

SANDER ENGINEERING CORPORATION

DENNIS W. SANDER, P.E. President ERIK D. MILLER, P.E. Vice President WILLIAM T. MANNING, JR., P.E.

CONSULTING ENGINEERS - SURVEYORS
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-517
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM NO. 10030300
2901 WILCREST, SUITE 550
HOUSTON, TEXAS 77042

713-784-4830 FAX 713-784-4052

24-052

October 16, 2025

Vice President

Mr. Scott Tuma, PMP Senior Project Manager Project Management City of League City 300 West Walker Street League City, Texas 77573

Re: Bid Tabulation and Letter of Recommendation

Hwy 3 Water Plant 1 MG GST Interior Recoating WT1802D

Bid Number: ITB 25-042 City of League City, Texas

Mr. Tuma,

Bids for the above-referenced project were opened and read at 2:00 p.m. on September 24, 2025, at the office of the Purchasing Manager for the City of League City. A total of twelve (12) bids were received. Following the opening, the bid submitted by Clean Infusion LLC was disqualified per their request to withdraw. A summary of the remaining eleven (11) bids is provided below:

<u>Bidder</u>	Grand Total - <u>Master Bid</u>	No. of Calendar Days to Substantial Completion – <u>Master Bid</u>	Grand Total - Master Bid +/- Alternate	No. of Calendar Days to Substantial Completion- <u>Master Bid + Alternate</u>				
1. CFG Industries, LLC.	\$474,800.00	160	\$799,800.00	195				
2. M.K. Painting, Inc.	\$463,000.00	120	\$813,000.00	120				
3. LTA Group LLC	\$748,550.00 ⁽¹⁾	85	\$898,550.00 ⁽¹⁾	48 ⁽³⁾				
4. Blastco Texas Inc.	\$720,325.00	60	\$975,305.00	90				
5. Viking Painting, LLC	\$613,600.00	90	\$1,023,400.00	150				
6. N.G. Painting, LLC	\$509,250.00	70	\$1,029,250.00	120				
7. Tankez Coatings, Inc.	\$643,000.00	90	$1,043,000.00^{(1)}$	120				
8. Maguire Iron, Inc.	\$774,750.00	150	\$1,174,750.00	200				
9. GDC Industrial, Inc.	$$1,108,430.00^{(1)}$	45	\$1,240,430.00 ⁽¹⁾	60				
10. TanksCo, Inc.	\$880,750.00	60	\$1,319,750.00	150				
11. Nova Painting, LLC	\$649,000.00	210	N/A ⁽²⁾	N/A ⁽²⁾				

⁽¹⁾ Denotes a mathematical error corrected in this summary.

The bids from LTA Group, Tankez Coatings, and GDC Industrial contained mathematical errors that have been corrected for evaluation. Additionally, the bid from Nova Painting did not include a price for Bid Alternate #1. For this reason, Sander Engineering Corporation (SEC) recommends that the City of League City disqualifies the bid from Nova Painting.

Given the high possibility that the GST roof replacement may be required, SEC recommends that bid evaluation be based on the *Grand Total Price* (*Master Bid* + *Alternate No. 1*). The lowest calendar days to substantial completion (Master bid + Alternate #1) is 60. Using the "A+B" bidding method described in the General Instructions to Bidders,

⁽²⁾Contractor did not provide price for Alternate Bid Item #1.

⁽³⁾ Apparent discrepancy in calendar days; 85 days assumed for grading purposes.

Mr. Scott Tuma Bid Tabulation and Letter of Recommendation Hwy 3 Water Plant 1 MG GST Interior Recoating WT1802D October 16, 2025 Page 2 of 2

each Best Value Bid Grand Total Price was adjusted for ranking purposes and is presented in descending order as follows:

<u>Bidder</u>	No. of Calendar Days over Lowest Calendar Days Bid to Substantial Completion	Best Value Bid Grand Total Price - for Ranking Criteria Purposes Only						
1. M.K. Painting, Inc.	60	\$827,400.00						
2. CFG Industries, LLC.	135	\$832,200.00						
3. LTA Group LLC	25	\$904,550.00						
4. Blastco Texas Inc.	30	\$982,505.00						
5. N.G. Painting, LLC	60	\$1,043,650.00						
6. Viking Painting, LLC	90	\$1,045,000.00						
7. Tankez Coatings, Inc.	60	\$1,057,400.00						
8. Maguire Iron, Inc.	140	\$1,208,350.00						
9. GDC Industrial, Inc.	0	\$1,240,430.00						
10. TanksCo, Inc.	90	\$1,341,350.00						

Upon review, all bids were found to be complete and in order. Based on the "A+B" evaluation method, **M.K. Painting, Inc.** is the apparent best-value low bidder, followed closely by **CFG Industries, LLC,** with a difference of only \$4,800.00 between their adjusted totals.

However, SEC has prior experience working with **M.K. Painting, Inc.** on two previous projects and encountered significant performance and management issues. The firm is headquartered in Michigan, and their geographic distance contributed to poor project management, extended absences from the jobsite, and schedule disruptions. On both projects, supervision and communication were inadequate, and during one engagement, the contractor vacated the project for an extended period, resulting in serious performance concerns that nearly led to contract termination.

Given these documented issues, SEC has substantial reservations about M.K. Painting's ability to effectively manage and complete the project in accordance with City requirements. Therefore, Sander Engineering Corporation does not recommend M.K. Painting for contract award.

Based on overall evaluation, experience, and past performance, Sander Engineering Corporation recommends awarding the contract to **CFG Industries, LLC in the amount of \$799,800.00**, which includes both the Master Bid and Alternate No. 1. SEC has previously worked with CFG Industries, LLC on similar projects and found their performance and quality of work to be satisfactory.

A detailed bid tabulation and summary are attached for reference. Please do not hesitate to contact us if you have any questions or need further information.

Thank you,

René G. Hurtado, P.E. Project Manager



Item	1			CF	G Industr	ies. LLC	M.K. Pai	nting. Inc.	LTA (Group LLC	Blastco T	Blastco Texas Inc.		Viking Painting, LLC		N.G. Painting, LLC		Tankez Coatings, Inc.		Maguire Iron, Inc.		GDC Industrial, Inc.		Co. Inc.	Nova Painting, LLC		Engineer's Estimate	
No.	Description	Unit	Quantit	v U	nit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit Price	
	Base Bid Items	-																							0.1.0			
1	Mobilization/Insurance/Bonds(Max 4% of Contract)	LS	1	\$14	150.00	\$14,150.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$11,300.00	\$11,300.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$38,535.00	\$38,535.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$19,000.00	\$19,000
2	Storm water pollution prevention plan	L.S.	1		500.00	\$3.500.00	\$20,000.00	\$20,000.00		\$3.500.00	\$1,250.00	\$1,250.00	\$3,600.00		\$1,000.00	\$1,000.00	\$5.000.00	\$5,000.00	\$10.000.00	\$10,000.00	\$9.655.00	\$9.655.00	\$12,000.00	\$12,000.00	\$2,000.00	\$2.000.00	\$5,000.00	
3	Blast interior of tank (remove reactamine) & Recoat	L.S.	1	\$220,		\$220,000.00	\$220,000.00	\$220,000.00		\$412,500.00	\$321,495.00	\$321,495.00	\$192,900.00	\$192,900.00	\$250,000.00	\$250,000.00	\$230,000.00	\$230,000.00	\$234,000.00	\$234,000.00	\$377,000.00	\$377,000.00	\$245,000.00	\$245,000.00	\$324,000.00	\$324,000.00	\$280,000.00	
4	Remove & replace roof rafters (structural repairs)	Ea.	35		000.00	\$70,000.00	\$1,200.00	\$42,000.00	\$4,500.00		\$2,500.00	\$87,500.00	\$4,348.00	\$152,180.00	\$2,500.00	\$87,500.00	\$3,200.00	\$112,000.00	\$6,000.00	\$210,000.00	\$3,071.00	\$107,485.00	\$8,500.00	\$297,500.00	\$3,000.00	\$105,000.00	\$3,500.00	
5	Remove & replace roof rafter connections	Ea.	70		200.00	\$14,000.00	\$100.00	\$7,000.00	\$500.00		\$225.00	\$15,750.00	\$436.00	\$30,520.00	\$150.00	\$10,500.00	\$200.00	\$14,000.00	\$100.00	\$7,000.00	\$927.00	\$64,890.00	\$500.00	\$35,000.00	\$250.00	\$17,500.00	\$250.00	
6	Remove & replace top hatches (access and overflow)	Ea.	2		000.00	\$10,000.00	\$2.500.00	\$5,000.00	\$1.800.00		\$6.500.00	\$13,000.00	\$5.050.00	\$10,100.00	\$8.000.00	\$16,000.00	\$3.500.00	\$7.000.00	\$5.500.00	\$11,000.00	\$15,700.00	\$31,400.00	\$8.500.00	\$17.000.00	\$4.000.00	\$8.000.00	\$5.000.00	
7	Remove & replace interior GST ladder	I S	1		400.00	\$16,400.00	\$4,000.00	\$4,000.00			\$16.530.00	\$16.530.00	\$6,600.00	,	\$6,000.00	\$6.000.00	\$5.000.00	\$5.000.00	\$5.000.00	\$5,000.00	\$39,700.00	\$39.700.00	\$10,000.00	\$10,000.00	\$6.000.00	\$6.000.00	\$10,000.00	
8	Remobe & replace seal along base of GST w/ Sikaflex	LS.	1	, ,	500.00	\$3,500.00	\$3,000.00	\$3,000.00	\$5.000.00	\$5.000.00	\$10,000.00	\$10,000.00	\$3,200.00	\$3,200.00	\$3,000.00	\$3,000.00	\$7.000.00	\$7.000.00	\$6,000.00	\$6,000.00	\$57,200.00	\$57.200.00	\$15,000.00	\$15,000.00	\$2,000.00	\$2,000.00	\$5,000.00	
9	Dehumidification for interior coating of GST	L.S.	1		500.00	\$9,500.00	\$15,000.00	\$15,000.00		\$5,000.00	\$34,000.00	\$34,000.00	\$26,900.00		\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$35,000.00	\$35,000.00	\$108,850.00	\$108,850.00	\$45,000.00	\$45,000.00	\$20,000.00	\$20,000.00	\$10,000.00	
10	Disinfection of GST	LS	1		500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$700.00	\$700.00	\$2,000.00	\$2,000.00	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00	\$55,000.00	\$55,000.00	\$5,000.00	\$5,000.00	\$1,500.00	\$1,500.00	\$3,000.00	
11	Site clean-up and restoration	L.S.	1		500.00	\$4,500.00	\$5,000.00		\$6,000.00		\$6,250.00	\$6,250.00	\$4,500.00		\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$44,000.00	\$44,000.00	\$12,000.00	\$12,000.00	\$1,500.00	\$1,500.00	\$3,500.00	
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	Subtotal Base Bid Items				9	368,050.00		\$332,000.00		\$644,300.00 *		\$530,775.00		\$442,500.00		\$403,000.00		\$413,500.00		\$545,000.00		\$933,715.00 *		\$713,500.00		\$507,500.00		\$485,500.00
														,		. ,												
	Supplemental Bid Items																											
S1	Supplemental bid allowance for unforeseen filed conditions	L.S.		1 \$30,	00.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000
S2	Removal & disposal of silt/sand from interior of GST	C.Y.	1	5 \$	200.00	\$3,000.00	\$650.00	\$9,750.00	\$50.00	\$750.00	\$320.00	\$4,800.00	\$350.00	\$5,250.00	\$200.00	\$3,000.00	\$600.00	\$9,000.00	\$500.00	\$7,500.00	\$620.00	\$9,300.00	\$1,000.00	\$15,000.00	\$350.00	\$5,250.00	\$400.00	\$6,000
S3	Plate metal repair including welding, up to 200 sf	S.F.	20	0	\$50.00	\$10,000.00	\$100.00	\$20,000.00	\$75.00	\$15,000.00	\$225.00	\$45,000.00	\$214.00	\$42,800.00	\$50.00	\$10,000.00	\$300.00	\$60,000.00	\$480.00	\$96,000.00	\$250.00	\$50,000.00	\$50.00	\$10,000.00	\$240.00	\$48,000.00	\$250.00	\$50,000
S4	Exterior blasting and touchup/striping, up to 200 sf	S.F.	20	0	\$25.00	\$5,000.00	\$100.00	\$20,000.00	\$45.00		\$250.00	\$50,000.00	\$100.00	\$20,000.00	\$50.00	\$10,000.00	\$250.00	\$50,000.00	\$25.00	\$5,000.00	\$175.00	\$35,000.00	\$250.00	\$50,000.00	\$30.00	\$6,000.00	\$175.00	
S5	Remove & replace bolt & nut set for GST flush manway	L.S.		1 \$2,	500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$3,750.00	\$3,750.00	\$1,400.00	\$1,400.00	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$1,500.00	
S6	Remove & replace bolt & nut set for GST shell manway	L.S.		1 \$1,	500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$750.00	\$750.00	\$3,750.00	\$3,750.00	\$1,400.00	\$1,400.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500
	Subtotal Supplemental Bid Items					\$52,000.00		\$83,750.00		\$57,000.00		\$137,300.00		\$100,850.00		\$56,500.00		\$155,000.00		\$141,500.00		\$125,300.00		\$110,000.00		\$94,250.00		\$124,000
	Extra Unit Price Items																											
E1	Storm Water Pollution Prevention Plan	Hr.	100		\$50.00	\$5,000.00	\$35.00				\$65.00	\$6,500.00	\$150.00		\$50.00	\$5,000.00	\$150.00	\$15,000.00	\$200.00	\$20,000.00	\$79.50	\$7,950.00	\$45.00	\$4,500.00	\$35.00	\$3,500.00	\$35.00	
E2	Blast and recoat interior walls, floor, piping, columns, etc	Hr.	100		\$45.00	\$4,500.00	\$25.00	, ,	\$25.00	\$2,500.00	\$45.00	\$4,500.00	\$100.00	,	\$35.00	\$3,500.00	\$100.00	\$10,000.00	\$100.00	\$10,000.00	\$59.75	\$5,975.00	\$35.00	\$3,500.00	\$25.00	\$2,500.00	\$25.00	
E3	Replace interior ladder	TN	4	\$5,	00.00	\$20,000.00	\$4,000.00	\$16,000.00	\$4,000.00		\$4,000.00	\$16,000.00	\$5,000.00	\$20,000.00	\$4,000.00	\$16,000.00	\$4,000.00	\$16,000.00	\$4,500.00	\$18,000.00	\$760.00 **	\$3,040.00	\$4,500.00	\$18,000.00	\$4,000.00	\$16,000.00	\$4,000.00	
E4	Blast and recoat surface water fill station	C.Y.	10		400.00	\$4,000.00	\$400.00	\$4,000.00	\$400.00	\$4,000.00	\$400.00	\$4,000.00	\$400.00	\$4,000.00	\$400.00	\$4,000.00	\$600.00	\$6,000.00	\$500.00	\$5,000.00	\$620.00	\$6,200.00	\$500.00	\$5,000.00	\$400.00	\$4,000.00	\$400.00	
E5	Blast and recoat overflow	S.F.	50	\$	250.00	\$12,500.00	\$250.00	\$12,500.00	\$250.00	\$12,500.00	\$250.00	\$12,500.00	\$250.00	\$12,500.00	\$250.00	\$12,500.00	\$300.00	\$15,000.00	\$480.00	\$24,000.00	\$350.00	\$17,500.00	\$300.00	\$15,000.00	\$250.00	\$12,500.00	\$250.00	\$12,500
E6	Blast and recoat suction line	S.F.	50	\$	175.00	\$8,750.00	\$175.00	\$8,750.00	\$175.00	\$8,750.00	\$175.00	\$8,750.00	\$175.00	\$8,750.00	\$175.00	\$8,750.00	\$250.00	\$12,500.00	\$225.00	\$11,250.00	\$175.00	\$8,750.00	\$225.00	\$11,250.00	\$175.00	\$8,750.00	\$175.00	\$8,750
	Subtotal Extra Unit Price Items					\$54,750.00		\$47,250.00		\$47,250.00		\$52,250.00		\$70,250.00		\$49,750.00		\$74,500.00		\$88,250.00		\$49,415.00		\$57,250.00		\$47,250.00		\$47,250
	Alta-marta Did Harra																											
۸.1	Ald or dod up for removing and replacing reef queter			1 \$325,	000 00	225 000 00	¢350 000 00	¢250 000 00	£150 000 00	¢150,000,00	\$254,980.00	\$254 000 00	£400 000 00	¢400 000 00	¢500 000 00	¢520,000,00	£400 000 00	£400 000 00	\$400,000.00	£400 000 00	£122 000 00	¢132 000 00	\$439,000.00	£430,000,00	\$0.00	¢0 00 ***	\$34E 000 00	\$34E 000
AT	Add or deduct for removing and replacing roof system	L.S.		1 \$325,	000.00	\$325,000.00	\$350,000.00	\$350,000.00	\$150,000.00	<u>\$150,000.00</u>	\$254,980.00	\$254,980.00	\$409,800.00	\$409,800.00	\$520,000.00	\$520,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$132,000.00	\$132,000.00	\$439,000.00	\$439,000.00	\$0.00	<u>\$0.00</u> ***	\$315,000.00	\$315,000
	Subtotal Alternate Bid Items					225 000 00		\$250,000,00		\$150,000.00		¢254 000 00		6400 000 00		¢520,000,00		\$400,000.00		6400 000 00		6422 000 00		¢430 000 00		60.00		\$315,000
	Subtotal Alternate Bid Items				4	325,000.00		\$350,000.00		\$150,000.00		\$254,980.00		\$409,800.00		\$520,000.00		\$400,000.00		\$400,000.00		\$132,000.00		\$439,000.00		\$0.00		\$315,000
	Summary of Totals																						İ					
				1						1 .		ĺ .																
	Grand Total - Master Base Bid	1		1	1	474,800.00		\$463,000.00		\$748,550.00 *		\$720,325.00	1	\$613,600.00		\$509,250.00		\$643,000.00		\$774,750.00		\$1,108,430.00 *		\$880,750.00		\$649,000.00		\$656,750.00
	(Incl. Base Bid, Supplemental, and Extra Work Items)																											
	Grand Total Amount				1	799,800.00		\$813,000.00		\$898,550.00 *		\$975,305.00	1	\$1,023,400.00		\$1,029,250.00		\$1,043,000.00 *		\$1,174,750.00		\$1,240,430.00 *		\$1,319,750.00		N/A		\$971,750.00
	(Master Base Bid +/- Alternate #1)	<u> </u>						1		1	1	l	I	l l					l				l					
											ADJUSTED B	IDS BASED O	N THE A+B B	DDING METHOD	IN THE GEN	ERAL INSTRUC	TIONS TO BID	DERS										
Des	cription			CF	G Industr	ies, LLC	M.K. Pain	ting, Inc.	LTA (Group LLC	Blastco	Texas Inc.	Viking P	inting, LLC	N.G. Pai	nting, LLC	Tankez C	oatings, Inc.	Maguire	Iron, Inc.	GDC Indu	strial, Inc.	TanksC	Co, Inc.	Nova Pa	ainting, LLC	Engineer	r's Estimate
	Total Calendar Days Bid to Substantial Completion				195			120		85	9	90		150	1	20		120	20		60*	***	15	50		N/A	N	N/A
	erence in Calendar Days Bid to Substantial Completion			1	135			60		25		30		90		60		60	14	10		0	90	0		N/A	N	N/A
Cale	endar Days Bid to Substantial Completion value based on \$240/D	ay		1	\$32,400	0.00	\$14,	400.00	\$6	,000.00	\$7,2	00.00	\$21	600.00	\$14,4	400.00	\$14,	400.00	\$33,6	00.00	\$0	.00	\$21,60	00.00		N/A	N	N/A
Tota	al Bid Value based on A+B Bidding Method(A is Cost, Bis Days	Value)	1	\$832,20	0.00	\$827	400.00	\$90	4,550.00	\$982,	505.00	\$1,04	5,000.00	\$1,043	3,650.00	\$1,05	7,400.00	\$1,208	350.00	\$1,240	,430.00	\$1,341,	350.00		N/A	N	N/A
*D				_			_																					

Sander Engineering Corporation
S:\City of League City\24-052 Hwy 3 WP Recoating (WT1802D)\6. Bid Phase\Bid Tab-WT1802D Recoating

Total Bid Value based on A+B Bidding Method(A is Cost, Bis Days
*Denotes matemathical error
**Contractor specified extra unit price item below required minimum
***Contractor did not provide price for Alternate Bid Item #1
****Lowest Days to Substantial Completion Bid