

**MINUTES OF THE COLORADO COUNTY  
COMMISSIONER'S COURT REGULAR MEETING  
February 24, 2025**

- \_11. Recommendation to reject all bids received for the Colorado County Courthouse Maintenance Repairs Project No. 2025-01 and authorization to rebid the project with a reduced scope of work. (Prause)**

**Judge Prause explained the received bids are too high and the bidders didn't have enough experience or knowledge in historical preservation.**

**Motion by Judge Prause to approve the recommendation to reject all bids received for the Colorado County Courthouse Maintenance Repairs Project No. 2025-01 and authorization to rebid the project with a reduced scope of work; seconded by Commissioner Gertson; 5 ayes 0 nays; motion carried; it was so ordered.**

**(See Attachment)**

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**Hutson | Gallagher**

Historic Architecture & Conservation  
*Conserving the Past and Designing for the Future*

January 31, 2025

Hon. Ty Prause  
Colorado County Judge  
400 Spring Street  
Columbus, Texas 78934

Re: Bids Received for Colorado County Courthouse Maintenance Repairs

Dear Ty,

Hutson Gallagher has reviewed the two bids provided: the first from Prestige Building Group and the second from ATC Contractors, Inc. Both bids were received by Colorado County before the prescribed deadline and were signed and notarized as required. A bid bond was deleted in the Addendum, and therefore was not a requirement for bidding. A summary sheet is attached to allow comparison of the two submittals. However, each bidder left portions of their Bid Proposal blank, which prevents direct comparisons in certain categories, like the Bid Alternates.

Base Bids

The two bids were disproportionate in their Base Bid amounts, with Prestige being low at \$184,000 and ATC Contractors being high at \$655,547. This disparity in price is difficult to reconcile, and only ATC provide a rough breakdown of their bid (which was not required).

Bid Alternates

The following bid alternate prices were provided by ATC contractors. Prestige did not provide pricing for the bid alternates:

Alternate 1: Repair and repaint doors and openings at Water Tower (5 total)	\$45,000.00
Alternate 2: Remove and replace existing interior window film at all courthouse south and west windows.	\$8,750.00
Alternate 3: Strip and repaint existing floodlights (6 total) on courthouse square	\$1,700.00

Of these, bid alternates #2 and #3 both seem reasonable given the scope involved. However, the cost for bid alternate #1 is exceptionally high and is not recommended for approval.

References & Qualifications

Based on the information provided, Prestige Building Group does not have significant experience working on historic buildings. This includes masonry repair and cleaning, repair of historic windows and doors, and interior plaster replacement. They did provide project marketing sheets for two historic buildings: a school in Dallas and the main building at the Houston Community College campus. However, neither of these included a description of their scope of work, nor provided a reference name or email address for verification. (I did call the architectural firm for the historic Dallas school, which I found via the Internet, but as of today I have not received a reply).

We checked two of the references that Prestige Building Group did provide. One, for exterior painting and minor repairs for two HCC buildings, gave a positive review saying they were communicative, had no significant issues during the project, and had few punch list items upon completion. The second reference,

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for exterior work performed at Sam Houston State University, said their work was "decent," but they had "no accounting for schedule." He recommended them only for minor work that was not complex in nature.

ATC Contractors provided documentation and relevant scope for previous work on five historic buildings. The work included historic masonry repair and cleaning, interior plaster restoration, waterproofing, drywall, and interior/exterior painting.

We checked two of the references that ATC Contractors provided. The first indicated their performance was "very good" and there were no issues or difficulties in working with them on a complex masonry restoration and cleaning project in Austin. This reference also noted they are currently working on a second project with ATC and confidently recommended them. The second reference judged their overall performance as "excellent," and they were "very responsive and addressed issues as they came up."

Conclusion

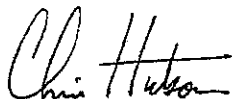
Although Prestige Building Group had the lower bid amount, they did not demonstrate previous experience on a historic restoration project of similar size and scope within the past five years, as required in the Statement of Bidder's Qualification. In addition, one of their two references was partially negative. Hutson Gallagher cannot, in good faith, recommend them.

ATC Contractors provided sufficient proof of work on similar historic projects and had glowing reviews from both contacted references. However, their base bid price far exceeded our expectations. While some numbers such as masonry cleaning and repairs are in keeping with current pricing, their \$80,000 price for minor repair and refinishing of the entry doors is well beyond the industry standard. The costs for plaster repair and cleaning are also extremely high, though they included scaffolding costs. It's not clear if ATC or their subcontractors misunderstood the scope as listed, or if they interpreted it differently than we intended. Regardless, we cannot recommend them based on their submitted price.

Alternately, the County has the option to reject both submitted bids and publish a new notice for bids. If Colorado County chooses this path, we would recommend re-evaluating the scope and possibly deleting work, such as interior plaster repair, and/or repair of the fountain, that could logically be bid as separate projects. We would also recommend making the pre-bid walkthrough a mandatory requirement to insure each bidder has visited the site beforehand. Unless there are other alternatives within the state laws for county procurement that allow direct negotiation of competitive bids, this is our recommended approach.

Please let me know if you have any questions regarding any of these discussions.

Sincerely,



Chris Hutson, AIA  
Principal  
Hutson Gallagher, LLC

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**Bid Tabulation**

1/27/25

**Colorado County Courthouse - Maintenance Repairs**

Proposal Due Date/Time: January 21, 2025 @ 3:00 p.m.

<b>BIDDERS:</b>	<b>Prestige Building Group</b>	<b>ATC Contractors Inc.</b>
<b>PROPOSAL</b>		
Total Base Bid	\$184,000	\$655,547
Contract Time (in calander days)	120 days	180 days
<b>Bid Alternates</b>		
Alternate 1: Repair and repaint doors at Water Tower	Left Blank	\$45,000.00
Alternate 2: Remove and replace existing interior window film at all south and west wdws	Left Blank	\$87,500.00
Alternate 3: Strip and repaint existing floodlights (6 total)	Left Blank	\$1,700.00
<b>Extra Work</b>		
Change Order Mark-up OH&P (%) - G.C.	Left Blank	10%
Change Order Mark-up OH&P (%) - Subs	Left Blank	10%
Bid Security - Deleted per Addendum 1	N/A	N/A
<b>STATEMENT OF QUALIFICATIONS</b>		
<b>1. Organization</b>		
Years in business as a Contractor?	13	Left Blank
Years w/ present business name	13	Left Blank
Other Names / Former Names (if any)	Prestige Building Maintenance	Left Blank
Corporation / Partnership / Individual Ownership	Indiv. - Jason E. Botto	Corp. - Justin Roppolo
<b>3. Experience</b>		
Work performed by Bidder	General contractor	Masonry resoration, masonry, waterproofing
Work performed by Subcontractors	self-performing contractor	Mechanical, electrical, plumbing, painting
Average annual amount of construction (5yr)	1.58 million	5.2 million
Historic Restoration Experience	Wrote "N/A"	Yes
Past Performance - 10% cost overrun	no	no
Past Performance - 10% time overrun	no	no
Past Claims & Lawsuits	no to all	no to all

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<b>4. Current Commitments</b>		
List of Current Commitments in Progress	Not Provided	Provided
Total worth of work in progress / under contract	Left Blank	Provided
Current Bonding Capacity	\$5,000,000	\$3,000,000
Current Level of Unrestricted Bonding Capacity	100.00%	Left Blank
List of Key Individuals		
<b>5. References</b>	provided	provided
<b>6. Financing</b>		
Financial Statement Provided	No	Yes (unaudited)
<b>7. Signature / Notarized</b>	Yes	Yes
<b>ATTACHMENTS</b>		
Non-Collusion Affidavit of Prime Bidder	Yes	Yes
Non-Collusion Affidavit of Subcontractor	Yes	Yes
Addendum1: Residence Certification	Yes	Yes
Addendum1: Conflict of Interest Questionnaire	Yes	Yes
Addendum1: Certificate of Interested Parties	Yes	No