

13501 Katy Freeway Suite 1350
Houston, Texas 77079
Main: 877 627 3772

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Via Electronic Mail
July 15, 2026

Sindy Reyes, Project Manager
City of Pflugerville
15500 Sunlight Near Way, Suite B
Pflugerville, TX 78660

Re: Recommendation for Award of Construction Contract
Parkway Drive Street Improvements
Project No. TR-2501

Dear Ms. Reyes,

Colliers Engineering & Design (CED), serving as the City's Design Consultant, has completed the administrative compliance review and technical evaluation of the Competitive Sealed Proposals (CSP) received for the TR2501 – Parkway Drive Street Improvement Project.

This recommendation has been prepared in accordance with Section 10 – Evaluation of Proposals of the Instructions to Offerors and the competitive sealed proposal procedures authorized under Texas Government Code Chapter 2269, which requires award to the responsive Offeror providing the Best Value to the City rather than necessarily the lowest-priced proposal.

Proposal Receipt

A total of five (5) proposals were received electronically through the CivCast procurement portal prior to the advertised deadline.

Bidder No.	Contractor
1	Packsaddle Management, LLC
2	Chasco Constructors
3	Liberty Civil Construction
4	Aaron Concrete Contractors
5	Joe Bland Construction

Administrative Compliance Review

Each proposal underwent a detailed administrative compliance review to determine responsiveness in accordance with Section 4 – Preparation of Proposal and Bid Package of the Instructions to Offerors.

The review verified:

- Required Proposal Forms
- Required Certifications
- Required Affidavits
- Bid Security
- Addenda Acknowledgements
- CDBG Requirements
- Other mandatory proposal documents

Only proposals determined to be responsive advanced to the technical evaluation.

The completed administrative review concluded:

Bidder	Responsiveness Determination
Packsaddle Management, LLC	Non-Responsive
Chasco Constructors	Responsive
Liberty Civil Construction	Responsive
Aaron Concrete Contractors	Non-Responsive
Joe Bland Construction	Non-Responsive

Accordingly, the following bidders were eliminated from further consideration:

- Packsaddle Management, LLC
- Aaron Concrete Contractors
- Joe Bland Construction

Only the following responsive bidders advanced to the Best Value evaluation:

1. Chasco Constructors
2. Liberty Civil Construction

Technical Evaluation Committee

The technical evaluation was performed independently by the following committee members:

Evaluator	Organization
Katy Otto, PE	Colliers Engineering & Design
Guillermo Benavides, P.E.	Colliers Engineering & Design
Sindy Reyes	City of Pflugerville

Each evaluator independently reviewed and scored the responsive proposals before developing the final consensus ranking.

Evaluation Criteria

The responsive proposals were evaluated using the published Best Value criteria.

Category No.	Evaluation Criteria	Maximum Points
A	Proposed Contract Price	60
B	Proposed Contract Time	10
C	Experience / Past Performance	10
D	Key Personnel	10
E	Proposed Subcontractors	5
F	Litigation History	5
TOTAL		100

Bid Summary

Contractor	Bid Amount	Contract Time
Chasco Constructors	\$3,174,744	180 Calendar Days
Liberty Civil Construction	\$3,328,322	185 Calendar Days

Chasco submitted:

- the lowest responsive bid, and
- the shortest proposed construction schedule.

Technical Evaluation Results

The committee's independent evaluations produced the following results.

Evaluation Criteria	Weight	Chasco Constructors	Liberty Civil Construction
Proposed Contract Price	60	57.3	47.7
Proposed Contract Time	10	8.9	7.9
Experience / Past Performance	10	9.3	8.0
Key Personnel	10	9.3	8.3
Proposed Subcontractors	5	4.1	3.6
Litigation History	5	5.0	5.0
TOTAL SCORE	100	94.0	80.5

Although Liberty received a slightly higher score in the Subcontractor Qualifications category, Chasco achieved higher scores in the categories carrying the greatest weighting, including Contract Price, Contract Time, Experience/Past Performance, and Key Personnel.

Best Value Determination

The committee determined that Chasco Constructors provides the Best Value to the City based on the published evaluation criteria.

The recommendation is supported by the following observations:

Administrative Compliance

- Submitted a responsive proposal.
- Satisfied the mandatory proposal requirements.
- Properly acknowledged all issued addenda.

Contract Price

- Submitted the lowest responsive bid.
- Approximately \$153,578 (4.6%) lower than Liberty Civil Construction.

Contract Time

- Proposed completion in 180 calendar days.
- Five days earlier than Liberty Civil Construction.

Experience

The proposal demonstrated:

- extensive municipal roadway construction experience,
- successful completion of comparable roadway, drainage, utility, and pedestrian improvement projects,
- favorable owner references,
- established quality management practices.

Key Personnel

The proposed Project Manager, Superintendent, Safety Manager, and Quality Control Manager demonstrated significant experience delivering projects comparable in scope and complexity.

Litigation History

No information was identified during the evaluation that warranted a reduction in score.

Overall, Chasco consistently ranked highest in the evaluation categories most directly affecting project cost, schedule, and successful delivery.

Recommendation

Based upon:

- the administrative responsiveness review,
- the independent technical evaluations,
- the published Best Value criteria,
- the consensus evaluation of the Selection Committee,

Colliers Engineering & Design recommends that the City of Pflugerville award the construction contract for the TR2501 – Parkway Drive Street Improvement Project to Chasco Constructors in the amount of \$3,174,744.00, having determined that Chasco Constructors submitted the responsive proposal that provides the Best Value to the City based on the evaluation criteria established in the Competitive Sealed Proposal solicitation.

This recommendation is consistent with the evaluation methodology established in the Instructions to Offerors and complies with the competitive sealed proposal procedures of Texas Government Code Chapter 2269.

Recommended Council Action

CED recommends that the City Council:

1. Determine that the proposal submitted by Chasco Constructors is responsive and provides the Best Value to the City.

2. Authorize the City Manager to negotiate and execute the Construction Agreement with Chasco Constructors.
3. Authorize the issuance of the Notice of Award following receipt and approval of the required Performance Bond, Payment Bond, insurance certificates, and all other post-award contract documents required by the Contract Documents.

Respectfully submitted,



Guillermo Benavides, PE, ENV SP

Department Manager | Municipal

Guillermo.Benavides@Collierseng.com

Direct: 281 506 0610 | Cell: 832 451 9298 | Main: 877 627 3772

13501 Katy Freeway Suite 1350 | Houston, Texas 77079

Attachments

Attachment A – Bidder Completed Forms Report

Attachment B – Bid Tabulation

Attachment C – Individual Evaluator Score Sheets

Attachment D – Final Consensus Evaluation Matrix

Attachment A – Bidder Completed Forms Report

#	Form	Packsaddle Management, LLC	Chasco Constructors	Liberty Civil Construction	Aaron Concrete Contractors	Joe Bland Construction
1	City of Pflugerville Proposal and Bid Schedule	✓	✓	✓	X	✓
2	Proposal Form Exhibit A	✓	✓	✓	✓	✓
3	Qualifications Statement	✓	✓	✓	✓	✓
4	City of Pflugerville, State of Texas, Tax Code, Chapter 151 Compliance Certificate	✓	✓	✓	✓	✓
5	City of Pflugerville Compliance to Texas State Law Regarding Nonresident Bidders Statement	✓	✓	✓	✓	✓
6	Texas Ethics Commission Conflict of Interest Questionnaire	✓	✓	✓	✓	✓
7	City of Pflugerville Non-Collusion Certificate	✓	✓	✓	X ⁽²⁾	✓
8	City of Pflugerville Bid Bond	✓	X	✓	✓	✓
9	Proof of Insurance	X	✓	✓	✓	✓
10 ⁽¹⁾	City of Pflugerville Performance Bond ⁽¹⁾	X	X ⁽³⁾	X	X	X ⁽⁴⁾
11 ⁽¹⁾	City of Pflugerville Warranty Bond ⁽¹⁾	X	X ⁽³⁾	X	X	X ⁽⁴⁾
12	Historically Underutilized Business Form	X	✓	✓	X	✓
13	Disclosure of Relations Form	X	✓	✓	X	✓
14	Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion	X	✓	✓	X	✓
15	Non-Collusion Affidavit	X	✓	✓	X	✓
16	Resident Certification	X	✓	✓	X	✓
17	Contractor's BABA Compliance Certification	X	✓	✓	X	X
18	Required Worksheet for Evaluation Criteria	X	✓	✓	X	X ⁽⁵⁾

⁽¹⁾ Post-Award Contract Documents – Not Required for Bid Responsiveness

⁽²⁾ Only Liability

⁽³⁾ Completed upon completion of work

⁽⁴⁾ Submit if Aware

⁽⁵⁾ Partially Filed out

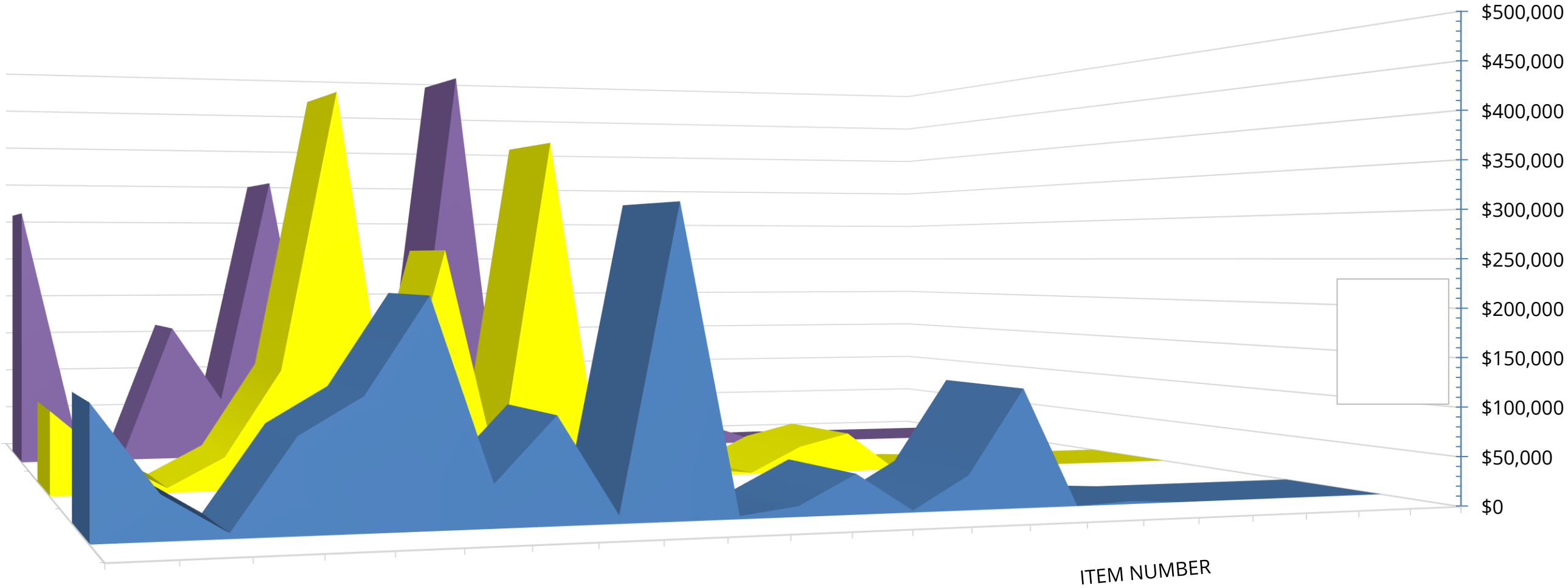
Attachment B – Bid Tabulation

City, State		Pflugerville, Texas						1		2	
Project Name		Parkway Drive Street Reconstruction and Drainage Improvements Project						CHASCO CONSTRUCTORS		LIBERTY CIVIL CONSTRUCTION	
Date		06/26/26									
						ENGINEER'S ESTIMATE					
						(Includes 10% Contingency)					
Item #	Spec. Ref.	Description	Unit	Quantities	Unit Price			Unit Price	Amount	Unit Price	Amount
ROADWAY											
1	100-6002	PREPARING RIGHT OF WAY	LS	1	10%	\$ 306,010.68		\$124,275.00	\$ 124,275.00	\$90,000.00	\$ 90,000.00
2	104-6017	REMOV CONC (DRIVEWAYS)	SY	2,350	\$ 20.00	\$ 47,000.00		\$18.00	\$ 42,300.00	\$16.00	\$ 37,600.00
3	104-6015	REMOV CONC (SIDEWALK)	SY	315	\$ 15.00	\$ 4,725.00		\$17.00	\$ 5,355.00	\$16.00	\$ 5,040.00
4	105-6002	RMV (O"-4") TRT/UNTRT BASE & ASPH PAV	SY	9,040	\$ 18.00	\$ 162,720.00		\$10.00	\$ 90,400.00	\$4.00	\$ 36,160.00
5	110-6001	EXCAVATION (ROADWAY)	CY	3,300	\$ 22.00	\$ 72,600.00		\$38.00	\$ 125,400.00	\$39.00	\$ 128,700.00
6	247-6041	FL BS (CMP IN PLC)(TY A GR 1-2) (10")	SY	8,655	\$ 40.00	\$ 346,200.00		\$25.00	\$ 216,375.00	\$50.00	\$ 432,750.00
7	260-6002	LIME (COM OR QK)(SLURRY)	TON	104	\$ 250.00	\$ 26,000.00		\$400.00	\$ 41,600.00	\$400.00	\$ 41,600.00
8	260-6006	LIME TRT (SUBGRADE) (8")	SY	10,386	\$ 2.50	\$ 25,965.00		\$10.00	\$ 103,860.00	\$25.00	\$ 259,650.00
9	306S-A	PRIME COAT	GAL	2,078	\$ 6.00	\$ 12,468.00		\$4.00	\$ 8,312.00	\$5.00	\$ 10,390.00
10	341-6040	D-GR HMA TY-D PG64-22	TON	1,905	\$ 255.00	\$ 485,775.00		\$160.00	\$ 304,800.00	\$200.00	\$ 381,000.00
11	529-6002	CONC CURB & GUTTER (TY II)	LF	2,022	\$ 40.00	\$ 80,880.00		\$50.00	\$ 101,100.00	\$50.00	\$ 101,100.00
12	529-6005	CONC CURB (RIBBON)	LF	2,282	\$ 60.00	\$ 136,920.00		\$50.00	\$ 114,100.00	\$40.00	\$ 91,280.00
13	529-6001	CONC CURB (STANDARD 6" CURB)	LF	140	\$ 35.00	\$ 4,900.00		\$50.00	\$ 7,000.00	\$23.00	\$ 3,220.00
14	530-6004	DRIVEWAYS (CONC) (HES)	SY	2,525	\$ 145.00	\$ 366,125.00		\$150.00	\$ 378,750.00	\$150.00	\$ 378,750.00
15	531-6001	CONC SIDEWALKS (4")	SY	1,182	\$ 95.00	\$ 112,290.00		\$130.00	\$ 153,660.00	\$100.00	\$ 118,200.00
16	560-6006	RELOCATE EXISTING MAILBOX	EA	22	\$ 400.00	\$ 8,800.00		\$1,000.00	\$ 22,000.00	\$500.00	\$ 11,000.00
17	556-6006	PEDESTRIAN GUARDRAIL	LF	15	\$ 250.00	\$ 3,750.00		\$340.00	\$ 5,100.00	\$300.00	\$ 4,500.00
18	502-6025	PROJECT SIGN	EA	1	\$ 2,500.00	\$ 2,500.00		\$750.00	\$ 750.00	\$2,000.00	\$ 2,000.00
WORKZONE TRAFFIC CONTROL											
19	502-6001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	6	\$ 5,000.00	\$ 30,000.00		\$5,000.00	\$ 30,000.00	\$7,500.00	\$ 45,000.00
20	510-6001	FLAGGER CONTROL METHOD	HR	3,200	\$ 20.00	\$ 64,000.00		\$30.00	\$ 96,000.00	\$50.00	\$ 160,000.00
DRAINAGE						\$ -					
21	402-6001	TRENCH	LF	399	\$ 12.00	\$ 4,788.00		\$8.00	\$ 3,192.00	\$1.00	\$ 399.00
22	481-6013	PIPE (PVC) (SCH 40) (6 IN)	LF	111	\$ 60.00	\$ 6,660.00		\$70.00	\$ 7,770.00	\$90.00	\$ 9,990.00
23	464-6001	RCP (CL III) (12 IN)	LF	693	\$ 165.00	\$ 114,345.00		\$110.00	\$ 76,230.00	\$150.00	\$ 103,950.00
24	464-6002	RCP (CL III) (15 IN)	LF	315	\$ 195.00	\$ 61,425.00		\$120.00	\$ 37,800.00	\$155.00	\$ 48,825.00
25	464-6003	RCP (CL III) (18 IN)	LF	1,001	\$ 215.00	\$ 215,215.00		\$130.00	\$ 130,130.00	\$160.00	\$ 160,160.00
26	464-6005	RCP (CL III)(24 IN)	LF	91	\$ 260.00	\$ 23,660.00		\$140.00	\$ 12,740.00	\$170.00	\$ 15,470.00
27	464-6006	RCP (CL III)(27 IN)	LF	44	\$ 285.00	\$ 12,540.00		\$195.00	\$ 8,580.00	\$200.00	\$ 8,800.00
28	464-6019	RC PIPE (ARCH) (CL III) (DESS)	LF	190	\$ 320.00	\$ 60,800.00		\$500.00	\$ 95,000.00	\$210.00	\$ 39,900.00
29	465-6002	PRECAST MANHOLE (COMPLETE)(48")	EA	12	\$ 7,500.00	\$ 90,000.00		\$7,500.00	\$ 90,000.00	\$5,500.00	\$ 66,000.00
30	465-6005	INLET (GRATE)	EA	2	\$ 6,400.00	\$ 12,800.00		\$9,900.00	\$ 19,800.00	\$5,600.00	\$ 11,200.00
31	465-6126	CURB INLET (TYPE I)	EA	10	\$ 8,500.00	\$ 85,000.00		\$8,000.00	\$ 80,000.00	\$8,000.00	\$ 80,000.00
32	466-6152	CONCRETE HEADWALL FOR DRIVEWAYS	EA	36	\$ 3,000.00	\$ 108,000.00		\$5,600.00	\$ 201,600.00	\$4,000.00	\$ 144,000.00
33	479-6001	ADJUSTING MANHOLES	EA	7	\$ 1,500.00	\$ 10,500.00		\$1,500.00	\$ 10,500.00	\$250.00	\$ 1,750.00
34	479-6005	ADJUSTING MANHOLES (WATER METER)	EA	32	\$ 900.00	\$ 28,800.00		\$1,250.00	\$ 40,000.00	\$230.00	\$ 7,360.00
35	496-6004	REMOV STR (SET)	EA	2	\$ 350.00	\$ 700.00		\$1,000.00	\$ 2,000.00	\$700.00	\$ 1,400.00
36	496-6007	REMOVE STR (PIPE)	LF	1,000	\$ 55.00	\$ 55,000.00		\$35.00	\$ 35,000.00	\$30.00	\$ 30,000.00
37	465-6070	10" DRAIN INLET	EA	20	\$ 1,000.00	\$ 20,000.00		\$6,000.00	\$ 120,000.00	\$2,200.00	\$ 44,000.00
SIGNING AND PAVEMENT MARKING											
38	644-6076	RELOCATE SM RD SN SUP&AM	EA	6	\$ 110.00	\$ 660.00		\$500.00	\$ 3,000.00	\$450.00	\$ 2,700.00
EROSION CONTROL											
39	162-6002	BLOCK SODDING	SY	1,134	\$ 6.00	\$ 6,804.00		\$9.00	\$ 10,206.00	\$14.00	\$ 15,876.00
40	164-6009	BROADCAST SEED (TEMP_WARM)	SY	5,395	\$ 0.25	\$ 1,348.75		\$0.50	\$ 2,697.50	\$6.00	\$ 32,370.00
41	166-6002	FERTILIZER	AC	2	\$ 600.00	\$ 1,200.00		\$1,400.00	\$ 2,800.00	\$1,300.00	\$ 2,600.00
42	168-6001	VEGETATIVE WATERING	TGL	3,375	\$ 6.00	\$ 20,250.00		\$15.00	\$ 50,625.00	\$1.00	\$ 3,375.00
43	506-6020	CONSTRUCTION EXITS (INSTALL)(TY 1)	SY	223	\$ 35.00	\$ 7,805.00		\$25.00	\$ 5,575.00	\$20.00	\$ 4,460.00
44	506-6024	CONSTRUCTION EXITS (REMOVE)	SY	223	\$ 10.00	\$ 2,230.00		\$8.50	\$ 1,895.50	\$5.00	\$ 1,115.00
45	506-6038	TEMP SDMT CONT FENCE (INSTALL)	LF	3,416	\$ 5.00	\$ 17,080.00		\$4.00	\$ 13,664.00	\$5.00	\$ 17,080.00
46	506-6041	TEMP SDMT CONT FENCE (INLET PROTECTION)	LF	288	\$ 6.00	\$ 1,728.00		\$4.00	\$ 1,152.00	\$4.00	\$ 1,152.00
47	506-6039	TEMP SDMT CONT FENCE (REMOVE)	LF	3,400	\$ 1.00	\$ 3,400.00		\$0.50	\$ 1,700.00	\$0.50	\$ 1,700.00
UTILITIES											
48	7017-6051	ALTER WASTEWATER MAINLINE CLEANOUT	EA	11	\$ 1,500.00	\$ 16,500.00		\$2,000.00	\$ 22,000.00	\$1,000.00	\$ 11,000.00
49	618-6023	CONDIT (PVC) (SCH 40) (2")	LF	3,950	\$ 15.00	\$ 59,250.00		\$21.00	\$ 82,950.00	\$25.00	\$ 98,750.00
50	496-60XX	REMOVE AND SALVAGE EXISTING FIRE HYDRANT	EA	2	\$ 1,000.00	\$ 2,000.00		\$2,500.00	\$ 5,000.00	\$2,500.00	\$ 5,000.00
51	7017-60XX	PROPOSED FIRE HYDRANTS AND ASSEMBLY	EA	2	\$ 8,000.00	\$ 16,000.00		\$15,000.00	\$ 30,000.00	\$10,000.00	\$ 20,000.00
VERIFIED TOTAL COST						\$ 3,366,117.43		\$ 3,174,744.00		\$ 3,328,322.00	
TOTAL COST IN BID DOCUMENT								\$ 3,174,744.00		\$ 3,328,322.00	



Attachment B – Bid

ITEM COMPARISON BY BIDDER



- CHASCO CONSTRUCTORS
- LIBERTY CIVIL CONSTRUCTION
- ENGINEER'S ESTIMATE

Attachment C – Individual Evaluator Score Sheets

Katy Otto, PE
(Colliers Engineering & Design)

City of Pflugerville
Travis County Texas
TR2501 - Parkway Drive Street Improvement
Bid Opening: 6/25/2026
Bid Evaluation*

Rating Category	Evaluation Criteria	CHASCO CONSTRUCTORS	LIBERTY CIVIL CONSTRUCTION
A	Proposed Contract Price (60 points)		
a.	The City will consider the Offeror's proposed Contract Price for completion of the project in determining best value to the Owner.	10	9
b.	The City will consider the Contract Price offered and demonstrated ability to complete projects for the Contract Price.	9	8
c.	The evaluation of proposed Contract Price will consider percentages of change orders for past projects as an indicator of ability to complete the Project within the Contract Price.	8	2
Category A Score		54.0	38.0
B	Proposed Contract Times (10 points)		
a.	The City will consider the Offeror's proposed Contract Times for completion of the project as well as any specific intermediate milestones in determining best value to the Owner.	10	8
b.	The City will consider the proposed Contract Times and the demonstrated ability to complete projects on time, resources available for this project, and Offerors capacity.	8	3
c.	The City will use the number of days proposed by Offeror to calculate the Substantial Completion and Final Completion dates from the date of the Notice to Proceed. These dates will define the Contract Times. Liquidated Damages as defined in Section 11 "Standard CIP Construction Agreement" will start to accrue after these dates.	10	10
d.	The City will give consideration to earlier completion dates in the best value determination for the Project. The value of this early completion will be determined using the Offerors' proposed completion dates, and approach for construction.	1	1
Category B Score		7.3	5.5
C	Experience/Past Performance of Offeror (10 points)		
a.	The City will give consideration to the experience and past performance of the Offeror as a company, including, but not limited to: i. Offerors recent experience and performance on similar projects ii. Organization's operating philosophy and approach to deliver quality projects and satisfy the City iii. Financial stability and approach to financial management of projects iv. Safety programs and past safety performance v. Past experience on claims and litigation vi. Past experience with the City	9	6
Category A Score		9.0	6.0
D	Experience and Qualifications of Proposed Key Personnel (10 points)		
a.	The City will give consideration to the experience and qualifications of the proposed Project Manager, Project Superintendent, Safety Manager, and Quality Control Manager for this Project, including, but not limited to: i. Education, training, and personal experience in delivering similar projects while serving in the capacity for which they are being proposed ii. Demonstrated ability to complete quality projects on time and within budget as demonstrated by proposal information and reference checks for offered individuals iii. Demonstrated leadership, character, and capability of proposed individuals iv. Availability and commitments to other projects	9	7
Category A Score		9.0	7.0
E	Experience and Qualifications of Proposed Subcontractors (5 points)		
a.	The City will give consideration to the experience and qualifications of proposed Subcontractors that will perform five percent (5%) or more of the Project either by dollar value or work quantity.	4	2
b.	The City will consider the proposed Subcontractors past experience and performance with the City.	1	1
c.	The City will consider the proposed subcontractors work history with the Offeror.	10	8
Category A Score		2.5	1.8
F	Litigation History (5 points)		
a.	The City will consider the current and past project-based litigation pursued or in in progress by the bidder against the City of Pflugerville or other governmental entities within the previous five (5) years; and current or past project-based litigation brought against the bidder in the previous five (5) years or currently in progress.	10	10
Category A Score		5.00	5.00
TOTAL SCORE		CHASCO CONSTRUCTORS	LIBERTY CIVIL CONSTRUCTION
		86.75	63.33

* The proposals from the Responsive Bidders were evaluated per the Instructions to Offerors, Section 10 Evaluation of Proposals.

City of Pflugerville
Travis County Texas
TR2501 - Parkway Drive Street Improvement
Directions to Panel

Directions to Panel Members	
1	Each member of the Panel will independently evaluate the bid documents provided by the Responsive Bidders.
2	Score each contractor on a scale of 1-10 for each sub-criteria item.
3	Use the scale below as guidance when scoring the bid documents.
Scoring Guidance	
Score	Description
1	Contractor did not provide all the required documentation, <u>and/or</u> the Contractor does not meet any part of the criteria.
3	Contractor did not provide all the required documentation, <u>and/or</u> Contractor only meets some of the criteria.
5	Contractor provide all the required documentation, <u>and</u> Contractor meets and/or exceeds some of the criteria.
7	Contractor provided all of the required documentation, <u>and</u> Contractor meets and/or exceeds most of the criteria.
10	Contractor provided all of the required documentation, <u>and</u> Contractor meets and/or exceeds all the required criteria.

Evaluation Criteria - Justification

*Evaluator: Katy Otto PE
Colliers Engineering & Design*

A. Proposed Contract Price (60 Points)

A-a. Proposed Contract Price

Chasco – 10.0

\$3,174,744

Liberty – 9.0

\$3,328,322

A-b. Ability to Complete the Project for the Proposed Price

Chasco – 9.0

Proposed bid under engineer's estimate by approximately **\$191k**. Most items align with the Engineer's estimate or the other bidders.

Liberty – 8.0

Proposed bid under engineer's estimate by approximately **\$37k**. Most items align with the Engineer's estimate or the other bidders.

A-c. History of Completing Projects Within Contract Price

Chasco – 8.0

Documentation included to show previous contracts, change orders and types of change orders for **110** projects.

Liberty – 2.0

Did not provide change order information on past projects.

B. Proposed Contract Time (10 Points)

B-a

Chasco – 10.0

180 Calendar Days (Substantial Completion 150 CD, Final Completion 180 CD; pg.129).

Liberty – 8.0

185 Calendar Days (Substantial Completion 175 CD; Final Completion 185 CD; pg.19).

B-b

Chasco – 8.0

Documentation included to show previous completion dates for **110** projects. 49/110 completed on time; included delay information on primary projects.

Liberty – 3.0

Did not provide contractual completion dates vs. actual completion dates.

B-c

Chasco – 10.0

This item is a statement, and there is nothing to evaluate the bidders on.

Liberty – 10.0

This item is a statement, and there is nothing to evaluate the bidders on.

B-d

Chasco – 1.0

not provided.

Liberty – 1.0

not provided.

C. Experience / Past Performance (10 Points)

Chasco – 9.0

Large construction projects that relate to proposed project, Company open for 46 years, company philosophy meets qualifications, self performs most work, no past experience with Pflugerville, safety program included.

Liberty – 8.0

Lists large construction projects that relate to the proposed project, safety program included.

D. Key Personnel (10 Points)

Chasco – 9.0

Experienced management team with relevant project experience.

Liberty – 7.0

Experienced management team but relevant projects are not clearly listed.

E. Proposed Subcontractors (5 Points)**E-a****Chasco – 4.0**

Lone Star Paving (8%), did not provide subcontractor's experience.

Liberty – 2.0

Did not list percentage of work, did not provide subcontractor's experience.

E-b**Chasco – 1.0**

not provided.

Liberty – 1.0

not provided.

E-c**Chasco – 10.0**

10-16 years experience with sub-contractors.

Liberty – 8.0

5-8 years experience with sub-contractors

F. Litigation History (5 Points)**Chasco – 10.0**

Reported no active litigation within the last 5 years.

Liberty – 10.0

Reported no active litigation within the last 5 years..

Final Weighted Scores

Category	Maximum	Chasco	Liberty
A – Contract Price	60	54.0	38.0
B – Contract Time	10	7.3	5.5
C – Experience/Past Performance	10	9.0	6.0
D – Key Personnel	10	9.0	7.0
E – Subcontractors	5	2.5	1.8
F – Litigation History	5	5.0	5.0
TOTAL SCORE	100	86.75	63.33

Guillermo Benavides, PE
(Colliers Engineering & Design)

City of Pflugerville
Travis County Texas
TR2501 - Parkway Drive Street Improvement
Bid Opening: 6/25/2026
Bid Evaluation*

Rating Category	Evaluation Criteria	CHASCO CONSTRUCTORS	LIBERTY CIVIL CONSTRUCTION
A	Proposed Contract Price (60 points)		
a.	The City will consider the Offeror's proposed Contract Price for completion of the project in determining best value to the Owner.	10	9
b.	The City will consider the Contract Price offered and demonstrated ability to complete projects for the Contract Price.	10	8
c.	The evaluation of proposed Contract Price will consider percentages of change orders for past projects as an indicator of ability to complete the Project within the Contract Price.	9	8
Category A Score		58.0	50.0
B	Proposed Contract Times (10 points)		
a.	The City will consider the Offeror's proposed Contract Times for completion of the project as well as any specific intermediate milestones in determining best value to the Owner.	10	9
b.	The City will consider the proposed Contract Times and the demonstrated ability to complete projects on time, resources available for this project, and Offerors capacity.	9	8
c.	The City will use the number of days proposed by Offeror to calculate the Substantial Completion and Final Completion dates from the date of the Notice to Proceed. These dates will define the Contract Times. Liquidated Damages as defined in Section 11 "Standard CIP Construction Agreement" will start to accrue after these dates.	10	9
d.	The City will give consideration to earlier completion dates in the best value determination for the Project. The value of this early completion will be determined using the Offerors' proposed completion dates, and approach for construction.	9	8
Category B Score		9.5	8.5
C	Experience/Past Performance of Offeror (10 points)		
a.	The City will give consideration to the experience and past performance of the Offeror as a company, including, but not limited to: i. Offerors recent experience and performance on similar projects ii. Organization's operating philosophy and approach to deliver quality projects and satisfy the City iii. Financial stability and approach to financial management of projects iv. Safety programs and past safety performance v. Past experience on claims and litigation vi. Past experience with the City	9	8
Category A Score		9.0	8.0
D	Experience and Qualifications of Proposed Key Personnel (10 points)		
a.	The City will give consideration to the experience and qualifications of the proposed Project Manager, Project Superintendent, Safety Manager, and Quality Control Manager for this Project, including, but not limited to: i. Education, training, and personal experience in delivering similar projects while serving in the capacity for which they are being proposed ii. Demonstrated ability to complete quality projects on time and within budget as demonstrated by proposal information and reference checks for offered individuals iii. Demonstrated leadership, character, and capability of proposed individuals iv. Availability and commitments to other projects	9	8
Category A Score		9.0	8.0
E	Experience and Qualifications of Proposed Subcontractors (5 points)		
a.	The City will give consideration to the experience and qualifications of proposed Subcontractors that will perform five percent (5%) or more of the Project either by dollar value or work quantity.	9	8
b.	The City will consider the proposed Subcontractors past experience and performance with the City.	9	8
c.	The City will consider the proposed subcontractors work history with the Offeror.	10	8
Category A Score		4.7	4.0
F	Litigation History (5 points)		
a.	The City will consider the current and past project-based litigation pursued or in in progress by the bidder against the City of Pflugerville or other governmental entities within the previous five (5) years; and current or past project-based litigation brought against the bidder in the previous five (5) years or currently in progress.	10	10
Category A Score		5.00	5.00
TOTAL SCORE		CHASCO CONSTRUCTORS	LIBERTY CIVIL CONSTRUCTION
		95.17	83.50

* The proposals from the Responsive Bidders were evaluated per the Instructions to Offerors, Section 10 Evaluation of Proposals.

City of Pflugerville
Travis County Texas
TR2501 - Parkway Drive Street Improvement
Directions to Panel

Directions to Panel Members	
1	Each member of the Panel will independently evaluate the bid documents provided by the Responsive Bidders.
2	Score each contractor on a scale of 1-10 for each sub-criteria item.
3	Use the scale below as guidance when scoring the bid documents.
Scoring Guidance	
Score	Description
1	Contractor did not provide all the required documentation, <u>and/or</u> the Contractor does not meet any part of the criteria.
3	Contractor did not provide all the required documentation, <u>and/or</u> Contractor only meets some of the criteria.
5	Contractor provide all the required documentation, <u>and</u> Contractor meets and/or exceeds some of the criteria.
7	Contractor provided all of the required documentation, <u>and</u> Contractor meets and/or exceeds most of the criteria.
10	Contractor provided all of the required documentation, <u>and</u> Contractor meets and/or exceeds all the required criteria.

Evaluation Criteria - Justification

*Evaluator: Guillermo Benavides, P.E. ENV SP
Colliers Engineering & Design*

A. Proposed Contract Price (60 Points)

A-a. Proposed Contract Price

Chasco – 10.0

Chasco submitted the **lowest responsive bid** (\$3,174,744). Because price is the primary consideration under this criterion, Chasco receives the maximum score.

Liberty – 9.5

Liberty submitted a responsive bid of **\$3,328,322**, approximately **\$153,578 (4.84%)** higher than Chasco. Although competitive, it was not the lowest bid and therefore received one point less.

A-b. Ability to Complete the Project for the Proposed Price

Chasco – 10.0

The proposal demonstrates extensive experience completing comparable municipal roadway and utility projects. The bid pricing appears balanced across major work items without significant irregularities that would indicate an increased risk of future claims or excessive change orders.

Liberty – 8.0

The proposal demonstrates the firm's capability to complete the project; however, several major bid items differ substantially from Chasco's pricing, suggesting a higher pricing variability. While no unbalanced bid was identified, the overall pricing presents slightly greater uncertainty regarding execution at the proposed amount.

A-c. History of Completing Projects Within Contract Price

Chasco – 9.0

The proposal demonstrates successful completion of comparable municipal projects and provides evidence of satisfactory owner performance. However, the proposal does not include quantitative information such as average change-order percentages or final contract cost comparisons; therefore, one point was deducted.

Liberty – 8.0

The proposal demonstrates satisfactory project experience but provides less documentation supporting historical cost control and project completion within the original contract amount. Since

quantitative performance metrics were not provided, an additional point was deducted relative to Chasco.

B. Proposed Contract Time (10 Points)

B-a

Chasco – 10.0

Proposed completion: **180 calendar days**, the shortest schedule submitted.

Liberty – 9.7

Proposed completion: **185 calendar days**, five days longer than Chasco.

B-b

Chasco – 9.0

The proposal demonstrates sufficient staffing, equipment resources, and organizational capability to support the proposed schedule. One point was deducted because current workload commitments were not fully documented.

Liberty – 8.0

The proposal demonstrates adequate capability; however, less supporting documentation regarding available resources and scheduling capacity was provided.

B-c

Chasco – 10.0

The proposed completion dates provide the earliest substantial and final completion dates, reducing schedule risk to the City.

Liberty – 9.0

The proposed completion dates are acceptable but extend project completion beyond Chasco's schedule.

B-d

Chasco – 9.0

The five-day schedule advantage provides measurable value to the City. One point was deducted because the proposal did not include an accelerated construction methodology demonstrating additional schedule savings.

Liberty – 8.0

Although acceptable, the proposal provides less schedule benefit than Chasco and includes fewer details supporting schedule optimization.

C. Experience / Past Performance (10 Points)

Chasco – 9.0

The proposal demonstrates extensive experience delivering municipal roadway, drainage, utility, and pedestrian improvement projects comparable in size and complexity to the Parkway Drive project. Numerous relevant public-sector projects and owner references were provided, demonstrating successful completion of similar work. Chasco also has significant experience working with municipalities within the Central Texas region.

One point was deducted because the proposal does not include independently verified owner performance evaluations or quantitative performance metrics (schedule adherence, cost growth, or change-order percentages) for all referenced projects.

Liberty – 8.0

The proposal demonstrates relevant experience performing roadway, drainage, and utility construction projects and indicates that the firm possesses the technical capability to successfully complete the project.

Compared with Chasco, however, the proposal contains fewer projects closely matching the Parkway Drive project's scope, complexity, and municipal setting. Additionally, the supporting documentation provides less evidence of previous performance with municipalities comparable to the City of Pflugerville. While no adverse performance information was identified, the proposal demonstrates slightly less directly comparable experience, resulting in a one-point deduction relative to Chasco.

D. Key Personnel (10 Points)

Chasco – 9.0

The proposed Project Manager, Superintendent, Safety Manager, and Quality Control personnel demonstrate substantial experience delivering similar municipal roadway projects. The resumes indicate strong qualifications and relevant project history.

One point was deducted because the proposal does not fully document each individual's current workload and availability throughout construction.

Liberty – 8.0

The proposed personnel possess appropriate qualifications and relevant experience; however, the proposal provides less project-specific documentation demonstrating experience on projects closely matching Parkway Drive. Additionally, less information was provided regarding current project commitments and availability.

E. Proposed Subcontractors (5 Points)

E-a

Chasco – 9.0

The proposed subcontractors demonstrate relevant qualifications and experience performing similar municipal work.

Liberty – 8.0

The proposed subcontractors appear qualified; however, the supporting documentation is less comprehensive.

E-b

Chasco – 9.0

The proposal indicates favorable subcontractor experience on comparable municipal projects. One point was deducted because documented City of Pflugerville experience was limited.

Liberty – 8.0

The proposal demonstrates adequate subcontractor experience but provides less evidence of previous successful work with municipalities comparable to the City.

E-c

Chasco – 10.0

The proposal demonstrates established working relationships between Chasco and its proposed subcontractors, indicating an experienced project team.

Liberty – 8.0

The proposal identifies qualified subcontractors but provides less documentation demonstrating long-term working relationships with the prime contractor.

F. Litigation History (5 Points)

Chasco – 10.0

The proposal did not identify any project-based litigation that would negatively affect the evaluation under this criterion. No information was found indicating a history of litigation with the City of Pflugerville or other public agencies that would warrant a deduction.

Liberty – 10.0

The proposal likewise did not identify any project-based litigation that would negatively affect the evaluation. No information was identified that would justify reducing the score.

Final Weighted Scores

Category	Maximum	Chasco	Liberty
A – Contract Price	60	58.0	51.0
B – Contract Time	10	9.5	8.7
C – Experience/Past Performance	10	9.0	8.0
D – Key Personnel	10	9.0	8.0
E – Subcontractors	5	4.7	4.0
F – Litigation History	5	5.0	5.0
TOTAL SCORE	100	95.2	83.7

City of Pflugerville Travis County Texas TR2501 - Parkway Drive Street Improvement Bid Opening: 6/25/2026 Bid Evaluation* Sindy Reyes (City of Pflugerville)			
Rating Category	Evaluation Criteria	CHASCO CONSTRUCTORS	LIBERTY CIVIL CONSTRUCTION
A	Proposed Contract Price (60 points)		
a.	The City will consider the Offeror's proposed Contract Price for completion of the project in determining best value to the Owner.	10	9
b.	The City will consider the Contract Price offered and demonstrated ability to complete projects for the Contract Price.	10	8
c.	The evaluation of proposed Contract Price will consider percentages of change orders for past projects as an indicator of ability to complete the Project within the Contract Price.	10	10
Category A Score		60.0	54.0
B	Proposed Contract Times (10 points)		
a.	The City will consider the Offeror's proposed Contract Times for completion of the project as well as any specific intermediate milestones in determining best value to the Owner.	10	9
b.	The City will consider the proposed Contract Times and the demonstrated ability to complete projects on time, resources available for this project, and Offerors capacity.	10	9
c.	The City will use the number of days proposed by Offeror to calculate the Substantial Completion and Final Completion dates from the date of the Notice to Proceed. These dates will define the Contract Times. Liquidated Damages as defined in Section 11 "Standard CIP Construction Agreement" will start to accrue after these dates.	10	10
d.	The City will give consideration to earlier completion dates in the best value determination for the Project. The value of this early completion will be determined using the Offerors' proposed completion dates, and approach for construction.	10	10
Category B Score		10.0	9.5
C	Experience/Past Performance of Offeror (10 points)		
a.	The City will give consideration to the experience and past performance of the Offeror as a company, including, but not limited to: i. Offerors recent experience and performance on similar projects ii. Organization's operating philosophy and approach to deliver quality projects and satisfy the City iii. Financial stability and approach to financial management of projects iv. Safety programs and past safety performance v. Past experience on claims and litigation vi. Past experience with the City	10	10
Category A Score		10.0	10.0
D	Experience and Qualifications of Proposed Key Personnel (10 points)		
a.	The City will give consideration to the experience and qualifications of the proposed Project Manager, Project Superintendent, Safety Manager, and Quality Control Manager for this Project, including, but not limited to: i. Education, training, and personal experience in delivering similar projects while serving in the capacity for which they are being proposed ii. Demonstrated ability to complete quality projects on time and within budget as demonstrated by proposal information and reference checks for offered individuals iii. Demonstrated leadership, character, and capability of proposed individuals iv. Availability and commitments to other projects	10	10
Category A Score		10.0	10.0
E	Experience and Qualifications of Proposed Subcontractors (5 points)		
a.	The City will give consideration to the experience and qualifications of proposed Subcontractors that will perform five percent (5%) or more of the Project either by dollar value or work quantity.	10	10
b.	The City will consider the proposed Subcontractors past experience and performance with the City.	10	10
c.	The City will consider the proposed subcontractors work history with the Offeror.	10	10
Category A Score		5.0	5.0
F	Litigation History (5 points)		
a.	The City will consider the current and past project-based litigation pursued or in in progress by the bidder against the City of Pflugerville or other governmental entities within the previous five (5) years; and current or past project-based litigation brought against the bidder in the previous five (5) years or currently in progress.	10	10
Category A Score		5.00	5.00
TOTAL SCORE		CHASCO CONSTRUCTORS 100.00	LIBERTY CIVIL CONSTRUCTION 93.50

* The proposals from the Responsive Bidders were evaluated per the Instructions to Offerors, Section 10 Evaluation of Proposals.

City of Pflugerville
Travis County Texas
TR2501 - Parkway Drive Street Improvement
Directions to Panel

Directions to Panel Members	
1	Each member of the Panel will independently evaluate the bid documents provided by the Responsive Bidders.
2	Score each contractor on a scale of 1-10 for each sub-criteria item.
3	Use the scale below as guidance when scoring the bid documents.
Scoring Guidance	
Score	Description
1	Contractor did not provide all the required documentation, <u>and/or</u> the Contractor does not meet any part of the criteria.
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7	Contractor provided all of the required documentation, <u>and</u> Contractor meets and/or exceeds most of the criteria.
10	Contractor provided all of the required documentation, <u>and</u> Contractor meets and/or exceeds all the required criteria.

ATTACHMENT D – Final Consensus Evaluation Matrix

Bidder	Contractor	Announced Bid Amount				Proposed Contract Time				
1	Chasco Constructors	\$	3,174,744.00			180 Calendar Days				
2	Liberty Civil Construction	\$	3,328,322.00			185 Calendar Days				
Evaluator 1 Katy Otto, PE (Colliers Engineering & Design)										
Evaluator 2 Guillermo Benavides, PE (Colliers Engineering & Design)										
Evaluator 3 Sindy (City of Pflugerville)										
Rating Category	Evaluation Criteria	Weighting Value	Chasco Constructors				Liberty Civil Construction			
			Evaluator 1	Evaluator 2	Evaluator 3	Average	Evaluator 1	Evaluator 2	Evaluator 3	Average
A	Proposed Contract Price	60	54	58	60	57.3	38	51	54	47.7
B	Proposed Contract Times	10	7.3	9.5	10	8.9	5.5	8.7	9.5	7.9
C	Experience/Past Performance of Offeror	10	9	9	10	9.3	6	8	10	8.0
D	Experience and Qualifications of Proposed Key Personnel	10	9	9	10	9.3	7	8	10	8.3
E	Experience and Qualifications of Proposed Subcontractors	5	2.5	4.7	5	4.1	1.8	4	5	3.6
F	Litigation History	5	5	5	5	5.0	5	5	5	5.0
TOTAL		100	86.8	95.2	100	94.0	63.3	84.7	93.5	80.5