



October 9, 2017  
31558.06A

Charlie Sandberg  
Parks and Recreation Director  
City of Deer Park  
710 E San Augustine St.  
Deer Park, TX 77536

RE: Contractor Qualifications for Deer Park

Dear Mr. Sandberg:

We have had an opportunity to review the qualifications and references for the apparent low bidder, Tandem Services, LLC, for the Deer Park Girls Softball Renovations— Phase 1, located at 501 West X St., Deer Park.

Based upon the projects included in their qualifications proposal and references contacted, Tandem Construction is a qualified contractor for this project. The feedback to date from references has been limited, but positive. We were able to review two of the three project references. Attached is a copy of the notes from the phone interviews with the three low bidder's project references. Based on the phone interviews, Tandem Services recent experience and comparable project type experience with the City of Friendswood allows us to reach the conclusion they are qualified for this project.

Please call with questions.

Sincerely,  
**HALFF ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Kolby Davidson".

Kolby Davidson, PLA  
Senior Project Manager

CC: File, Tim May, Jacob Zuniga, Tiffany McGallian  
Attached: Bid Tab, Reference Interview Notes (3 low bidders)



HALFF ASSOCIATES, INC.

14800 ST. MARY'S LANE, STE. 160  
HOUSTON, TX 77079-2943

TEL: 713-588-2450  
FAX: 281-310-5259

WWW.HALFF.COM

[illegible]

BIDDER:

Tandem

REFERENCE:

Patrick Donart

PHONE:

281-996-3312

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?
2. What was your overall experience working with Tandem (bidder)?  
Good / Great center
3. When did you work with them?  
12/2015 to 2014 new project new
4. Matt Lewis and Leo Garcia <sup>Brandon Gerlock</sup> are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable?
5. What was the scope of your project? <sup>#1</sup> Sports Park: plot, grading, foundations for bldg.  
<sup>#2</sup> Lake Park hardscape
6. What was the value of their contract? \$ 740,137 ~~\$~~ \$ 701,000
7. Were they responsive to you requests?  
Yes
8. Were they responsive to your inspector?  
Yes interactive in positive manner
9. Had you worked with them before this contract/project?  
first proj.
10. How well did they handle their subcontractors?  
no subs ... maybe small crews
11. Were their progress billings accurate and on time?  
accurate
12. Were change order negotiations professional and easily processed with them?  
worked well; fair & easy process
13. Did you have to deal with their bonding company(ies) during the course of your contract with them?  
No
14. Did they finish the work completely?  
Yes
15. Did they finish on time?  
Yes on contract time

16. Did they execute a punch list in a timely manner?

Yes

17. Have you had any warranty work required of them? If so, were they responsive?

Not that he knows... ✓

18. Would you be willing to work with them again?

Yes

19. Our project is approximately \$ 2.7 mill that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?

No issue handling 2.7 million

20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

Been good to work with

Thank you for your time and cooperation!!!

BIDDER: Tandem

Clein Road / Reidington  
REFERENCE: Jimmy Thompson (Kernah)  
PHONE: 201-334-1611

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_.  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?

msg. 10/5

2. What was your overall experience working with Tandem (bidder)?

10/6

10/9

3. When did you work with them? 1/2017

4. Matt Laws and Brandon Garlock are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable?

5. What was the scope of your project? \$607 K : asphalt, roadways, etc.

6. What was the value of their contract? \$680 K

7. Were they responsive to you requests?

8. Were they responsive to your inspector?

9. Had you worked with them before this contract/project?

10. How well did they handle their subcontractors?

11. Were their progress billings accurate and on time?

12. Were change order negotiations professional and easily processed with them?

13. Did you have to deal with their bonding company(ies) during the course of your contract with them?

14. Did they finish the work completely?

15. Did they finish on time?

16. Did they execute a punch list in a timely manner?

17. Have you had any warranty work required of them? If so, were they responsive?

18. Would you be willing to work with them again?

19. Our project is approximately \$\_\_\_\_\_ that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?

20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

Thank you for your time and cooperation!!!

Camp Sienna Sports Complex

BIDDER: GW Phillips

REFERENCE: Andrew Loessin (Ward Gate Assoc)

PHONE: 713-789-1900

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_.  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?

2. What was your overall experience working with \_\_\_\_\_ (bidder)?

3. When did you work with them? 2015-2017?

4. Mathew Phillips and George Phillips are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable?

5. What was the scope of your project? paving drainage

6. What was the value of their contract? \$2,185,493

7. Were they responsive to you requests?

8. Were they responsive to your inspector?

9. Had you worked with them before this contract/project?

10. How well did they handle their subcontractors?

11. Were their progress billings accurate and on time?

12. Were change order negotiations professional and easily processed with them?

13. Did you have to deal with their bonding company(ies) during the course of your contract with them?

14. Did they finish the work completely?

15. Did they finish on time?

ans 10/4

10/5

10/6

10/9

16. Did they execute a punch list in a timely manner?
17. Have you had any warranty work required of them? If so, were they responsive?
18. Would you be willing to work with them again?
19. Our project is approximately \$\_\_\_\_\_ that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?
20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

Thank you for your time and cooperation!!!



Redstone View Dr.

BIDDER: GW Phillips

REFERENCE: Gary Goessler (Brown & Gay) (Harris County)  
PHONE: 281-558-8700

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them? msg 10/5  
10/6  
10/9
2. What was your overall experience working with \_\_\_\_\_ (bidder)?  
good work easy to work with
3. When did you work with them? over year ago
4. Matthew and George are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable? Yes...
5. What was the scope of your project? paving & drainage — no other utility
6. What was the value of their contract? \$1,097,000
7. Were they responsive to you requests? could be better
8. Were they responsive to your inspector? yes
9. Had you worked with them before this contract/project? No
10. How well did they handle their subcontractors? all their work
11. Were their progress billings accurate and on time?  
Yes
12. Were change order negotiations professional and easily processed with them?  
legitimate change orders of site constraints. easy but negotiated
13. Did you have to deal with their bonding company(ies) during the course of your contract with them? No
14. Did they finish the work completely?  
Yes
15. Did they finish on time?  
Yes

16. Did they execute a punch list in a timely manner?

Yes minor & quick

17. Have you had any warranty work required of them? If so, were they responsive?

18. Would you be willing to work with them again?

Yes & more completed

19. Our project is approximately \$\_\_\_\_\_ that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?

Yes on general dirtwork.

20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

Not at this time.

Thank you for your time and cooperation!!!

BIDDER: GW Phillips

REFERENCE: HC MUD 400 *no longer there*  
Trey Thompson (Jones & Carter)  
PHONE: 713-777-5337

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_.  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?

2. What was your overall experience working with \_\_\_\_\_ (bidder)?

3. When did you work with them? 2013

4. Matthew Phillips and George Phillips are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable?

*Dead End  
Reference*

5. What was the scope of your project? Det. Pond

6. What was the value of their contract?

7. Were they responsive to you requests?

8. Were they responsive to your inspector?

9. Had you worked with them before this contract/project?

10. How well did they handle their subcontractors?

11. Were their progress billings accurate and on time?

12. Were change order negotiations professional and easily processed with them?

13. Did you have to deal with their bonding company(ies) during the course of your contract with them?

14. Did they finish the work completely?

15. Did they finish on time?

16. Did they execute a punch list in a timely manner?
17. Have you had any warranty work required of them? If so, were they responsive?
18. Would you be willing to work with them again?
19. Our project is approximately \$\_\_\_\_\_ that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?
20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

Thank you for your time and cooperation!!!

City of La Porte  
Ave.D paving & drainage

BIDDER: GW Phillips

REFERENCE: Jason Eldridge (Cobb Family)  
PHONE: 281-744-7313

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_.  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?
2. What was your overall experience working with \_\_\_\_\_ (bidder)?  
average, not a big project,
3. When did you work with them? 20
4. Matthew P. and George P. are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable? Yes, & capable
5. What was the scope of your project? , paving drainage
6. What was the value of their contract? \$500,000
7. Were they responsive to your requests? Yes
8. Were they responsive to your inspector?  
Yes
9. Had you worked with them before this contract/project?  
No
10. How well did they handle their subcontractors?  
Yes
11. Were their progress billings accurate and on time?  
Good
12. Were change order negotiations professional and easily processed with them?  
often change orders
13. Did you have to deal with their bonding company(ies) during the course of your contract with them?  
No
14. Did they finish the work completely?  
little longer than expect
15. Did they finish on time?  
late but a few rain days.

16. Did they execute a punch list in a timely manner?

Yes

17. Have you had any warranty work required of them? If so, were they responsive?

main mistake grade @ 2% cross slopes. missed the board on slopes

18. Would you be willing to work with them again?

NA

19. Our project is approximately \$ 2.7 that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work? have the equip

could sub out

20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

No

Thank you for your time and cooperation!!!

BIDDER: Lex Commercial

Pirates Bay Exp.  
REFERENCE: Dustin Schubert (Baytown)  
PHONE: 281-420-6591

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?

msg 10/6

2. What was your overall experience working with \_\_\_\_\_ (bidder)?

GC was good

3. When did you work with them? 2015

4. Bo Cox and Dwayne Horton are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable?

Bo, yes

5. What was the scope of your project? Water park, slides, wave pool, 2 bldgs, site work & parking

6. What was the value of their contract? \$6,664,748 ✓

7. Were they responsive to your requests? yes

8. Were they responsive to your inspector? yes

9. Had you worked with them before this contract/project?

No

10. How well did they handle their subcontractors?

good, overall few bad subs

11. Were their progress billings accurate and on time?

yes

12. Were change order negotiations professional and easily processed with them?

Yes & yes

13. Did you have to deal with their bonding company(ies) during the course of your contract with them?

No

14. Did they finish the work completely?

yes

15. Did they finish on time?

weather delays

16. Did they execute a punch list in a timely manner?

No

17. Have you had any warranty work required of them? If so, were they responsive?

yes, ok w/ response

18. Would you be willing to work with them again?

Yes

19. Our project is approximately \$\_\_\_\_\_ that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?

Yes.

20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

Thank you for your time and cooperation!!!



Whites Park Arena

BIDDER: Lox Commercial

REFERENCE: Al Busch (Chambers County)  
PHONE: 201-424-4853

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_.  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?

msg. 10/5  
10/6  
10/9

2. What was your overall experience working with \_\_\_\_\_ (bidder)?

Mixed but overall finished on budget & time. Had shake up but  
but under control

3. When did you work with them?

2014

4. ☒ Bo Carr and Dwayne Tharbo are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable?

Yes

5. What was the scope of your project? Covered arena, restrooms, concession bldg.,  
Site work, site electrical 65,000 sf

6. What was the value of their contract? \$ 2,604,420

7. Were they responsive to you requests?

Yes

8. Were they responsive to your inspector?

Yes

9. Had you worked with them before this contract/project?

Yes

10. How well did they handle their subcontractors?

all subcontractors, yes

11. Were their progress billings accurate and on time?

no issues

12. Were change order negotiations professional and easily processed with them?

NO C.O.

13. Did you have to deal with their bonding company(ies) during the course of your contract with them?

NO

14. Did they finish the work completely?

Yes

15. Did they finish on time?

Yes

16. Did they execute a punch list in a timely manner?

yes

17. Have you had any warranty work required of them? If so, were they responsive?

18. Would you be willing to work with them again?

yes & have

19. Our project is approximately \$\_\_\_\_\_ that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?

think so ... done a lot of parks

20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

No

Thank you for your time and cooperation!!!

BIDDER: Cox Commercial

MB Animal Shelter

REFERENCE: David Dumun (Mont Belvieu)  
PHONE: 817/738-085 Architect

1. We recently received bids for a new sports complex for the City of \_\_\_\_\_.  
\_\_\_\_\_ (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?

mss 10/6

2. What was your overall experience working with \_\_\_\_\_ (bidder)?

good contractor. project was unique & understand document the project

3. When did you work with them?

4. Bo Cox and Dwayne Thuta are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable?

Worked well & good relationship

5. What was the scope of your project? CMU Bldg., site work, detention, parking lot

6. What was the value of their contract? \$2,174,328

7. Were they responsive to your requests?

fantastic & good communication

8. Were they responsive to your inspector?

yes

9. Had you worked with them before this contract/project?

1st

10. How well did they handle their subcontractors?

yes

11. Were their progress billings accurate and on time?

yes

12. Were change order negotiations professional and easily processed with them?

no change orders

13. Did you have to deal with their bonding company(ies) during the course of your contract with them?

No

14. Did they finish the work completely?

yes - schedule to be done this week

15. Did they finish on time?

yes.



16. Did they execute a punch list in a timely manner?

*Not a problem*

17. Have you had any warranty work required of them? If so, were they responsive?

*Not applicable*

18. Would you be willing to work with them again?

*Yes. tried to get them on other projects.*

19. Our project is approximately \$\_\_\_\_\_ that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?

20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

*No, wouldn't hesitate to work with them again*

Thank you for your time and cooperation!!!

BIDDER: Cox Commercial

Town Pool  
Lady Bird Johnson Park Pool  
REFERENCE: Mark Hatchel (City Fredericksburg)  
PHONE: 972-770-1300

1. We recently received bids for a new sports complex for the City of Dear Park. Cox Commercial (bidder) bid the project and they listed you as a reference. Can I ask you a few questions about them?

mss 10/4

2. What was your overall experience working with Cox Commercial (bidder)?

10/6

10/9

3. When did you work with them?

4. Bo Cox and DuWayne Thantun are listed as superintendent for this project. Did you work with this person on your project? If so, were they competent and capable?

5. What was the scope of your project? Lady Bird  
New Pool, pool house & site work

6. What was the value of their contract?

LB \$2,178,601.00 TP \$1,191,286

7. Were they responsive to you requests?

8. Were they responsive to your inspector?

9. Had you worked with them before this contract/project?

10. How well did they handle their subcontractors?

11. Were their progress billings accurate and on time?

12. Were change order negotiations professional and easily processed with them?

13. Did you have to deal with their bonding company(ies) during the course of your contract with them?

14. Did they finish the work completely?

15. Did they finish on time?

16. Did they execute a punch list in a timely manner?
17. Have you had any warranty work required of them? If so, were they responsive?
18. Would you be willing to work with them again?
19. Our project is approximately \$\_\_\_\_\_ that \_\_\_\_\_ is the apparent low bidder. In your opinion, are they capable of performing that amount of construction work?
20. Do you have any other comments of \_\_\_\_\_ that might be of benefit to our Client regarding their project?

Thank you for your time and cooperation!!!