

December 15, 2022

Avery Centre Road District NO. 1  
Williamson County, Texas

Re: Avery Centre East Phase 2  
Roadway, Drainage, Water and Wastewater Improvements  
Recommendation of Contract Award  
Project No. 51259-02

Dear Commissioners:

Pape-Dawson Engineers, Inc. has evaluated the bid results of the above referenced Project, which were read on September 28, 2022 at 2:00 pm. We received two (2) bids from contractors. The results of the bid are attached in the bid tabulation sheet.

We have reviewed the bid documentation provided and recommend awarding the contract to JL Gray Construction, INC in the amount of \$1,751,353.75.

Should you have questions or need additional information, please do not hesitate to contact our office.

Sincerely,  
Pape-Dawson Engineers, Inc.  
Texas Board of Professional Engineers, Firm Registration # 470

Michael Fisher, P.E.  
Senior Vice President



Attachments: Bid Tabulation, Affidavit of Publisher of Public Bid Notification

H:\Projects\512\59\02\301 Construction Plans\Documents\Bid\Recommendation of Contract Award.doc

**BID TAB**  
**AVERY CENTRE EAST PHASE 2**  
**STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS**

Project:	<b>Avery Centre East Phase 2</b>
Project No:	<b>51259-02</b>
Prepared By:	<b>Pape-Dawson Engineers, Inc.</b>
Bid Set Dated:	<b>August 9, 2022</b>

<p>Client: <b>ZT Development, LP</b></p> <p>Date: <b>October 11, 2022</b></p> <p>Lots:</p> <p>UPA:</p> <p>Acres:</p>
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<p align="center"><b>AVERY CENTRE EAST PHASE 2</b></p> <p align="center"><i>SUMMARY OF COSTS</i></p>	
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ITEM (Common Improvements)			JL GRAY CONSTRUCTION, INC		LIBERTY CIVIL CONSTRUCTION, LLC	
				COST		COST
	PAVING AND EARTHWORK IMPROVEMENTS			\$ 718,864.00		\$ 771,264.63
	DRAINAGE IMPROVEMENTS			\$ 296,340.00		\$ 323,107.69
	WATER IMPROVEMENTS			\$ 238,500.50		\$ 247,282.87
	RECLAIM WATER IMPROVEMENTS			\$ 44,591.00		\$ 44,740.32
	WASTEWATER IMPROVEMENTS			\$ 429,065.00		\$ 366,305.62
	EROSION CONTROL IMPROVEMENTS			\$ 23,993.25		\$ 38,398.87
	<b>GRAND TOTAL BID PRICE</b>			\$ 1,751,353.75		\$ 1,791,100.00

AVERY CENTRE EAST PHASE 2									
Item				JL GRAY CONSTRUCTION, INC			LIBERTY CIVIL CONSTRUCTION, LLC		
No.	Description	Bid Qty	Unit	Contractor Qty	Unit Cost	Item Total	Contractor Qty	Unit Cost	Item Total
	PAVING AND EARTHWORK IMPROVEMENTS								
1	CLEARING AND GRUBBING (LOC LIMITS)	20,689	SY	20,689	\$ 5.75	\$ 118,961.75	20,689	\$ 0.13	\$ 2,689.57
2	EXCAVATION	1	LS	1	\$ 15,650.00	\$ 15,650.00	1	\$ 60,000.00	\$ 60,000.00
3	EMBANKMENT	1	LS	1	\$ 39,500.00	\$ 39,500.00	1	\$ 96,000.00	\$ 96,000.00
4	IMPORT SUITABLE FILL MATERIAL REQUIRED TO BALANCE SITE	1	LS	1	\$ 110,525.00	\$ 110,525.00	1	\$ 142,000.00	\$ 142,000.00
5	SUBGRADE PREPARATION (3' BOC)	4,658	SY	4,658	\$ 2.50	\$ 11,645.00	4,658	\$ 1.95	\$ 9,083.10
6	12" LIME STABILIZED SUBGRADE (3' BOC)	4,658	SY	4,658	\$ 12.75	\$ 59,389.50	4,658	\$ 15.73	\$ 73,270.34
7	18" FLEXIBLE BASE (3' BOC)	4,658	SY	4,658	\$ 19.25	\$ 89,666.50	4,658	\$ 20.19	\$ 94,045.02
8	3" TYPE D HMAC (LOG-LOG)	3,365	SY	3,365	\$ 25.00	\$ 84,125.00	3,365	\$ 25.24	\$ 84,932.60
9	3.5" TYPE C HMAC (LOG-LOG)	3,365	SY	3,365	\$ 28.75	\$ 96,743.75	3,365	\$ 29.80	\$ 100,277.00
10	6" STANDARD CURB & GUTTER	2,105	LF	2,105	\$ 19.00	\$ 39,995.00	2,105	\$ 18.81	\$ 39,595.05
11	RIBBON CURB	123	LF	123	\$ 27.50	\$ 3,382.50	123	\$ 26.15	\$ 3,216.45
12	TYPE II CONCRETE DRIVEWAY	2	EA	2	\$ 10,900.00	\$ 21,800.00	2	\$ 4,578.95	\$ 9,157.90
13	STOP SIGN W/ STREET NAME AND STOP BAR	2	EA	2	\$ 775.00	\$ 1,550.00	2	\$ 844.75	\$ 1,689.50
14	STREET SIGNAGE/STRIPING IMPROVEMENTS	1	LS	1	\$ 8,275.00	\$ 8,275.00	1	\$ 25,631.74	\$ 25,631.74
15	STREETLIGHTS	5	EA	5	\$ 1,350.00	\$ 6,750.00	5	\$ 1,994.96	\$ 9,974.80
16	SAWCUT AND TIE INTO EXISTING CR 112	1	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 545.00	\$ 545.00
17	REMOVE CURB AND TIE INTO EXISTING WALLIN BRADLEY DRIVE	1	LS	1	\$ 1,125.00	\$ 1,125.00	1	\$ 2,180.00	\$ 2,180.00
18	TRAFFIC CONTROL	1	LS	1	\$ 2,280.00	\$ 2,280.00	1	\$ 5,477.25	\$ 5,477.25
19	STREET END BARRICADES	1	EA	1	\$ 1,400.00	\$ 1,400.00	1	\$ 1,117.25	\$ 1,117.25
20	3" SCH 80 CONDUIT	132	LF	132	\$ 25.00	\$ 3,300.00	132	\$ 55.21	\$ 7,287.72
21	GROUND BOXES	2	EA	2	\$ 900.00	\$ 1,800.00	2	\$ 1,547.17	\$ 3,094.34
	SUBTOTAL					\$ 718,864.00			\$ 771,264.63
	DRAINAGE IMPROVEMENTS								
1	18" CLASS III RCP	171	LF	171	\$ 73.00	\$ 12,483.00	171	\$ 84.59	\$ 14,464.89
2	24" CLASS III RCP	58	LF	58	\$ 97.50	\$ 5,655.00	58	\$ 119.22	\$ 6,914.76
3	48" CLASS III RCP	443	LF	443	\$ 238.00	\$ 105,434.00	443	\$ 232.49	\$ 102,993.07
4	6'X3' SBC	149	LF	149	\$ 495.00	\$ 73,755.00	149	\$ 491.65	\$ 73,255.85
5	TRENCH SAFETY	821	LF	821	\$ 1.00	\$ 821.00	821	\$ 1.09	\$ 894.89
6	10' CURB INLET	3	EA	3	\$ 6,175.00	\$ 18,525.00	3	\$ 5,483.81	\$ 16,451.43
7	6'X6' AREA INLET	1	EA	1	\$ 6,375.00	\$ 6,375.00	1	\$ 7,292.30	\$ 7,292.30
8	6'X6' JUNCTION BOX	3	EA	3	\$ 5,800.00	\$ 17,400.00	3	\$ 6,363.48	\$ 19,090.44
9	8'X8' JUNCTION BOX	1	EA	1	\$ 13,000.00	\$ 13,000.00	1	\$ 18,857.83	\$ 18,857.83
10	RAISE MH CASTINGS	4	EA	4	\$ 850.00	\$ 3,400.00	4	\$ 456.03	\$ 1,824.12
11	6'X3' SLOPED HEADWALL	2	EA	2	\$ 14,500.00	\$ 29,000.00	2	\$ 19,392.50	\$ 38,785.00
12	REMOVE PLUG AND CONNECT TO EXISTING 48" RCP	1	LS	1	\$ 150.00	\$ 150.00	1	\$ 2,262.51	\$ 2,262.51
13	5' BOTTOM WIDTH TEMPORARY DRAINAGE CHANNEL	1	LS	1	\$ 550.00	\$ 550.00	1	\$ 2,180.00	\$ 2,180.00
14	TXDOT SRR PROTECTION STONE RIP-RAP (1' THICK, D50=6", MIN ROCK DIA=4")	36	SY	36	\$ 43.25	\$ 1,557.00	36	\$ 54.00	\$ 1,944.00
15	MORTARED ROCK RIP-RAP (1' THICK, D50=6", MIN ROCK DIA=4")	122	SY	122	\$ 67.50	\$ 8,235.00	122	\$ 130.30	\$ 15,896.60
	SUBTOTAL					\$ 296,340.00			\$ 323,107.69

	<b>WATER IMPROVEMENTS</b>								
1	REMOVE PLUG AND BLOWOFF ASSEMBLY, CONNECT TO EXISTING 12" WATER LINE	1	LS	1	\$ 1,675.00	\$ 1,675.00	1	\$ 4,246.50	\$ 4,246.50
2	12" C900 DR-14 WATER LINE INCLUDING FITTINGS AND APPURTENANCES	762	LF	762	\$ 126.50	\$ 96,393.00	762	\$ 126.09	\$ 96,080.58
3	12" DUCTILE IRON WATER LINE INCLUDING FITTINGS AND APPURTENANCES	257	LF	257	\$ 175.50	\$ 45,103.50	257	\$ 178.86	\$ 45,967.02
4	TRENCH SAFETY	1,019	LF	1,019	\$ 1.00	\$ 1,019.00	1,019	\$ 0.55	\$ 560.45
5	12" GATE VALVE	13	EA	13	\$ 2,500.00	\$ 32,500.00	13	\$ 2,691.22	\$ 34,985.86
6	RAISE VALVE CASTINGS	13	EA	13	\$ 295.00	\$ 3,835.00	13	\$ 183.35	\$ 2,383.55
7	FIRE HYDRANT ASSEMBLY	4	EA	4	\$ 6,850.00	\$ 27,400.00	4	\$ 6,890.40	\$ 27,561.60
8	2" BLOW OFF ASSEMBLY	5	EA	5	\$ 2,525.00	\$ 12,625.00	5	\$ 3,762.05	\$ 18,810.25
9	2" AIR RELEASE VALVE	1	EA	1	\$ 5,800.00	\$ 5,800.00	1	\$ 6,994.51	\$ 6,994.51
10	24" STEEL ENCASEMENT PIPE	45	LF	45	\$ 270.00	\$ 12,150.00	45	\$ 215.39	\$ 9,692.55
	<b>SUBTOTAL</b>					<b>\$ 238,500.50</b>			<b>\$ 247,282.87</b>
	<b>RECLAIM WATER IMPROVEMENTS</b>								
1	REMOVE PLUG AND BLOWOFF ASSEMBLY, CONNECT TO EXISTING 8" RECLAIM WATER LINE	1	LS	1	\$ 1,300.00	\$ 1,300.00	1	\$ 2,847.10	\$ 2,847.10
2	8" C-900 DR-14 WATER LINE (RECLAIM) INCLUDING FITTINGS AND APPURTENANCES	278	LF	278	\$ 88.50	\$ 24,603.00	278	\$ 84.92	\$ 23,607.76
3	8" DUCTILE IRON WATER LINE (RECLAIM) INCLUDING FITTINGS AND APPURTENANCES	85	LF	85	\$ 120.00	\$ 10,200.00	85	\$ 99.19	\$ 8,431.15
4	TRENCH SAFETY	363	LF	363	\$ 1.00	\$ 363.00	363	\$ 0.55	\$ 199.65
5	8" GATE VALVE	1	EA	1	\$ 2,750.00	\$ 2,750.00	1	\$ 2,710.43	\$ 2,710.43
6	1.5" WATER METER	1	EA	1	\$ 3,050.00	\$ 3,050.00	1	\$ 3,369.71	\$ 3,369.71
7	2" BLOWOFF ASSEMBLY	1	EA	1	\$ 2,325.00	\$ 2,325.00	1	\$ 3,574.52	\$ 3,574.52
	<b>SUBTOTAL</b>					<b>\$ 44,591.00</b>			<b>\$ 44,740.32</b>
	<b>WASTEWATER IMPROVEMENTS</b>								
1	CORE AND CONNECT TO EXISTING 4' DIA MANHOLE AND RE-COAT	3	EA	3	\$ 9,100.00	\$ 27,300.00	3	\$ 3,145.94	\$ 9,437.82
2	8" SDR-26 WASTEWATER LINE (ALL DEPTHS)	170	LF	170	\$ 86.75	\$ 14,747.50	170	\$ 76.32	\$ 12,974.40
3	12" SDR-26 WASTEWATER LINE (ALL DEPTHS)	1,542	LF	1,542	\$ 112.75	\$ 173,860.50	1,542	\$ 101.45	\$ 156,435.90
4	TRENCH SAFTEY	1,712	LF	1,712	\$ 2.25	\$ 3,852.00	1,712	\$ 1.09	\$ 1,866.08
5	4' DIAMETER STANDARD MANHOLE	12	EA	12	\$ 8,675.00	\$ 104,100.00	12	\$ 6,539.93	\$ 78,479.16
6	RAISE MANHOLE CASTINGS	12	EA	12	\$ 500.00	\$ 6,000.00	12	\$ 456.09	\$ 5,473.08
7	24" STEEL ENCASEMENT	143	LF	143	\$ 260.00	\$ 37,180.00	143	\$ 206.96	\$ 29,595.28
8	BORE CR 112	1	LS	1	\$ 62,025.00	\$ 62,025.00	1	\$ 72,043.90	\$ 72,043.90
	<b>SUBTOTAL</b>					<b>\$ 429,065.00</b>			<b>\$ 366,305.62</b>

	EROSION CONTROL IMPROVEMENTS								
1	STABILIZED CONSTRUCTION ENTRANCE	2	EA	2	\$ 2,050.00	\$ 4,100.00	2	\$ 1,105.00	\$ 2,210.00
2	CONCRETE WASH-OUT AREA	1	EA	1	\$ 850.00	\$ 850.00	1	\$ 817.80	\$ 817.80
3	SILT FENCE	2,701	LF	2,701	\$ 3.25	\$ 8,778.25	2,701	\$ 3.10	\$ 8,373.10
4	ROCK BERM	53	LF	53	\$ 30.00	\$ 1,590.00	53	\$ 28.34	\$ 1,502.02
5	10' CURB INLET PROTECTION	4	EA	4	\$ 155.00	\$ 620.00	4	\$ 98.10	\$ 392.40
6	6'X6' INLET PROTECTION	1	EA	1	\$ 155.00	\$ 155.00	1	\$ 103.55	\$ 103.55
7	REVEGETATION (DISTURBED AREA NOT DETAILED IN LANDSCAPE PLANS)	1	LS	1	\$ 7,900.00	\$ 7,900.00	1	\$ 25,000.00	\$ 25,000.00
	SUBTOTAL					\$ 23,993.25			\$ 38,398.87
	COMMON IMPROVEMENTS SUBTOTAL					\$ 1,751,353.75			\$ 1,791,100.00

AVERY CENTRE EAST PHASE 2 ALTERNATIVE ITEM IMPROVEMENTS									
Item				JL GRAY CONSTRUCTION, INC			LIBERTY CIVIL CONSTRUCTION, LLC		
No.	Description	Quantity	Unit	Contractor Qty	Unit Cost	Item Total	Contractor Qty	Unit Cost	Item Total
	ALTERNATE IMPROVEMENTS								
1	HAUL OFF (DISPOSAL OF EXCESS MATERIAL OFF-SITE)	1	LS		NO HAUL OFF	\$ -	1	\$1.00	\$ 1.00
GRAND TOTAL BID PRICE									
						\$ 1,751,353.75	\$ 1,791,100.00		

NOTES:

1. The bid Tab does not include line items for landscape improvements or dry utilities.
2. All bid prices must include all applicable sales tax.
3. Should the bidder determine a line item quantity to be different than what is listed in the bid form, the bidder is to price their determined quantity.

Affidavit of Publisher to Publication of Legal Notice

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
IN THE MATTER OF

**Pape-Dawson Engineers**  
**Invitation to Bidders**  
**Avery Centre East Phase 2" Round Rock, Williamson County, Texas**

*The Williamson County Sun/Sunday Sun*, newspapers of general circulation, have been continuously and regularly published for a period of not less than one year in the County of WILLIAMSON, Texas, preceding the date of the above-referenced notice. Said notice was published in said paper as follows:

First insertion 28th day of August, 2022  
Second insertion 4th day of September, 2022  
Third insertion        day of September, 2022  
Fourth insertion        day of September, 2022

Ellen Grueney  
Newspaper Representative

Subscribed and sworn to before me, this -  
7th day of September, 2022.

Witness my hand and official seal.  
Dawn Steele  
Dawn Steele, Notary Public  
My Commission Expires August 26, 2024



**INVITATION TO BIDDERS**  
Sealed Bids, addressed to ZT Development, LP, (the "Developer") on behalf of Avery Centre Road District No. 1 (the "District"), Attention Jason Haun, will be received at the office of the ENGINEER, Pape-Dawson Engineers, Inc., 10801 North Mopac Expressway, Building 3, Suite 200, Austin, Texas 78759, until 2:00 p.m. Local Time, September 21, 2022, and then publicly opened and read for "Avery Centre East Phase 2" Round Rock, Williamson County, Texas. Scope of Work of the Contract includes the following: roadway, drainage, water, wastewater, and landscape improvements. Bids received after the closing time will be returned unopened. A MANDATORY pre-bid conference will be held on September 7, 2022, at 2:00 p.m. Local Time, at the office of Pape-Dawson Engineers, Inc. located at 10801 North MoPac Expressway, Building 3 - Suite 200, Austin, Texas 78759. Attendance by each prospective bidder or its representative at the pre-bid conference is MANDATORY, and no Bid will be opened unless the bidder or representative was present at the pre-bid conference. Each Bid must be accompanied by a Bid Bond or a certified or cashier's check, acceptable to the Owner, in an amount not less than five percent (5%) of the total amount Bid, as a guarantee that the successful bidder will enter into the Contract and execute the Payment and Performance Bonds on the forms provided and provide the required insurance certificates within seven (7) days after the date Contract Documents are received by the Contractor. Copies of the bidding documents are on file at the following locations: 10801 North MoPac Expressway, Building 3 - Suite 200, Austin, Texas 78759. The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The Successful Bidder, if any, will be the responsible Bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.