



28 October 2025

Mr. Jack Haralson
Director of Public Works
City of Texas City
7800 Emmett F. Lowry Expressway
Texas City, Texas 77591

Re: Texas City Municipal Building
CMAR Recommendation

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

Dear Jack:

As you are aware, the City received seven proposals and interviewed four companies for the Texas City Municipal Building. The four interviewed companies were as follows:

- Anslow Bryant Construction
- Durotech
- Flintco Construction
- Spawglass

The committee reviewed and determined that Spawglass was the highest ranked and the best value to serve as Construction Manager at Risk (CMAR) for the Texas City Municipal Building project. The City went through a thorough process in shortlisting and interviewing the potential CMAR candidates and has selected a very qualified firm to move forward with. I recommend that the City enter into final negotiations with Spawglass for the Municipal Building.

Let me know if you have any questions or require further information.

Sincerely,
PGAL

Jeffrey P. Gerber, AIA
Chief Executive Officer

Evaluator: **D. JOHNSON, J. BRANSON,
C. RUSHING, J. TUMBLESON,
K. GOLDEN**
Reviewer:

EVALUATION OF RFP

Company	Criteria Number (See Below)							Total Points
	1	2	3	4	5	6	7	
Anslow Bryant Construction	9	21	14	10	3	13	12	82
Durotech	10	23	14	8	5	14	12	86
Flintco Construction	9	21	14	9	4	14	12	83
Gamma Construction	8	12	14	7	3	13	0	57
Pogue Construction Company	8	20	10	10	5	12	0	65
Sedalco Construction	7	20	14	7	4	7	0	59
Spawglass	9	23	15	8	4	12	16	87

CRITERIA #	MAX POINTS	EVALUATION CRITERIA	
1	10	General Company Information and History	
		Items to consider:	Age of Company. Experience of firm. Claims and Lawsuits. Volume of Work City Hall, EOC and Municipal Experience
2	25	Project Personnel and Experience	
		Items to consider:	Organizational Chart Key Personnel Resumes and Experience Organization and Key Personnel previous project experience with City of Texas City and PGAL City Hall, EOC and Municipal Experience Project Controls
3	15	Financial Information	
		Items to consider:	Financial Stability Financial Statement Insurance Coverage
4	10	Safety Program	
		Items to consider:	Safety Program - Is EMR Rating over 1.0? Above 1.0 is worse than industry average, below 1.0 is better than industry average. OSHA History
5	5	Project Narrative, Testimonials and References	
		Items to consider:	Project Approach and Understanding Testimonials References Remarks
6	15	Fee Quotation	
		Items to consider:	Preconstruction Fee Amount Construction Services Fee Percentage Contract Qualifications
7	20	Interview	
		Items to consider:	Overall Presentation Personalities of Team Ability to Answer Concerns