

**MEETING NOTICE**  
**BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3**

Notice is hereby given that the Board of Commissioners of the **BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3** will hold a meeting on **July 28, 2025, at 3:00 P.M.** at the District's Administration Office, **6931 Masters Road, Manvel, Texas 77578.**

The District will consider and act upon the following matters:

1. Call meeting to order.
2. Roll call and establish a quorum.
3. To receive public comment.
4. To review and act regarding proposals for selection of contractor for the District's Station 1 alterations, including action to select construction contractor.
5. To review and act on loan proposals for construction financing of major renovations to the District's facility at 6931 Masters Rd, including selection of a lender and approval of the general terms of a loan.
6. Adjourn.





**Charla Armstrong**  
**Administrative Clerk**

Brazoria County  
Emergency Services District No. 3  
**6931 MASTERS RD**  
**MANVEL, TEXAS 77578**  
Phone (281) 519-8779  
Fax (281) 489-0024

# **Agenda**

## **Item 1**

**No  
Documentation  
for this Item**

# **Agenda**

## **Item 2**

**No  
Documentation  
for this Item**

# **Agenda**

## **Item 3**

**No  
Documentation  
for this Item**

# **Agenda**

## **Item 4**





July 28, 2025

Brazoria County Emergency Services District 3  
6931 Masters Road  
Manvel, Texas 77578

Attention: Darrell Valusek  
President, Board of Commissioners

Re: Recommendation for Award of Construction Agreement  
BCESD 3 – Station 1 Alterations

President Valusek,

On July 10, 2025, construction proposals for the Station 1 Alterations project were received from four (4) construction firms. The proposals were opened and read in the meeting room at Station 1 in the presence of myself and Cindy Reaves. The proposals were evaluated according to the criteria established in the proposal documents, and ranked as follows:

1. Bass Construction
2. Construction Masters of Houston
3. Maco Construction
4. Keeton Construction

Based upon the evaluation and ranking of the proposals received, it is my recommendation to select Bass Construction for the Station 1 Alterations project and award a construction agreement for the stipulated sum of Nine Hundred Seventy Seven Thousand dollars (\$977,000.00).

Please let me know if you have any questions or need additional information.

Sincerely,

SLATTERY TACKETT ARCHITECTS, LLP

A handwritten signature in blue ink, appearing to read "D. Slattery", with a long horizontal line extending to the left.

David Slattery, AIA  
Managing Partner

**BCESD 3 - STATION 1 ALTERATIONS**

Proposal Evaluation Form

7/22/2025

Bid Amt			Qualifications			Proposal			
Position	Proposer	Base Bid	Position	Proposer	Points	Rank	Proposer	Points	Base Bid
1	Bass Construction	\$ 977,000.00	1	Construction Masters	87.12	1	Bass Construction	80+	\$ 977,000.00
2	Construction Masters	\$ 1,081,019.00	2	MACO	86.26	2	Construction Masters	80+	\$ 1,081,019.00
3	Keeton	\$ 1,095,000.00	3	Bass Construction	81.74	3	MACO	80+	\$ 1,186,487.00
4	MACO	\$ 1,186,497.00	4	Keeton	70.19	4	Keeton	70.19	\$ 1,095,000.00

**BCESD 6 - STATION 1 ALTERATIONS**

Proposal Evaluation Form

7/22/2025

Contractor: **BASS**

		Ref_01	Ref_02	Ref_03	Ref_04	Ref_05	Points	# Ref's	Score	Remarks
<b>Part I - References</b>										
20 points	1. Quality of Contractor's Work	4	4	5	3		16	4	16.00	
10 points	2. Ability to Maintain Schedule	4	5	5	2		16	4	8.00	
10 points	3. Change Orders	4	3	5	3		15	4	7.50	
10 points	4. Responsiveness to Warranty	5	5	5	3		18	4	9.00	
10 points	5. Client Satisfaction	5	5	5	2.5		17.5	4	8.75	
<b>Part II - Qualification Statement</b>										
5 points	6. Years in Business		68					10	5.00	
15 points	7. Similar Facility Experience							7	13.13	
<b>Part III - Proposed Team</b>										
		const exp	sim proj	w/ comp						
5 points	8a. Project Manager	4	4	5			13		5.00	
5 points	8b. Project Superintendent	4	3	5			12		4.62	
5 points	8c. Project Superintendent	5	3	5	0		13	4	3.25	
<b>Part IV - Relationship w/ ESD</b>										
5 points	9. Previous Experience w/ ESD								2.50	
									<b>Total Raw Score</b>	82.74
									<b>DNR Reference Deduction</b>	-1.00
									<b>Adjusted Score</b>	<b>81.74</b>
									Base Proposal Amount	\$977,000
									Bid Alternate No. 1	N/A
									Bid Alternate No. 2	N/A
									Bid Alternate No. 3	N/A
									Change Order Markup	10.00%
									Bond Cost	0.80%
									Completion Days	180
									<b>Final Ranking</b>	<div style="border: 1px solid black; width: 40px; height: 15px; display: inline-block;"></div>

7/22/2025

MACO

		Ref_01	Ref_02	Ref_03	Ref_04	Ref_05	Points	# Ref's	Score	Remarks	
Part I - References											
20 points	1.	Quality of Contractor's Work		5	5	5	4.5	24.5	5	19.60	
10 points	2.	Ability to Maintain Schedule		4	5	5	4.5	23.5	5	9.40	
10 points	3.	Change Orders		5	4	5	5	24	5	9.60	
10 points	4.	Responsiveness to Warranty		5	5	5	4.5	24.5	5	9.80	
10 points	5.	Client Satisfaction		5	5	5	4.5	24.5	5	9.80	
Part II - Qualification Statement											
5 points	6.	Years in Business		41			10		5.00		
15 points	7.	Similar Facility Experience					4		7.50		
Part III - Proposed Team											
		const exp	sim proj	w/ comp							
5 points	8a.	Project Manager		3	3	5		11		4.23	
5 points	8b.	Project Superintendent		4	2	5		11		4.23	
5 points	8c.	Project Superintendent		5	5	5	4	4	23	5	4.60
Part IV - Relationship w/ ESD											
5 points	9.	Previous Experience w/ ESD								2.50	
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Total Raw Score									86.26		
DNR Reference Deduction									0.00		
<b>Adjusted Score</b>									<b>86.26</b>		
Base Proposal Amount									\$1,186,497		
Bid Alternate No. 1										N/A	
Bid Alternate No. 2										N/A	
Bid Alternate No. 3										N/A	
Change Order Markup									5.00%		
Bond Cost									1.50%		
Completion Days									152		
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<b>Final Ranking</b>											

BCESD 6 - STATION 1 ALTERATIONS

Proposal Evaluation Form

7/22/2025

Contractor: **Keeton**

		Ref_01	Ref_02	Ref_03	Ref_04	Ref_05	Points	# Ref's	Score	Remarks
Part I - References										
20 points	1. Quality of Contractor's Work	5	4	5	5		19	4	19.00	
10 points	2. Ability to Maintain Schedule	5	5	5	5		20	4	10.00	
10 points	3. Change Orders	5	3.5	5	5		18.5	4	9.25	
10 points	4. Responsiveness to Warranty	5	3	5	4		17	4	8.50	
10 points	5. Client Satisfaction	5	4	5	5		19	4	9.50	
Part II - Qualification Statement										
5 points	6. Years in Business	24					10		5.00	
15 points	7. Similar Facility Experience								0.00	
Part III - Proposed Team										
		const exp	sim proj	w/ comp						
5 points	8a. Project Manager		4				4		1.54	
5 points	8b. Project Superintendent		3				3		1.15	
5 points	8c. Project Superintendent	5	4	5	5		19	4	4.75	
Part IV - Relationship w/ ESD										
5 points	9. Previous Experience w/ ESD								2.50	

Total Raw Score	71.19
DNR Reference Deduction	-1.00
<b>Adjusted Score</b>	<b>70.19</b>

Base Proposal Amount	\$1,095,000	
Bid Alternate No. 1		N/A
Bid Alternate No. 2		N/A
Bid Alternate No. 3		N/A
Change Order Markup	15.00%	
Bond Cost	1.40%	
Completion Days	180	

**Final Ranking**

## 7/22/2025

## Construction Masters

5 points	9. Previous Experience w/ ESD	5.00
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Base Proposal Amount	\$1,081,019	
Bid Alternate No. 1		N/A
Bid Alternate No. 2		N/A
Bid Alternate No. 3		N/A
Change Order Markup	10.00%	
Bond Cost	1.31%	
Completion Days	150	

11/11/2011

# **Agenda**

## **Item 5**

**No  
Documentation  
for this Item**