

August 19, 2025

Gizachew Tesso  
2501 W. Euless Blvd.  
Euless, TX 76040  
District LG Project Coordinator/PM  
TXDOT

**RE:    *FM1709 Landscape Enhancement – Bid Analysis***  
         ***CSJ 1603-03-043***  
         ***Federal Aid Project: F2025(874)***

Dear Mr. Tesso:

This letter serves as an analysis of the bid results for the FM1709 Landscape Enhancements project, as required by the Local Government Project Procedures (LGPP). The bid analysis is below.

**Received Bids:**

Sealed bids were submitted to the City and read aloud publicly on July 30, 2025 at 2:00 PM at Keller Town Hall. City and TXDOT representatives were present.

There were three (3) bidders for this project: Central North Construction, LLC, Apex Landscape & Irrigation, LLC, and C. Green Scaping, LP. The bid tabulation is attached.

Central North Construction, LLC bid \$1,019,994.00 for the project.

Apex Landscape & Irrigation, LLC bid \$1,068,852.95 for the project.

C. Green Scaping, LP bid \$1,112,088.12 for the project.

Central North Construction, LLC is TXDOT Confidential Questionnaire qualified and their package appears to be complete and qualified based on our review.

**Bid Analysis:**

Kimley-Horn identified the unit prices and mathematical extensions were correct and then created the bid tabulation, which is attached. The apparent lowest responsive bidder is Central North Construction, LLC with a bid of \$1,019,994.00; the next lowest responsive bidder is Apex Landscape & Irrigation, LLC with a bid of \$1,068,852.95, and the third responsive bidder is C. Green Scaping, LP with a bid of \$1,112,088.12.

The lowest responsive bidder submitted their DBE information on July 30, 2025. Kimley-Horn verified the bidders are not currently debarred by either the Federal Government or State of Texas. The website [www.sam.gov](http://www.sam.gov) (System of Award Management) was used to verify the Federal Debarment and the State of Texas debarment. Kimley-Horn also verified the owners of each company do not have any past due child support, per the website:

[Debarred Vendor List \(Texas.gov\)](http://www.sam.gov)

**Unbalanced Bid Analysis**

The unit bid items were analyzed to determine if there were unbalanced bids. The attached bid tabulation highlighted bid items of the lowest responsive bidder that were 100% more than the engineer's estimate. There were a total of zero bid items that met this criteria.

In our professional opinion, the bids received are balanced.

**Contract Award Recommendation**

The lowest responsive bid was approximately 16.6% lower than the landscape architect's estimate. The landscape architect's estimate was based on received bids from work in Tarrant County, TXDOT engineering feedback, and TXDOT average unit prices. Kimley-Horn recommends the project be awarded to the lowest responsive bidder, Central North Construction, LLC.

Please let us know if you have any questions. We look forward to receiving TXDOT's concurrence on this project.

Sincerely,



Laura Presley, PLA

Kimley-Horn and Associates, Inc  
Consultant Project Manager