



September 11, 2025

Ms. Susan Oyler  
Project Manager  
Project Management / City of League City  
300 West Walker Street  
League City, Texas 77573

*Via Email*

Re: PK2401 Newport Park Redevelopment (ITB-25-036)  
Kimley-Horn Project 067779132  
Bid Tabulation

Dear Ms Oyler:

On August 26, 2025, the City of League City Texas received a bid for the PK2401 Newport Park Redevelopment (ITB-25-036). A detailed bid tabulation is attached for your review and consideration. We received the four bids. The lowest responsible and responsive bidder is based on the A+B bid formula. The following summarizes the four qualified bids received:

| <u>Contractor</u>                                        | <u>Project Bid Total (A+B)</u> | <u>Days Bid</u> |
|----------------------------------------------------------|--------------------------------|-----------------|
| 1. A Group Construction, LLC (Baytown, TX).....          | \$382,351.02 .....             | 120             |
| 2. Frost Construction Company, Inc. (Humble, TX) .....   | \$475,438.24 .....             | 150             |
| 3. SoCo Properties, LLC (League City, TX).....           | \$613,907.00 .....             | 140             |
| 4. Bestwater Industrial Construction (Houston, TX) ..... | \$1,293,063.75 .....           | 150             |

Kimley-Horn and Associates, Inc. reviewed the lowest bidder's qualifications and verified that the Contractor's bonding company is licensed for surety in the State of Texas. Based on these reviews, it appears that **A Group Construction, LLC** is the lowest responsible and responsive bidder based on the A+B bid formula with the total bid of \$382,351.02.

Upon review of the bids, Kimley-Horn recommends award to A Group Construction, LLC, on the basis of competitive price, qualifications, and availability of schedule for the project in the amount of \$382,351.02.

If you have any questions or comments, please contact me at 281-920-6322 or [Shannon.mundy@kimley-horn.com](mailto:Shannon.mundy@kimley-horn.com).

Sincerely yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Shannon Mundy, P.L.A.

Kimley-Horn and Associates, Inc.

Texas Registered Engineering Firm F-928

MAS:ab

Attachment: Bid Tabulation

Copy to:

Ms. Gabby Paiz, Buyer, League City Purchasing Department

Ms. Tracey Mathews, Senior Buyer, League City Purchasing Department

| BID TAB                                                 |                                                          |      |          |                          |              |                          |                                   |                          |                                  |                          |                     |                        |                                 |  |
|---------------------------------------------------------|----------------------------------------------------------|------|----------|--------------------------|--------------|--------------------------|-----------------------------------|--------------------------|----------------------------------|--------------------------|---------------------|------------------------|---------------------------------|--|
| ITB- 25-036                                             |                                                          |      |          |                          |              |                          |                                   |                          |                                  |                          |                     |                        |                                 |  |
| Newport Park Redevelopment                              |                                                          |      |          |                          |              |                          |                                   |                          |                                  |                          |                     |                        |                                 |  |
| PK 2401                                                 |                                                          |      |          |                          |              |                          |                                   |                          |                                  |                          |                     |                        |                                 |  |
| CONTRACTORS                                             |                                                          |      |          | A GROUP CONSTRUCTION LLC |              |                          | BESTWATER INDUSTRIAL CONSTRUCTION |                          | FROST CONSTRUCTION COMPANY, INC. |                          | SOCO PROPERTIES LLC |                        | KIMLEY-HORN (DESIGN CONSULTANT) |  |
| ITEM NO.                                                | DESCRIPTION                                              | UNIT | QUANTITY | UNIT PRICE               | EXTENSION    | UNIT PRICE               | EXTENSION                         | UNIT PRICE               | EXTENSION                        | UNIT PRICE               | EXTENSION           | UNIT PRICE             | EXTENSION                       |  |
| Section A: Base Bid                                     |                                                          |      |          |                          |              |                          |                                   |                          |                                  |                          |                     |                        |                                 |  |
| 1                                                       | MOBILIZATION (Max 4% of Entire Contract)                 | LS   | 1        | \$ 9,420.00              | \$ 9,420.00  | \$ 40,000.00             | \$ 40,000.00                      | \$ 16,880.00             | \$ 16,880.00                     | \$ 20,350.00             | \$ 20,350.00        | \$ 24,000              | \$ 24,000.00                    |  |
| 2                                                       | CLEARING AND GRUBBING                                    | AC   | 3        | \$ 6,000.00              | \$ 18,000.00 | \$ 4,000.00              | \$ 12,000.00                      | \$ 10,000.00             | \$ 30,000.00                     | \$ 15,360.00             | \$ 46,080.00        | \$ 5,000.00            | \$ 15,000.00                    |  |
| 3                                                       | HYDROMULCH                                               | AC   | 3        | \$ 3,000.00              | \$ 9,000.00  | \$ 4,200.00              | \$ 12,600.00                      | \$ 3,333.33              | \$ 10,000.0                      | \$ 3,840.00              | \$ 11,520.00        | \$ 3,000.00            | \$ 9,000.00                     |  |
| 4                                                       | EXCAVATION                                               | CY   | 750      | \$ 6.00                  | \$ 4,500.00  | \$ 27.00                 | \$ 20,250.00                      | \$ 10.00                 | \$ 7,500.00                      | \$ 23.00                 | \$ 17,250.00        | \$ 25.00               | \$ 18,750.00                    |  |
| 5                                                       | SPREAD, FILL, COMPACTION, AND FINE GRADING               | CY   | 1,200    | \$ 12.00                 | \$ 14,400.00 | \$ 77.00                 | \$ 92,400.00                      | \$ 39.58                 | \$ 47,496.00                     | \$ 30.00                 | \$ 36,000.00        | \$ 30.00               | \$ 36,000.00                    |  |
| 6                                                       | ENGINEERED WOOD FIBER (4" DEPTH AT PLAYGROUND FALL ZONE) | CY   | 7        | \$ 559.70                | \$ 3,917.90  | \$ 800.00                | \$ 5,600.00                       | \$ 500.00                | \$ 3,500.00                      | \$ 416.00                | \$ 2,912.00         | \$ 100.00              | \$ 700.00                       |  |
| 7                                                       | CONCRETE SIDEWALK REMOVAL                                | CY   | 12       | \$ 375.00                | \$ 4,500.00  | \$ 600.00                | \$ 7,200.00                       | \$ 125.00                | \$ 1,500.00                      | \$ 269.00                | \$ 3,228.00         | \$ 75.00               | \$ 900.00                       |  |
| 8                                                       | TEMPORARY IRRIGATION                                     | SF   | 130,680  | \$ 0.20                  | \$ 26,136.00 | \$ 2.50                  | \$ 326,700.00                     | \$ 0.13                  | \$ 16,988.40                     | \$ 0.25                  | \$ 32,670.00        | \$ 0.50                | \$ 65,340.00                    |  |
| 9                                                       | 12" HDPE PIPE                                            | LF   | 43       | \$ 70.00                 | \$ 3,010.00  | \$ 34.00                 | \$ 1,462.00                       | \$ 81.40                 | \$ 3,500.20                      | \$ 109.00                | \$ 4,687.00         | \$ 40.00               | \$ 1,720.00                     |  |
| 10                                                      | 15" HDPE PIPE                                            | LF   | 8        | \$ 73.00                 | \$ 584.00    | \$ 66.00                 | \$ 528.00                         | \$ 93.75                 | \$ 750.00                        | \$ 122.00                | \$ 976.00           | \$ 40.00               | \$ 320.00                       |  |
| 11                                                      | 18" HDPE PIPE                                            | LF   | 35       | \$ 75.00                 | \$ 2,625.00  | \$ 99.00                 | \$ 3,465.00                       | \$ 100.00                | \$ 3,500.00                      | \$ 135.00                | \$ 4,725.00         | \$ 75.00               | \$ 2,625.00                     |  |
| 12                                                      | 4" THICK RIP RAP                                         | CY   | 2        | \$ 500.00                | \$ 1,000.00  | \$ 400.00                | \$ 800.00                         | \$ 2,250.00              | \$ 4,500.00                      | \$ 1,536.00              | \$ 3,072.00         | \$ 300.00              | \$ 600.00                       |  |
| 13                                                      | PLAY FEATURE - SENSORY DOME - MEDIUM                     | EA   | 1        | \$ 21,834.18             | \$ 21,834.18 | \$ 33,000.00             | \$ 33,000.00                      | \$ 18,000.00             | \$ 18,000.00                     | \$ 23,040.00             | \$ 23,040.00        | \$ 31,000.00           | \$ 31,000.00                    |  |
| 14                                                      | YOUTH SOCCER GOALS                                       | EA   | 2        | \$ 6,136.00              | \$ 12,272.00 | \$ 16,000.00             | \$ 32,000.00                      | \$ 7,250.00              | \$ 14,500.00                     | \$ 7,040.00              | \$ 14,080.00        | \$ 2,500.00            | \$ 5,000.00                     |  |
| 15                                                      | SHADE STRUCTURE                                          | EA   | 1        | \$ 59,518.80             | \$ 59,518.80 | \$ 90,000.00             | \$ 90,000.00                      | \$ 60,120.00             | \$ 60,120.00                     | \$ 80,422.00             | \$ 80,422.00        | \$ 75,000.00           | \$ 75,000.00                    |  |
| 16                                                      | CONCRETE SIDEWALK (6' WIDE, 5" THICK)                    | SY   | 1,600    | \$ 49.50                 | \$ 79,200.00 | \$ 275.00                | \$ 440,000.00                     | \$ 71.88                 | \$ 115,008.00                    | \$ 95.00                 | \$ 152,000.00       | \$ 75.00               | \$ 120,000.00                   |  |
| 17                                                      | PROJECT SIGN                                             | EA   | 1        | \$ 4,269.24              | \$ 4,269.24  | \$ 2,200.00              | \$ 2,200.00                       | \$ 4,200.00              | \$ 4,200.00                      | \$ 3,072.00              | \$ 3,072.00         | \$ 1,800.00            | \$ 1,800.00                     |  |
| 18                                                      | REINFORCED TEMPORARY SEDIMENT CONTROL FENCE              | LF   | 4,860    | \$ 1.90                  | \$ 9,234.00  | \$ 4.25                  | \$ 20,655.00                      | \$ 3.29                  | \$ 15,989.40                     | \$ 5.00                  | \$ 24,300.00        | \$ 5.00                | \$ 24,300.00                    |  |
| 19                                                      | ROCK FILTER DAM                                          | EA   | 5        | \$ 400.00                | \$ 2,000.00  | \$ 1,600.00              | \$ 8,000.00                       | \$ 1,100.00              | \$ 5,500.00                      | \$ 2,816.00              | \$ 14,080.00        | \$ 1,000.00            | \$ 5,000.00                     |  |
| 20                                                      | STABILIZED CONSTRUCTION ACCESS ENTRANCE                  | LS   | 1        | \$ 2,200.00              | \$ 2,200.00  | \$ 4,500.00              | \$ 4,500.00                       | \$ 4,200.00              | \$ 4,200.00                      | \$ 4,480.00              | \$ 4,480.00         | \$ 4,000.00            | \$ 4,000.00                     |  |
| 21                                                      | TREE PROTECTION FENCING                                  | LF   | 1,270    | \$ 5.67                  | \$ 7,200.90  | \$ 44.00                 | \$ 55,880.00                      | \$ 6.50                  | \$ 8,255.00                      | \$ 3.00                  | \$ 3,810.00         | \$ 30.00               | \$ 38,100.00                    |  |
| 22                                                      | CONCRETE WASHOUT                                         | LS   | 1        | \$ 750.00                | \$ 750.00    | \$ 4,800.00              | \$ 4,800.00                       | \$ 2,200.00              | \$ 2,200.00                      | \$ 2,048.00              | \$ 2,048.00         | \$ 1,500.00            | \$ 1,500.00                     |  |
| 23                                                      | 3/4" PVC CONDUIT                                         | LF   | 275      | \$ 25.00                 | \$ 6,875.00  | \$ 3.25                  | \$ 893.75                         | \$ 30.55                 | \$ 8,401.25                      | \$ 29.00                 | \$ 7,975.00         | \$ 3.50                | \$ 962.50                       |  |
| 24                                                      | POLE MOUNTED LED FLOOD LIGHT                             | EA   | 3        | \$ 3,260.00              | \$ 9,780.00  | \$ 3,900.00              | \$ 11,700.00                      | \$ 5,000.00              | \$ 15,000.00                     | \$ 3,200.00              | \$ 9,600.00         | \$ 1,200.00            | \$ 3,600.00                     |  |
| 25                                                      | SURFACE MOUNTED, VANDAL-RESISTANT LED                    | EA   | 2        | \$ 2,737.00              | \$ 5,474.00  | \$ 1,200.00              | \$ 2,400.00                       | \$ 1,750.00              | \$ 3,500.00                      | \$ 3,200.00              | \$ 6,400.00         | \$ 700.00              | \$ 1,400.00                     |  |
| 26                                                      | PHOTOCELL WITH WEATHERPROOF TIMECLOCK                    | EA   | 2        | \$ 1,500.00              | \$ 3,000.00  | \$ 770.00                | \$ 1,540.00                       | \$ 750.00                | \$ 1,500.00                      | \$ 5,120.00              | \$ 10,240.00        | \$ 200.00              | \$ 400.00                       |  |
| BASE BID SUBTOTAL:                                      |                                                          |      |          | \$320,701.02             |              | \$ 1,230,573.75          |                                   | \$ 422,488.24            |                                  | \$539,017.00             |                     | \$ 541,249.50          |                                 |  |
| Section B: Extra Work Items (As Authorized by Engineer) |                                                          |      |          |                          |              |                          |                                   |                          |                                  |                          |                     |                        |                                 |  |
| 23                                                      | EXTRA EXCAVATION                                         | CY   | 400      | \$ 25.00 (\$25.00)*      | \$ 10,000.00 | \$ 30.00 (\$25.00)*      | \$ 12,000.00                      | \$ 25.00 (\$25.00)*      | \$ 10,000.00                     | \$ 25.00 (\$25.00)*      | \$ 10,000.00        | \$ 25.00 (\$5.00)*     | \$ 10,000.00                    |  |
| 24                                                      | EXTRA LABOR (UNSKILLED)                                  | MH   | 80       | \$ 30.00 (\$25.00)*      | \$ 2,400.00  | \$ 30.00 (\$25.00)*      | \$ 2,400.00                       | \$ 25.00 (\$25.00)*      | \$ 2,000.00                      | \$ 40.00 (\$25.00)*      | \$ 3,200.00         | \$ 25.00 (\$25.00)*    | \$ 2,000.00                     |  |
| 25                                                      | EXTRA SELECT FILL (COMPACTED TO 95% std.)                | CY   | 600      | \$ 45.00 (\$25.00)*      | \$ 27,000.00 | \$ 30.00 (\$25.00)*      | \$ 18,000.00                      | \$ 25.00 (\$25.00)*      | \$ 15,000.00                     | \$ 55.00 (\$25.00)*      | \$ 33,000.00        | \$ 25.00 (\$25.00)*    | \$ 15,000.00                    |  |
| 26                                                      | EXTRA 5" CONCRETE WITH FORM & REINFORCING                | SY   | 150      | \$ 75.00 (\$75.00)*      | \$ 11,250.00 | \$ 90.00 (\$75.00)*      | \$ 13,500.00                      | \$ 75.00 (\$75.00)*      | \$ 11,250.00                     | \$ 97.00 (\$75.00)*      | \$ 14,550.00        | \$ 75.00 (\$25.00)*    | \$ 11,250.00                    |  |
| 27                                                      | EXTRA CEMENT STABILIZED SAND                             | CY   | 100      | \$ 75.00 (\$45.00)*      | \$ 7,500.00  | \$ 60.00 (\$45.00)*      | \$ 6,000.00                       | \$ 45.00 (\$45.00)*      | \$ 4,500.00                      | \$ 55.00 (\$45.00)*      | \$ 5,500.00         | \$ 45.00 (\$75.00)*    | \$ 4,500.00                     |  |
| 28                                                      | EXTRA HYDROMULCH                                         | AC   | 1        | \$ 3,500.00 (\$3000.00)* | \$ 3,500.00  | \$ 3,390.00 (\$3000.00)* | \$ 3,390.00                       | \$ 3,000.00 (\$3000.00)* | \$ 3,000.00                      | \$ 3,840.00 (\$3000.00)* | \$ 3,840.00         | \$ 3,000.00 (\$45.00)* | \$ 3,000.00                     |  |
| EXTRA WORK ITEMS SUBTOTAL:                              |                                                          |      |          | \$61,650.00              |              | \$55,290.00              |                                   | \$ 45,750.00             |                                  | \$70,090.00              |                     | \$45,750.00            |                                 |  |
| BASE BID + EXTRA WORK ITEMS TOTAL:                      |                                                          |      |          | \$382,351.02             |              | \$1,285,863.75           |                                   | \$468,238.24             |                                  | \$609,107.00             |                     | \$586,999.50           |                                 |  |
| TOTAL DAYS:                                             |                                                          |      |          | 120                      |              | 150                      |                                   | 150                      |                                  | 140                      |                     |                        |                                 |  |
| EXTENDED BID WITH \$240/DAY FOR RANKING:                |                                                          |      |          | \$382,351.02             |              | \$1,293,063.75           |                                   | \$475,438.24             |                                  | \$613,907.00             |                     | \$587,000              |                                 |  |

\* Highlighted Cells Indcate rounding errors corrected in favor of unit cost bid.