



7122 WORCESTER DRIVE, SUITE A, SPRING, TEXAS 77379 ~ 281.209.1724
7600 CHEVY CHASE DRIVE, BUILDING 2, SUITE 300, AUSTIN, TEXAS 78752 ~ 800.966.6088
10000 N. CENTRAL EXPRESSWAY, SUITE 400, DALLAS, TEXAS 75231 ~ 800.966.6088
950 BANNOCK STREET, SUITE 1100, BOISE, IDAHO 83702 ~ 208.292.9130

January 29, 2025

Mr. DJ Hutchinson
Project Administrator
City of Texas City: Public Works Department
7800 Emmett F. Lowery Expressway
Texas City, Texas 77590

Re: Bid Review: Roof Replacement & Miscellaneous Repairs of Exterior Walls
Showboat Theater
PCI Project No. 12260.24.01

Dear Mr. Hutchinson:

On Thursday, December 12, 2024, a total of five bids were submitted by prospective contractors for the referenced project. The bids were opened and read aloud and recorded by PCI representative at 2:00 p.m. on the noted date. A tabulation of the bids is attached.

Based on the bid tabulation, Beldon Roofing (Beldon) was the apparent low bidder of Base Bid No.1 (Roof Replacement) and Base Bid No.2 (Exterior Wall Repairs) with a total amount of \$179,989.00. An Alternate Bid was also submitted for installing a cast stone coping in-lieu of EIFS. Beldon was also the apparent low bidder of the total of the Base Bids and Alternate Bid with an amount of \$271,693.00. Including costs for Performance & Payment bonds, the total bid (Base Bids + Alternate Bid + P&P Bonds) for Beldon would be \$275,822.73; \$280,403.10 for Liquatech; and \$281,999.40 for Brazos. PCI reviewed the bids and supplemental information submitted by each bidder for evaluation purposes. PCI has successfully completed roofing and restoration projects with each of the bidders over the past years.

Based on our evaluation of the subject qualifications and information submitted, total bid amounts provided by three of the respondents (Beldon, Liquatech, and Brazos) were relatively close to each other, or within approximately 2%, and selection of either of these prospective bidders would be suitable for this project. If you have any questions, or if we can be of further service, please contact me.

Sincerely,

PRICE CONSULTING, INC.

A handwritten signature in black ink, appearing to read 'Karl A. Schaack', with a horizontal line extending to the right.

Karl A. Schaack, P.E., RRC
President

BID TABULATION FORM

**CITY OF TEXAS CITY
SHOWBOAT THEATER
TEXAS CITY, TEXAS
PCI PROJECT
#12260.24.01**

BELDON	LIQUATECH	BRAZOS	R.B. HASH
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BASE BID 1: REPLACE ROOF	\$117,721.00	\$167,065.00	\$162,313.00	\$198,000.00
BASE BID 2: EXTERIOR WALLS	\$63,977.00	\$64,770.00	\$64,939.00	\$101,767.00
TOTAL BB1 +BB2	\$179,989.00	\$231,832.00	\$227,252.00	\$299,760.00
ALT BID: CAST STONE COPING	\$91,704.00	\$41,732.00	\$49,218.00	\$22,378.00
BB1 + BB2 + ALT BID	\$271,693.00	\$273,564.00	\$276,470.00	\$322,138.00

BID BOND	✓	✓	✓	✓
P&P BONDS	1.52%	2.50%	2.00%	2.00%
	\$4,129.73	\$6,839.10	\$5,529.40	\$6,442.76

UNIT PRICES				
CONCRETE CRACK REPAIR	\$17.75	\$20.00	\$6.75	\$450.00
CONCRETE SPALL REPAIR	\$30.00	\$250.00	\$12.50	\$25.00
METAL DECK REPAIR	\$75.00	\$25.00	\$18.25	\$10.00

PROJECT COMPLETION	60	165	30	90
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EMR				
CURRENT YEAR	0.64	0.86	0.69	0.79
PAST YEAR	0.63	0.81	0.89	0.79
TWO YEARS AGO	0.67	0.73	0.80	0.70

ADDENDA	✓	✓	✓	✓
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BID TABULATION FORM

**CITY OF TEXAS CITY
SHOWBOAT THEATER
TEXAS CITY, TEXAS
PCI PROJECT
#12260.24.01**

JR JONES

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BASE BID 1: REPLACE ROOF	\$178,828.00			
BASE BID 2: EXTERIOR WALLS	\$153,265.00			
TOTAL BB1 +BB2	\$332,093.00			
ALT BID: CAST STONE COPING	\$21,465.00			
BB1 + BB2 + ALT BID	\$353,558.00			

BID BOND	✓			
P&P BONDS	1.10%			
	\$3,889.14			

UNIT PRICES				
CONCRETE CRACK REPAIR	\$8.00			
CONCRETE SPALL REPAIR	\$25.00			
METAL DECK REPAIR	\$12.00			

PROJECT COMPLETION	50			
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EMR				
CURRENT YEAR	0.76			
PAST YEAR	0.63			
TWO YEARS AGO	0.64			

ADDENDA	✓			
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