
CITY COUNCIL SPECIAL MEETING AGENDA

Notice is hereby given that the Rockport City Council will hold a regular meeting on Thursday, December 30, 2021, at 3:30 p.m. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas with social distancing guidelines and using the video conferencing application ZOOM. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. **Video conferencing capabilities will be utilized to allow individuals to address the City Council and the Planning & Zoning Commission. Members of the public can participate in the meeting remotely via Zoom at <https://us02web.zoom.us/j/88904936032> or scan the QR code to the right.**



Public participation is valued and citizens wishing to express their views on any topic or agenda item can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation> or scanning the QR code to the right, or if attending the meeting in person register before the meeting begins. Using the same form, citizens can also provide written comments to the City Secretary by 1:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

2. Citizens to be heard.

At this time, comments limited to three (3) minutes will be taken from the audience from persons who have signed the speaker's card located on the table in the back of the Training Room of the Service Center and delivered to the City Secretary before the meeting begins, or written comments received by 11:00 a.m. on the day of the meeting, on any subject matter that is not on the agenda, will be read by the Mayor and summarized in the minutes of the meeting. Persons wishing to address the Council and who have registered using the Citizen Participation Form will have up to three minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

Regular Agenda

3. Hear and deliberate on presentation concerning city hall construction bids and funding.

4. Deliberate and act on contingent authorization of contract negotiations with Teal Construction for City Hall project.

Executive Agenda

City Council will hold an executive session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

5. Section 551.071 Consultations with Attorney seeking the advice of attorney about pending or contemplated litigation or a settlement offer; and on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Concho Street Drainage Project.

Open Session

City Council will reconvene into open session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any actions necessary related to the executive session noted herein, and or related items.

6. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email citysec@cityofrockport.com for further information. Braille is not available. The City of Rockport reserves the right to convene into executive session under Government Code §§ 551.071-551.074 and 551.086.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center on Thursday, December 23, 2021, at 2:30 p.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.



Teresa Valdez, City Secretary

CITY COUNCIL AGENDA

Special Meeting: Thursday, December 30, 2021

AGENDA ITEM: 3

Hear and deliberate on presentation concerning city hall construction bids and funding.

SUBMITTED BY: Mayor Pat Rios

APPROVED FOR AGENDA: PKC

BACKGROUND: The City advertised a request for proposals (RFP) for construction of the new city hall with a due date of December 9, 2021. Invitations to bid were sent directly to eight firms and the RFP was also posted in national online plan rooms, in addition to advertising in *The Rockport Pilot* and posting on the City's website and emailing to Notify Me subscribers. Sixty general contractors, subcontractors, and plan rooms downloaded plans and a large group of general and subcontractors attended a pre-bid conference to ask questions. Ultimately only bids were received from two firms, both based in Corpus Christi. Fulton Construction's base bid was \$19,162,000 and Teal Construction's base bid was \$16,380,000. See the accompanying December 15, 2021, letter from PGAL for additional information.

The cost estimate for construction was \$12,195,238 with another \$1,079,888 for soft costs/furniture, fixtures, & equipment/contingencies, and \$1,356,706 for professional services. In addition, the audio-visual and security elements of the project are not included in the RFP because they are being held by the Alliance for Community Solutions (ACS). We are waiting on a final cost proposal from ACS but expect it to be in the \$800,000 - \$1,000,000 range (some of this is accounted for in the cost estimate and we have an encumbered fund for part of the cost). Additionally, Teal Construction states that their subcontractors and vendors are facing 12%-15% increases in materials cost after January 1, 2022, on several key materials.

FISCAL ANALYSIS: Project costs can be reduced through value engineering, although it is not likely by enough to bring the project under original cost estimates. Teal thinks the sub-contractors can also sharpen their estimates but cannot do so until they have confidence that the project is going to move forward. Project Manager Broaddus Companies and Teal Construction will be present to discuss the bids and construction options. The City's financial advisor, RBC Capital Markets, will also be present to discuss possible funding options.

RECOMMENDATION:



12/15/21

Kevin Carruth
City Manager – City of Rockport
275 I State Highway 35 Bypass
Rockport, TX 78382

Dear Kevin,

On Thursday, December 9 at 2:00 p.m. we received bids for the City of Rockport City Hall project and read them aloud at a public meeting. Two bids were received from General Contractors, one from Fulton Construction and the other from Teal Construction.

We understand that FEMA requires that three bids are received to be able to award the project. However, this was a public bid, and we took multiple steps to ensure that the general and subcontracting communities were aware that the project was being bid and that plans were available. Some of the steps that were taken are as follows:

- The bid form was drafted in such a way as to entice both large and small construction companies to bid the project. The City Hall and the County Courthouse were combined to get a lump sum bid for both projects together, yet the bid form also allowed a breakdown of the City Hall project and Courthouse project individually in the event we had a different low bidder for each project.
- The project cost was estimated utilizing a professional estimator for commercial construction.
- The project was advertised in the local paper and on several nationwide digital plan rooms in an effort to attract widespread interest in the projects.
- We advertised the project longer than the City, County, State and Federal requirements in order to allow for ample bid assembly time.
- The Construction Manager-Agent, Broaddus, reached out to eight LSA/HUB vendors on two different occasions to make sure that the bid advertisement was available to diverse groups of contractors and subcontractors.
- Over 60 general contractors, subcontractors and plan rooms downloaded plans. See attached planholders list.
- A public pre-bid conference was held, and a large group of general contractors and subcontractors attended.

Since the bids were accepted and read aloud publicly, each bidder's information is public knowledge, therefore the two contractor's bids are now at a disadvantage. We feel that all necessary efforts were made to make plans and information available to the contracting

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

community, and the fact that only two bids were received is not a result of the process that we went through. We ask that the City, TDEM and FEMA allow the bid to be awarded to the lowest qualified bidder, in this case, Teal Construction, so that the project can proceed. With the uncertainty of the stability of material and labor costs in the current market, we would appreciate a quick review and response to this request to avoid any potential cost increases.

Thank you,

A handwritten signature in black ink, appearing to read 'P. Bonnette', with a vertical line to its left.

Paul D. Bonnette, AIA
Principal
PGAL

Attachments:

1. Advertisement for Bids
2. Pre-Bid Sign-in Sheet
3. Hub Vendors Contacted
4. Plan Holder's List
5. Bid Tabulation

CC: Mayor Pat Rios – City of Rockport
Richard Morton – City of Rockport
Kimberly Henry – City of Rockport
Leo Wood – Broaddus & Associates
Colton Wood – Broaddus & Associates
Mark Williams – Broaddus & Associates
Giang Phan - PGAL
Larry Irsik - Architexas

Aransas County Courthouse
Rockport, Texas

November 18, 2021
Addendum #02

SECTION 00 10 00**ADVERTISEMENT TO BID**

Aransas County, Texas ("County") and the City of Rockport ("City"), collectively known as ("The Partners"), will receive sealed bids from contractors with substantial experience in construction of the courthouse complex and city hall facilities to assist ("The Partners" and or "Owner") in the construction of the new Aransas County Courthouse and Rockport City Hall complex – known as The Downtown Anchor Project (the "Project"). The bid form will seek a single price for both Aransas County Courthouse and Rockport City Hall collectively while exhibiting separate line items for each building separately.

The Partners will receive federal and state grant dollars to construct the facility. The County will serve as the lead agency in the partnership for administrative purposes (the City and County will retain approval authority over their respective projects) and is seeking a contractor who is capable of construction within The Partners estimated construction budgets and to work productively with The Owner, Architect, and Construction Manager during the construction of The Project.

Sealed bids for the Downtown Anchor Project, to collectively include Aransas County Courthouse and Rockport City Hall both situated on joined sites and located in Rockport, Texas, should be addressed to The Partners at:

Downtown Anchor Project
c/o Jacky Cockerham, County Auditor and Kimberly Henry, Assist to the City Manager
2751 S.H. 35 Bypass
Rockport, TX 78382
Phone: (361) 729-2213 ext. 253
Fax: (361) 790-5966

Bids will be received until 2:00 P.M. Central Daylight Savings Time; Thursday, December 9th, 2021, at the Rockport Service Center, 2751 S.H. 35 Bypass, Rockport, TX 78382 then publicly opened and read aloud.

Bids are invited for several items and quantities of work as follows:

1. Aransas County DTA - County Courthouse.

a. Work scope includes:

Two-Story, 45,036 sq. ft. County Courthouse Building with concrete structure, masonry, cast stone and stucco exterior with standing seam metal roof, low slope modified bitumen roof system, and associated sitework and utilities. Scope includes Earthwork, Site Utilities, Concrete Paving, Removal Of Existing Pavement, Structural Excavation And Backfill Cast-in-Place Concrete, Unit Masonry, Structural Steel Framing, Rough Carpentry, Interior Architectural Woodwork, Plastic-Laminate-Clad Architectural Cabinets, Building Insulation, Modified Bituminous Membrane Roofing, Standing Seam Sheet Metal Roofing, Hollow Metal Doors & Frames, Flush Wood Doors, Aluminum-Framed Entrances And Storefronts, Aluminum Windows, Security Windows, Non-Structural Metal Framing, Stucco, Gypsum Board, Ceramic Tiling, Acoustical Panel Ceilings, Brick And Concrete Pavers, Tile Carpeting, Fabric-Wrapped Panels, Exterior Interior Painting, Phenolic-Core Toilet Compartments, Toilet, Bath, And Laundry

Accessories, Canopies, Security Locks And Hardware, Solid Surfacing Countertops, Quartz Agglomerate Countertops, Machine Room-Less Electric Traction Passenger Elevators, Wet Pipe Sprinkler System, Mechanical, Electrical and Plumbing Systems Diesel Engine – Driven Standby Generating System, Lighting Protection System, Integrated Audio-Video System And Equipment, Emergency Radio Communication Enhancement System, Access Control System, Video Surveillance System, Intrusion Detection System Fire Alarm And Smoke Detection System With Voice Evacuation.

2. City of Rockport – City Hall.

a. Work scope includes:

Two-Story, 27,500 sq. ft. City Hall Building with concrete structure, masonry, cast stone and stucco exterior with standing seam metal roof, low-slope modified bitumen roof system, and associated sitework and utilities. Scope includes Earthwork, Site Utilities, Concrete Paving, Removal Of Existing Pavement, Structural Excavation And Backfill Cast-in-Place Concrete, Unit Masonry, Structural Steel Framing, Rough Carpentry, Interior Architectural Woodwork, Plastic-Laminate-Clad Architectural Cabinets, Building Insulation, Modified Bituminous Membrane Roofing, Standing Seam Sheet Metal Roofing, Hollow Metal Doors & Frames, Flush Wood Doors, Aluminum-Framed Entrances And Storefronts, Aluminum Windows, Security Windows, Non-Structural Metal Framing, Stucco, Gypsum Board, Ceramic Tiling, Acoustical Panel Ceilings, Brick And Concrete Pavers, Tile Carpeting, Fabric-Wrapped Panels Exterior and Interior Painting, Phenolic-Core Toilet Compartments, Toilet, Bath, And Laundry Accessories, Canopies, Security Locks And Hardware, Solid Surfacing Countertops, Quartz Agglomerate Countertops, Machine Room-Less Electric Traction Passenger Elevators, Wet Pipe Sprinkler System, Mechanical, Electrical and Plumbing Systems Diesel Engine – Driven Standby Generating System, Lightning Protection System, Underground Ducts & Raceways For Communications, Communications Devices and Cabling-and Fire Alarm And Smoke Detection System With Voice Evacuation, Communications Devices and Cabling, Emergency Radio Communication Enhancement System, Access Control System, Video Surveillance System, Intrusion Detection System and Integrated Audio-Video System And Equipment are to be provided by the Owner's subcontractors. Awarded General Contractor is responsible for coordinating work within the contract with the work of the Owner's subcontractors.

Single stipulated sum bids will be received for all work required by the Contract Documents in accordance with the Instructions to Bidders.

Bidders are expected to thoroughly inspect the site of work and to inform themselves regarding all local conditions.

Bid Documents are being made available via flash drive from Arc Document Solutions. Plan holders are required to register and order Bid Documents at Arc Document Solutions, (713) 782-8580, Houston.prod.smith@e-arc.com. All plan holders are required to have a valid email address for registration and online ordering. Questions regarding website registration and online orders please contact Online Plan Room support at (713) 782-8580 or Houston.prod.smith@e-arc.com.

A non-mandatory pre-bid conference will be held at the Rockport Service Center, 2751 S.H. 35 Bypass, Rockport, TX 78382 on Thursday, November 4th, 2021, at 10:00 am. Attendance to this meeting is highly suggested to all bona-fide bidders.

Aransas County Courthouse
Rockport, Texas

November 18, 2021
Addendum #02

The Partners reserve the right to accept or reject any and/or all bids and to waive technicalities if deemed in the best interest of The Partners. Separate bid bonds in the amount of 5 percent of the respective portion of the project (5% for the line item - Aransas County Courthouse and 5% for the line item - for Rockport City Hall) issued by an acceptable surety shall be submitted with each project. A certified check or bank draft payable to The City of Rockport and a certified check or bank draft payable to Aransas County or negotiable U.S. Government Bonds may be submitted in lieu of the Bid Bonds. Bids may be held by The Partners for a period not to exceed 60 days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award.

The bidding contractor is required to include a flash drive of all bid documents, along with the 04 paper bid documents within this bid envelope as required by 00 20 00

Such checks or bid bonds will be returned, upon demand, after the Owner and the accepted Bidder have executed the contract, or, if no award has been made within sixty (60) days after date of the opening of bids, upon demand of the bidder at any time thereafter, so long as he has not been notified of the acceptance of his bid.

Each bidder must deposit with their bid, security in the amount, form and subject to the conditions provided in the Instructions to Bidders.

No bidder may withdraw his bid within sixty (60) days after the actual date of the opening thereof.

The first advertisement run will be **Wednesday October 20th, 2021**, the second advertisement run is to be **Wednesday, October 27th, 2021**, the third advertisement run is scheduled for **Wednesday, November 3rd, 2021, Wednesday, and the 4th advertisement is scheduled for November 10th, 2021.**

The Rockport Pilot will send an affidavit of proofs of publication with tear sheets on each of the advertisement dates to: Ms. Jacky Cockerham, County Auditor, and Kimberly Henry, Assistant to the City Manager, City of Rockport.

Jacky Cockerham, County Auditor
2840 Highway 35 N.
Rockport, TX 78382
Phone: (361) 790-0124
Fax: (361) 790-0125

Kimberly Henry, Assist to the City Manager
2751 S.H. 35 Bypass
Rockport, TX 78382
Phone: (361) 729-2213 ext. 253
Fax: (361) 790-5966

Aransas County and the City of Rockport reserves the right to waive or reject any or all Bids or any and all irregularities in said bid(s) and to accept the bid considered most advantageous to the County. The County reserves the right to negotiate with any and all individuals or firms that submit proposals, as per the Texas Professional Services Procurement Act and the Uniform Grant and Contract Management Standards. Section 3 Residents and Business Concerns, Minority Business Enterprises, Small Business Enterprises and Women Business Enterprises are encouraged to submit proposals. Attention is called to the fact that not less than, the federally determined prevailing Davis-Bacon and Related Acts wage rate, as issued by the Department of Labor and contained in the contract documents, must be paid on this project. In addition, the successful bidder must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sex, sexual orientation, gender identity, or national origin. Adherence to the County of Aransas and City of Rockport Section 3 Policy is required for contracts and subcontracts in excess of \$100,000.00. All contractors and subcontractors must be cleared (not suspended or debarred) prior to any formal action authorizing the award of a contract to the contractor. Federal 2CFR guidelines are to be adhered to.

All respondents, contractors or subcontractors that are debarred, suspended, boycott energy companies, boycott Israel, engage in

Aransas County Courthouse
Rockport, Texas

November 18, 2021
Addendum #02

business with Iran, Sudan or a foreign terrorist organization, that neither it nor its parent company, nor any affiliate of respondent is majority owned or controlled by citizens or governmental entities of China, Iran, North Korea, Russia, or any other country designated by the Governor of Texas, or headquartered in any of those countries or are otherwise excluded from or ineligible for participation on federal or state assistance programs **may not** undertake any activity in part or in full under this project.

END OF DOCUMENT

DOWNTOWN ANCHOR PROJECT, TO COLLECTIVELY INCLUDE
ARANSAS COUNTY COURTHOUSE AND ROCKPORT CITY HALL



SIGN IN SHEET

TIME:

DATE:

Name	Agency	Phone	Email
Mark Williams	Broadddus Sr. Project Manager Agent	228.263.1025	mwilliams@broadddusassociates.com
GIANG PHAM MARK WILLIAMS	PGAL BROADDDUS	713- 968 622-1444 228 263 1025	GPHAM@PGAL.COM
PAUL BONNETTE	PGAL	713-968-9358	pbonnette@pgal.com
Mike Merritt	Spaw Glass	210-559-8883	mike.merritt@spawglass.com
Anubathakoi Scroggins	VCS	361-570-9322	anita.scroggins@vcscompanies.com
DARYL STIMSON	VCS	5	DARYL.STIMSON@VCSCOMPANIES.COM
LATISHA MURPHY	ARANSAS COUNTY	361-790-0124	lmurphy@aransascounty.org
Jacky Cockerham	Aransas County	361 790-0124	jcockerham@aransascounty.org
LARA KIRCHENS	Aransas County	361 790-0124	lkitchens@aransascounty.org
NEIL FINLAY	ROSENDIN ELECTRIC	(512) 845-0603	NFINLAY@ROSENDIN.COM
Damion Edwards	American Integrated Solutions	361 548 3027	d.edwards@aisfirst.com
BRAD GUNN	American Integrated Solutions	361-443-7507	b.gunn@aisfirst.com
Dan Boyd	Ambrose Concrete	361 299 6262	dona@ambroseconcrete.com
DAVID ACEVEDO	Summit Building & Design	956-285-9143	david.acevedo@summitbuildinganddesign.com
Christina Gonzalez	D.L. Bandy Constructors	210-519-0330	estimating.cd@bandy.com
Kenny Ballance	D.L. Bandy Constructors	210-519-0330	estimating@dlbandy.com
Byron Ferguson	SWECS Electrical	210 612 4687	BYRONF@SWECS.COM
Dwayne Paul's	SWECS	361-206-1854	dwayne.p@SWECS.COM
JOHN MURRAY	TEAL CONST	361 882 4825	JOHNMURRAY@TEALCON.COM

ATTACHMENT NO. 2

**DOWNTOWN ANCHOR PROJECT, TO COLLECTIVELY INCLUDE
ARANSAS COUNTY COURTHOUSE AND ROCKPORT CITY HALL**



SIGN IN SHEET

TIME:

DATE:

[illegible]

Paul D Bonnette

From: Mark Williams <mwilliams@broaddususa.com>
Sent: Friday, October 29, 2021 11:59 AM
To: ALTE CONSTRUCTION SERVICES, INC; IZAGUIRRE CONSTRUCTION; J & J EXCAVATING & MATERIALS CO.; MAIDENHEAD CONSTRUCTION SERVICES INC.; MUNOZ FOUNDATION DRILLING, INC.; R & R PAVING, L.L.C.; RML HAULING & MILLING, INC.; SAENZ UTILITY CONTRACTORS, LLC
Cc: Leo Wood; Colton Wood; jstrothman; 'Kevin Carruth'
Subject: Notice of Advertisement for Bid - 3 Component Complex for Aransas County and the City of Rockport, Texas

All,

Additional ways to get the contract documents to the Aransas County DTA project include direct access to the City of Rockport Website. Use the link provided below. The City link will send you to CIVCAST where you must create an account. A Verification Link will be sent back. Once an account is created, you are able to obtain the documents.

<https://cityofrockport.com/417/Bid-Notices>

Respectfully, Mark

Mark B. Williams, AIA, NCARB, LEED AP

Senior Project Manager

The Broaddus Companies

Cell: 228.263.1025

mwilliams@broaddususa.com

BroaddusUSA.com

THE BROADDUS COMPANIES

We exist to advocate for owners and dramatically improve the building process.

ATTACHMENT NO. 4

Aransas County and City of Rockport Downtown Anchor Project

Company	Company Type	Contact Name	Contact Phone	Contact Fax	Email	Notes	Certifications
Alterra Power Systems	Supplier	Erin Carlson	713-854-3911		erin.carlson@alterrapower.com	Download Plans	
ASI Construction LLC	General Contractor	Amy Dudley	719-248-3095	719-647-2890	adudley@asidams.com	Download Plans	
Construction Bid Source	Other	Sherri Schweickert	8887869450	8887869450	sherri@constructionbidsources.com	Download Plans	
Hammer & Steel, Inc	Supplier	David Fortenbery	9362578790		dfortenbery@hammersteel.com	Download Plans	
Construction Journal	Plan Room	Pamela Exton	8007855165	8005817204	bids@constructionjournal.com	Download Plans	
Elevator Repair Service, Inc.	Other	Katy Gosling	2819878252	2819877330	katy@elevatorsrus.com	Download Plans	
Rosendin	SubContractor	Christopher Gerber	5122788484		cgerber@rosendin.com	Download Plans,Interested	
BL Technology, Inc.	SubContractor	Kendall Festervand	832-698-8021	832-698-8001	kfestervand@blti.com	Download Plans	HUB,WBE,DBE,SBE,WOSB
Diamond M Field Services	SubContractor	Dustin Shafer	210-837-0108		dustin@diamonddmfieldservices.com	Download Plans	
Nettles Construction Solutions	SubContractor	Ron Contreras	(405) 720-9313		ronc@nettlescs.com	Download Plans	
Adaptaspace	Manufacturer	Eugene Armbruster	403 8882855		earmbruster@adaptaspace.com	Download Plans	
Peek Traffic	Manufacturer	Stacey Taylor	281-453-0186		stacey.taylor@peektraffic.com	Download Plans	
AMTEK Austin	Plan Room	Kaylan Wardlaw				Download Plans, Not Bidding	
Virtual Builders Exchange	Plan Room	Jeannette Olguin	210-564-6900	210-564-6902	addenda@virtualbx.com	Download Plans	
TSI Laboratories, Inc.	SubContractor	Michael Tater	361-578-6933		tsilabvictoria@gmail.com	Download Plans	
Teal Construction	General Contractor	Amber Cook	17134658306		ambercook@tealcon.com	Download Plans	
Carl Crull, P.E.	Engineer	Carl Crull	361-816-5773		carlcrullpe@gmail.com	Download Plans	
ConstructConnect	Plan Room	Michael Stubbs	800-364-2059	866-570-8187	content@constructconnect.com	Download Plans	
V.A. Electrical Contractors LLC	SubContractor	Donnie Alsobrooks	8303055809		donald@vaelectric.net	Download Plans	
dodge data & analytics	Plan Room	peggy koehn	8007412718		peggy.koehn@construction.com	Download Plans	
Fulton	General Contractor	Rogelio Mellado	361 816 2042		rmellado@fultonconst.com	Download Plans	
Wilbert Vaults of Houston, LLC	Manufacturer	Brett Henery	713-692-6105	713-692-6920	bhenery@wilberthouston.com	Download Plans	
Broaddus Associates	Other	Mark Williams	2282631025		mwilliams@broaddususa.com	Download Plans	
Southern Home Improvement Properties, Inc.	Other	Southern Home Improvement Properties	929-464-7447		ccshipinc@gmail.com	Download Plans	
Fulton Construction	General Contractor	Tanner Doan	3619935200		tdoan@fultonconst.com	Download Plans	
Chicago Bullet Proof	Manufacturer	William Crane	7085349102		bill@chicagobulletproof.com	Download Plans,Interested	
Dodge Data & Analytics	Plan Room	Dodge Bidding	817-375-2953	800-768-5594	dodge.bidding@construction.com	Download Plans	
RAGO Enterprises	SubContractor	Venancio Lopez	5123823851		venancio.lopez@ragoconcrete.com	Download Plans	
Del Mar College PTAC	Plan Room	Susie Hargress	361-698-1020	361-698-1024	ptac@delmar.edu	Download Plans	
Whiting-Turner	General Contractor	Cyrena Davis	2103893937		cyrena.davis@whiting-turner.com	Download Plans	
Sitek Omni Services	SubContractor	Kevin Delahunty	281-812-1461		kdelahunty@sitekomni.com	Download Plans	
VCS Companies	SubContractor	Daryl Stimson	13615751528		daryl.stimson@vcscompanies.com	Download Plans	
Matlock Construction Group	SubContractor	Stewart Matlock	3617277380		stewartm@matlockconstructiongrp.com	Download Plans	
SpawGlass	General Contractor	Sherri Kreutler	210-651-9000		Sherri.Kreutler@SpawGlass.com	Download Plans	
Wallin Marketing Services	Other	Allison Wallin	2817946169		allison@wallinmarketing.com	Download Plans	
HWH	General Contractor	Michael Doddridge	2145519652		mdoddridge@hwh1887.com	Download Plans	
Aaron Concrete	Supplier	Clayton Walker	5126950759		aaronconcretectoastal@gmail.com	Interested,Download Plans	
Mcgraw-hill - Dodge Data	Plan Room	Hazel Lacamieta	413.471.9488	6093362767	dodge.docs@construction.com	Download Plans	
Bandy Constructors	General Contractor	Estimating Department	210-519-0330	210-519-2960	estimating@dlbandy.com	Download Plans	
Limon Masonry LLC	SubContractor	Ricardo Flores	956-685-5252		flores@limonmasonry.com	Download Plans	
Avidex Industries LLC	SubContractor	Ron Ponce	949-428-6333	949-428-6334	biddesk@avidex.com	Download Plans	
Way Engineering, Ltd.	SubContractor	Samuel Sexton	8329164855		ssexton@wayeng.com	Download Plans	
Brazos Masonry Inc	SubContractor	Anna Johnson	2548485830		ajohnson@brazosmasonry.com	Download Plans	
DERRICK CONSTRUCTION	General Contractor	Roy Johnson	3617922423	361-729-1218	serenity@derrickconstruction.net	Download Plans	
Sendero Industries, LLC	General Contractor	Dalton Rieder	7138686960		drieder@senderoindustries.com	Download Plans	
AV Calibrations	Other	Rob Kessler	210-369-9572		rob.kessler@avcalibrationtx.com	Download Plans	
Ferguson Enterprises	Supplier	Jim Bunting	361-289-1977	361-289-1968	jim.bunting@ferguson.com	Download Plans	
Securitas Electronic Security Inc	SubContractor	Chris Hofmockel	2108578273		chris.hofmockel@securitates.com	Download Plans	
Victoria Air Conditioning, LTD	SubContractor	Jonathan Chavez	361-578-5241		jonathanchavez@victoriaair.com	Download Plans	
A. Ortiz Construction & Paving, Inc.	General Contractor	Raul Ortiz	361-882-2122	361-883-4188	Aortizpav@sbcglobal.net	Download Plans	HUB,DBE,MBE
Teal Construction	General Contractor	Justin Herrera	3618824825		justinherrera@tealcon.com	Download Plans	
LB Foster	SubContractor	James Buttles	504-330-2482		jbuttl@lbfoster.com	Download Plans,Interested	
Berger Engineering	SubContractor	David Davis	2143584451		ddavis@berger-engr.com	Download Plans	
Jimenez Electric, LLC	SubContractor	Dawn Wallace	3613005218		dawn@jimenez-electric.com	Download Plans	
ParkUSA	Manufacturer	Walter Williams	956-428-2079		wwilliams@park-usa.com	Download Plans	
Texas Icon Consturction, LLC	SubContractor	Mark DeLeon	512-584-6215	956-223-4146	info@dstxicon.com	Download Plans	MBE,DBE,HUB
Summit Building & Design	General Contractor	David Acevedo	888-775-2266	956-753-4005	cecilia.ramos@summitbuildinganddesign.com	Download Plans,Interested	
INDUSTRIAL FABRICS	Manufacturer	YADIRA TORRES	7136419797		ytorres@ind-fab.com	Download Plans	
K4E	SubContractor	Matthew Ray	281-450-1936		mray@k4ellc.com	Download Plans	SBE
Victoria Communication Services	Not Specified	Anita Thakar Scroggins	8067877350		anita.scroggins@vcscompanies.com	Download Plans	
lynn engineering	Engineer	brandi picton	3617907023		brandi.picton@lynnngroup.com	Download Plans	
Lynn Engineering	Engineer	Mitchell Carrillo	9792458900		mittchell.carrillo@lynnngroup.com	Download Plans	



Downtown Anchor Project



Bidder	Bid Bond	Receipt of Addendas				Base Bid	BREAK DOWN OF DTA BASE BID					Apparent Low Bidder
		No.1	No. 2	No. 3	No.4		ARANSAS COUNTY COURTHOUSE	Courthouse Alternate 1	ROCKPORT CITY HALL	City Hall Alternate 1	City Hall Alternate 2	
ASI Construction LLC P: 719-248-3095 adudley@asidams.com						No Show						
Teal Construction P: 713.465.8306 ambercook@tealcon.com	5%	X	X	X	NA	\$39,995,000.00	\$23,615,000.00	<\$275,000.00>	\$16,380,000.00	<\$320,000.00>	\$0.00	
Fulton Construction P: 361.993.5200 tdoan@fultonconst.com	5%	X	X	X	NA	\$46,519,000.00	\$27,357,000.00	<\$320,000.00>	\$19,162,000.00	<\$375,000.00>	<\$70,000.00>	
Whiting-Turner P: 210.389.3937 cyrena.davis@whiting-turner.com						No Show						
SpawGlass P: 210-651-9000 Sherri.Kreutler@SpawGlass.com						No Show						
HWH P: 214.551.9652 mdoddridge@hwh1887.com						No Show						
Bandy Constructors P: 210-519-0330 estimating@dlbandy.com						No Show						
Derrick Construction P: 361.792.2423 serenity@derrickconstruction.net						No Show						
Sendero Industries, LLC P: 713.868.6960 drieder@senderoindustries.com						No Show						

We certify this bid tabulation to be a true and accurate representation to the best of our knowledge of the bids received and opened on Thursday, December 9th, 2021.

Mark B. Williams, AIA, NCARB, LEED AP
Broaddus & Associates

THE
BROADDUS
C O M P A N I E S

CITY COUNCIL AGENDA

Special Meeting: Thursday, December 30, 2021

AGENDA ITEM: 4

Deliberate and act on contingent authorization of contract negotiations with Teal Construction for City Hall project.

SUBMITTED BY: Mayor Pat Rios

APPROVED FOR AGENDA: PKC

BACKGROUND: The City advertised a request for proposals (RFP) for construction of the new city hall with a due date of December 9, 2021. Invitations to bid were sent directly to eight firms and the RFP was also posted in national online plan rooms, in addition to advertising in *The Rockport Pilot* and posting on the City's website and emailing to Notify Me subscribers. Sixty general contractors, subcontractors, and plan rooms downloaded plans and a large group of general and subcontractors attended a pre-bid conference to ask questions. Ultimately only bids were received from two firms, both based in Corpus Christi. Fulton Construction's base bid was \$19,162,000 and Teal Construction's base bid was \$16,380,000. See the accompanying December 15, 2021, letter from PGAL for additional information.

The cost estimate for construction was \$12,195,238 with another \$1,079,888 for soft costs/furniture, fixtures, & equipment/contingencies, and \$1,356,706 for professional services. In addition, the audio-visual and security elements of the project are not included in the RFP because they are being held by the Alliance for Community Solutions (ACS). We are waiting on a final cost proposal from ACS but expect it to be in the \$800,000 - \$1,000,000 range (some of this is accounted for in the cost estimate and we have an encumbered fund for part of the cost). Additionally, Teal Construction states that their subcontractors and vendors are facing 12%-15% increases in materials cost after January 1, 2022, on several key materials.

FISCAL ANALYSIS: Project costs can be reduced through value engineering, although it is not likely by enough to bring the project under original cost estimates. Teal thinks the sub-contractors can also sharpen their estimates but cannot do so until they have confidence that the project is going to move forward. Project Manager Broaddus Companies and Teal Construction will be present to discuss the bids and construction options. The City's financial advisor, RBC Capital Markets, will also be present to discuss possible funding options.

RECOMMENDATION: Assuming the deliberation concerning the city hall construction bids and funding yield a consensus, staff recommends authorizing the Mayor to negotiate an agreement with Teal Construction for construction.



12/15/21

Kevin Carruth
City Manager – City of Rockport
275 I State Highway 35 Bypass
Rockport, TX 78382

Dear Kevin,

On Thursday, December 9 at 2:00 p.m. we received bids for the City of Rockport City Hall project and read them aloud at a public meeting. Two bids were received from General Contractors, one from Fulton Construction and the other from Teal Construction.

We understand that FEMA requires that three bids are received to be able to award the project. However, this was a public bid, and we took multiple steps to ensure that the general and subcontracting communities were aware that the project was being bid and that plans were available. Some of the steps that were taken are as follows:

- The bid form was drafted in such a way as to entice both large and small construction companies to bid the project. The City Hall and the County Courthouse were combined to get a lump sum bid for both projects together, yet the bid form also allowed a breakdown of the City Hall project and Courthouse project individually in the event we had a different low bidder for each project.
- The project cost was estimated utilizing a professional estimator for commercial construction.
- The project was advertised in the local paper and on several nationwide digital plan rooms in an effort to attract widespread interest in the projects.
- We advertised the project longer than the City, County, State and Federal requirements in order to allow for ample bid assembly time.
- The Construction Manager-Agent, Broaddus, reached out to eight LSA/HUB vendors on two different occasions to make sure that the bid advertisement was available to diverse groups of contractors and subcontractors.
- Over 60 general contractors, subcontractors and plan rooms downloaded plans. See attached planholders list.
- A public pre-bid conference was held, and a large group of general contractors and subcontractors attended.

Since the bids were accepted and read aloud publicly, each bidder's information is public knowledge, therefore the two contractor's bids are now at a disadvantage. We feel that all necessary efforts were made to make plans and information available to the contracting

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

community, and the fact that only two bids were received is not a result of the process that we went through. We ask that the City, TDEM and FEMA allow the bid to be awarded to the lowest qualified bidder, in this case, Teal Construction, so that the project can proceed. With the uncertainty of the stability of material and labor costs in the current market, we would appreciate a quick review and response to this request to avoid any potential cost increases.

Thank you,

A handwritten signature in black ink, appearing to read 'P. Bonnette', with a vertical line to its left.

Paul D. Bonnette, AIA
Principal
PGAL

Attachments:

1. Advertisement for Bids
2. Pre-Bid Sign-in Sheet
3. Hub Vendors Contacted
4. Plan Holder's List
5. Bid Tabulation

CC: Mayor Pat Rios – City of Rockport
Richard Morton – City of Rockport
Kimberly Henry – City of Rockport
Leo Wood – Broaddus & Associates
Colton Wood – Broaddus & Associates
Mark Williams – Broaddus & Associates
Giang Phan - PGAL
Larry Irsik - Architexas

Aransas County Courthouse
Rockport, Texas

November 18, 2021
Addendum #02

SECTION 00 10 00**ADVERTISEMENT TO BID**

Aransas County, Texas ("County") and the City of Rockport ("City"), collectively known as ("The Partners"), will receive sealed bids from contractors with substantial experience in construction of the courthouse complex and city hall facilities to assist ("The Partners" and or "Owner") in the construction of the new Aransas County Courthouse and Rockport City Hall complex – known as The Downtown Anchor Project (the "Project"). The bid form will seek a single price for both Aransas County Courthouse and Rockport City Hall collectively while exhibiting separate line items for each building separately.

The Partners will receive federal and state grant dollars to construct the facility. The County will serve as the lead agency in the partnership for administrative purposes (the City and County will retain approval authority over their respective projects) and is seeking a contractor who is capable of construction within The Partners estimated construction budgets and to work productively with The Owner, Architect, and Construction Manager during the construction of The Project.

Sealed bids for the Downtown Anchor Project, to collectively include Aransas County Courthouse and Rockport City Hall both situated on joined sites and located in Rockport, Texas, should be addressed to The Partners at:

Downtown Anchor Project
c/o Jacky Cockerham, County Auditor and Kimberly Henry, Assist to the City Manager
2751 S.H. 35 Bypass
Rockport, TX 78382
Phone: (361) 729-2213 ext. 253
Fax: (361) 790-5966

Bids will be received until 2:00 P.M. Central Daylight Savings Time; Thursday, December 9th, 2021, at the Rockport Service Center, 2751 S.H. 35 Bypass, Rockport, TX 78382 then publicly opened and read aloud.

Bids are invited for several items and quantities of work as follows:

1. Aransas County DTA - County Courthouse.

a. Work scope includes:

Two-Story, 45,036 sq. ft. County Courthouse Building with concrete structure, masonry, cast stone and stucco exterior with standing seam metal roof, low slope modified bitumen roof system, and associated sitework and utilities. Scope includes Earthwork, Site Utilities, Concrete Paving, Removal Of Existing Pavement, Structural Excavation And Backfill Cast-in-Place Concrete, Unit Masonry, Structural Steel Framing, Rough Carpentry, Interior Architectural Woodwork, Plastic-Laminate-Clad Architectural Cabinets, Building Insulation, Modified Bituminous Membrane Roofing, Standing Seam Sheet Metal Roofing, Hollow Metal Doors & Frames, Flush Wood Doors, Aluminum-Framed Entrances And Storefronts, Aluminum Windows, Security Windows, Non-Structural Metal Framing, Stucco, Gypsum Board, Ceramic Tiling, Acoustical Panel Ceilings, Brick And Concrete Pavers, Tile Carpeting, Fabric-Wrapped Panels, Exterior Interior Painting, Phenolic-Core Toilet Compartments, Toilet, Bath, And Laundry

Accessories, Canopies, Security Locks And Hardware, Solid Surfacing Countertops, Quartz Agglomerate Countertops, Machine Room-Less Electric Traction Passenger Elevators, Wet Pipe Sprinkler System, Mechanical, Electrical and Plumbing Systems Diesel Engine – Driven Standby Generating System, Lighting Protection System, Integrated Audio-Video System And Equipment, Emergency Radio Communication Enhancement System, Access Control System, Video Surveillance System, Intrusion Detection System Fire Alarm And Smoke Detection System With Voice Evacuation.

2. City of Rockport – City Hall.

a. Work scope includes:

Two-Story, 27,500 sq. ft. City Hall Building with concrete structure, masonry, cast stone and stucco exterior with standing seam metal roof, low-slope modified bitumen roof system, and associated sitework and utilities. Scope includes Earthwork, Site Utilities, Concrete Paving, Removal Of Existing Pavement, Structural Excavation And Backfill Cast-in-Place Concrete, Unit Masonry, Structural Steel Framing, Rough Carpentry, Interior Architectural Woodwork, Plastic-Laminate-Clad Architectural Cabinets, Building Insulation, Modified Bituminous Membrane Roofing, Standing Seam Sheet Metal Roofing, Hollow Metal Doors & Frames, Flush Wood Doors, Aluminum-Framed Entrances And Storefronts, Aluminum Windows, Security Windows, Non-Structural Metal Framing, Stucco, Gypsum Board, Ceramic Tiling, Acoustical Panel Ceilings, Brick And Concrete Pavers, Tile Carpeting, Fabric-Wrapped Panels Exterior and Interior Painting, Phenolic-Core Toilet Compartments, Toilet, Bath, And Laundry Accessories, Canopies, Security Locks And Hardware, Solid Surfacing Countertops, Quartz Agglomerate Countertops, Machine Room-Less Electric Traction Passenger Elevators, Wet Pipe Sprinkler System, Mechanical, Electrical and Plumbing Systems Diesel Engine – Driven Standby Generating System, Lightning Protection System, Underground Ducts & Raceways For Communications, Communications Devices and Cabling-and Fire Alarm And Smoke Detection System With Voice Evacuation, Communications Devices and Cabling, Emergency Radio Communication Enhancement System, Access Control System, Video Surveillance System, Intrusion Detection System and Integrated Audio-Video System And Equipment are to be provided by the Owner's subcontractors. Awarded General Contractor is responsible for coordinating work within the contract with the work of the Owner's subcontractors.

Single stipulated sum bids will be received for all work required by the Contract Documents in accordance with the Instructions to Bidders.

Bidders are expected to thoroughly inspect the site of work and to inform themselves regarding all local conditions.

Bid Documents are being made available via flash drive from Arc Document Solutions. Plan holders are required to register and order Bid Documents at Arc Document Solutions, (713) 782-8580, Houston.prod.smith@e-arc.com. All plan holders are required to have a valid email address for registration and online ordering. Questions regarding website registration and online orders please contact Online Plan Room support at (713) 782-8580 or Houston.prod.smith@e-arc.com.

A non-mandatory pre-bid conference will be held at the Rockport Service Center, 2751 S.H. 35 Bypass, Rockport, TX 78382 on Thursday, November 4th, 2021, at 10:00 am. Attendance to this meeting is highly suggested to all bona-fide bidders.

Aransas County Courthouse
Rockport, Texas

November 18, 2021
Addendum #02

The Partners reserve the right to accept or reject any and/or all bids and to waive technicalities if deemed in the best interest of The Partners. Separate bid bonds in the amount of 5 percent of the respective portion of the project (5% for the line item - Aransas County Courthouse and 5% for the line item - for Rockport City Hall) issued by an acceptable surety shall be submitted with each project. A certified check or bank draft payable to The City of Rockport and a certified check or bank draft payable to Aransas County or negotiable U.S. Government Bonds may be submitted in lieu of the Bid Bonds. Bids may be held by The Partners for a period not to exceed 60 days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award.

The bidding contractor is required to include a flash drive of all bid documents, along with the 04 paper bid documents within this bid envelope as required by 00 20 00

Such checks or bid bonds will be returned, upon demand, after the Owner and the accepted Bidder have executed the contract, or, if no award has been made within sixty (60) days after date of the opening of bids, upon demand of the bidder at any time thereafter, so long as he has not been notified of the acceptance of his bid.

Each bidder must deposit with their bid, security in the amount, form and subject to the conditions provided in the Instructions to Bidders.

No bidder may withdraw his bid within sixty (60) days after the actual date of the opening thereof.

The first advertisement run will be **Wednesday October 20th, 2021**, the second advertisement run is to be **Wednesday, October 27th, 2021**, the third advertisement run is scheduled for **Wednesday, November 3rd, 2021, Wednesday, and the 4th advertisement is scheduled for November 10th, 2021.**

The Rockport Pilot will send an affidavit of proofs of publication with tear sheets on each of the advertisement dates to: Ms. Jacky Cockerham, County Auditor, and Kimberly Henry, Assistant to the City Manager, City of Rockport.

Jacky Cockerham, County Auditor
2840 Highway 35 N.
Rockport, TX 78382
Phone: (361) 790-0124
Fax: (361) 790-0125

Kimberly Henry, Assist to the City Manager
2751 S.H. 35 Bypass
Rockport, TX 78382
Phone: (361) 729-2213 ext. 253
Fax: (361) 790-5966

Aransas County and the City of Rockport reserves the right to waive or reject any or all Bids or any and all irregularities in said bid(s) and to accept the bid considered most advantageous to the County. The County reserves the right to negotiate with any and all individuals or firms that submit proposals, as per the Texas Professional Services Procurement Act and the Uniform Grant and Contract Management Standards. Section 3 Residents and Business Concerns, Minority Business Enterprises, Small Business Enterprises and Women Business Enterprises are encouraged to submit proposals. Attention is called to the fact that not less than, the federally determined prevailing Davis-Bacon and Related Acts wage rate, as issued by the Department of Labor and contained in the contract documents, must be paid on this project. In addition, the successful bidder must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sex, sexual orientation, gender identity, or national origin. Adherence to the County of Aransas and City of Rockport Section 3 Policy is required for contracts and subcontracts in excess of \$100,000.00. All contractors and subcontractors must be cleared (not suspended or debarred) prior to any formal action authorizing the award of a contract to the contractor. Federal 2CFR guidelines are to be adhered to.

All respondents, contractors or subcontractors that are debarred, suspended, boycott energy companies, boycott Israel, engage in

Aransas County Courthouse
Rockport, Texas

November 18, 2021
Addendum #02

business with Iran, Sudan or a foreign terrorist organization, that neither it nor its parent company, nor any affiliate of respondent is majority owned or controlled by citizens or governmental entities of China, Iran, North Korea, Russia, or any other country designated by the Governor of Texas, or headquartered in any of those countries or are otherwise excluded from or ineligible for participation on federal or state assistance programs **may not** undertake any activity in part or in full under this project.

END OF DOCUMENT

DOWNTOWN ANCHOR PROJECT, TO COLLECTIVELY INCLUDE
ARANSAS COUNTY COURTHOUSE AND ROCKPORT CITY HALL



SIGN IN SHEET

TIME:

DATE:

Name	Agency	Phone	Email
Mark Williams	Broaddus Sr. Project Manager Agent	228.263.1025	mwilliams@broaddusassociates.com
GIANG PHAM MARK WILLIAMS	PGAL BROADDUS	713- 968 622-1444 228 263 1025	GPHAM@PGAL.COM
PAUL BONNETTE	PGAL	713-968-9358	pbonnette@pgal.com
Mike Merritt	Spaw Glass	210-559-8883	mike.merritt@spawglass.com
Anubathakoi Scroggins	VCS	361-570-9322	anita.scroggins@vcscompanies.com
DARYL STIMSON	VCS	5	DARYL.STIMSON@VCScompanies.com
LATISHA MURPHY	ARANSAS COUNTY	361-790-0124	lmurphy@aransascounty.org
Jacky Cockerham	Aransas County	361 790-0124	jcockerham@aransascounty.org
LARA KIRCHENS	Aransas County	361 790-0124	lkitchens@aransascounty.org
NEIL FINLAY	ROSENDIN ELECTRIC	(512) 845-0603	NFINLAY@ROSENDIN.COM
Damion Edwards	American Integrated Solutions	361 548 3027	d.edwards@aisfirst.com
BRAD GUNN	American Integrated Solutions	361-443-7507	b.gunn@aisfirst.com
Dan Boyd	Ambrose Concrete	361 299 6262	dona@ambroseconcrete.com
DAVID ACEVEDO	Summit Building & Design	956-285-9143	david.acevedo@summitbuildinganddesign.com
Christina Gonzalez	D.L. Bandy Constructors	210-519-0330	estimating.cd@bandy.com
Kenny Bollen	D.L. Bandy Constructors	210-519-0330	estimating@dlbandy.com
Byron Ferguson	SWECS Electrical	210 612 4687	BYRONF@SWECS.COM
Dwayne Paul's	SWECS	361-206-1854	dwayne.p@SWECS.com
John Murray	TEAL Const	361 882 4825	JOHNMURRAY@TEALCON.COM

ATTACHMENT NO. 2

**DOWNTOWN ANCHOR PROJECT, TO COLLECTIVELY INCLUDE
ARANSAS COUNTY COURTHOUSE AND ROCKPORT CITY HALL**



SIGN IN SHEET

TIME:

DATE:

[illegible]

Paul D Bonnette

From: Mark Williams <mwilliams@broaddususa.com>
Sent: Friday, October 29, 2021 11:59 AM
To: ALTE CONSTRUCTION SERVICES, INC; IZAGUIRRE CONSTRUCTION; J & J EXCAVATING & MATERIALS CO.; MAIDENHEAD CONSTRUCTION SERVICES INC.; MUNOZ FOUNDATION DRILLING, INC.; R & R PAVING, L.L.C.; RML HAULING & MILLING, INC.; SAENZ UTILITY CONTRACTORS, LLC
Cc: Leo Wood; Colton Wood; jstrothman; 'Kevin Carruth'
Subject: Notice of Advertisement for Bid - 3 Component Complex for Aransas County and the City of Rockport, Texas

All,

Additional ways to get the contract documents to the Aransas County DTA project include direct access to the City of Rockport Website. Use the link provided below. The City link will send you to CIVCAST where you must create an account. A Verification Link will be sent back. Once an account is created, you are able to obtain the documents.

<https://cityofrockport.com/417/Bid-Notices>

Respectfully, Mark

Mark B. Williams, AIA, NCARB, LEED AP

Senior Project Manager

The Broaddus Companies

Cell: 228.263.1025

mwilliams@broaddususa.com

BroaddusUSA.com

THE BROADDUS COMPANIES

We exist to advocate for owners and dramatically improve the building process.

ATTACHMENT NO. 4

Aransas County and City of Rockport Downtown Anchor Project

Company	Company Type	Contact Name	Contact Phone	Contact Fax	Email	Notes	Certifications
Alterra Power Systems	Supplier	Erin Carlson	713-854-3911		erin.carlson@alterrapower.com	Download Plans	
ASI Construction LLC	General Contractor	Amy Dudley	719-248-3095	719-647-2890	adudley@asidams.com	Download Plans	
Construction Bid Source	Other	Sherri Schweickert	8887869450	8887869450	sherri@constructionbidsource.com	Download Plans	
Hammer & Steel, Inc	Supplier	David Fortenbery	9362578790		dfortenbery@hammersteel.com	Download Plans	
Construction Journal	Plan Room	Pamela Exton	8007855165	8005817204	bids@constructionjournal.com	Download Plans	
Elevator Repair Service, Inc.	Other	Katy Gosling	2819878252	2819877330	katy@elevatorsrus.com	Download Plans	
Rosendin	SubContractor	Christopher Gerber	5122788484		cgerber@rosendin.com	Download Plans,Interested	
BL Technology, Inc.	SubContractor	Kendall Festervand	832-698-8021	832-698-8001	kfestervand@blti.com	Download Plans	HUB,WBE,DBE,SBE,WOSB
Diamond M Field Services	SubContractor	Dustin Shafer	210-837-0108		dustin@diamonddmfieldservices.com	Download Plans	
Nettles Construction Solutions	SubContractor	Ron Contreras	(405) 720-9313		ronc@nettlescs.com	Download Plans	
Adaptaspace	Manufacturer	Eugene Armbruster	403 8882855		earmbruster@adaptaspace.com	Download Plans	
Peek Traffic	Manufacturer	Stacey Taylor	281-453-0186		stacey.taylor@peektraffic.com	Download Plans	
AMTEK Austin	Plan Room	Kaylan Wardlaw				Download Plans, Not Bidding	
Virtual Builders Exchange	Plan Room	Jeannette Olguin	210-564-6900	210-564-6902	addenda@virtualbx.com	Download Plans	
TSI Laboratories, Inc.	SubContractor	Michael Tater	361-578-6933		tsilabvictoria@gmail.com	Download Plans	
Teal Construction	General Contractor	Amber Cook	17134658306		ambercook@tealcon.com	Download Plans	
Carl Crull, P.E.	Engineer	Carl Crull	361-816-5773		carlcrullpe@gmail.com	Download Plans	
ConstructConnect	Plan Room	Michael Stubbs	800-364-2059	866-570-8187	content@constructconnect.com	Download Plans	
V.A. Electrical Contractors LLC	SubContractor	Donnie Alsobrooks	8303055809		donald@vaelectric.net	Download Plans	
dodge data & analytics	Plan Room	peggy koehn	8007412718		peggy.koehn@construction.com	Download Plans	
Fulton	General Contractor	Rogelio Mellado	361 816 2042		rmellado@fultonconst.com	Download Plans	
Wilbert Vaults of Houston, LLC	Manufacturer	Brett Henery	713-692-6105	713-692-6920	bhenery@wilberthouston.com	Download Plans	
Broaddus Associates	Other	Mark Williams	2282631025		mwilliams@broaddususa.com	Download Plans	
Southern Home Improvement Properties, Inc.	Other	Southern Home Improvement Properties	929-464-7447		ccshipinc@gmail.com	Download Plans	
Fulton Construction	General Contractor	Tanner Doan	3619935200		tdoan@fultonconst.com	Download Plans	
Chicago Bullet Proof	Manufacturer	William Crane	7085349102		bill@chicagobulletproof.com	Download Plans,Interested	
Dodge Data & Analytics	Plan Room	Dodge Bidding	817-375-2953	800-768-5594	dodge.bidding@construction.com	Download Plans	
RAGO Enterprises	SubContractor	Venancio Lopez	5123823851		venancio.lopez@ragoconcrete.com	Download Plans	
Del Mar College PTAC	Plan Room	Susie Hargress	361-698-1020	361-698-1024	ptac@delmar.edu	Download Plans	
Whiting-Turner	General Contractor	Cyrena Davis	2103893937		cyrena.davis@whiting-turner.com	Download Plans	
Sitek Omni Services	SubContractor	Kevin Delahunty	281-812-1461		kdelahunty@sitekomni.com	Download Plans	
VCS Companies	SubContractor	Daryl Stimson	13615751528		daryl.stimson@vcscompanies.com	Download Plans	
Matlock Construction Group	SubContractor	Stewart Matlock	3617277380		stewartm@matlockconstructiongrp.com	Download Plans	
SpawGlass	General Contractor	Sherri Kreutler	210-651-9000		Sherri.Kreutler@SpawGlass.com	Download Plans	
Wallin Marketing Services	Other	Allison Wallin	2817946169		allison@wallinmarketing.com	Download Plans	
HWH	General Contractor	Michael Doddridge	2145519652		mdoddridge@hwh1887.com	Download Plans	
Aaron Concrete	Supplier	Clayton Walker	5126950759		aaronconcretecoastal@gmail.com	Interested,Download Plans	
Mcgraw-hill - Dodge Data	Plan Room	Hazel Lacamieta	413.471.9488	6093362767	dodge.docs@construction.com	Download Plans	
Bandy Constructors	General Contractor	Estimating Department	210-519-0330	210-519-2960	estimating@dlbandy.com	Download Plans	
Limon Masonry LLC	SubContractor	Ricardo Flores	956-685-5252		flores@limonmasonry.com	Download Plans	
Avidex Industries LLC	SubContractor	Ron Ponce	949-428-6333	949-428-6334	biddesk@avidex.com	Download Plans	
Way Engineering, Ltd.	SubContractor	Samuel Sexton	8329164855		ssexton@wayeng.com	Download Plans	
Brazos Masonry Inc	SubContractor	Anna Johnson	2548485830		ajohnson@brazosmasonry.com	Download Plans	
DERRICK CONSTRUCTION	General Contractor	Roy Johnson	3617922423	361-729-1218	serenity@derrickconstruction.net	Download Plans	
Sendero Industries, LLC	General Contractor	Dalton Rieder	7138686960		drieder@senderoindustries.com	Download Plans	
AV Calibrations	Other	Rob Kessler	210-369-9572		rob.kessler@avcalibrationtx.com	Download Plans	
Ferguson Enterprises	Supplier	Jim Bunting	361-289-1977	361-289-1968	jim.bunting@ferguson.com	Download Plans	
Securitas Electronic Security Inc	SubContractor	Chris Hofmockel	2108578273		chris.hofmockel@securitates.com	Download Plans	
Victoria Air Conditioning, LTD	SubContractor	Jonathan Chavez	361-578-5241		jonathanchavez@victoriaair.com	Download Plans	
A. Ortiz Construction & Paving, Inc.	General Contractor	Raul Ortiz	361-882-2122	361-883-4188	Aortizpav@sbcglobal.net	Download Plans	HUB,DBE,MBE
Teal Construction	General Contractor	Justin Herrera	3618824825		justinherrera@tealcon.com	Download Plans	
LB Foster	SubContractor	James Buttles	504-330-2482		jbuttles@lbfoster.com	Download Plans,Interested	
Berger Engineering	SubContractor	David Davis	2143584451		ddavis@berger-engr.com	Download Plans	
Jimenez Electric, LLC	SubContractor	Dawn Wallace	3613005218		dawn@jimenez-electric.com	Download Plans	
ParkUSA	Manufacturer	Walter Williams	956-428-2079		wwilliams@park-usa.com	Download Plans	
Texas Icon Consturction, LLC	SubContractor	Mark DeLeon	512-584-6215	956-223-4146	info@dstxicon.com	Download Plans	MBE,DBE,HUB
Summit Building & Design	General Contractor	David Acevedo	888-775-2266	956-753-4005	cecilia.ramos@summitbuildinganddesign.com	Download Plans,Interested	
INDUSTRIAL FABRICS	Manufacturer	YADIRA TORRES	7136419797		ytorres@ind-fab.com	Download Plans	
K4E	SubContractor	Matthew Ray	281-450-1936		mray@k4ellc.com	Download Plans	SBE
Victoria Communication Services	Not Specified	Anita Thakar Scroggins	8067877350		anita.scroggins@vcscompanies.com	Download Plans	
lynn engineering	Engineer	brandi picton	3617907023		brandi.picton@lynnngroup.com	Download Plans	
Lynn Engineering	Engineer	Mitchell Carrillo	9792458900		mittchell.carrillo@lynnngroup.com	Download Plans	



Downtown Anchor Project



Bidder	Bid Bond	Receipt of Addendas				Base Bid	BREAK DOWN OF DTA BASE BID					Apparent Low Bidder
		No.1	No. 2	No. 3	No.4		ARANSAS COUNTY COURTHOUSE	Courthouse Alternate 1	ROCKPORT CITY HALL	City Hall Alternate 1	City Hall Alternate 2	
ASI Construction LLC P: 719-248-3095 adudley@asidams.com						No Show						
Teal Construction P: 713.465.8306 ambercook@tealcon.com	5%	X	X	X	NA	\$39,995,000.00	\$23,615,000.00	<\$275,000.00>	\$16,380,000.00	<\$320,000.00>	\$0.00	
Fulton Construction P: 361.993.5200 tdoan@fultonconst.com	5%	X	X	X	NA	\$46,519,000.00	\$27,357,000.00	<\$320,000.00>	\$19,162,000.00	<\$375,000.00>	<\$70,000.00>	
Whiting-Turner P: 210.389.3937 cyrena.davis@whiting-turner.com						No Show						
SpawGlass P: 210-651-9000 Sherri.Kreutler@SpawGlass.com						No Show						
HWH P: 214.551.9652 mdoddridge@hwh1887.com						No Show						
Bandy Constructors P: 210-519-0330 estimating@dlbandy.com						No Show						
Derrick Construction P: 361.792.2423 serenity@derrickconstruction.net						No Show						
Sendero Industries, LLC P: 713.868.6960 drieder@senderoindustries.com						No Show						

We certify this bid tabulation to be a true and accurate representation to the best of our knowledge of the bids received and opened on Thursday, December 9th, 2021.

Mark B. Williams, AIA, NCARB, LEED AP
Broaddus & Associates

THE
BROADDUS
COMPANIES