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September 24th, 2025
Scott Tuma
Project Manager
City of League City
300 W. Walker St.
League City, Texas 77573

RE: Recommendation of Award for Clear Creek Avenue Asphalt Reconstruction:
CIP# RE-2502 – CDBG
City of League Bid # 25-035
HR Green Job No. 2502005

Dear Mr. Tuma,

As we understand it, the City is processing the bids for the project scope for Clear Creek Avenue Asphalt Reconstruction – CIP RE-2502 – CDBG.. Also, the City uses “A+B” method for selection in which “A” is the price bid and “B” is the contract time bid. Listed below is the summary of bids for the above referenced project. A total of five (5) bids were received on September 10th, 2025.

Summary of Bids:

	Total Bid Price	Total “A+B” Bid Value	Calendar Days
1. Environmental Allies, LLC.	\$365,013.30	\$365,013.30	42
2. Ceballos Construction, LLC	\$386,673.00	\$390,993.00	60
3. Lucas Construction Company, Inc.	\$394,320.60	\$403,440.60	80
4. Blacksmith Ventures, LLC	\$489,886.00	\$492,046.00	51
5. Texas Materials Group, Inc.	\$511,898.45	\$523,418.45	90

We have reviewed the bids for completeness and accuracy. The lowest “A+B” bid value was submitted by Environmental Allies, Inc. in the amount of \$365,013.30. They have proposed to complete the entire project within 42 calendar days. Based on this, Environmental Allies, Inc., provides the best value bid versus Ceballos Construction, LLC with an adjusted bid value of \$390,993.00 with 60 days to complete.

We have checked the references submitted by Environmental Allies, Inc., and have received positive feedback based on past work history from owners who have worked with them. Environmental Allies, Inc. has completed similar projects such as Cave Run Dr. and Valley Manor Dr. for Missouri City, and East Meyer Avenue for Harris County. Both clients had positive reviews for the contractor. One of their clients, the City of La Porte, had a few negative impressions of the contractor. The chief complaint was the late completion of the drainage improvements project. However, the overall impression of the contractor was positive. As such, we have determined that the bidder is qualified. Therefore, HR Green recommends that the City award the construction contract for this project to Environmental Allies, Inc., in the amount of \$365,013.30.

The information contained herein and in the attached bid tabulation is provided to you for reference and use in your decision to award the Contract.

Please call me if you have any questions at 713.338.8004.

HR GREEN, INC.

Jesus M. Olivas, P.E.
Project Manager

CITY OF LEAGUE CITY BID NO. 25-035, CIP# RE-2502 - CDBG -CLEAR CREEK AVENUE ASPHALT RECONSTRUCTION PROJECT - BID TABULATION															
BASE BID (CLEAR CREEK STREET)				BIDDER 1 ENVIRONMENTAL ALLIES, LLC		BIDDER 2 CEBALLOS CONSTRUCTION, LLC		BIDDER 3 LUCAS CONSTRUCTION COMPANY, INC.		BIDDER 4 BLACKSMITH VENTURES, LLC		BIDDER 5 TEXAS MATERIALS GROUP, INC.		ENGINEER'S ESTIMATE	
A. Site Preparation and Mobility Items Base Bid				9730 Windfern Road Houston, Texas 77064		4625 North Fwy Suite 119 Houston, TX 77022		551 W. League City Parkway, Suite C League City, TX 77573		PO Box 188 Bryson, TX 76427		3003 Kilgore Parkway Baytown, TX 77523		11011 Richmond Ave, Ste 200 Houston, TX 77042	
Item	Description	Quantity	Unit	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures
1	Mobilization (Maximum 4% of entire contract), Complete in Place, In accordance with Drawings and Specifications	1	LS	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$16,570.74	\$16,570.74
2	Clearing and Grubbing, Complete in Place, In accordance with Drawings and Specifications	9.76	STA	\$750.00	\$7,320.00	\$400.00	\$3,904.00	\$250.00	\$2,440.00	\$1,000.00	\$9,760.00	\$2,650.00	\$25,864.00	\$280.00	\$2,732.80
3	Remove ACP Pavement and Base for Full Reconstruction (All depths)	2,850	SY	\$12.50	\$35,625.00	\$14.00	\$39,900.00	\$9.80	\$27,930.00	\$20.00	\$57,000.00	\$30.00	\$85,500.00	\$13.00	\$37,050.00
4	Exavation (6" depth), In accordance iwht Drawings and Specifications	460	CY	\$24.00	\$11,040.00	\$22.00	\$10,120.00	\$1.00	\$460.00	\$20.00	\$9,200.00	\$36.00	\$16,560.00	\$28.00	\$12,880.00
Subtotal for Site Preparation					\$63,985.00		\$68,924.00		\$45,830.00		\$90,960.00		\$147,924.00		\$69,233.54
B. Pavement Items Base Bid				BIDDER 1 ENVIRONMENTAL ALLIES, LLC		BIDDER 2 CEBALLOS CONSTRUCTION, LLC		BIDDER 3 LUCAS CONSTRUCTION COMPANY, INC.		BIDDER 4 BLACKSMITH VENTURES, LLC		BIDDER 5 TEXAS MATERIALS GROUP, INC.		ENGINEER'S ESTIMATE	
Item	Description	Quantity	Unit	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures
5	Hot Mix - Hot Laid Asphaltic Concrete Pavement (Surface) (1.5-inch)(165lbs/SY), Complete in Place, In accordance with Drawings and Specifications	235.1	Tons	\$159.00	\$37,380.90	\$145.00	\$34,089.50	\$177.00	\$41,612.70	\$200.00	\$47,020.00	\$203.00	\$47,725.30	\$150.00	\$35,265.00
6	Hot Mix - Hot Laid Asphaltic Concrete Pavement (Level-Up) (1.5-inch)(165lbs/SY), Complete in Place, In accordance with Drawings and Specifications	235.1	Tons	\$159.00	\$37,380.90	\$145.00	\$34,089.50	\$177.00	\$41,612.70	\$200.00	\$47,020.00	\$203.00	\$47,725.30	\$150.00	\$35,265.00
7	Tack Coat (SS-1)(0.10Gal/SY), Complete in Place, In accordance with Drawings and Specifications	285	Gal	\$6.00	\$1,710.00	\$10.00	\$2,850.00	\$3.00	\$855.00	\$10.00	\$2,850.00	\$3.30	\$940.50	\$4.00	\$1,140.00
8	Prime Coat (SS-1)(0.25Gal/SY), Complete in Place, In accordance with Drawings and Specifications	712	Gal	\$7.00	\$4,984.00	\$10.00	\$7,120.00	\$3.00	\$2,136.00	\$10.00	\$7,120.00	\$7.35	\$5,233.20	\$3.50	\$2,492.00
9	Backfill Material, Reclaimed Asphalt Pavement (RAP) for Shoulder Dressing, In accordance with Drawings and specifications	9.76	STA	\$1,300.00	\$12,688.00	\$400.00	\$3,904.00	\$900.00	\$8,784.00	\$100.00	\$976.00	\$1,900.00	\$18,544.00	\$360.00	\$3,513.60
10	6" Black Base (Type A or B) (Grade 1), In accordance with Drawings and Specifications	910.3	Tons	\$135.00	\$122,890.50	\$145.00	\$131,993.50	\$154.00	\$140,186.20	\$200.00	\$182,060.00	\$158.00	\$143,827.40	\$140.00	\$127,442.00
11	6" Lime Treated Subgrade, in accordance with Drawings and Specifications	2759	SY	\$8.00	\$22,072.00	\$8.50	\$23,451.50	\$11.00	\$30,349.00	\$20.00	\$55,180.00	\$15.70	\$43,316.30	\$9.00	\$24,831.00
12	Lime (Hydrated Lime)(Dry)(6% or 27#/SY/6"), In accordance with Drawing and Specifications (Full Depth Reconstruction)	37.2	Tons	\$360.00	\$13,392.00	\$380.00	\$14,136.00	\$400.00	\$14,880.00	\$350.00	\$13,020.00	\$381.00	\$14,173.20	\$400.00	\$14,880.00
13	SW3P Reinforced Filter Fabric Barrier Fence (Install and Remove), Complete in Place, In accordance with Drawings and Specifications	1165	LF	\$2.00	\$2,330.00	\$7.00	\$8,155.00	\$5.00	\$5,825.00	\$1.00	\$1,165.00	\$2.25	\$2,621.25	\$4.00	\$4,660.00
14	Inlet Protection Barrier - Gravel Bags (Install and Remove), in accordance with Drawings and Specifications	4	Ea.	\$75.00	\$300.00	\$150.00	\$600.00	\$200.00	\$800.00	\$1.00	\$4.00	\$162.25	\$649.00	\$75.00	\$300.00
Subtotal for Pavement Items					\$255,128.30	\$260,389.00		\$287,040.60		\$356,415.00		\$324,755.45			\$249,788.60

CITY OF LEAGUE CITY BID NO. 25-035, CIP# RE-2502 - CDBG -CLEAR CREEK AVENUE ASPHALT RECONSTRUCTION PROJECT - BID TABULATION															
C. Construction Traffic Control Items Base Bid				BIDDER 1 ENVIRONMENTAL ALLIES, LLC		BIDDER 2 CEBALLOS CONSTRUCTION, LLC		BIDDER 3 LUCAS CONSTRUCTION COMPANY, INC.		BIDDER 4 BLACKSMITH VENTURES, LLC		BIDDER 5 TEXAS MATERIALS GROUP, INC.		ENGINEER'S ESTIMATE	
Item	Description	Quantity	Unit	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures
15	Temporary Traffic Handling and Control & Flagmen	1	LS	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$22,000.00	\$22,000.00	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00	\$25,000.00	\$25,000.00
Subtotal for Construction Traffic Control Items					\$10,000.00	\$20,000.00		\$22,000.00		\$5,000.00		\$3,500.00			\$25,000.00
D. Signing and Pavement Marking Items Master Base Bid				BIDDER 1 ENVIRONMENTAL ALLIES, LLC		BIDDER 2 CEBALLOS CONSTRUCTION, LLC		BIDDER 3 LUCAS CONSTRUCTION COMPANY, INC.		BIDDER 4 BLACKSMITH VENTURES, LLC		BIDDER 5 TEXAS MATERIALS GROUP, INC.		ENGINEER'S ESTIMATE	
Item	Description	Quantity	Unit	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures
16	Reflectorized Pavement Markings (Type Y) (24-inch)(White)(Solid), Thermoplastic (90 MIL), Complete in Place, In accordance with Drawings and Specifications	91	LF	\$15.00	\$1,365.00	\$20.00	\$1,820.00	\$30.00	\$2,730.00	\$50.00	\$4,550.00	\$32.50	\$2,957.50	\$20.00	\$1,820.00
17	Painting Gate Valves Blue	9	Ea.	\$85.00	\$765.00	\$200.00	\$1,800.00	\$100.00	\$900.00	\$1.00	\$9.00	\$117.50	\$1,057.50	\$10.00	\$90.00
18	2-Way Blue Reflective Marker	2.00	Ea.	\$40.00	\$80.00	\$75.00	\$150.00	\$10.00	\$20.00	\$1.00	\$2.00	\$24.00	\$48.00	\$20.00	\$40.00
19	City Project Signs, Complete in Place, In accordance with Drawings and Specifications	2	Ea.	\$1,300.00	\$2,600.00	\$1,600.00	\$3,200.00	\$2,000.00	\$4,000.00	\$100.00	\$200.00	\$1,470.00	\$2,940.00	\$1,800.00	\$3,600.00
Subtotal for Sign and Pavement Marking Items					\$4,810.00	\$6,970.00		\$7,650.00		\$4,761.00		\$7,003.00			\$5,550.00
E. Supplemental Items Master Base Bid				BIDDER 1 ENVIRONMENTAL ALLIES, LLC		BIDDER 2 CEBALLOS CONSTRUCTION, LLC		BIDDER 3 LUCAS CONSTRUCTION COMPANY, INC.		BIDDER 4 BLACKSMITH VENTURES, LLC		BIDDER 5 TEXAS MATERIALS GROUP, INC.		ENGINEER'S ESTIMATE	
Item	Description	Quantity	Unit	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures
20	Adjust Exist Water Valve to Finished grade, In accordance with drawings and Specifications	3	Ea.	500	\$1,500.00	250	\$750.00	500	\$1,500.00	150	\$450.00	412	\$1,236.00	500	\$1,500.00
21	Adjust Exist Manholes to grade, In accordance with drawings and Specifications	6	Ea.	650	\$3,900.00	350	\$2,100.00	700	\$4,200.00	500	\$3,000.00	529	\$3,174.00	800	\$4,800.00
22	Tree Protection	1	LS	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$500.00	\$500.00	\$206.00	\$206.00	\$6,000.00	\$6,000.00
Subtotal for Supplemental Items					\$6,900.00	\$4,850.00		\$7,700.00		\$3,950.00		\$4,616.00			\$12,300.00
TOTAL BASE BID (CLEAR CREEK)					\$340,823.30		\$361,133.00		\$370,220.60		\$461,086.00		\$487,798.45		\$361,872.14
Item	Description	Quantity	Unit	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures	Unit Price	Total in figures
1	Extra Excavation (Hand)	200	CY	\$12.00	\$2,400.00	\$12.00	\$2,400.00	\$12.00	\$2,400.00	\$20.00	\$4,000.00	\$12.00	\$2,400.00	\$12.00	\$2,400.00
2	Extra Excavation (Machine)	100	CY	\$18.00	\$1,800.00	\$18.00	\$1,800.00	\$18.00	\$1,800.00	\$25.00	\$2,500.00	\$18.00	\$1,800.00	\$18.00	\$1,800.00
3	Extra Labor (Skilled)	50	MH	\$40.00	\$2,000.00	\$40.00	\$2,000.00	\$40.00	\$2,000.00	\$40.00	\$2,000.00	\$40.00	\$2,000.00	\$40.00	\$2,000.00
4	Extra Labor (Unskilled)	50	MH	\$30.00	\$1,500.00	\$30.00	\$1,500.00	\$30.00	\$1,500.00	\$30.00	\$1,500.00	\$30.00	\$1,500.00	\$30.00	\$1,500.00
5	Extra Cement Stabilzed Sand Backfill	200	CY	\$45.00	\$9,000.00	\$45.00	\$9,000.00	\$45.00	\$9,000.00	\$50.00	\$10,000.00	\$45.00	\$9,000.00	\$45.00	\$9,000.00
6	Extra Lime (Hydrated Lime)(Dry)(6% or 27lbs/SY/6")	18	Tons	\$305.00	\$5,490.00	\$380.00	\$6,840.00	\$300.00	\$5,400.00	\$350.00	\$6,300.00	\$300.00	\$5,400.00	\$400.00	\$7,200.00
7	Remove and Replace Standard Mailbox	10	Ea.	\$200.00	\$2,000.00	\$200.00	\$2,000.00	\$200.00	\$2,000.00	\$250.00	\$2,500.00	\$200.00	\$2,000.00	\$200.00	\$2,000.00

CITY OF LEAGUE CITY
BID NO. 25-035, CIP# RE-2502 - CDBG -CLEAR CREEK AVENUE
ASPHALT RECONSTRUCTION PROJECT - BID TABULATION

Subtotal for Extra Work Items		\$24,190.00		\$25,540.00		\$24,100.00		\$28,800.00		\$24,100.00		\$25,900.00
SUMMARY OF TOTALS	BIDDER 1 ENVIRONMENTAL ALLIES, LLC	BIDDER 2 CEBALLOS CONSTRUCTION, LLC	BIDDER 3 LUCAS CONSTRUCTION COMPANY, INC.	BIDDER 4 BLACKSMITH VENTURES, LLC	BIDDER 5 TEXAS MATERIALS GROUP, INC.	ENGINEER'S ESTIMATE						
TOTAL (BASE BID): CLEAR CREEK: BASE BID + EXTRA WORK ITEMS	\$365,013.30	\$386,673.00	\$394,320.60	\$489,886.00	\$511,898.45	\$387,772.14						
CALENDAR DAYS FOR COMPLETION												
	BIDDER 1 ENVIRONMENTAL ALLIES, LLC	BIDDER 2 CEBALLOS CONSTRUCTION, LLC	BIDDER 3 LUCAS CONSTRUCTION COMPANY, INC.	BIDDER 4 BLACKSMITH VENTURES, LLC	BIDDER 5 TEXAS MATERIALS GROUP, INC.							
TOTALS SUMMARY	DAYS	DAYS	DAYS	DAYS	DAYS							
CALENDAR DAYS BID TO SUBSTANTIAL COMPLETION	12	30	50	21	60							
STANDARD CALENDAR DAYS TO FINAL COMPLETION	30	30	30	30	30							
TOTAL CONTRACT CALENDAR DAYS	42	60	80	51	90							
DIFFERENCE IN CALENDAR DAYS	0	18	38	9	48							
TOTAL CALENDAR DAYS TO FINAL COMPLETION (\$240 PER CALENDAR DAY)(A+B)	\$0.00	\$4,320.00	\$9,120.00	\$2,160.00	\$11,520.00							
GRAND TOTAL = BASE BID + EXTRA WORK ITEMS + (STANDARD METHOD AND WITH "A+B" BIDDING)	\$365,013.30	\$390,993.00	\$403,440.60	\$492,046.00	\$523,418.45	\$387,772.14						

