

27 June 2000

Mr. Mark Smith
The City of College Station
P. O. Box 9960
College Station, Texas 77842

Re: College Main Parking Garage
City of College Station, Texas

Dear Mark;

Bids for the referenced project were received at 2:00 p.m. on 22 June 2000. We have reviewed the bid amounts and found that they are below our estimated cost of construction and we believe that they are within the budget available for this project. A tabulation of all bids submitted is attached.

The low base bid was submitted by Vaughn Construction, of Bryan. The bid submitted by Satterfield & Pontikes is very competitive and they have submitted a very aggressive construction time. Therefore, we have reviewed the bids submitted by Vaughn Construction and Satterfield & Pontikes, contacted references and spoken with representatives from each firm. We compiled the following synopsis of qualifications and attached additional information for your review.

Vaughn Construction

Five garage projects, \$3 million to \$14 million
Recently completed 2 local cast-in-place garages (Calloway House & St. Josephs)
48 projects over \$5 million submitted
Project Manager, 10 years with firm, 2 cast-in-place garages
Project Superintendent, 6 years with firm (22 years total), 2 garages

Satterfield & Pontikes

Four garage projects, \$1.9 million to \$2.3 million
Currently working with San Antonio on \$12 mil cast-in-place concrete garage
27 projects over \$5 million submitted
Project Manager, 2 years with firm (20 years total), no garages listed
Project Superintendent, 2 years with firm (10 years total), no garages listed

We have worked with Vaughn and have been very satisfied with their performance. We believe that they are well qualified, financially sound and fully capable of executing the Work of the Contract Documents. Although we have not had direct experience with Satterfield & Pontikes, we received very positive comments from their references and have no reason to question their ability to complete this project in a satisfactory manner.

The construction time of 330 days submitted by Vaughn Construction is below our estimated time for construction and should yield completion of the project prior to the end of July 2001. The 240 day construction time submitted by Satterfield & Pontikes would potentially yield a ninety day savings of time. In our opinion, completion of the garage prior to the return of students for the fall semester and prior to the completion of the adjacent dormitory would be of questionable benefit to the City.

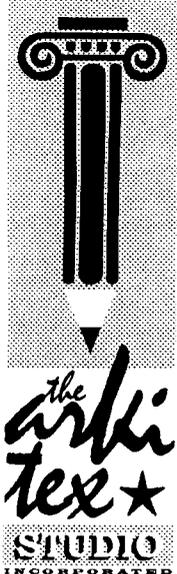
Principals

Charlie Burris, AIA
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Chad Grauke, AIA
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Dr. Elton Abbott, AIA
eabbott@arkitex.com

In finalizing our recommendation, we have met with City Representatives to discuss the specific alternates that are to be accepted. During our conversation, it was determined that the alternate bid for painting the interior exposed concrete surfaces of the garage and the alternate bid for perimeter curbs adjacent to the bumper walls could be omitted from the project. The paint can be added at a future date, should it be determined to be desirable and the curbs at the bumper walls defined under the alternate are not required for safety nor for traffic orientation purposes.



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Therefore, we recommend that Vaughn Construction be awarded the Contract for Construction and that the Base Bid and Alternates be accepted as follows:

Base Bid	\$4,749,000.00
Concurrent Negligence	00.00
Alternate Bid 2 (canopy)	56,500
Alternate Bid 3 (stair ventilation)	33,500
Alternate Bid 5 (traffic coating)	112,600
Alternate Bid 6 (painted mural)	<u>30,700</u>
Total	\$4,982,300.00

If you have any questions or need of additional information, please feel free to contact me.

Sincerely,



Chad Grauke, AIA, Principal