



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, November 15, 2022

SPECIAL CALLED MEETING AGENDA 5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:

- A.** Discussion and Possible Action to Award RFB NO. 23-001-10-06 City of San Juan Fire Station and Authorize the City Manager to Execute all Related Documents as Needed to the most Responsible Bidder.

IV. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq. and §551.071 Consultation with Attorney.

- 1.** Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.

V. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.

VI. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Special Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 10th day of November, 2022 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2022.

OFFICE OF THE CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 15, 2022

Discussion and Possible Action to Award RFB NO. 23-001-10-06 City of San Juan Fire Station and Authorize the City Manager to Execute all Related Documents as Needed to the most Responsible Bidder.

STAFF COMMENTS AND RECOMMENDATIONS:

On September 21, 2022, September 24, 2022 and September 28, 2022, Staff Advertised in the Advance News Journal and The Monitor RFB NO. 23-001-10-06 City of San Juan Fire Station. A Pre-Bid Conference was held on September 29, 2022 and a Bid Opening was held on October 13, 2022. The following bids were submitted:

1. Davila Construction - McAllen, TX
2. ECON Group, LLC - Edinburg, TX
3. Gerlach Builders - Edinburg, TX
4. Holchemont, LTD. - McAllen, TX
5. Summitt Building & Design - San Antonio, TX
6. Trigen Construction, LLC - Weslaco, TX
7. NM Contracting, LLC - McAllen, TX

Top 3 Ranking Vendors

1. Gerlach Builders - Edinburg, TX
2. Davila Construction - McAllen, TX
3. NM Contracting, LLC - McAllen, TX

RECOMMENDATION:

Select and Authorize the City Manager to Enter into a Contract for the City of San Juan Fire Station to the lowest responsible bidder.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

TABULATION



Project Name: City of San Juan Fire Station
Owner: City of San Juan
Project Number: 21053
Date: Thursday, October 13, 2022 @ 3:00 PM

	Company	Total Base Proposal Amount	Addenda No. 1 thru 3	# of Calendar Days	Bid Bond
1	Davila Construction	\$3,826,000.00	X	365	X
2	ECON Group, LLC	\$4,260,000.00	X	365	X
3	Gerlach Builders	\$3,770,000.00	X	365	X
4	Holchemont Construction	\$4,297,000.00	X	365	X
5	JAMS Contracting				
6	Noble Texas Builders				
7	Reya Construction				
8	Summit Building & Design	\$5,103,016.00	X	365	X
9	Tri-gen Construction, LLC	\$4,475,000.00	X	365	X
10	NM Contracting	\$3,657,000.00	X	365	X
11					
12					
13					

14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					



CITY OF SAN JUAN

FIRE STATION

RFB NO. 23-001-10-06

RANKING SHEET

VENDOR	LOCATION	TOTAL PROJECT COST
Gerlach Builders	Edinburg, TX	\$3,770,000.00
Davila Construction	McAllen, TX	\$3,826,000.00
NM Contracting, LLC	McAllen, TX	\$3,657,000.00

Ranked by:

Juan Cantu, ERO

Albert Chronis, ERO

Benjamin Arjona, City Manager – City of San Juan

Tirso Garza, Fire Chief – City of San Juan

Daniel Tijerina, Director of Planning & Zoning – City of San Juan

Lori A. Maldonado, Purchasing Agent – City of San Juan

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06

Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
② Davila Construction	McAllen, TX	\$3,826,000.00	38	8	10	10	5	3	5	8	87
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	8	10	9	5	4	5	9	84
① Gerlach Builders	Edinburg, TX	\$3,770,000.00	38	10	10	15	5	5	5	10	97
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	8	10	15	5	4	5	8	89
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	5	5	5	10	88
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	10	10	15	5	5	5	9	91
③ NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40	8	10	13	5	4	4	8	92

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City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06

Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction	McAllen, TX	\$3,826,000.00	38	1	10	15	5	3	5	9	86
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	5	10	15	5	5	5	10	84
Gerlach Builders	Edinburg, TX	\$3,770,000.00	38	5	10	15	5	5	5	10	88
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	1	10	15	5	4	5	0	79
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	5	5	5	10	88
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	10	10	15	4	4	4	7	86
NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40	5	10	15	5	5	4	10	94

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06

Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction	McAllen, TX	\$3,826,000.00	38 ⁵	10	10	15	5	2 incidents 4	5	10	97
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34 ⁵	10	10	15	5	5	5	NO LIST 9	93
Gerlach Builders	Edinburg, TX	\$3,770,000.00	38 ⁵	10	10	15	5	5	5	10	98
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34 ⁵	10	10	15	5	1 incident 4	NO LIST 5	NO LIST 9	97
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28 ⁵	10	10	15	5	5	NO LIST 0	10	83
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32 ⁵	10	10	15	5	5	NO LIST 0	NO LIST 9	86
NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40 ⁵	10	10	14 ³	5	5	NO LIST 0	NO LIST 9	93

\$2.65 million

NO LIST
NO LIST

1. GERLACH Builders = 98
2. DAVILA CONSTRUCTION = 97
3. NM CONTRACTING => 93
ECON

Juan Gerlach N/M - Econ sum 4. ~~David~~
David
NM. - 84 67 82 79 1. GERLACH.

NM = 87.5
(88)

Chief - Gerlach 2. David
David
NM - 90 59 88 77 3. N/M.

ECON = 79

Summit = 86

TRUCK = 83

Ben - Gerlach
David
(NM)(ECON - 93 93 83 86 TRUCK.

Long - Gerlach
David
Summit - ~~(88)~~ 82 79 88 74

Gracie - Gerlach
NM 92 84 88 91
Trigon -

Danny - Gerlach
ECON
DAVID 84. 89 88 84

Oct 25th

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06
Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction ②	McAllen, TX	\$3,826,000.00	38	8	10	15	5	4	5	9	94 ⁰
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	8	10	8	5	0	0	2	67 ⁰
Gerlach Builders ①	Edinburg, TX	\$3,770,000.00	38	29	10	15	5	5	5	10	97 ⁰
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	8	10	15	5	5	0	0	77 ⁰
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	5	5	0	9	82 ⁰
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	9	10	15	5	4	2	2	79 ⁰
NM Contracting, LLC ③	McAllen, TX	\$3,657,000.00	40	9	10	12	5	5	3	0	84 ⁰

Chart

DT

Gerlach
Davila
NM Contractor

NM
84
90
93
82
92
84

NM
89

ECON
67
59
93
79
84
89

79

Summit
82
88
83
88
88
88

Estimate
\$ 2,650,000
86

TriGen
79
77
86
76
91
86

83

2023 Ranking Sheet

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06
Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction	McAllen, TX	\$3,826,000.00	38	10	10	15	✓	3	✓	10	96 7
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	10	10	0	✓	0	0	0	59 0
Gerlach Builders	Edinburg, TX	\$3,770,000.00	38	10	10	15	✓	✓	✓	10	98 1
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	10	10	15	✓	✓	0	0	79 0
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	✓	✓	✓	10	86 0
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	10	10	15	✓	✓	0	0	77 0
NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40	10	10	15	✓	✓	✓	0	90 3

19542 59.4.

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06

Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction	McAllen, TX	\$3,826,000.00	38	8	10	15	5	4	5	8	93.0
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	8	10	15	5	2	5	0	79.0
Gerlach Builders	Edinburg, TX	\$3,770,000.00	38	9	10	15	5	5	5	10	97.0
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	8	10	15	5	4	4	0	80.0
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	5	5	5	10	88.0
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	9	10	15	5	5	20	0	76.0
NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40	8	10	10	5	5	4	0	82.0

2.65 cost test in #
21053 Ranking Sheet

Bid Ranking Criteria

Project: San Juan Fire Station
 Project No.: 21053
 Company: ERO
 Date: 10/17/2022

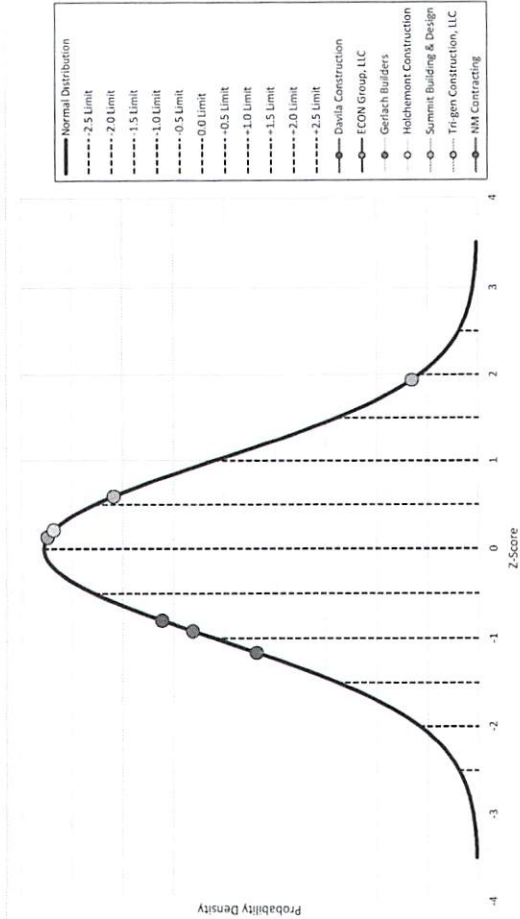
General Input:
 Number of available points: 40 points
 Z-score setting: prescribe custom ranges

Z-Score Range	Points
-2.5 < Z < -2	40
-2 < Z < -1.5	40
-1.5 < Z < -1	40
-1 < Z < -0.5	38
-0.5 < Z < 0	36
0 < Z < 0.5	34
0.5 < Z < 1	32
1 < Z < 1.5	30
1.5 < Z < 2	28
2 < Z < 2.5	26
2.5 < Z	24

No.	Company	Base Proposal Amount	Z-Score	Points
1	Davila Construction	\$ 3,826,000.00	-0.79796	38
2	ECON Group, LLC	\$ 4,260,000.00	0.13227	34
3	Gerlach Builders	\$ 3,770,000.00	-0.91799	38
4	Holchemont Construction	\$ 4,297,000.00	0.21158	34
5	Summit Building & Design	\$ 5,103,016.00	1.93919	28
6	Tri-gen Construction, LLC	\$ 4,475,000.00	0.5931	32
7	NM Contracting	\$ 3,657,000.00	-1.1602	40
8				
9				
10				
11				
12				
13				
14				
15				

Count
 Mean $\mu = \$ 4,198,288.00$
 Standard Deviation $\sigma = \$ 466,549.09$

Gerlach - 3,770,000.00
 Davila - 3,826,000.00
 NM Contracting - 3,657,000.00



Probability Density Function:
$$\varphi(x) = \frac{1}{\sigma\sqrt{2\pi}} e^{-\frac{1}{2}\left(\frac{x-\mu}{\sigma}\right)^2}$$

Z-Score:
$$Z = \frac{X - \mu}{\sigma}$$