



DCS Engineering, LLC
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T.B.P.E. Firm No F- 13162
www.DCS-Engineering.com

February 6, 2012

Mr. Floyd Akers
Pflugerville Community Development Corporation
203 W. Main Street, Suite E
Pflugerville, Texas 78660

Re: Pflugerville Community Development Corporation (PCDC) – Renewable Energy Park, Phase I
Recommendation to Award Contract

Dear Mr. Akers:

On February 3, 2012, DCS Engineering (DCS) assisted PCDC in opening bids for the above referenced project. A tabulation of the bids received is attached summarizing Bid No. 1, Bid No. 2 and Bid No. 3 results. Eight bid proposals were received for Bid No. 1: Grading, Drainage, & Paving Items (Bid No. 1) with prices ranging from \$803,725.90 to \$1,268,635.35. The apparent low bidder for Bid No. 1 is Patin Construction Company from Taylor, Texas.

Ten bid proposals were received for Bid No. 2: Water & Wastewater Utility Items (Bid No. 2) with prices ranging from \$624,844.81 to \$989,918.26. The apparent low bidder for the total Bid No. 2 is DNT Construction from Round Rock, Texas.

The total project cost using the above two low bidder costs for Bid No. 1 and Bid No. 2 totals \$1,428,570.71. The Engineer's Opinion of Most Probable Construction Cost at the beginning of the project was \$1,760,000.

However, it should be noted here that bidders were allowed to bundle their bids to reduce the overall cost and present a deduct as Bid No. 3. The lowest submitted bundled bid for Bid No. 3 was \$1,541,595.40 by Patin Construction. When measured against the low bidders from the two separate bids noted above (i.e. \$1,428,570.71), Bid No. 3 is \$113,024.69 more.

In order to administer two separate construction contracts, additional engineering effort is required above that contained in the existing engineering contract since most efforts are duplicated with two contractors working in parallel. An additional \$29,881 in engineering fee is required to administer the construction phase services if two separate construction companies are retained for the Phase I construction. Therefore, the total cost savings to PCDC will be \$83,143.69 if the Phase I work is awarded to two separate contractors.

DCS has reviewed Bid No. 1 submitted by Patin Construction Company and Bid No. 2 submitted by DNT Construction and found them to be accurate and complete. DCS has satisfactorily worked with Patin Construction on previous projects. DCS contacted several of DNT Construction's references, and documented their experience as it relates to this project. Reviewing the attached references, several

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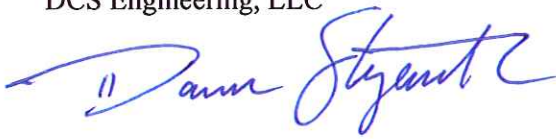
projects of similar scope and cost have been completed within the 2 ½ years DNT has been in existence. Moreover, DNT has not failed to be complete work and no notices of default from owners were noted during that time period.

Based on the information presented above, DCS recommends that PCDC accept Bid No. 1 from Patin Construction Company in the amount of \$803,725.90. DCS recommends that PCDC accept Bid No. 2 from DNT Construction for the Bid No.2 in the amount of \$624,844.81. We have prepared two NOTICE OF INTENT TO AWARD letters (attached) for you to forward to Patin Construction Company and DNT Construction if PCDC concurs with this recommendation.

If you have any questions, please call me at (512) 614-6171.

Sincerely,

DCS Engineering, LLC



Darren C. Strozewski, P.E.
Principle

Enclosures



2/6/12

NOTICE OF INTENT TO AWARD

To: Mr. Tim Patin
Patin Construction, LLC
3800 West 2nd Street
Taylor, TX 76574

Project Description: Pflugerville Community Development Corporation (PCDC)
Renewable Energy Park – Phase I Bid No. 1

PCDC (OWNER) has considered the Bid submitted by you for the above-described Work in response to its Invitation for Bids.

You are hereby notified that your Total Bid No. 1 in the amount of \$803,725.90 for the grading, drainage and paving items listed in Bid No. 1 will be considered for acceptance by the PCDC Board Meeting on February 9, 2012. If accepted, the City of Pflugerville City Council will consider acceptance at their February 14, 2012 meeting. You are also notified that any expenses incurred in relation to the above-described work are not reimbursable by the PCDC without Acceptance of your Bid by PCDC and the City of Pflugerville City Council; and Issuance of Notice to Proceed.

This Notice of Intent to Award is accompanied by four (4) copies of the unsigned Agreements. Please sign (but do not date) the Agreements and return them to DCS Engineering, LLC (DCS), Attn: Mr. Curt Dempsey, P.E. by 11:00 a.m. on February 15, 2012 along with the other required documents. DCS will review the documents, and forward them to the OWNER. The OWNER will date the Agreement at the time of execution anticipated to be on February 16, 2012. The Notice to Proceed shall be issued on February 16, 2012 at the preconstruction conference (time of the meeting to be determined).

You are required by the General Conditions to furnish the CONTRACTOR'S Performance Bond, Payment Bond, and Certificates of Insurance. The Bonds will become contract documents between the OWNER and CONTRACTOR. Reference is made to the Special Conditions to the Agreement and Supplementary Conditions for other pertinent information relating to insurance. **The Certificate of Insurance form included with the Bid Documents must be used. A copy of this form is attached for your use. Alternative insurance formats will not be accepted.**

Please indicate your acknowledgement of this notice by returning a signed copy to DCS.

Dated February 7, 2012

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
OWNER

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF INTENT TO AWARD is hereby acknowledged on this, the

_____ day of _____, 2012.

By: _____ Title: _____

NOTICE OF INTENT TO AWARD

To: Mr. Duane McGlaulin
DNT Construction
P.O. Box 6210
Round Rock, TX 78683

Project Description: Pflugerville Community Development Corporation (PCDC)
Renewable Energy Park – Phase I Bid No. 2

PCDC (OWNER) has considered the Bid submitted by you for the above-described Work in response to its Invitation for Bids.

You are hereby notified that your Total Bid No. 2 in the amount of \$624,844.81 for the Water and Wastewater Utility items listed in Bid No. 2 will be considered for acceptance by the PCDC Board Meeting on February 9, 2012. If accepted, the City of Pflugerville City Council will consider acceptance at their February 14, 2012 meeting. You are also notified that any expenses incurred in relation to the above-described work are not reimbursable by the PCDC without Acceptance of your Bid by PCDC and the City of Pflugerville City Council; and Issuance of Notice to Proceed.

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