



# **CITY OF LUCAS**

## **REQUEST FOR PROPOSAL (RFP# 042-26)**

**Project Title: PUBLIC WORKS - DESIGN & BUILD  
ACCESSORY BUILDING AT NORTH PUMP STATION**

**Proposal Opening Date: 2:00pm (Local Time)  
October 10, 2025**



## **NOTICE TO BIDDERS**

### **City of Lucas – Public Works Design & Build Accessory Building At North Pump Station**

The City of Lucas is inviting proposals from qualified and experienced contractors to undertake the construction of an accessory building at North Pump Station, strategically located at 915 Country Club Road, Lucas, Texas 75002. This project aims to enhance the operational capabilities of the Public Works Department by providing additional space for equipment storage. Proposers should demonstrate a strong background in similar construction projects, emphasizing their ability to deliver high-quality work within budget and on schedule. The selected contractor will be responsible for the comprehensive design and execution of the project, ensuring compliance with all applicable local codes and regulations.

Proposer may obtain a bid package on the city's website [www.lucastexas.us](http://www.lucastexas.us) or request a copy from Linezka Osorio [lmaduro@lucastexas.us](mailto:lmaduro@lucastexas.us).

**A Pre-proposal meeting will be held at Lucas City Hall, on 3rd, October 2025, at 10:00am.** Proposals should be delivered in a sealed package with the RFP # 042-26 number on it, to the attention of Linezka Osorio – Purchasing Coordinator, City of Lucas, 665 Country Club Rd. Lucas, Texas 75002.

**Deadline for submission of package is 2:00pm 10th, October 2025.** The bids will be opened immediately following the deadline in Lucas City Hall, Council Chambers (665 Country Club Road, Lucas, Texas 75002) at 2:00 p.m.

City of Lucas reserves the right to accept or reject any or all bids/proposals.



## **CITY OF LUCAS PUBLIC WORKS - DESIGN & BUILD ACCESSORY BUILDING AT NORTH PUMP STATION**

The enclosed Request for Proposal (RFP 042-26) and attached documents are provided for your convenience in submitting a bid for the referenced project for the City of Lucas.

### **IMPORTANT BID DATES:**

- **Pre-Bid Meeting: October 3<sup>rd</sup>, 2025**, at 10:00 A.M. (local time), *City Hall, 665 Country Club Road, Lucas, Texas 75002*. Attendance is optional.
- **Bid Opening: October 10<sup>th</sup>, 2025**, at 2:00 P.M. (local time), City of Lucas - City Hall.

### **Sealed Envelope Bid Offer To:**

Bid # 042-26  
ATTN: Linezka Osorio, Purchasing Coordinator  
City of Lucas  
665 Country Club Road  
Lucas, Texas 75002

### **Submission Requirements**

All bids must be received at the designated location by the deadline shown above. Late submissions will not be considered and shall be deemed void and unacceptable. Bidders must submit one (1) original and two (2) copies of their proposal in a sealed envelope clearly marked with the RFP number. **Electronic or faxed submissions will not be accepted.**

### **Project Delivery Method**

This project will be delivered using the Design/Build method. The selected contractor will be responsible for both design and construction services under a single contract.

### **Bid Bond Requirement**

All bidders are required to submit a bid bond with their proposal. The bid bond must be in the form of a certified check, surety bond, or other acceptable security, and must be in an amount equal to five percent (5%) of the total bid submitted. The bid bond serves as a guarantee that, if awarded the contract, the bidder will enter into a formal contract and provide the required performance bond (100% of the contract price) and insurance. The bid bond must accompany the proposal and will be returned to unsuccessful bidders after award. Failure to submit a bid bond in the required amount will result in disqualification.

### **Insurance and Proposal Validity**

The successful contractor must provide proof of insurance, including general liability, workers' compensation, and automobile coverage, in amounts specified in the RFP. Proposals must remain valid for a minimum of 60 days from the bid opening date.

### **Evaluation Criteria**

Price will be considered as an essential part of the evaluation. While cost is a significant factor, the award will not automatically be made to the lowest bidder. Instead, the City will evaluate proposals based on overall value, considering project approach, experience, and price. The evaluation will be weighted as follows:

- References 20%
- Experience with the city of Lucas 10%
- Experience 20%
- Price 40%
- Experience with projects with this scope 10%

### **Requests for Clarification**

Any prospective bidder requiring clarification or interpretation of this solicitation must submit a written request no later than five (5) days prior to the scheduled bid opening. Requests must be directed to **Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)**. Responses will be provided to all known prospective bidders in the form of a written addendum.

It is the bidder's responsibility to verify receipt of all addenda. Addenda will be distributed to known bidders and posted on the City of Lucas Purchasing Website. Bid packets are also available online at: <http://www.lucastexas.us/finance/purchasing/bid>.

The City of Lucas shall not be responsible for failed internet connections or power interruptions.

### **Reservation of Rights**

The City of Lucas reserves the right to accept or reject any or all bids, to waive informalities, and to act in the best interest of the City.

The City of Lucas values your time and effort in preparing a response and appreciates your interest in working with the City.

Sincerely,  
Linezka Osorio  
Purchasing Coordinator

**CITY OF LUCAS  
BIDDER CERTIFICATION**

***This sheet must be completed and signed***

\_\_\_\_\_  
**LEGAL NAME OF CONTRACTING COMPANY**

\_\_\_\_\_  
**I.D. # (Company or Corporation)**

\_\_\_\_\_  
**TELEPHONE NUMBER**

\_\_\_\_\_  
**FACSIMILE NUMBER**

\_\_\_\_\_  
**CONTACT PERSON**

\_\_\_\_\_  
**TITLE**

\_\_\_\_\_  
**COMPLETE MAILING ADDRESS**

\_\_\_\_\_  
**CITY & STATE**

\_\_\_\_\_  
**ZIP CODE**

\_\_\_\_\_  
**EMAIL ADDRESS**

**Indicate all that apply:**

\_\_\_\_\_ **Minority-Owned Business Enterprise**

\_\_\_\_\_ **Women-Owned Business Enterprise**

\_\_\_\_\_ **Disadvantaged Business Enterprise**

**CERTIFICATION**

By my signature hereon, I certify that the Goods and/or Services that I propose to furnish will meet or exceed every specification contained herein, and that I have read each and every page of the Specifications/Scope of Work, and provided all the required documents. Further, I agree that if my offer is accepted, I shall perform as required. I am aware that, once accepted by City of Lucas, my offer becomes a binding Contract and that I will not be permitted to attempt enforcement of any other Contract or Contract provisions.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**PRINTED NAME**

\_\_\_\_\_  
**TITLE**

## **SPECIFICATIONS/SCOPE/PRICE**

The City of Lucas is seeking bids for a PUBLIC WORKS - DESIGN & BUILD ACCESSORY BUILDING AT NORTH PUMP STATION

### Main Building (Shell Only)

60 x 120 Steel Building with 20 ft. Sidewalls 4:12 Roof Pitch  
Welded Red Iron Steel Frame, I Beam and C- Purlin free span construction. 16-gauge 8 in. primer painted C- Purlin used throughout Building. I Beam size depends on Building size.  
26-gauge R-Panel Siding and Roof. Standard trim package includes Rake, Corner, Ridge Roll, 4-inch eave trim and header trim.

Concrete Slab - Engineered Concrete Slab, 14,120 Square Foot Concrete Slab. 8-inch thickness with 3/8 Rebar, 12x20 Concrete Beams with 1/2-inch Rebar, 8-inch Finish 4500 PSI Concrete.

Sloped Overhang - 20x20 Sloped Overhang 1:12 Roof Pitch, Post in ground in concrete. Match main frame, sheet and trim, no soffits or skirts.

Spray Foam - 2 inches of closed cell polyurethane spray foam insulation.

Second Story Sub Floor - 20x60 10" Sub Floor  
10" 12# I Beam on 12' centers, 10" C Purlin on 16" Centers  
1" tongue & groove decking. 60' across front of Sub Floor  
2x2 11-gauge tubing handrail 3 ft. tall non painted

Overhead Door - 7 - 12x14 Insulated Panel Garage Door,  
White vinyl black high lift and roof pitched rails.

Door Operators - Commercial Door Operator comes standard with 2 clickers per operator.

Walk Through Doors - 2 3x7 Walk Through Doors with 8" Frame Outward Swinging.

### Gas:

3 Natural Gas Heaters and required piping in Shop.

Electrical:

200-amp 120/208-volt 3 phase service  
2 Hunter HVLS 18 ft paddle fans  
15 150-watt Highway LED fixtures  
16 4 ft LED strip fixtures  
12 LED wall packs  
4 ceiling mounted occupancy sensors  
1 2x2 LED fixture  
1 bath exhaust fan  
1 30 in 5000 CFM wall mounted exhaust fan  
15 120-volt 20-amp quad receptacles  
4 exterior 20-amp receptacles  
6 50 amp 208-volt single phase outlets  
3 120-volt 20-amp furnace circuits  
Wiring for 7 garage door motors

Engineering and Architect Fee - Engineering for Concrete Slab.

Pad Dirt and Dirt Work - 500 yards of select fill pad sand and  
Machine dirt work.

Concrete Pump Truck needed for pour.

Finnish out Bathroom:

Drywall and Framing  
Ceiling grid, Tile and R-19  
FRP to 4 ft.  
1 Door and Frame  
Tape, Bed, & Paint  
HVAC - 1 Head Mini Split System  
Electrical - See above

Plumbing - 1 Toilet, 1 Urinal, 1 Wall Hung Hand Sink, Water Heater, Washer Dryer Box,  
Fiber Glass Shower with Door, Mop Sink, 4 ft. of lower cabinets.

Septic System sized for both the accessory building, and existing pump station.

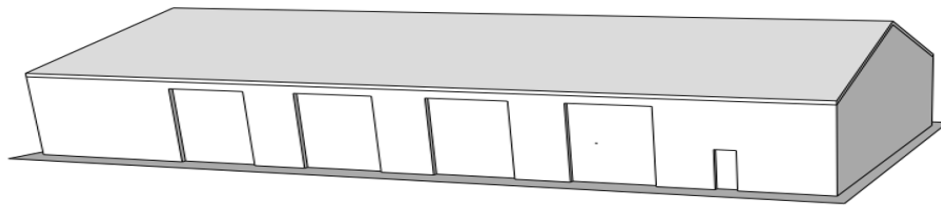
Item#	Description	Notes	Price
1	Design		
2	Building		

Total price: \_\_\_\_\_



**PLANS**  
**Exterior Elevation**

Exterior elevation

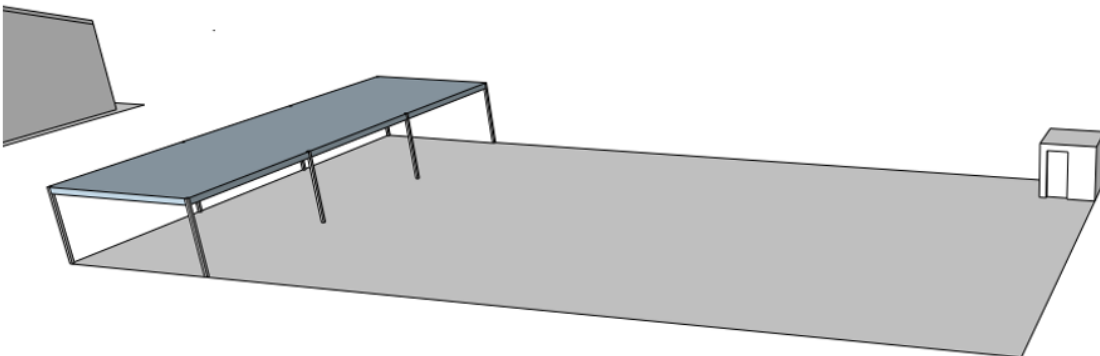


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**PLANS**  
**Exterior Elevation**

Interior, Mezzanine and bathroom locations

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## VENDOR REFERENCE INFORMATION SHEET

COMPANY NAME

AUTHORIZED AGENT

TITLE

STREET ADDRESS AND /OR P.O. BOX NO.

CITY

STATE

ZIP CODE

PHONE

FAX

### REFERENCES

LIST OF THE LAST THREE (3) COMPANIES OR GOVERNMENTAL AGENCIES WHERE THESE  
COMMODITIES/SERVICES HAVE BEEN PROVIDED:

1. COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TITLE: \_\_\_\_\_

2. COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TITLE: \_\_\_\_\_

3. COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TITLE: \_\_\_\_\_

## CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

### OFFICE USE ONLY

Date Received

1 Name of person who has a business relationship with local governmental entity.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.

\_\_\_\_\_  
Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

☐

Yes

☐

No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

☐

Yes

☐

No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

☐

Yes

☐

No

D. Describe each employment or business relationship with the local government officer named in this section.

4

\_\_\_\_\_  
Signature of person doing business with the governmental entity

\_\_\_\_\_  
Date

## House Bill 89 Verification Form

### Prohibition on Contracts with Companies Boycotting Israel

The 85<sup>th</sup> Texas Legislature approved new legislation, effective September 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

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I, (authorized official) \_\_\_\_\_, do hereby verify the truthfulness of the contents of the statements submitted on this certification under the provisions of Subtitle F, Title 10, Government Code Chapter 2270 and that the company named below:

- 1) does not boycott Israel currently; and
- 2) will not boycott Israel during the term of the contract; and
- 3) is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at <https://comptroller.texas.gov/purchasing/publications/divestment.php>

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Title of Authorized Official

\_\_\_\_\_  
Date

### **IMPORTANT BIDDERS/OFFERORS CHECKLIST**

Check off each of the following as the necessary action is completed

- \_\_\_ 1. The Bidder/Offeror Certification has been signed.
- \_\_\_ 2. Specification/scope/price.
- \_\_\_ 3. Vendor Reference Information Sheet.
- \_\_\_ 4. CIQ form - Conflict of Interest Questionnaire has been signed.
- \_\_\_ 5. BH 89 Verification Form
- \_\_\_ 6. Form 1295 (When the contractor is awarded).
- \_\_\_ 7. W-9 form (New Vendors)
- \_\_\_ 8. The mailing envelope has been addressed to:

CITY OF LUCAS  
ATT: LINEZKA MADURO/PURCHASING COORDINATOR  
665 COUNTRY CLUB ROAD  
LUCAS, TEXAS 75002

- \_\_\_ 9. **The envelopes have been sealed and marked with (a label has been provided for your convenience):**

**Bid title**  
**Bid number**  
**Opening date**  
**Opening Time**

\_\_\_ 10. Evidence of Insurance: Prior to commencing the Services, and continuing until all Services to be performed under the Agreement have been completed, Contractor shall purchase and maintain insurance with a company, or companies qualified to do business in Texas. Evidence of such insurance shall be provided to City by delivering certificates of insurance.

- \_\_\_ 11. Bid Bond submitted with the package.