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SANDER ENGINEERING CORPORATION

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

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October 16, 2025

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

24-052

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>	<u>Grand Total - Master Bid</u>	<u>No. of Calendar Days to Substantial Completion – Master Bid</u>	<u>Grand Total - Master Bid +/- Alternate</u>	<u>No. of Calendar Days to Substantial Completion- 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.

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

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

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,

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

<u>Bidder</u>	<u>No. of Calendar Days over Lowest Calendar Days Bid to Substantial Completion</u>	<u>Best Value Bid Grand Total Price - for Ranking Criteria Purposes Only</u>
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



**Hwy 3 Water Plant 1 MG GST Interior Recoating
City of League City
WT1802D
Bid Tabulation**

Item No.	Description	Unit	Quantity	CFG Industries, LLC		M.K. Painting, Inc.		LTA Group LLC		Blastco Texas Inc.		Viking Painting, LLC		N.G. Painting, LLC		Tankez Coatings, Inc.		Maguire Iron, Inc.		GDC Industrial, Inc.		TanksCo, Inc.		Nova Painting, LLC		Engineer's Estimate	
				Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit Price	Total
Base Bid Items																											
1	Mobilization/Insurance/Bonds(Max 4% of Contract)	L.S.	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	\$19,000.00
2	Storm water pollution prevention plan	L.S.	1	\$3,500.00	\$3,500.00	\$20,000.00	\$20,000.00	\$3,500.00	\$3,500.00	\$1,250.00	\$1,250.00	\$3,600.00	\$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	\$5,000.00
3	Blast interior of tank (remove reactamine) & Recoat	L.S.	1	\$220,000.00	\$220,000.00	\$220,000.00	\$220,000.00	\$412,500.00	\$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	\$280,000.00
4	Remove & replace roof rafters (structural repairs)	Ea.	35	\$2,000.00	\$70,000.00	\$1,200.00	\$42,000.00	\$4,500.00	\$157,500.00	\$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	\$122,500.00
5	Remove & replace roof rafter connections	Ea.	70	\$200.00	\$14,000.00	\$100.00	\$7,000.00	\$500.00	\$35,000.00	\$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	\$17,500.00
6	Remove & replace top hatches (access and overflow)	Ea.	2	\$5,000.00	\$10,000.00	\$2,500.00	\$5,000.00	\$1,800.00	\$3,600.00	\$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	\$10,000.00
7	Remove & replace interior GST ladder	L.S.	1	\$16,400.00	\$16,400.00	\$4,000.00	\$4,000.00	\$1,200.00	\$1,200.00	\$16,530.00	\$16,530.00	\$6,600.00	\$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	\$10,000.00
8	Remobe & replace seal along base of GST w/ Sikaflex	L.S.	1	\$3,500.00	\$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	\$5,000.00
9	Dehumidification for interior coating of GST	L.S.	1	\$9,500.00	\$9,500.00	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00	\$34,000.00	\$34,000.00	\$26,900.00	\$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	\$10,000.00
10	Disinfection of GST	L.S.	1	\$2,500.00	\$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	\$3,000.00
11	Site clean-up and restoration	L.S.	1	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$6,250.00	\$6,250.00	\$4,500.00	\$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	\$3,500.00
Subtotal Base Bid Items					\$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	\$30,000.00	\$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	\$30,000.00	\$30,000.00
S2	Removal & disposal of silt/sand from interior of GST	C.Y.	15	\$200.00	\$3,000.00	\$650.00	\$9,750.00	\$75.00	\$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	\$6,000.00
S3	Plate metal repair including welding, up to 200 sf	S.F.	200	\$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	\$50,000.00
S4	Exterior blasting and touchup/stripping, up to 200 sf	S.F.	200	\$25.00	\$5,000.00	\$100.00	\$20,000.00	\$45.00	\$9,000.00	\$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	\$35,000.00
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	\$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	\$1,500.00
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		\$124,000.00
Extra Unit Price Items																											
E1	Storm Water Pollution Prevention Plan	Hr.	100	\$50.00	\$5,000.00	\$35.00	\$3,500.00	\$35.00	\$3,500.00	\$65.00	\$6,500.00	\$150.00	\$15,000.00	\$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	\$3,500.00
E2	Blast and recoat interior walls, floor, piping, columns, etc	Hr.	100	\$45.00	\$4,500.00	\$25.00	\$2,500.00	\$25.00	\$2,500.00	\$45.00	\$4,500.00	\$100.00	\$10,000.00	\$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	\$2,500.00
E3	Replace interior ladder	TN	4	\$5,000.00	\$20,000.00	\$4,000.00	\$16,000.00	\$4,000.00	\$16,000.00	\$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	\$16,000.00
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	\$4,000.00
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	\$12,500.00
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	\$8,750.00
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		\$47,250.00
Alternate Bid Items																											
A1	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	\$150,000.00	\$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	\$0.00 ***	\$315,000.00	\$315,000.00
Subtotal Alternate Bid Items					\$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		\$315,000.00
Summary of Totals																											
Grand Total - Master Base Bid (Incl. Base Bid, Supplemental, and Extra Work Items)					\$474,800.00		\$463,000.00		\$748,550.00 *		\$720,325.00		\$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
Grand Total Amount (Master Base Bid +/- Alternate #1)					\$799,800.00		\$813,000.00		\$898,550.00 *		\$975,305.00		\$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
ADJUSTED BIDS BASED ON THE A+B BIDDING METHOD IN THE GENERAL INSTRUCTIONS TO BIDDERS																											
Description				CFG Industries, LLC		M.K. Painting, Inc.		LTA Group LLC		Blastco Texas Inc.		Viking Painting, LLC		N.G. Painting, LLC		Tankez Coatings, Inc.		Maguire Iron, Inc.		GDC Industrial, Inc.		TanksCo, Inc.		Nova Painting, LLC		Engineer's Estimate	
Total Calendar Days Bid to Substantial Completion				195		120		85		90		150		120		120		200		60****		150		N/A		N/A	
Difference in Calendar Days Bid to Substantial Completion				135		60		25		30		90		60		60		140		0		90		N/A		N/A	
Calendar Days Bid to Substantial Completion value based on \$240/Day				\$32,400.00		\$14,400.00		\$6,000.00		\$7,200.00		\$21,600.00		\$14,400.00		\$14,400.00		\$33,600.00		\$0.00		\$21,600.00		N/A		N/A	
Total Bid Value based on A+B Bidding Method(A is Cost, Bis Days Value)				\$832,200.00		\$827,400.00		\$904,505.00		\$982,505.00		\$1,045,000.00		\$982,505.00		\$1,057,400.00		\$1,208,350.00		\$1,240,430.00		\$1,341,350.00		N/A		N/A	

*Denotes mathematical 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