



December 1, 2023

Scott Tuma
Project Manager
City of League City
300 West Walker St.
League City, Texas 77573

RE: Bid Tabulation
Public Works Operation Center Renovation FM2302
Bid No: 23-040
Quorum No: 22022

Scott,

Four (4) proposals for the Public Works Operation Center Renovation, Bid No: 23-040, were received Thursday November 16, 2023. The base bids received ranged from \$435,000 to \$715,000. (refer to attached bid tab). Our estimate in June of 2023 was \$620,000 for construction costs, not including owner’s contingency.

We have examined the above bids and found that most are complete and in order. One bidder (CMC) has been disqualified as a non-responsive / responsible bidder and indicated in gray below. Their Alternate 1A and 1B pricing as compared to other bids and the Architect’s estimate are considered unrealistic. Additionally, they did not provide the requested unit prices for many of the building components. Below is a summary of the four (4) bids received with alternate prices, and the number of days to substantial competition.

Bidder	Base Bid	Alternate 1A	Alternate 1B	Alternate 2	Alternate 3	Total (BB+1B+2+3)	Number of Days
CMC Development & Construction Corporation	\$475,000	\$54,000	\$15,600	\$8,900	\$5,500	\$505,000	150
Portfolio Builders, Inc.	\$435,000	\$163,269	\$124,269	\$8,730	\$3,400	\$571,399	150
Frost Construction Company, Inc.	\$607,000	\$137,000	\$103,000	\$14,000	\$6,900	\$730,900	130
AZTECA Designs and Construction	\$715,000	\$150,000	\$115,000	\$60,000	\$40,000	\$930,000	330

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Following our discussions, the City opted to accept alternate 1B – locker room without lockers, alternate 2 – full height tile in restrooms, and alternate 3 – FRP on new partitions facing existing storage area.

As described in the General Instruction of Bidders “A+B” bidding method was used to evaluate bidders. The lowest calendar day is 130 days, which is used as the baseline and each day over that is weighted at \$240. Below are the adjusted amounts according to “A+B” bidding method:

Bidders	Base Bids plus selected Alternates (BB+1B+2+3)	A+B		Total (For scoring purposes only – not construction cost)
		Delta Days	\$240 Per Day	
CMC Development & Construction Corporation, LLC	\$505,000	20	\$4,800	\$509,800
Portfolio Builders, Inc.	\$571,399	20	\$4,800	\$576,139
Frost Construction Company, Inc.	\$730,900	0	\$0	\$730,900
AZTECA Designs and Construction	\$930,000	200	\$48,000	\$978,000

We have not worked with these bidders previously and therefore cannot provide a personal referral, however, based on a positive review of a reference, the A+B scoring method, and a review of their bids and qualifications, we recommend award of the contract to Portfolio Builders Inc., in the amount of \$571,399 which includes the base bid items, and alternates indicated above.

Please note the City should still allow, if necessary, for additional project costs beyond construction such as Fixture, Furniture, and Equipment (FFE), Construction Material Testing, 3rd party inspection testing, and internal contingency.

Please let us know if you need any additional information from us. We are available to discuss this in more detail if necessary.

Sincerely,



David G Duman, AIA

Texas registration #14305

City of League City Public Works Renovation Opened 11/16/2023 at 2:00pm CST			Architect Estimate	Portfolio Builders 5555 W. Loop S. Suite 550 Bellarire, TX 77401 Christian Frisch 713-338-6512 bids@portfolio-builders.com	CMC Development & Construction Corporation LLC 949 Southwest Freeway Suite 485 Houston, TX 77074 Christian Crenshaw 713-588- 9071 ccrenshaw@cmccorp.us	Frost Construction Company 8810 Will Clayton Pkwy Suite C, Humble TX 77338 Scott Frost 281-446-6522 sfrost@frost construction.com	AZTECA Designs and Construction 20956 Somerset Rd. Somerset, TX 78069 Cecilia Castellano 210-375-1900 castellano@aztecdesigns.com
Bid Bond Received			✓	✓	✓	✓	✓
Addenda No. 1 Received			✓	✓	✓	✓	✓
Base Bid			\$620,000.00	\$435,000.00	\$475,000.00	\$607,000.00	\$715,000.00
Alternate 1A- Locker Room w/ Lockers			\$145,000.00	\$163,269.00	\$54,000.00	\$103,000.00	\$150,000.00
Alternate 1B- Locker Room w/o Lockers			\$100,000.00	\$124,269.00	\$15,600.00	\$137,000.00	\$115,000.00
Alternate 2 - Full Height Tile			\$10,000.00	\$8,730.00	\$8,900.00	\$14,000.00	\$60,000.00
Alternate 3 - FRP on Warehouse walls			\$5,000.00	\$3,400.00	\$5,500.00	\$6,900.00	\$40,000.00
	DAYS	TOAL DAYS (Base plus alternates)	120	150	150	130	330
Total of Base, Alternate 1B, Alternate 2, & Alternate 3			\$880,000.00	\$734,668.00	\$559,000.00	\$833,900.00	\$1,080,000.00
Additional Notes					CMC Construction is a non-responsive bidder and has been disqualified		
<p>ALL BIDS SUBMITTED FOR THE DESIGNATED PROJECT ARE REFLECTED ON THIS BID TAB SHEET; HOWEVER, THE LISTING OF A BID ON THIS SHEET SHOULD NOT BE CONSTRUED AS A COMMENT ON THE RESPONSIVENESS OF SUCH BID OR AS ANY INDICATION THAT THE CITY ACCEPTS SUCH BID AS RESPONSIVE. THE CITY WILL MAKE A DETERMINATION AS TO THE RESPONSIVENESS OF BIDS SUBMITTED BASED UPON COMPLIANCE WITH ALL APPLICABLE LAWS. THE CITY'S PURCHASING GUIDELINES, AND PROJECT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. THE CITY WILL NOTIFY THE SUCCESSFUL BIDDER UPON AWARD OF THE CONTRACT AND, ACCORDING TO LAW, ALL BIDS RECEIVED WILL BE AVAILABLE FOR INSPECTION AT THAT TIME.</p>							
<p>Note: City opted to go with Base Bid plus Alternates 1B, 2, & 3.</p>							

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	Base Bid:	\$620,000.00	\$435,000.00	\$475,000.00	\$607,000.00	\$715,000.00
ALTERNATE NO.1A		\$145,000.00	\$163,269.00	\$54,000.00	\$137,000.00	\$150,000.00
ALTERNATE NO.1B		\$100,000.00	\$124,269.00	\$15,600.00	\$103,000.00	\$115,000.00
ALTERNATE NO.2		\$10,000.00	\$8,730.00	\$8,900.00	\$14,000.00	\$60,000.00
ALTERNATE NO.3		\$5,000.00	\$3,400.00	\$5,500.00	\$6,900.00	\$40,000.00
Description	Unit	Unit Price				
Sealed Concrete (SC-1)	Dollar per S.F.	\$3.50	\$1.95	NA	\$2.25	\$70.00
Ceramic Tile Floor (CT-2)	Dollar per S.F.	\$12.00	\$13.50	NA	\$10.50	\$55.00
Paint existing warehouse wall (Currently N.I.C)	Dollar per S.F.	\$2.50	\$2,000.00	NA	\$1.50	\$12.00
Paint Existing warehouse pedestrian doors & frames	Per Opening	\$200.00	\$250.00	NA	\$180.00	\$125.00
Ductless Split Air Conditioning Unit Material Costs (Shall include the material costs for Ductless Split Supply (DSS) 1, 2, &3 with Condensing Unit (CU) 1, 2, & 3)	Lump Sum	\$25,000.00	\$25,800.00	\$16,000.00	\$18,000.00	TBD
Ductless Split Air Condition Labor Costs (Shall include the labor costs for Ductless Split Supply (DSS) 1, 2, &3 with Condensing Unit (CU) 1, 2, & 3)	Lump Sum	\$20,000.00	\$38,500.00	\$17,000.00	\$19,000.00	TBD
Electrical Panel & Transformer Material Costs (Shall include the material costs for electrical panel & transformer per drawings)	Lump Sum	\$20,000.00	\$27,000.00	NA	\$10,000.00	TBD
Electrical Panel & Transformer Labor Costs (Shall include the labor costs for electrical panel & transformer per drawings)	Lump Sum	\$15,000.00	\$35,000.00	NA	\$4,200.00	TBD
Removal and Relocation of existing gas unit heaters	Lump Sum	\$3,000.00	\$0.00	\$2,000.00	\$2,300.00	TBD
Skilled Labor	Hourly	\$30.00	\$40.00	\$42.78	\$36.00	\$125.00
Unskilled Labor	Hourly	\$17.00	\$28.00	\$36.38	\$18.00	\$95.00
Slab saw cutting & Slab removal for plumbing	Lump Sum	\$5,000.00	\$3,000.00	NA	\$5,000.00	\$8,000.00
Exterior Trench & Backfill	Lump Sum	\$2,000.00	\$3,000.00	NA	\$3,500.00	\$8,500.00