



## Fantasy Circle Beach Access Improvements ADDENDUM NO. 1

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This project is funded, in part, by a Texas Coastal Management Program grant approved by the Texas Land Commissioner pursuant to National Oceanic and Atmospheric Administration Award

No. NA22NOS4190148



## ADDENDUM NO. 1

City of South Padre Island  
Fantasy Circle Beach Access Improvements  
South Padre Island, TX

Prepared by:  
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Date: January 10, 2024

This Addendum is supplemental to, and a part of the plans, specifications, and proposal documents for the above project, and all previous and future addenda, and all terms and conditions of those documents apply to this addendum and vice versa.

**This addendum includes:**

**Instructions to Bidders:**

1. Schedule of Important Dates – Revision 1

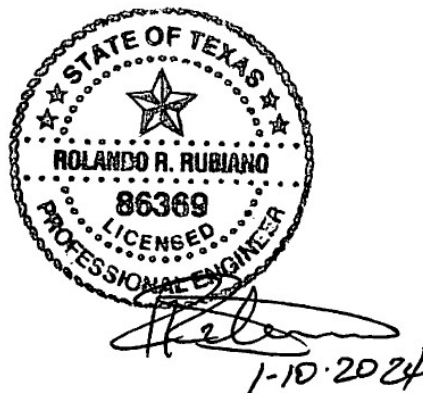
**Ranking Criteria and Evaluation Committee**

2. Ranking Evaluation - Revision 1

**Bid Package Distribution List:**

3. List of Bidders who have requested Bid Documents - Dated January 10, 2024

END OF ADDENDUM NO. 1



## INSTRUCTIONS TO BIDDERS

Bids are solicited for Fantasy Circle Beach Access Development Project with the following definitions, terms, and conditions of bidding. This bid contains the City's standard contract terms, conditions, and insurance requirements. Interested bidders shall provide a competitive sealed proposal (CSP). The City of South Padre Island will consider the highest valued proposals based on proposed lump sum bid and best qualified bidder. Ranking criteria is included with in this bid package.

### A. NOTICE

Sealed bids are due at 2:00 p.m. on February 8<sup>th</sup>, 2024, after which time all qualified bids will be opened and publicly read aloud at 4601 Padre Blvd, South Padre Island, Texas 78597. Bids received after the specified deadline will be returned unopened.

**Sealed bids shall be clearly marked with the bid number and title and addressed to the**

**City of South Padre Island – City Secretary. Bids shall be delivered using one of the following:**

<b>Hand-deliver to:</b> 4601 Padre Blvd South Padre Island, TX 78597	<b>Mail to:</b> 4601 Padre Blvd. South Padre Island, TX 78597	<b>Ship to (FedEx, UPS, DHL):</b> 4601 Padre Blvd. South Padre Island, TX 78597
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### B. LOCATION AND DESCRIPTION OF PROJECT

The project is located along Gulf Blvd between E. Parade Dr. and E. Coronado Dr. The project includes the development of a public beach access identified as Fantasy Circle. The scope of work general includes the development and installation of permeable parking, restroom facilities, wood framed walk over and drive over, landscape, landscape irrigation and hardscape, and dune and vegetation mitigation work.

This project is permitted under the rules and regulations of the Texas General Land Office, Beachfront Construction Certificate & Dune Protection Permit, GLO ID No. BDSPI-23-0215.

In compliance with the National Oceanic and Atmosphere Administration and the Texas General Land Office, the following information is to be released with this publication:

60% Federal Funding Allocation: \$200,000      40% Local Funding Allocation: \$133,335

These funding percentages and allocations are based on funding awarded, not on the total project cost.

### C. PRE-BID CONFERENCE

A Pre-bid Meeting will be held at South Padre Island City Hall, 4601 Padre Blvd, City of South Padre Island, Texas at 3:00 p.m. central time on January 22<sup>nd</sup>, 2024 with site visit to follow. This meeting is not mandatory, but attendance is highly recommended.

### D. COPIES OF BIDDING DOCUMENTS

A complete set of Bidding and Contract Documents will be made available for no charge on a flash drive (or other electronic means) at:

GRA Engineering  
1220 W. Harrison  
Harlingen, TX 78550  
(956) 428-4461  
[gra@graengineering.com](mailto:gra@graengineering.com)

Vendors may receive notice of bids from the City of South Padre Island from a variety of channels. Approved methods of dissemination include: City of South Padre Island website or the City of South Padre Island City Secretary. The receipt of solicitations through any other means may result in the receipt of incomplete specifications or addenda which could ultimately render your bid non-compliant. City of South Padre Island accepts no responsibility for the receipt or notification of solicitations through any other source.

**E. BID SECURITY**

A Certified Cashier’s Check or an acceptable Bid Bond in an amount of not less than five (5) percent of the total amount bid, shall accompany each bid proposal.

**F. BONDS**

The successful bidder will be required to furnish a Payment Bond and Performance Bond in the amount of the contract. Bidders may not withdraw their Bid Proposal within 60 calendar days of the bid opening date.

**G. QUESTIONS and INQUIRIES**

The deadline for written questions is **January 25<sup>th</sup>, 2024, at @ 3:00 p.m.** Questions and inquiries about this Solicitation shall be submitted in writing via email to the following:

GRA Engineering  
gra@graengineering.com  
Email subject line: SPI Fantasy Circle

**H. SCHEDULE OF IMPORTANT DATES**

The tentative schedule for this Solicitation is as follows:

Release Construction Documents to bidders	December 21st, 2023
Advertisement Dates	January 4th & January 11th, 2024
Pre-Bid Meeting	January 22nd, 2024
Deadline for Questions and Inquiries	January 25th, 2024
Latest Addendum Posting	February 1st, 2024 @ 4:00 p.m.
Bid Due Date	February 8th, 2024 @ 2:00 p.m.
Earliest Award by City	February 2024

## Ranking Criteria and Evaluation Committee

Bids are solicited for **Fantasy Circle Beach Access Development Project** with the definitions, terms and conditions of bidding noted in the Instructions to Bidders and Bid Terms and Conditions.

This bid contains the City's standard contract terms, conditions and insurance requirements. Interested bidders shall provide a Competitive Sealed Proposal (CSP). The City of South Padre Island, will consider the highest valued proposals based on proposed lump sum bid and best qualified bidder. Ranking criteria is included with in this bid package.

### Selection of Delivery Method

The City of South Padre Island City Commission is considering a construction contract using a Competitive Sealed Proposal (CSP) method for construction proposal evaluation and contractor selection. The City will evaluate the construction proposal for highest ranked value based on the following criteria. Final determination of the highest valued proposal shall rest with the City Commission to be determined at a duly noticed public meeting.

### Delegation

As authorized, the City Commission hereby authorizes the initial ranking and evaluation of construction bid proposals for the Fantasy Circle Beach Access Development a delegated evaluation committee. The delegated evaluation and ranking committee shall consist of the following individuals:

### Evaluation/Ranking Committee

- Shoreline Department Director
- Shoreline Coastal Coordinator
- Shoreline Task Force Committee Member(s)
- Public Works Director Designee
- Project Architect/Engineer/Designer

In procuring construction services, the City shall provide notice of the delegation and the limits of the delegation in the request for bids, proposals, or qualifications or in an addendum to the request. If the district fails to provide that notice, a ranking, selection, or evaluation of bids proposals, or qualifications for construction services other than by the City Commission in an open public meeting is advisory only.

The committee shall evaluate, rank, and publish said rankings in accordance with state law. The evaluation criteria and related weights have been established by the committee and are stated below. The committee reserves the right to alter the evaluation criteria and related weights as deemed appropriate, on a case by case basis, as long as said criteria and related weights are published in the bid advertisement process and ranked accordingly.

After the committee has finished ranking the offeror’s proposals, the committee shall meet with the highest ranked offeror and attempt to negotiate a construction contract which provides the “best value to the City.” Once the committee and the highest ranked offeror agree on a negotiated price and scope of work, the committee shall forward the negotiated contract amount proposal to the City Manager’s Office for placement on the next available City Commission meeting for final consideration and acceptance or rejection.

The City Commission shall have the right to approve or reject the ranking committee’s recommendations for a construction contract award. The City Commission reserves the right to exclude firms failing to achieve a minimum total score from any further consideration for contract negotiation. Any contract changes to City Commission approved construction contracts shall not be permitted without further City Commission approval.

During the discussion, evaluation, and ranking process, under no circumstances should any team member try to influence or attempt to pressure other ranking members to change the evaluation scores.

**Ranking Evaluation and Ranking Criteria**

The City reserves the right to apply any and all criteria as deemed appropriate and allowed by state and local law/ordinance. Including but not limited to other relevant factors specifically denoted in the bid package. The City requests offerors to answer or provide the information to the following selection criteria. Questions left unanswered or omitted requested information may result in zero (0) points being awarded.

<b><u>Criteria</u></b>	<b><u>Weight</u></b>
Price	60 Points
Company Construction Experience	15 Points
Construction Team and Subcontractors	10 Points
Professionalism/Conflict Resolution	10 Points
Construction Performance	25 Points
Financial Strength	<u>20 Points</u>
Total Maximum Points	<u>140 Points</u>

**1. Price (60 Points):**

The price will be evaluated and scored based on the main base proposal cost. The City reserves the right to include any and all alternate price proposals in the price evaluation process. The established budget will determine which, if any, alternates will be recommended and accepted as part of the overall price ranking evaluation. After the highest ranked firm is selected, negotiations on price and changes on the scope of work may occur with the firm that provides the best value to the district.

Points will be awarded based upon the total number of offers submitted. The lowest offeror will receive the maximum number of points and the highest offeror will receive the minimum number of points. A point spread system will be established once all the offers are tabulated. The closer the prices of the offers, the larger the point spread will be.

Sample: Utilizing the 80% Spread Formula

Contractor	Price	Points
Offeror No. 1	\$1,000,000.00	60.0
Offeror No. 2	\$1,050,000.00	56.0
Offeror No. 3	\$1,100,000.00	52.0
Offeror No. 4	\$1,150,000.00	48.0

70% spread: $60 \times 70\% = 42.0$ points	Result: 18.0 point spread
75% spread: $60 \times 75\% = 45.0$ points	Result: 15.0 point spread
80% spread: $60 \times 80\% = 48.0$ points	Result: 12.0 point spread
85% spread: $60 \times 85\% = 51.0$ points	Result: 9.0 point spread
90% spread: $60 \times 90\% = 54.0$ points	Result: 6.0 point spread
95% spread: $60 \times 95\% = 57.0$ points	Result: 3.0 point spread

If the committee decided to utilize the 90% spread formula, Offeror No. 4 is only 6 points away from Offeror No. 1. The committee may feel that a 6.0 point difference may be too close, and is unfair to the lowest price offeror. A 70% spread, or 18.0 point difference, may be too far spread out and may be considered unfair to the highest price offer. Especially since the prices are not too far apart on a \$1 Million project. The point spread could be very different on a \$300,000.00 project budget versus a \$30 Million project budget. Therefore, in this particular example, the committee makes a decision to utilize the 80% spread formula and have a 12.0 point spread between the lowest price offeror and the highest priced offeror.

After the percent spread is agreed upon, in this case the 80% formula, the lowest offeror gets the maximum 60 points and the highest offeror gets 48 points. Everyone else in the middle will get their points scored proportionately (extrapolated).

The difference between Offeror No. 1 and Offeror No. 4 is:  
 $\$1,150,000.00 - \$1,000,000.00 = \$150,000.00$

$\$150,000.00 / 12 \text{ points} = \$12,500.00/\text{point}$

Thus, every point is worth \$12,500.00.

Offeror No. 3      \$1,100,000.00 - \$1,000,000.00 = \$100,000.00  
\$100,000.00/\$12,500.00 = 8.0 points      60 - 8 = 52 points

Offeror No. 4      \$1,150,000.00 - \$1,000,000.00 = \$150,000.00  
\$150,000.00/\$12,500.00 = 12 points 60 - 12 = 48 points, and so on....

This is the scoring system which will be utilized by the ranking committee on the price category for all construction projects. The point system will vary from project to project depending on the project budget ranges, on the number of offers submitted, and on the price spread differences between all offerors.

## **2. Company Construction Experience (15 points):**

In order to get points relating to construction experience, performance, and professionalism the offeror must submit the following information:

How long has your firm been in business?

What is your firm's physical address?

How many coastal development and dune preservation / mitigation projects has your firm worked on and completed? Please list in chronological sequence, beginning with the most recent.

List the projects constructed of similar size, type, and complexity to this particular project. Please list in chronological sequence, beginning with the most recent.

## **3. Construction Team & Subcontractor (10 points):**

What Job Superintendent and Project Manager do you anticipate will be working on this project. Submit resumes of these key individuals with emphasis on job knowledge and experience. If you are not sure, list two or three potential job superintendents or project managers who will be in charge of this project, with corresponding resumes.

Provide a list of subcontractors to be used on this project. If not sure on certain trades, please list potential alternate subcontractors.

Provide statement of firm's safety record and/or history.



#### **4. Company's Professionalism (10 points):**

How well did the contractor respond to warranty items relating to response time and quality of work?

Was the contractor cooperative and professional in addressing construction issues, such as design conflicts, quality of work issues, pricing change orders, and in resolving other related construction issues?

Was the contractor ever confrontational, defensive, non-responsive, argumentative, disrespectful, during the duration of the construction project?

How well did the contractor work with consulting architects and/or engineers?

#### **5. Construction Performance (25 points):**

What was the quality of work provided by this contractor?

How timely did the contractor submit all warranty and operations manual documents, and all other related close out documents?

Was the contractor on time in finishing your project as originally projected?

Did the contractor finish punch list items in a reasonable time period?

Did you or have you received any Notice of Liens for non-payment from sub-contractors and/or material suppliers on any of your projects with this particular general contractor?

How well did the contractor respond to change order requests, and were the proposed prices fair and reasonable?

Did the contractor hold monthly meetings and document said meetings with appropriate minutes or construction reports?

#### **6. Financial Strength (20 Points):**

Provide one or more letter of reference(s) from a bank(s) with regards to the company's financial standing and strength.

Is your Bid Bond Company a U.S. listed Treasury Bonding Company?

If a cashier's check is submitted in lieu of a bid bond, disregard this question.

Will your Bid Bond Company be the same for your Performance and Payment Bonds, if you are awarded the project? If not, please list the Performance and Payment Bond company to be used and are they U.S. Treasury Listed. The bond companies are not required to be federally, or state treasury listed, however, utilizing unlisted bond companies will result in substantial point reductions.

Provide a statement attesting if your firm is a sole proprietorship, partnership, Limited Corporation, or Corporation, and provide a statement attesting if any individual owners of the firm have ever filed for bankruptcy.

Provide a financial statement of your business along with an accompanying cover letter from a State of Texas certified public accountant indicating the financial health of your firm.

If your firm has submitted a financial statement to the city on a prior project and it is not more than a year old, the city may accept and utilize that same financial statement on any new project for evaluation and ranking purposes. If the city considers your prior submitted financial statements as outdated and not recent, then the city will require that new financial statements be submitted in order to be evaluated and ranked.

### **Ranking Sheet – Fantasy Beach Access Development**

The following form shall be used as the scoring sheet to score the contractors bids, proposals and/or request for qualifications. In the event of a tie or ties, the tie breaker shall be in the favor of the offeror which submitted the lowest price. The alternates shall be used in addition to the base price only if the base price plus the alternate(s) price fall within the project budget. Negotiations on price shall not be allowed until after the City has selected the offeror which is the highest ranked and provides the “best value” to the City, in accordance with the rules and procedures set herein.

**Fantasy Beach Access Development**  
**Criteria for Selection of Building Contractors**

**Project Name:** Fantasy Circle  
**Project Location:** South Padre Island, TX  
**Ranking Date:**

**Contractor:**  
**Bid/Proposal Number:**  
**Bid Opening Date:** January 18, 2024

CATEGORY	Maximum Score	Points Scored	Total Points Scored
<b>1. PRICE (60 POINTS)</b>			
a. Construction Price	60	_____	_____
<b>2. COMPANY CONSTRUCTION EXPERIENCE (15 POINTS)</b>			
a. Number of years in business	5	_____	
b. Construction experience	5	_____	
c. Experience in similar size, complexity and cost of project	5	_____	
		<b>Subtotal</b>	_____
<b>3. CONSTRUCTION TEAM AND SUBCONTRACTORS (10 POINTS)</b>			
a. Project management and Project Superintendent experience	5	_____	
b. Subcontractors experience and reputation	5	_____	
		<b>Subtotal</b>	_____
<b>4. COMPANY'S PROFESSIONALISM (10 POINTS)</b>			
a. Firms Professionalism/Reputation	5	_____	
b. Conflict Resolution Performance	5	_____	
		<b>Subtotal</b>	_____
<b>5. CONSTRUCTION PERFORMANCE (25 POINTS)</b>			
a. Quality of work	6	_____	
b. Project Documentation	3	_____	
c. History of meeting deadlines	5	_____	
d. Change Order Pricing	6	_____	
e. Safety Record	3	_____	
f. Payment of Bills	2	_____	
		<b>Subtotal</b>	_____
<b>6. FINANCIAL STRENGTH (20 POINTS)</b>			
a. Financial Statements	20	_____	
		<b>Subtotal</b>	_____
<b>TOTAL POINTS SCORED</b>	<b>140</b>	<b>Grand Total</b>	_____

Evaluation Committee Member: \_\_\_\_\_

# GREEN, RUBIANO & ASSOCIATES

Structural Engineers  
Firm Registration #: F-4145

1220 West Harrison  
Harlingen, Texas 78550  
(956) 428-4461  
[www.graengineering.com](http://www.graengineering.com)

## SPI Fantasy Beach Access Improvements Contractor Bid Package Distribution List

Company Name	Contact	Phone Number	E-mail
SPI	Kristina Boburka	956-761-3837	<a href="mailto:kboburka@myspi.org">kboburka@myspi.org</a>
SPI	Erika Hughston	956-761-3837	<a href="mailto:ehughston@myspi.org">ehughston@myspi.org</a>
RGV AGC Plan Room	San Juana Schwarz	956-423-4091	<a href="mailto:sanjuana@rgvagc.org">sanjuana@rgvagc.org</a>
Builders Exchange	Heidi Shaffer	877-221-6418	<a href="mailto:southdesk@virtualbx.com">southdesk@virtualbx.com</a>
Megamorphosis	John Percy	956-482-1779	<a href="mailto:john@megamorphosisdesign.net">john@megamorphosisdesign.net</a>
SSP Design	Patrick McCauley	(956) 547-9788	<a href="mailto:patrick@sspdesign.com">patrick@sspdesign.com</a>
Halff	Marco Hernandez	361-400-0982	<a href="mailto:marco.hernandez@halff.com">marco.hernandez@halff.com</a>
Ethos Engineering	Guillermo Quintanilla	956-230-3435	<a href="mailto:gquin@ethoseng.net">gquin@ethoseng.net</a>
Ethos Engineering	Cesar Gonzalez	956-230-3435	<a href="mailto:cgonzalez@ethoseng.net">cgonzalez@ethoseng.net</a>
Southern Landscapes	Clay Frady	956-618-1899	<a href="mailto:clay@southernlandscapes.com">clay@southernlandscapes.com</a>
A&I Construction	Ismael Herrera	956-592-6525	<a href="mailto:ismael.ai@hotmail.com">ismael.ai@hotmail.com</a>
RBM Contractors, LLC	Laura McCrea	956-520-8707	<a href="mailto:laura@rbmcontractors.com">laura@rbmcontractors.com</a>
Albert Garza	Mor-Wil Construction	956-456-0628	<a href="mailto:Albert.garza03@yahoo.com">Albert.garza03@yahoo.com</a>

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