNECTION & CONTROLLER	LS	1.00	\$2,016.00	\$2,016.00	\$20,000.00	\$20,000.00	\$4,000.00	\$4,000.00
12	TREE IRRIGATION	EA	5.00	\$784.00	\$3,920.00	\$500.00	\$2,500.00	\$550.00	\$2,750.00
13	LANDSCAPE IRRIGATION	SF	10,760.00	\$0.56	\$6,025.60	\$3.50	\$37,660.00	\$6.00	\$64,560.00
Sub Totals					\$348,867.11		\$412,057.00		\$471,817.80
Grand Total					\$348,867.11		\$412,057.00		\$471,817.80

APPENDIX B

City of Pflugerville Scoring - Kelly Lane Park

Proposals	A	B	C
Contractor Name:	G. Hyatt	Patin	TF Harper
Evaluation Factor			
Proposed Contract Price	43	47	40
Proposed Contract Times	15	15	15
Experience/Past Performance of Offeror	7	9	6
Experience and Qualifications of Proposed Key Personnel	10	10	6
Proposed Subcontractors	3	4	4
Total Score	78	85	71