



OFFICE MEMORANDUM

Date: October 17, 2018

COORDINATION — ROUTING

Dept.	Name	Initial	Date
Purchasing	Blake Skiles		
Remarks:			
Return To:			

To: Randy Barker, Purchasing Director
From: Randy Bell, Parks Director *Randy Bell*
Subject: Request for Competitive Sealed Proposals
Bid #1806-239 - River Ranch County Park
Phase I Development
Re: Proposal Evaluation

The Parks & Recreation Department received three (3) proposals from the Purchasing Department on July 30, 2018 for the RFCSP on River Ranch County Park Phase I development.

Each responsive proposer was asked during the interview phase to provide value engineering options. After considering interview responses, value engineering proposals, scope modifications, and contract negotiations, the following is a summary of proposals:

- | | | |
|----|----------------------------------|--------------------------------|
| 1. | Sudderth Brothers Cont., Inc. | \$ 217,766.30 (non-responsive) |
| 2. | Prime Construction Company, Inc. | \$11,040,192.26 |
| 3. | DeNucci Constructors, LLC | \$11,456,836.11 |

Proposals have been reviewed and Prime Construction Company Inc. is determined to be the overall best proposer, and best value for the county. Prime Construction Company, Inc. proposed numerous value engineering suggestions to improve the project, thereby reducing costs with some aspects of the project. Value engineering reductions and increased funding allowed the county to add alternates to the project, which will be reflected in the final contract.

Prime Construction Company, Inc. has successfully completed numerous projects with elements that are commensurate with the elements found in the River Ranch County Park project. These projects include numerous Amenity Centers, Nland Surf Park, Hawaiian Falls Water Park, and most recently Phase I development of Garey Park for the City of Georgetown. With the Garey Park project, Prime Constructors Company Inc. constructed over ten (10) miles of trails and pathways, numerous pavilions, restrooms, playgrounds, roads, and related utilities. Many aspects of the project construction were conducted in environmentally sensitive areas in full coordination with city, county, state, and federal inspections. Some parts of the project were also near the South San Gabriel River and created special concerns that also relate to River Ranch County Park Phase I development.

After review and consideration of the proposal responses, the ongoing quality of work, the selection criteria of proposed personnel, and experience and reputation, the Parks & Recreation Department recommends that the best overall value proposer Prime Construction Company, Inc., be awarded the contract for construction of River Ranch County Park Phase I development.

Williamson County Parks &
Recreation Department
219 Perry Mayfield
Leander, Texas 78641
512-943-1920
<http://parks.wilco.org/>

Parks Mission: Our mission is to manage and operate a system of parks that will add quality to life, build community pride and spirit, promote physical fitness and self improvement, evoke an emotional and intellectual response to connections with nature, consider long term open space needs, preserve endangered species, and improve air quality.