

King Log House Renovation Project Construction Award

Mike DeVito, Parks and Recreation Director

October 22, 2026



King Log House Renovation Project



Source: King Log House Historic Structure Report (Architexas, April 2026). Photos: 1983/1984
Recorded Texas Historic Landmark nomination.



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Project Scope

- Restore the historic log house, repairing the original logs and replacing damaged wood as needed.
- Replace the roof, porch, doors, and windows, using materials that match the historic log house.
- Improve drainage around the cabin and add accessible walkways, electrical service, and site fencing.
- Funding: General Fund, and Hotel Occupancy Tax (Historical Preservation) Fund.



King Log House Renovation Project

Competitive Sealed Proposal (CSP)

3 proposals received

HCS, Inc. ranked highest overall for best value

Anticipated construction duration: approximately five months

Recommend agreement with HCS, Inc. not to exceed \$618,469



Questions?



King Log House Renovation Project

King Log House Renovation					
Competitive Sealed Proposal					
Evaluation Criteria Ranking Summary					
Overall Rank	Offeror	Cost Proposal Rank (60%)	Experience Rank (30%)	Schedule Rank (10%)	Base Cost Proposal Amount
1	HCS	2	1	1	\$ 618,469.00
2	Prestige	1	3	1	\$ 563,855.00
3	Premier Commercial Group	3	2	3	\$ 1,391,650.00

