



Agenda Item Report

Legislative Board: City Council
Date: June 16, 2026
Contact: Austin Messerli
Agenda Item ID / Number: 2026-517- / J.4

ITEM TITLE: Deliberation and possible action to award Request for Proposal (RFP) #25-299 to SpawGlass Contractors, LLC for the Garison Memorial Park Development (P03) Project for a total of \$13,999,288.07; to authorize the City Manager to execute said contract, to authorize the City Manager to execute potential change orders to the contract in accordance with City policy and state law; and to direct staff to reallocate remaining 2021 Bond Proposition B funds totaling \$3,121,904.00 and paying for the construction of trails and sidewalks of the project from the Prop A - Bike and Pedestrian funding and street elements from Prop A - Future Small Mobility Improvements for Garison Memorial Park Construction (Capital Improvements Program Manager Austin Messerli, P.E. and Angellia Points, WSB Engineering) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The City solicited a request for proposal for the FY25-299 Garison Park Construction Project from February 25, 2026, to April 23, 2026. We received three (3) submissions on April 23, 2026. One submission was disqualified and removed from the qualified proposers. The team reviewed the proposals from each qualified submission. To summarize, the proposals are listed in the order from lowest to highest: \$12,092,252,.73 from Millis Development & Construction-Austin, LLC, and \$14,664,441.16 from SpawGlass Contractors, Inc. The bid tabulation is attached for reference. Our design team reviewed the request for proposals to confirm there were no miscalculations and provided a recommendation letter (attached). A five (5) member review committee scored each proposal based on the criteria listed in the Request for Qualifications. The committee's scoring is attached.

As allowed under the Request for Proposal process, the City asked each contractor to submit their best and final offer in May 2026. The best and final offers were \$11,720,543.00 from Millis Development & Construction-Austin, LLC and \$13,999,288.07 from SpawGlass Contractors, Inc. Based on the review committee's scores, Staff recommends proceeding with the base bid of \$13,999,288.07 presented by SpawGlass Contractors, Inc.

Construction is anticipated to take 360 calendar days in total, with work starting in July 2026.

2. BACKGROUND/HISTORY

Ten Eyck finalized the preliminary/schematic design in December 2023. The consultant began the 60% design in March 2024 and completed the design development plans in July 2024. The Buda Bond Oversight Committee reviewed the design at a joint meeting with the Parks Commission on July 15, 2024. Council reviewed the updated design with the Parks Commission on August 6, 2024. Final construction plans began in the Fall 2024. The Buda Bond Oversight Committee reviewed the updated design at a joint meeting with the Parks Commission on January 15, 2025.

In February 2025, the City of Buda received a \$750,000 non-urban outdoor grant from the Texas Parks and Wildlife Department for the development of the new Garison Memorial Park. The grant will support the project plans for the restoration of the open prairie areas, trails that connect to the Onion Creek Trail, multiple water access points, installation of a swimming hole, a kayak/canoe launch with a washing station, bird blind and canopy walk, an overlook with elevated views, a nature

play area, and other site amenities such as two parking lots, a restroom, and an open pavilion.

The scope of the project includes furnishing all labor, materials and equipment for the construction of the new park which includes site grading, two parking lots, utilities (water, sewer, electric), entrance monument signage, concrete trails, decomposed granite trails, restroom facilities, overlook, canopy walk, nature-play area, water access points, boat launch, stormwater features, custom signage, and landscaping. The Team organized and prepared the project for bidding, with advertisements running from February 25 through April 23. The City solicited a request for proposals and received two (2) conforming submissions at the Bid Opening on April 23. The two (2) proposals were from Millis Development & Construction-Austin, LLC and SpawGlass Contractors, Inc. A review committee of 5 members scored each proposal based on the criteria listed in the Request for Qualifications and called references for the two (2) bids. At the same time, our design team reviewed the proposals and certified the bid tabulation to confirm there were no miscalculations.

After receiving the two proposals, Ten Eyck prepared the attached bid tabulation and letter of recommendation. The Staff requested that contractors present their best and final offers.

Based on the review committee's scores and analysis of the best and final offers, Staff recommends awarding the base bid to SpawGlass Contractors, Inc.

Staff recommends awarding only the base bid. Alternative Bid 1 included enhanced plantings and vegetation types. This alternative bid item was intended to be awarded if funds were available. Garison Park will have sufficient planting of grass, shrubs, and trees with the base bid.

3. ANALYSIS

The City received two (2) conforming proposals: \$12,092,252.73 from Millis Development & Construction-Austin, LLC, and \$14,664,441.16 from SpawGlass Contractors, Inc. The team reviewed the bid packages for appropriate bonds, reviewed the bid tabs, and called references for the two (2) bids. At the same time, our design team prepared the bid tabulation to confirm there were no miscalculations and a recommendation letter, both of which are attached and provided as references. The best and final offers were \$ 11,720,543.00 from Millis Development & Construction-Austin, LLC, and \$13,999,288.07 from SpawGlass Contractors, Inc., with the base bid.

Construction costs were accounted for within Proposition B and specifically within Garison Park (P03), but there is not enough funding to award the project. Proposition B funds will need to be reallocated, and specific allowable elements of the park will need to be funded by Proposition A in order for the construction bid to be awarded. The projected cost for all expenditures for Garison Park is \$18,197,100, which assumes a 3.5% construction contingency of \$500,000. There is \$14,209,220 of available funding for Garison Park (P03), leaving a funding shortfall of \$3,987,880.

4. FINANCIAL IMPACT

The recommendation to award SpawGlass Contractors, Inc. to construct Garison Park (P03) for \$13,999,288.07 is possible with relocation of unused 2021 Buda Bond Proposition B funds and allocations from Proposition A for specific elements in the Garison Park project. Upon Council approval of this item, the following transfers between projects will be made:

The following is a reallocation of \$3,173,350 from other Proposition B funds to Garison Park (P03):

- Proposition B City Park Parking Lot (P14) Transfer of \$310 of unused funds.
 - This project is complete
- Proposition B Green Meadows Park (P10) Transfer of \$77,512 of unused funds.
 - This project is complete.

- Proposition B Garlic Creek Trail (M36) Transfer \$164,999 of unused funds.
 - This project is nearing completion.
- Proposition B Onion Creek Trail (M37) Transfer \$40,723 of unused funds.
 - This project is complete.
- Proposition B Eastside Park (P06) Transfer \$2,889,627 of unallocated funds.
 - After this transfer, a remaining balance of \$600,000 will still be available in Eastside Park funds.
- After these Proposition B funds are transferred to Garison Park, there still remains a \$814,530 shortfall in funding.

The following is a reallocation of \$814,530 from Proposition A funds to Garison Park (P03):

- Proposition A Future Small Mobility Improvements (MOB) Transfer of \$37,816.
 - These funds would specifically pay for a portion of Garison Park Bid Item 2A for the driveway entrances from Garison Park Road up to the first parking spaces, which is the start of the parking lots.
 - Future Small Mobility Improvements (MOB) has an unallocated balance of \$2,782,238. After this proposed transfer, a balance of \$2,744,422 will remain.
- Proposition A Pedestrian & Bike Improvements (PED) Transfer of \$776,714.
 - These funds would specifically pay for Garison Park Bid Items up to the amount listed above:
 - Bid Item 2B for concrete paving for pedestrian trails not to exceed \$556,050.95,
 - Bid Item 2G for decomposed granite trails not to exceed \$364,585.42,
 - Bid Item 2K for concrete steps along the trails not to exceed \$102,831.03, and
 - Bid Item 2L for ledgestone steps along the trails not to exceed \$170,670.51.
 - Pedestrian & Bike Improvements (PED) has an unallocated balance of \$1,118,230. After the proposed transfer of \$776,714, a balance of \$314,516 will remain in PED funds.
- Both Proposition A transfers are allowed and permissible because these funds will be used to pay for specific bid items related to Small Mobility and Pedestrian items, respectively. Staff will be able to track these pay items for Proposition A funding. Transfers from Proposition A - Bike and Ped have been made in the past to Onion Creek Trail and Garlic Creek Trail for the same reasons. The City's bond attorney affirmed these were allowable uses and transfers.

These proposed reallocations match the \$3,987,880 shortfall in funding as mentioned above.

5. STRATEGIC PLAN/GOALS

FUN EXPERIENCES FOR ALL

6. STRATEGIC PLAN OBJECTIVES

Expand and develop Garison Park with a variety of outdoor amenities

7. PROS AND CONS

Pros: Fulfillment of the Texas Parks & Wildlife grant funding that can only be used for the development of Garison Park. Park and land restoration, addition of parking lots, construction of new amenities, additional walking trails and public access to Onion Creek. Extends Onion Creek Trail, another 2021 Buda Bond Project. Fulfills the 2021 Buda Bond commitment for P03 Garison Park.

Cons: If not awarded, rebid is not likely to be in the City's favor. There could be negative impacts to Texas Parks & Wildlife grant funding, now or in the future if the project is not awarded.

8. ALTERNATIVES

Award the project to Millis Development & Construction-Austin, LLC, or rebid with hope the cost is reduced and receive additional bidders. Not award project to either or no contractors.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff seeks Council's directive to approve to award SpawGlass Contractors, Inc. for the Garison Park Construction (P03) Project for \$13,999,288.07, to authorize the City Manager to execute said contract and any potential change orders associated with the contract, not to exceed the amount permitted under State law and/or a threshold identified by City Council.

Attachments:

[Presentation - 20260616 - Garison Park Const.pdf](#)

[Bid Tab Evaluation - 20260616.pdf](#)

[Bid Proposal Costs - 20260616 - Garison Park Const.pdf](#)

[Proposal Scoring Summary - 20260616 - Garison Park.pdf](#)

[Construction Agreement - 20260616 - Garison Park_25-299 - SpawGlass Contractors.pdf](#)