



September 25, 2020

Lisa Littrell, CPPO, CPPB
Purchasing Manager
City of McKinney
1550 South College, Bldg. D
McKinney, Texas 75069

Re: Bid No. 20-48-CC Prestwyck Park

Recommendation of Award

Dear Lisa,

A total of (7) bids were received for bid # 20-48-CC, Prestwyck Park at 2:00 pm on Thursday August 27th, 2020, with the apparent low bidder being MSB Constructors. However, after looking through their bid proposal we are not comfortable accepting their bid. On page 44 they have handwritten ***estimates*** and ***subject to change as bids come in***. The hand written notes lead us to believe the contractor expects to be able to negotiate a different number once their subcontractors are under contract which is not typical of a sealed bid process. The proposal also lists the total subcontractors as doing 75% of the work. The work to be done by the concrete subcontractor is listed as 28% of the project. This is a concern as the concrete numbers submitted are on average 50% lower than the other bids that were submitted. Lastly, they have no experience listed in their Project History that parallels a project like Prestwyck Park.

The second lowest responsible bidder was North Rock Construction. They have successfully built the City of McKinney/DCBA projects of Wilson Creek Trail, Comegys Trail, and the Fitzhugh Park Renovation. Given the above history, coupled with the fact that they are only subbing out 35% of their work (with 20% of that being the playground), it is my recommendation that North Rock Construction LLC be awarded bid # 20-48-CC, Prestwyck Park for the Base Bid plus all (8) Alternates total contract amount of \$2,633,249.81.

Sincerely,

DCBA LANDSCAPE ARCHITECTURE

A handwritten signature in blue ink, appearing to read "Billy J Vicic Jr", is written over the printed name.

Billy J Vicic Jr
Project Manager