



GONZALEZ DE LA GARZA

SURVEYORS ENGINEERS CONTRACTORS

September 4, 2018

Theresa Mata
Project Manager
San Antonio International Airport
Aviation Department
457 Sandau Rd.
San Antonio, TX 78216

Re: Stinson Hike and Bike Trail
San Antonio International Airport (Stinson Division)
Project Number 33-00273
Contractors Bid Analysis

Ms. Mata,

Gonzalez De La Garza (GD) has received the twelve different Bid Proposals for the Stinson Hike and Bike Trail Project originally signed and sealed on February 07, 2018. GD Personnel has reviewed all twelve Bid Proposals to determine that they are compliant with the project's Front-End Documents and that all the information required was included.

The Bidders included the Forms and Documentation required by the Terms and Conditions for the IFB provisions, with the exception of Straight Line Management LLC, who did not include the Form-1295. As a result, Straight Line Management LLC, has been deemed disqualified.

The project was broken down by a Base Bid and three different Additive Alternate Bids. COSA Aviation intends to construct the South Loop (Base Bid), North Loop (Alternate 1), and the Bridge components (Alternate 3) of the trail with available funds, essentially, Option One. A second summary was included as Option Two, for COSA Aviation to consider if funds are not available. Option 2 includes South Loop (Base Bid), North Loop (Alternate 2), and the Bridge components (Alternate 3). COSA Aviation is considering Option One as the preferred choice. The following is a break-down of the bid amounts:

Table with 5 columns: Bidder Name, Base Bid, Alt. 1, Alt. 2, Alt. 3. Rows include EJ Smith Construction Co., LLC; E-Z Bel Construction, LLC; and Tejas Premier Bldg. Cont. Inc. with sub-totals for Option 1 and Option 2.

GONZALEZ-DE LA GARZA & ASSOCIATES, LLC

115 E. TRAVIS STREET, SUITE 800, SAN ANTONIO, TEXAS 78205

OFFICE: (210) 208-9400 · FAX: (210) 208-9401

TBPE No. F-10015 · TBPLS No. 10193922

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	Base Bid	Alt. 1	Alt. 2	Alt. 3
• Straight Line Management, LLC	\$829,136.70	\$687,323.00	\$273,683.00	\$420,533.00
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,936,992.70			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$1,523,352.70			
(Disqualified)				
• J. Sanchez Contracting, Inc.	\$600,097.61	\$653,268.77	\$6,331.63	\$349,379.94
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,602,746.32			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$955,809.18			
• RCO Construction, LLC	\$458,253.00	\$490,896.00	\$75,832.00	\$286,240.00
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,235,389.00			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$820,325.00			
• Pronto Sandblasting Inc.	\$637,932.00	\$691,330.00	\$25,144.00	\$396,990.00
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,726,252.00			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$1,060,066.00			
• The Sabinal Group	\$835,000.00	\$640,000.00	\$45,000.00	\$430,000.00
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,905,000.00			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$1,310,000.00			
• Shannon-Monk, Inc.	\$591,147.00	\$637,707.00	\$53,306.00	\$383,286.00
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,612,140.00			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$1,027,739.00			
• CGC Gen. Contractors Inc.	\$582,835.60	\$584,779.05	\$55,039.20	\$283,863.90
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,451,478.55			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$921,738.70			
• Jerdon Enterprise, LP	\$623,032.55	\$659,444.85	\$41,744.00	\$309,523.50
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,592,000.90			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$974,300.05			
• SB Contractors, LLC	\$596,990.00	\$577,027.50	\$34,898.00	\$292,752.50
(Option 1) Base Bid, Alt. 1, and Alt. 3 Total	\$1,466,770.00			
(Option 2) Base Bid, Alt. 2, and Alt. 3 Total	\$924,640.50			

The option one (1) bids varied from \$1,235,389.00 (RCO Construction, LLC) to \$2,160,510.00 (E-Z Bel, LLC) with a mean of \$1,711,498.05. GD has enclosed a summary of the bid tabulation for all twelve bids including the Engineer's Opinion of Probable Cost (OPC). There was a cost difference between RCO Construction LLC, the lowest bidder, and the Engineer's OPC of approximately 9% lower in the option one-

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overall bid. The most notable differences in bids were in the Alternate 2 section of the Bid Tabulations, where the mean of the contractors' costs were 48% higher than the Engineer's OPC.

References were contacted to obtain relevant information on the contractors and their client's experience. Additionally, GD reviewed the Debarred Vendor's List from the Texas Comptroller to ensure that the contractors had been excluded from debarment and/or other fraud involvement, and it appears that the contractors are in compliance with the Texas Comptroller Tax Records. Furthermore, GD contacted the City of San Antonio's Development Services Department to obtain information about the contractors regarding outstanding permits or owed money. After reviewing various permit applications, the following contractors owe fees to the City of San Antonio:

- Straight Line Management, LLC \$3.00
- J. Sanchez Contracting, Inc. \$6.00
- Pronto Sandblasting Inc. \$3.00
- The Sabinal Group \$25,354.01
- Jerdon Enterprise, LP \$318.00

Based on the bid information provided from all twelve contractors, including experience and qualifications and the Qualified Low Bid (for Option One), Gonzalez De La Garza recommends the Stinson Hike and Bike Trail Project be awarded to RCO Construction, LLC.

Please call me at 210.208.9400 or email me at agonzalez@gd-us.com if you have any questions.

Regards,

Ayda Gonzalez, P.E.
Chief Executive Officer

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