



CITY COUNCIL COMMUNICATION

January 12, 2010

SUBJECT: Award of Construction Contract for Senior Center Construction
SUBMITTED BY: Gary McKamie, City Manager
REFERENCE NO: RFP No. 004-10

ACTION REQUESTED:

Consider award of RFP No. 004-10 for the construction of a Senior Center to Ratcliff Constructors, L.P. in the amount of \$2,936,750 and authorize the City Manager to enter into a contract with Ratcliff Constructors, LP, including the alternate.

ALTERNATIVES:

- Award contract per recommendation
- Table to a later date
- Decline award of contract – additional negotiation

SUMMARY OF SUBJECT:

Requests for Competitive Sealed Proposals were advertised on November 28, 2009 and December 5, 2009 for Construction Services for the Senior Center (RFP 004-10) and the Recreation Center (RFP 005-10). The specifications required separate proposals for each project, but provided that consideration would be given by the City to proposals from General Contractors able to provide construction services simultaneously for both projects at a favorable price.

Eleven (11) Sealed Proposals were received for each project and were opened on December 22, 2009. Proposals were evaluated and ranked as required by the Texas Local Government Code section 271.116. Ratcliff Constructors received the highest rankings for their proposed pricing, reputation, and ability to provide construction services for both projects simultaneously. Per statute, the primary standard by which the proposals were rated is the Contractor which provides the "best value" to the City. Ratcliff is a company familiar to the City, having built the Police and Courts facility some ten (10) years ago.

