

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**



DEPARTMENT: Capital Improvement
Purchasing & Strategic Sourcing

AGENDA DATE: January 6, 2026

PUBLIC HEARING DATE: NA

CONTACT PERSON NAME: Yvette Hernandez, Deputy City Manager **PHONE NUMBER:** (915) 212-1783
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043

DISTRICT(S) AFFECTED: 5

SUBJECT:

Discussion and action on the award of Solicitation 2025-0545 Eastside Regional Park Phase II (Re-Bid) to Gracen Engineering & Construction, Inc., for a total estimated amount of \$11,707,607.00

BACKGROUND / DISCUSSION:

The Eastside Regional Park Phase II Project adds approximately 650,000 square feet of area to the existing Eastside Regional Park. The addition includes four (4) natural grass softball fields (including dugout shelters), bleachers, four (4) pickleball courts, landscaping, irrigation, paved car parking, spaces for food trucks, restroom facilities, sidewalks, covered sitting areas, and bike racks. Additional site amenities to include six (6) pickle ball courts, two (2) handball courts, two (2) sand volleyball courts, and two (2) basketball courts.

COMMUNITY AND STAKEHOLDER OUTREACH:

A pre-proposal meeting was held on July 9, 2025. Eight (8) suppliers were in attendance.

SELECTION SUMMARY:

Solicitation was advertised on July 1, 2025 and July 8, 2025. The solicitation was posted on City website on July 1, 2025. There were a total fifty-eight (58) viewers online; Five (5) proposals were received; all coming from local suppliers.

CONTRACT VARIANCE:

NA

PROTEST

Two protests were received for this requirement and both were denied.

PRIOR COUNCIL ACTION:

NA

AMOUNT AND SOURCE OF FUNDING:

Amount: \$11,707,607.00

Funding Source: 2017 Certificates of Obligation
2018 Certificates of Obligation
2019 Certificates of Obligation
2020 Certificates of Obligation
Parks Grant
Investment Interest

Accounts: 190 – 4741 – 38290 – 580270 – PCP13PRKA06
190 – 4745 – 38290 – 580270 – PCP13PRKA06
190 – 4746 – 38290 – 580270 – PCP13PRKA06
451 – 2670 – 51440 – 580270 – PCP13PRKA06
190 – 4745 – 28900 – 580270 – PCP13PRKA06

2025-0545 Eastside Regional Park Phase II (Re-Bid)

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of \$500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT (\$)
Form was provided to the applicant	

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Yvette Hernandez, Deputy City Manager



Claudia A. Garcia – Director of Purchasing & Strategic Sourcing

Project Form
Competitive Sealed Proposal

*****Posting Language Below*****

Please place the following item on the Regular Agenda for the City Council Meeting of January 6, 2026.

Award Summary:

Discussion and action on the award of Solicitation 2025-0545 Eastside Regional Park Phase II (Re-Bid) to Gracen Engineering & Construction, Inc. for a total estimated amount of \$11,707,607.00. This project will consist of adding approximately 650,000 square feet of area to the existing Eastside Regional Park. To include softball fields, pickleball courts, handball courts, sand volleyball courts, basketball courts and various site amenities.

Department:	Capital Improvement
Award to:	Gracen Engineering & Construction, Inc.
City & State:	El Paso, TX
Item(s):	Base Proposal I, Additive Alternate I, Additive Alternate II, Additive Alternate III, Additive Alternate IV
Contract Term:	366 Consecutive Calendar Days
Base Proposal I:	\$10,747,162.00
Additive Alternate I:	\$372,546.00
Additive Alternate II:	\$144,926.00
Additive Alternate III:	\$120,619.00
Additive Alternate IV:	\$322,354.00
Total Estimated Award:	\$11,707,607.00
Account(s):	190 – 4741 – 38290 – 580270 – PCP13PRKA06 190 – 4745 – 38290 – 580270 – PCP13PRKA06 190 – 4746 – 38290 – 580270 – PCP13PRKA06 451 – 2670 – 51440 – 580270 – PCP13PRKA06 190 – 4745 – 28900 – 580270 – PCP13PRKA06
Funding Source(s):	2017 Certificates of Obligation 2018 Certificates of Obligation 2019 Certificates of Obligation 2020 Certificates of Obligation Parks Grant Investment Interest
District(s):	5

This was a Competitive Sealed Proposal Procurement, lump sum contract.

The Purchasing & Strategic Sourcing and Capital Improvement departments recommend award as indicated to Gracen Engineering & Construction, Inc. the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

COMPETITIVE SEALED PROPOSAL (CSP) EVALUATION SHEET - REVISED

2025-0545 Eastside Regional Park Phase II (Re-Bid)

Evaluation Factors	Maximum Points	Gracen Engineering & Construction LLC	Spartan Construction of Texas, LLC	Jordan Foster Construction, LLC	LDCM Solutions, LLC	AAA General Contractors, LLC
Factor A - Offeror's Proposed Price	50	48.31	50.00	31.48	41.60	Proposal Deemed Non-Responsive. Therefore, not evaluated.
Factor B - Offeror's Proposed Construction Duration and Schedule: Construction Duration (5 Points) Project Schedule (20 Points)	5	5.00	3.66	4.49	4.12	
	20	23.87	21.39	22.22	7.22	
Factor C - Offeror's Experience	10	8.97	3.11	9.53	5.70	
Factor D - Offeror's Reputation	5	3.17	1.59	4.59	3.26	
Factor E - Offeror's Proposed Key Personnel	10	8.30	7.67	8.25	7.67	
Total Points	100	92.62	83.76	76.07	65.45	
Ranking		1	2	3	4	

APPROVED:  11/3/2025
for Claudia A. Garcia
Purchasing & Strategic Sourcing Director Date

APPROVED:  11/3/25
Yvette Hernandez
City Engineer Date



CITY OF EL PASO
PRICE TABULATION



Title: Eastside Regional Park Phase II (Re-Bid)					Solicitation Number: 2025-0545
Deadline Date: August 06, 2025					Department: Capital Improvement
	AAA General Contractors, LLC	Gracen Engineering & Construction, LLC	Jordan Foster Construction, LLC	LDCM Solutions, LLC	Spartan Construction of Texas, LLC
	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
	Offeror 1 of 5	Offeror 2 of 5	Offeror 3 of 5	Offeror 4 of 5	Offeror 5 of 5
Base Proposal I: Construction of Eastside Regional Park Phase II (As per Final Plans & Specs dated on Sep. 24 2024)	\$ 9,680,010.00	\$ 11,838,612.00	\$ 18,328,605.00	\$ 13,957,000.00	\$ 11,635,000.00
The undersigned agrees to perform all of the work required for the total amount of:					
Additive Alternate 1: Pickleball Court (As per Final Plans & Specs dated on September 24, 2024)	\$ 330,618.00	\$ 372,546.00	\$ 518,000.00	\$ 316,000.00	\$ 320,000.00
Additive Alternate 2: Handball Court (As per Final Plans & Specs dated on September 24, 2024)	\$ 105,050.00	\$ 144,926.00	\$ 230,000.00	\$ 121,000.00	\$ 112,000.00
Additive Alternate 3: Sand Volleyball Court (As per Final Plans & Specs dated on September 24, 2024)	\$ 129,620.00	\$ 120,619.00	\$ 238,000.00	\$ 89,500.00	\$ 100,000.00
Additive Alternate 4: Basketball Court (As per Final Plans & Specs dated on September 24, 2024)	\$ 242,698.00	\$ 322,354.00	\$ 330,395.00	\$ 381,000.00	\$ 200,000.00
Bid Bond	YES	YES	YES	YES	YES
Amendments Acknowledged	YES	YES	YES	YES	YES
Solicitation Invites: 1,1516 Local Suppliers Invited: 666 Proposals Received: 5 Local Proposals Received: 5					
NOTE: The information contained in this tabulation is for information only and does not constitute actual award/execution of contract.					

Approved: ____/s/_____

Date: 8/22/2025

Online views for 2025-0545 Eastside Regional Park Phase II (Re-Bid)

No.	Participant Name	City	State
1	Gracen Engineering & Construction, Inc.	El Paso	TX
2	LDCM Solutions LLC	El Paso	TX
3	Spartan Construction of TX, Inc.	EL PASO	TX
4	AAA General Contractors, LLC	El Paso	TX
5	Jordan Foster Construction, LLC	El Paso	TX
6	TECHLINE INC	NEW BRAUNFELS	TX
7	Sundt Construction, Inc.	El Paso	TX
8	Delegard Tool of Texas	Houston	TX
9	Synergy Project Contractors, Inc.	El Paso	TX
10	Electrical Power Products, Inc.	Des Moines	IA
11	Filterbuy Incorporated	Talladega	AL
12	Heidaker Land Services Inc.	Katy	TX
13	Zeraus Iluminacion	El Paso	TX
14	Sunsational Solutions (Ten Twenty-Four Industries, LLC.)	Austin	TX
15	Complete Supply Inc	Farmers Branch	TX
16	CONSTRUCTION SOLUTION USA LLC	CARROLLTON	TX
17	WOFFORD TRUCK PARTS (TE EL PASO,LLC)	EL PASO	TX
18	Ovol USA f/k/a JP Gould a/k/a Baxter, Bosworth Papers, High Point (Western-BRW Paper Co. Inc)	Dallas	TX
19	Abescape Landscaping, LLC	El Paso	TX
20	Amtek USA, Austin	Houston	TX
21	BIG MEDIA- (EP BIG MEDIA, INC)	EL PASO	TX
22	Brunson pump service (Brunson Investment LLC)	El Paso	TX
23	Burman Construction, LLC	El Paso	TX
24	CodeLumen	El Paso	TX
25	ConstructConnect	Cincinnati	OH
26	Construction Reporter	Albuquerque	NM
27	Dantex General Contractors	El Paso	TX
28	Deltek	Herndon	VA
29	Desert Contracting LLC	El Paso	TX
30	El Paso A.R.C. Electric, Inc.	El Paso	TX
31	Energy Systems Texas LLC	Waukesha	WI
32	Ephesus Sports Lighting (Cooper Lighting Solutions)	Peachtree City	GA
33	Frontier Roofing Supply (Superior Asphalt Enterprises Inc.)	EL PASO	TX
34	Hadrones LLC (Hadron Engineering Services LLC)	Spring	TX
35	Hawkins Inc.	Roseville	MN
36	Hellas Construction, Inc.	Austin	TX
37	International Eagle Enterprises	El Paso	TX
38	JC LANDSCAPING (GARNICA CORPORATION)	EL PASO	TX
39	Jobe Materials	El Paso	TX
40	Keystone Contractors and Engineers (Keystone GC, LLC.)	El Paso	TX
41	Kleen-Tech Services, LLC	Denver	CO
42	LOI Engineers (LEC Engineering, Inc. dba LOI Engineers)	El Paso	TX
43	Lonestar Forklift	El Paso	TX
44	MACNEILL AND SONS GENERAL CONTRACTORS	EL PASO	TX
45	Martinez Bros. Contractors, LLC	El Paso	TX
46	MCI Flowtronex	Dallas	TX
47	Motion Industries	El Paso	TX
48	Musco Sports Lighting	Oskaloosa	IA
49	Possible Missions, Inc.	Houston	TX
50	RMVCF LLC	El Paso	TX
51	Shade Doctor of El Paso, LLC (07/22/2024)	El Paso	TX
52	T. R Landscaping and Construction, LLC	Socorro	TX
53	TAC-M LLC	Dallas	TX
54	Talley Associates	Dallas	TX
55	The PlanIt Room	El Paso	TX
56	Vellutini Corporation dba Royal Electric Company	Dallas	TX
57	Virtual Builders Exchange	San Antonio	TX
58	ZTEX Construction, Inc.	El Paso	TX