

April 28, 2015

Trey Fletcher, AICP
Assistant City Manager
City of Pflugerville
201 B East Pecan St.
Pflugerville, TX 78691

**RE: Bid Evaluation
Pflugerville Animal Shelter Kennel Addition,
1600 Waterbrook Drive
QAI Project 14092**

Trey,

On April 10, 2015, two proposals were received for the renovations for the Pflugerville Animal Shelter addition. The base bid plus the four alternates, submitted by Colston Construction totals \$233,219. As a reminder the four alternates were requested in case the bids came in higher than expected and include Asphalt emulsion over the existing asphalt, new asphalt area around the existing shelter, canopies at the entrances, and demolition of the interior items. Their total proposal is lower than, but still within 5% of our estimate which was \$246,694 (without the cages and kennels since these have already been ordered by the City).

We received confirmation from them that they are comfortable with their number submitted and have received positive references with regard to budget and schedule adherence, performance, and reliability. Part of the reason their number is less than Lee Lewis' number is Colston indicated that they self-perform much of the work. Since their proposal is less than our estimate, we suggest the City consider accepting the total proposal with alternates in the amount of \$233,219 as a reasonable value for the work anticipated, then plan to relocate as many of the items as possible to the future animal shelter and adoption facility.

As previously discussed, by using above slab kennels for this addition, the City maintains flexibility to easily relocate these in the future facility. It is anticipated that in addition to reusing the cages and kennels that the City purchased recently along with the stainless steel tables and some of the HVAC equipment and lights, the City may realize a value of over \$80,000 to be carried into the future facility.

Although we have not worked with Colston Construction previously, reference checks to various clients, resulted in positive results. Some continue to use them for multiple projects based on their previous history.

As another reminder, we recommend the City carry some contingency during construction for unforeseen conditions, and for possible additional accessibility items that may be required to other buildings on the site, once the inspection is performed on this building.

Please let us know if you need additional information for selection and award of this contract.

Sincerely,

David G. Duman, AIA
Principal, Quorum Architects, Inc.