

## COMMISSIONERS COURT OF BRAZORIA COUNTY

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**ORDER NO. I.8.**

**8/26/2025**

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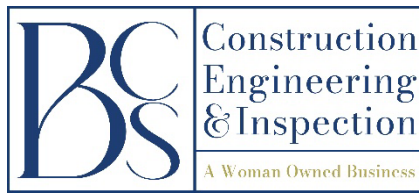
Award CSP #25-66 Pavement Repairs for Silverlake Phase II

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Approval to award "CSP #25-66 Pavement Repairs for Silverlake Phase II" to the highest ranked vendor, TECA Construction, LLC of Angleton, Texas, who submitted an offer meeting our specifications and scope of work in the amount of \$1,281,658.36.

In addition, the procurement will utilize funds from the department's approved fiscal year 2025 budget.

Further, that the County Judge is authorized to sign any documents or amendments related to this agreement; and that the final documents be authorized to attach to the Minutes.



04/20/2026

## ***Letter for Change Order 003***

### **Reference Project: Pavement Repairs for Silverlake – Phase II**

Mr. Matt Hanks-

On 03/26/2026, the County and its construction engineering and inspection consultant, BCS, held a field meeting with TECA Construction, LLC (TECA) at CR 59 (Magnolia Parkway) and Elsbury Lane within an unincorporated area of Brazoria County to discuss potential repairs of the existing concrete roadway.

BCS is currently providing construction engineering and inspection services for the above referenced project, on behalf of the Brazoria County Engineering Department.

TECA Construction, LLC is currently providing contracting services for the above referenced project.

At the conclusion of the field meeting, an 709-SY area at CR 59 was identified for full-depth roadway repairs. The County requested a *Proposal for Pricing* from TECA to perform full-depth concrete roadway repairs at the identified location.

In response to the County's request, TECA and BCS created a breakdown of the required and contingent work items necessary to complete the proposed work, assigned quantitative values to each work item and reviewed itemized pricing.

The proposed Change Order 003 would **increase** the contract value for the above reference project by an amount not to exceed **\$113,994.82**.

After reviewing and negotiating the submitted itemized pricing, **it is my opinion that the proposed amount for Change Order 003 is fair and reasonable.**

For your review and possible recommendation, attached are the detailed justification and supporting documentation.

Respectfully,

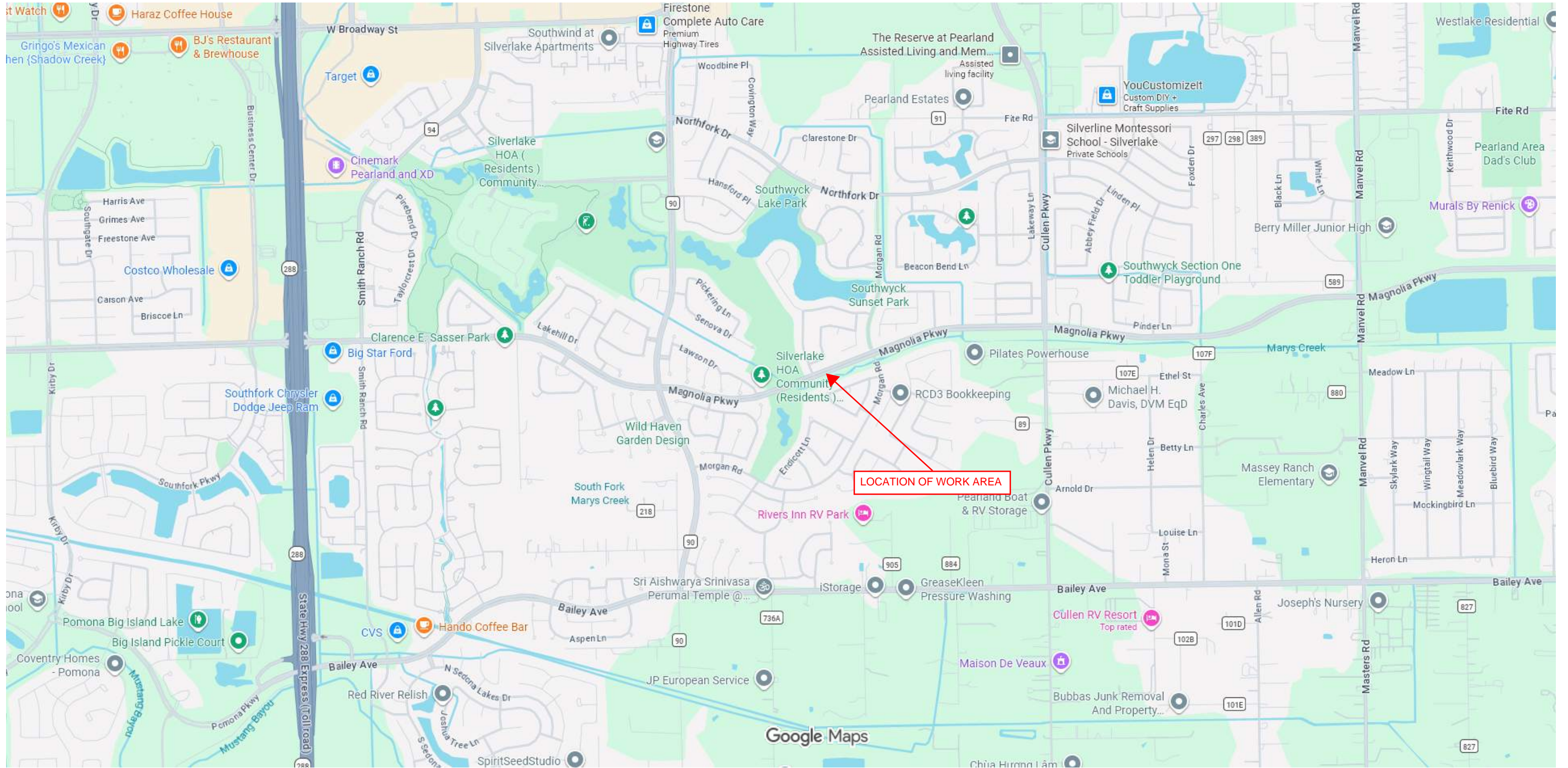
A handwritten signature in black ink, appearing to read 'M Schmidt', is written over a horizontal line.

Michael Schmidt, PE  
Principal Engineer  
BCS

*Attached:*

- Map of Proposed Work
- CO Itemized Breakdown
- CO Description of Justification
- CO Contractor Pricing
- Pricing Justification with TxDOT Bid Item Averages Dashboard

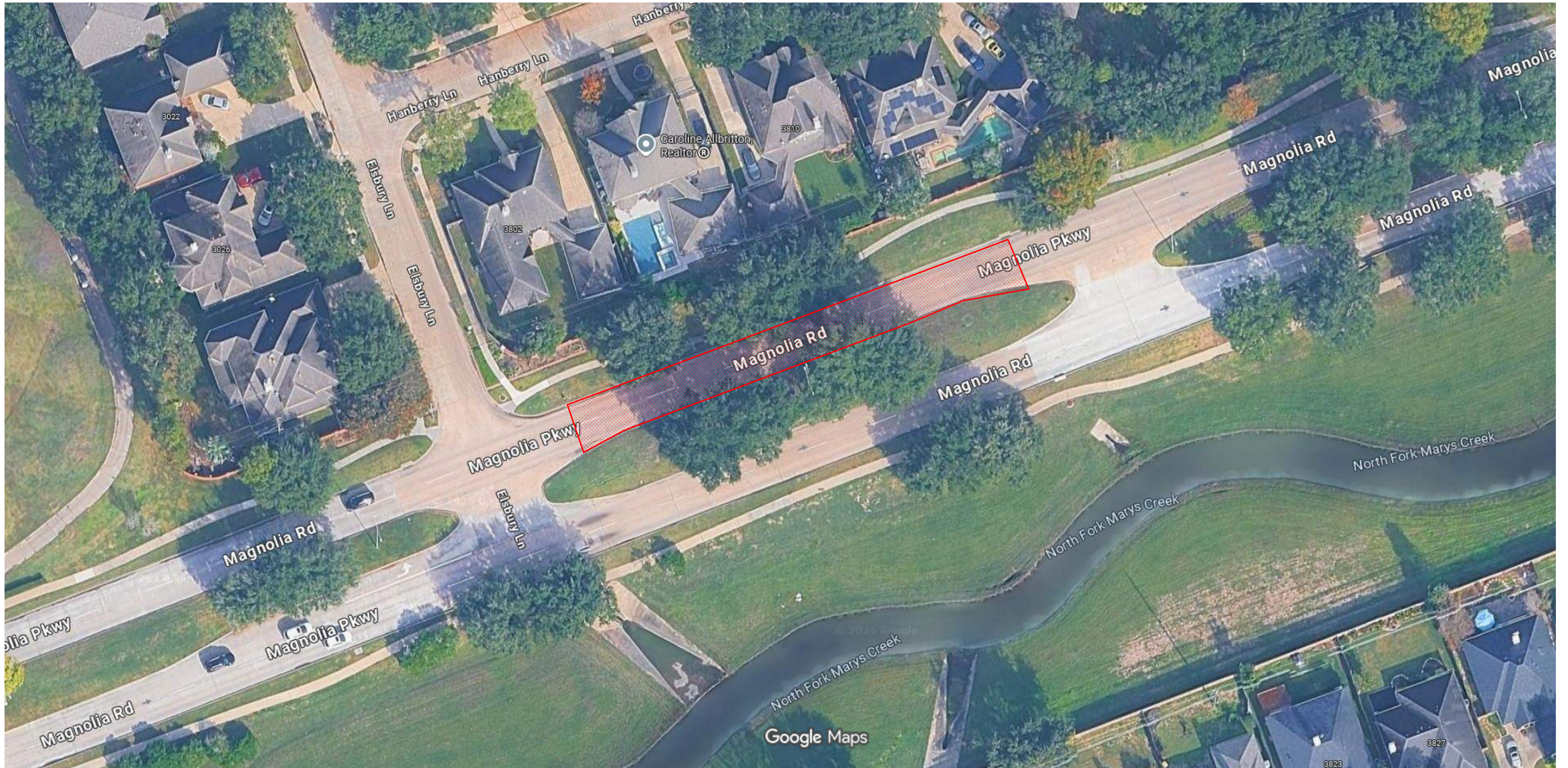
SILVERLAKE PAVEMENT REPAIRS - PHASE II  
CO 003: CR 59 ROADWAY IMPROVEMENTS  
MAP OF WORK LIMITS



Map data ©2026 Google 1000 ft

SILVERLAKE PAVEMENT REPAIRS - PHASE II  
CO 003: CR 59 ROADWAY IMPROVEMENTS  
MAP OF WORK LIMITS

Google Maps



Imagery ©2026 Airbus, Vexcel Imaging US, Inc., Map data ©2026 Google 20 ft



AREA OF PROPOSED WORK

SILVERLAKE PAVEMENT REPAIRS - PHASE II  
CO 003: CR 59 ROADWAY IMPROVEMENTS  
MAP OF WORK LIMITS

Silverlake Pavement Repairs - Phase II, Change Order 003: CR 59 Roadway Improvements (Magnolia Parkway near Elsbury Lane)							
Line Item	Description	Item	Quantity	Unit Cost	UOM	Cost	Reason
52	MOBILIZATION	500-7001	1	\$ 3,096.00	LS	\$ 3,096.00	Increase due to added work location.
53	BARRICADES, SIGNS AND TRAFFIC HANDLING	502-7001	1	\$ 2,752.00	MO	\$ 2,752.00	Increase due to additional scope of work.
54	REMOV CONC (PAV)	104-7001	709	\$ 13.74	SY	\$ 9,741.66	Bid Unit Price: \$12.63. 8.7% increase with CO 003. CO 003 pricing acceptable.
55	EXCAV (ROADWAY)	110-7001	158	\$ 42.11	CY	\$ 6,653.38	8" Deep from top of subbase to top of subgrade. CO 001 pricing: \$42.11. CO 003 pricing acceptable.
55	EXCAV (ROADWAY)**	110-7001	40	\$ 42.11	CY	\$ 1,684.40	2" Deep from bottom of pavement to top of subbase.
55	EXCAV (ROADWAY)**	110-7001	158	\$ 42.11	CY	\$ 6,653.38	8" Deep from top of subgrade to bottom of subgrade. (only if in-situ subgrade is unacceptable)
56	EMBANK (FNL)(DC)(TY C)**	132-7006	158	\$ 35.58	CY	\$ 5,621.64	CO 001 Price: \$33.74. Average Bid Price: \$11.61. 8" Deep from top of subgrade to bottom of subgrade. (only if in-situ subgrade is unacceptable)
57	CONC PAV (JOINT REINF) (8")	360-7092	709	\$ 80.50	SY	\$ 57,074.50	Bid Unit Price: \$72.72. 10.7% increase with CO 003. CO 003 pricing acceptable.
58	CEM STABIL BKFL	400-7010	158	\$ 80.00	CY	\$ 12,640.00	51.7% decrease with CO 003. Roadway excavation item added with CO 003. CO 003 pricing acceptable.
59	BIODEG EROSN CONT LOGS (INSTL) (8")	506-7043	12	\$ 9.27	LF	\$ 111.24	No change to Bid Unit Price.
60	BIODEG EROSN CONT LOGS (REMOVE)	506-7046	12	\$ 6.41	LF	\$ 76.92	No change to Bid Unit Price.
61	CONC CURB (TY II)	529-7002	510	\$ 15.47	LF	\$ 7,889.70	No change to Bid Unit Price.
<b>Total**</b>						<b>\$ 113,994.82</b>	

\*\* QTY INCLUDED FOR CONTINGENCY PURPOSES

**Change Order 003 Total** \$ 113,994.82  
Cost per SY \$ 160.93

SILVERLAKE PAVEMENT REPAIRS - PHASE II  
CO 003: CR 59 ROADWAY IMPROVEMENTS  
MAP OF WORK LIMITS

**Line Item No. 52 – MOBILIZATION (CO 003)**

Plan Quantity: 0.00-LS

Revised Quantity: 1.00-LS

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 52 IS ADDED BY A TOTAL OF +1.00-LS. NEW PLAN QUANTITY IS 1.00-LS.

**Line Item No. 53 – BARRICADES, SIGNS AND TRAFFIC HANDLING (CO 003)**

Plan Quantity: 0.00-MO

Revised Quantity: 1.00-MO

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 53 IS ADDED BY A TOTAL OF +1.00-MO. NEW PLAN QUANTITY IS 1.00-MO.

**Line Item No. 54 – REMOV CONC (PAV) (CO 003)**

Plan Quantity: 0.00-SY

Revised Quantity: 709.00-SY

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 54 IS ADDED BY A TOTAL OF +709.00-SY. NEW PLAN QUANTITY IS 709.00-SY.

SILVERLAKE PAVEMENT REPAIRS - PHASE II  
CO 003: CR 59 ROADWAY IMPROVEMENTS  
MAP OF WORK LIMITS

**Line Item No. 55 – EXCAV (ROADWAY) (CO 003)**

Plan Quantity: 0.00-CY  
Revised Quantity: 158.00-CY

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

Quantity shown above is identified to satisfy removal of existing roadway subbase for cement stabilized backfill placement (8-inches deep).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 55 IS ADDED BY A TOTAL OF +158.00-CY. NEW PLAN QUANTITY IS 158.00-CY.

**Line Item No. 55 – EXCAV (ROADWAY) (CO 003)**

Plan Quantity: 158.00-CY  
Revised Quantity: 198.00-CY

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

If and only if existing concrete pavement is 6-inches thick, in-lieu of 8-inches thick, the quantity shown above is identified to satisfy potential removal of existing roadway subbase for cement stabilized backfill placement (2-inches deep).

**Justification/Cause:**

If and only if existing roadway conditions are not found to be within specifications of roadway design.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 55 IS INCREASED BY A TOTAL OF +40.00-CY. NEW PLAN QUANTITY IS 198.00-CY.

**Line Item No. 55 – EXCAV (ROADWAY) (CO 003)**

Plan Quantity: 198.00-CY  
Revised Quantity: 356.00-CY

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

SILVERLAKE PAVEMENT REPAIRS - PHASE II  
CO 003: CR 59 ROADWAY IMPROVEMENTS  
MAP OF WORK LIMITS

If and only if existing roadway subgrade is found to be unacceptable, the quantity shown above is identified to satisfy potential removal of existing roadway subgrade for replacement (8-inches thick embankment).

**Justification/Cause:**

If and only if existing roadway conditions are not found to be within specifications of roadway design.

**Alternatives Considered:**

1. Reduction of repair area.

**ITEM No. 55 IS INCREASED BY A TOTAL OF +158.00-CY. NEW PLAN QUANTITY IS 356.00-CY.**

**Line Item No. 56 – EMBANK (FNL)(DC)(TY C) (CO 003)**

Plan Quantity: 0.00-CY

Revised Quantity: 158.00-CY

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

If and only if existing roadway subgrade is found to be unacceptable, the quantity shown above is identified to satisfy potential removal of existing roadway subbase for replacement of subgrade (8-inches thick embankment).

**Justification/Cause:**

If and only if existing roadway conditions are not found to be within specifications of roadway design.

**Alternatives Considered:**

1. Reduction of repair area.

**ITEM No. 56 IS ADDED BY A TOTAL OF +158.00-CY. NEW PLAN QUANTITY IS 158.00-CY.**

**Line Item No. 57 – CONC PAV (JOINT REINF)(8") (CO 003)**

Plan Quantity: 0.00-SY

Revised Quantity: 709.00-SY

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design. New roadway repairs will satisfy design requirements/specifications.

SILVERLAKE PAVEMENT REPAIRS - PHASE II  
CO 003: CR 59 ROADWAY IMPROVEMENTS  
MAP OF WORK LIMITS

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 57 IS ADDED BY A TOTAL OF +709.00-SY. NEW PLAN QUANTITY IS 709.00-SY.

**Line Item No. 58 – CEM STABIL BKFL (CO 003)**

Plan Quantity: 0.00-CY

Revised Quantity: 158.00-CY

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design. Material is to be installed per specifications to support new roadway repairs.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 58 IS ADDED BY A TOTAL OF +158.00-CY. NEW PLAN QUANTITY IS 158.00-CY.

**Line Item No. 59 – BIODEG EROSN CONT LOGS (INSTL) (8") (CO 003)**

Plan Quantity: 0.00-LF

Revised Quantity: 12.00-LF

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design. Erosion control log is needed per SW3P requirements.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 59 IS ADDED BY A TOTAL OF +12.00-LF. NEW PLAN QUANTITY IS 12.00-LF.

SILVERLAKE PAVEMENT REPAIRS - PHASE II  
CO 003: CR 59 ROADWAY IMPROVEMENTS  
MAP OF WORK LIMITS

**Line Item No. 60 – BIODEG EROSN CONT LOGS (REMOVE) (8") (CO 003)**

Plan Quantity: 0.00-LF

Revised Quantity: 12.00-LF

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design. Erosion control log is needed per SW3P requirements.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 60 IS ADDED BY A TOTAL OF +12.00-LF. NEW PLAN QUANTITY IS 12.00-LF.

**Line Item No. 61 – CONC CURB (TY II) (CO 003)**

Plan Quantity: 0.00-LF

Revised Quantity: 510.00-LF

**Description of Deviation:**

As per County request, Contractor submitted a “Proposal for Change” for an expansion of contract *Scope of Work* to include roadway repairs at CR 59 (Magnolia Parkway near Elsbury Lane).

**Justification/Cause:**

Existing roadway conditions were not found to be within specifications of roadway design. New curbing will replace existing curbing in-kind.

**Alternatives Considered:**

1. Reduction of repair area.

ITEM No. 61 IS ADDED BY A TOTAL OF +510.00-LF. NEW PLAN QUANTITY IS 510.00-LF.

**SILVERLAKE PAVEMENT REPAIRS - PHASE II**  
**CO 003: CR 59 ROADWAY IMPROVEMENTS**  
**MAP OF WORK LIMITS**

**TECA CONSTRUCTION, LLC**  
**BRAZORIA COUNTY**  
**MAGNOLIA PARKWAY PAVEMENT REPAIR**  
**BID PROPOSAL**

<b>ITEM</b>	<b>ITEM DESCRIPTION</b>	<b>UNIT</b>	<b>QTY</b>	<b>UNIT PRICE</b>	<b>TOTAL AMOUNT</b>
500	MOBILIZATION	LS	1	\$ 3,096.00	\$ 3,096.00
502	BARRICADES, SIGNS AND TRAFFIC HANDLING	MONTH	1	\$ 2,752.00	\$ 2,752.00
104	REMOV CONC (PAV)	SY	709	\$ 13.74	\$ 9,741.66
360	CONC PAV (JOINT REINF) (8")	SY	709	\$ 80.50	\$ 57,074.50
400	CEM STABIL BKFL (6")	CY	128	\$ 96.13	\$ 12,304.64
110-7001	ROAD EXCAVATION (6")	CY	128	\$ 42.13	\$ 5,392.64
132-7006	ROAD EMBANKMENT (8")	CY	171	\$ 35.58	\$ 6,084.18
529	CONC CURB (TY II)	LF	510	\$ 15.47	\$ 7,889.70
506	BIODEG EROSN CONT LOGS (INSTL) (8")	LF	12	\$ 9.27	\$ 111.24
506	BIODEG EROSN CONT LOGS (REMOVE)	LF	12	\$ 6.41	\$ 76.92
<b>TOTAL COST</b>					<b>\$104,523.48</b>

**Bid Item Averages** Bidder Rank filter needs to be set for "Low Bidder" to see low bid prices for change order justification. Data Date: 4/10/2026 11:33:06 AM

**Filters:** Adjust filters to refine your analysis of bid item average costs. Use Qty Filter:  Enter Min Qty:  Enter Max Qty:  Show Chart

BID CODE	BID_ITEM_DSCR	MS_UNIT...	Min. Bid Item Qty	Max. Bid Item Qty	Weighted Avg Unit Price	Min. Unit Price	Max. Unit Price	Std. dev. of Unit Price	Total Sum Bid Quantities	Distinct CCSJ
104-7001	REMOV CONC (PAV)	SY	3,684.0	57,821.5	\$12.38	\$5.00	\$20.00	\$7.56	79,618.5	3
110-7001	EXCAV (ROADWAY)	CY	384.0	290,940.0	\$13.42	\$7.00	\$145.00	\$49.90	439,595.0	7
132-7006	EMBANK (FNL)(DC)(TY C)	CY	22.0	6,461.0	\$11.61	\$6.00	\$30.00	\$8.31	12,966.0	6
400-7010	CEM STABIL BKFL	CY	90.0	11,691.0	\$76.30	\$52.00	\$350.00	\$88.30	17,306.4	11

- Standard Specification Code**
- Bid Item**
- Actual Let Date Range**
- Bidder Rank**
- District**
- County**
- Project Classification**
- Vendors (Select to Exclude)**
- Project Size**
- Project Type**