

## Available Resources to Complete Project

### Personnel:

Moran Construction, LLC. will provide a crew of 10 people to complete this project.

- 1 project manager
- 1 foreman
- 2 operators
- 3 concrete finishers
- 2 skilled laborers
- 1 common laborer

### Equipment:

- CAT 305 cr mini excavator DMYCX3324 (Moran Construction, LLC.)
- CAT 420ft it backhoe HWD02279 (Moran Construction, LLC.)
- CAT 232D3 skid steer loader (if needed) (CAT Rentals)

### Vendors:

Moran Construction, LLC. works with a variety of vendors. Listed will be our most used vendors that we hold credit accounts with.

#### CMC Construction Services

Sales Representative:  
George Castro  
832-888-8238

#### Contractors Paving Supply, LLC.

Sales Representative:  
Richard Greer  
713-410-4134

#### FAbCo, LLC.

Sales Representative:  
Jose Bellesteros  
832-629-4400

#### Argos Concrete USA

Sales Representative:  
Brian Maxedon  
832-654-8296

#### Texas Concrete Enterprise Ready Mix

Sales Representative:  
Trey McCauley  
832-727-9663

#### CAT Rentals

Sales Representative:  
Judd Salas  
713-815-4338

October 8, 2021

City of Deer Park City Hall  
710 E. San Augustine  
Deer Park, Texas 77536

**Corporate History and Stability.**

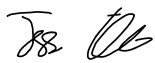
City Hall Committee,

Moran Construction was established on February 26, 2016. We started our company as a sole proprietorship and operated that way for approximately three years. In 2019, we made some changes to the structure and operations of our company; and formed an LLC on June 26, 2019. Jose Prieto is the sole managing member of this LLC. We are currently certified with the City of Houston as a SBE and MBE. We have held these certificates for five years now. We are bonded through Great American Insurance Company and have been bonded with them for a year now.

Moran Construction, LLC. has worked with various reputable general contractors. We have held contracts with Hensel Phelps, Main Lane Industries, Reytec Construction Services, SER Construction Partners, and TCH Directional Drilling. We have also worked with the City of Bellaire, the City of Houston, the City of Montrose, Harris County, Harris County Flood Control, METRO, Montgomery County, and TXDOT

Moran Construction, LLC. has never been involved in any litigations or arbitrations. Liquidated damages have never been withheld from us either.

Sincerely,



Jose Prieto  
President  
Moran Construction, LLC.

## Deer Park Hike & Bike Trail - Phase 1

### UNIT PRICE PROPOSAL FORM

**CONTRACTOR:** Moran Construction, LLC.

Work includes but is not limited to the following. Quantities shown here are a guide and for courtesy only, the Contractor shall verify the quantities required to complete the design intent. If work detailed in plans and specifications are not itemized on this proposal schedule, they are still required (mandatory) and are incidental to the proposal item(s). Additionally, these unit numbers will be used as adds or deducts from the contract if required.

Base Bid Items	Size	Unit	Qtys	Unit Cost	Total Cost (Unit Cost X Quantity)
Mobilization		LS	1	\$ 35,000	\$ 35,000
Payment & Performance Bonds		LS	1	\$ 25,000	\$ 25,000
Rough/ Fine Grading		LS	1	\$ 12,000	\$ 12,000
SWPPP Implementation and preservation		LS	1	\$ 33,000	\$ 33,000
Demolition and Haul Away		LS	1	\$ 25,000	\$ 25,000
8' Decomposed Granite Trails (Complete)		SF	44980	\$ 2.24	\$ 100,755.20
Steel Edging		LF	10125	\$ 10.00	\$ 101,250
Concrete Walks and Ramps (Complete)		SF	930	\$ 11.00	\$ 10,230
Concrete Flumes		EA	3	\$ 3,300	\$ 9,900
Retaining Block Wall (Complete)		LS	1	\$ 18,500	\$ 18,500
Site Furnishings - installed		LS	1	\$ 9,452.00	\$ 9,452.00
Bermuda Hydroseed - repairs		ALLOW	1	\$ 733.35	\$733.35
Texas Native Bermuda (SOD)		ALLOW	1	\$ 12,466.95	\$ 12,466.95
					Project Total \$ 393,287.5

(Total Base Bid Price in words) Three Hundred Ninety-Three Thousand, Two Hundred Eighty-Seven Dollars and Fifty Cents

Deduct-Alternate Items	Size	Unit	Qtys	Unit Cost	Total Dedcut Cost
Decomposed Granite Trail width to 6'		SF	33735	\$ 2.24	\$ 75,566.40
Add-Alternate Items	Size	Unit	Qtys	Unit Cost	Total Add Cost
Solar Light Poles (Complete)		EA	8	\$ 4,900	\$ 39,200

I, Jose Prieto, certify this proposal. I agree to abide by all conditions of this proposal and certify that I am authorized to sign this proposal for the offerer.

10/11/2021

Date



Signature

Jose Prieto

Name (please print)

Moran Construction, LLC.

Company

jose.prieto@moranconstr.com / leti.hernandez@moranconstr.com

Email


281-757-7948


Phone Number

#### Addendum Acknowledgement.

Please indicate that you received the addenda by signing your name along with the date received.

Addendum # Date Signature

addendum #1 10/06/2021 

addendum #2 10/08/2021 

**BID BOND**

THE STATE OF TEXAS

§  
§  
§

KNOW ALL BY THESE PRESENTS:

COUNTY OF Harris

That we, Moran Construction, LLC., as Principal herein, and Great American Insurance Company, a corporation organized and existing under the laws of the State of Ohio, and who is authorized and admitted to issue surety bonds in the State of Texas, Surety herein, are held and firmly bound unto the **City of Deer Park, Texas**, located in **Harris County, Texas**, Obligee herein, in the sum of TEN Percent of Amount of Bid Dollars (\$ 10 % AMT Bid ) for the payment of which sum we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has submitted the Accompanying Proposal, dated the 12th day of October, 2021, which is hereto attached and made a part hereof for all purposes, for the construction of the **Hike and Bike Trail Phase 1, Project No. 3790-19a.**

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, if the said Principal shall not withdraw said Proposal within the period specified therein after the opening of same, or, if no period be specified, within thirty (30) days after the said opening, and shall within the period specified therefore, or if no period be specified, within ten (10) days after the prescribed forms are presented to him for signature, enter into written Contract with the Obligee in accordance with the Proposal as accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract, or in the event of the withdrawal of said Proposal within the period specified, or the failure to enter into such Contract and give such bond within the time specified, if the Principal shall pay the Obligee the difference between the amount specified in said Proposal and the amount for which the Obligee may procure the required work or supplies or both, if the latter be in excess of the former, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the duly authorized representatives of the Principal and the Surety have executed this instrument.

SIGNED and SEALED this 12th day of October, 2021.

The date of bond shall not be prior to date of Contract.

ATTEST:

Patricia Hernandez  
(Principal) Secretary

(S E A L)

[Signature]  
Witness as to Principal

ATTEST:

Hannah Montagne  
Secretary  
Hannah Montagne, Asst. Account Manger  
(S E A L)

Erica Cox  
Witness as to Surety  
Erica Cox

An original copy of Power of Attorney shall be attached to Bond by the Attorney-in-Fact.

Moran Construction, LLC.  
PRINCIPAL

By: [Signature]

Name: Jose Prieto

Title: President

Address: 8718 Maple Rapids Lane,  
Humble, TX 77338

Telephone Number: (281) 757-7948

Great American Insurance Company  
SURETY

By: [Signature]

Name: Rebecca Garza  
Attorney in Fact

Address: 301 E 4th Street  
Cincinnati, OH 45202

Telephone Number: (513) 723-2740

**GREAT AMERICAN INSURANCE COMPANY OF NEW YORK**  
New York

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by  
this power of attorney is not more than SIX

No. 0 21339

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY OF NEW YORK, a corporation organized and existing under and by virtue of the laws of the State of New York, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
MICHELE BONNIN	ALL OF	ALL
EDWARD ARENS	THE WOODLANDS, TEXAS	\$100,000,000
PHILIP BAKER		
ERICA ANNE COX		
JILLIAN O'NEAL		
REBECCA GARZA		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF, the GREAT AMERICAN INSURANCE COMPANY OF NEW YORK has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 11TH day of JULY, 2019.

Attest

GREAT AMERICAN INSURANCE COMPANY OF NEW YORK



*Atty L C. B.*  
Assistant Secretary

*Mark V Vicario*  
Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON-ss:

On this 11TH day of JULY, 2019, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company of New York, the Company described in and which executed the above instrument; that he knows the seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



**Susan A. Kohorst**  
Notary Public, State of Ohio  
My Commission Expires 05-18-2020

*Susan A Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company of New York by unanimous written consent dated May 14, 2009.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

**CERTIFICATION**

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company of New York, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of May 14, 2009 have not been revoked and are now in full force and effect.

Signed and sealed this 12th day of October, 2021



*Atty L C. B.*  
Assistant Secretary



**Great American Insurance Company of New York  
Great American Alliance Insurance Company  
Great American Insurance Company**

**IMPORTANT NOTICE:**

To obtain information or make a complaint:

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

**1-800-252-3439**

You may write the Texas Department of Insurance at:

P.O. Box 149104  
Austin, TX 78714-9091  
FAX: 1-512-490-1007

Your notice of claim against the attached bond may be given to the surety company that issued the bond by sending it by certified or registered mail to the following address:

Mailing Address: Great American Insurance Company  
P.O. Box 2119  
Cincinnati, Ohio 45202

Physical Address: Great American Insurance Company  
301 E. Fourth Street  
Cincinnati, Ohio 45202

You may also contact the Great American Insurance Company Claim office by:

Fax: 1-888-290-3706  
Telephone: 1-513-369-5091  
Email: [bondclaims@gaic.com](mailto:bondclaims@gaic.com)

**PREMIUM OR CLAIM DISPUTES:**

If you have a dispute concerning a premium, you should contact the agent first. If you have a dispute concerning a claim, you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

**ATTACH THIS NOTICE TO YOUR BOND:**

This notice is for information only and does not become a part or condition of the attached document.

### Experience on Public Projects:

We have put together a list of five projects that are similar to the City of Deer Park Bike & Hike Trail ph.1. Four of these projects are complete. Our project Neuns Rd, is currently still ongoing. I will go into detail on the scope of work, performance, budget adherence, liquidated damages, claims, and key personnel.

**Project Name:** Generation Park, 2019

**Owner:** Harris County

**Contract Amount:** \$385,000

**Description of work:**

Moran Construction started this project in April 2019, and it was completed in November of 2019. This project consisted of concrete sidewalks (15,000 sf), concrete driveways (10,000 sf), and concrete shared use paths (18,000 sf). This was a new development where SER Construction was doing concrete pavement and underground utilities. We were contracted by SER Construction to complete sidewalks, driveways, and shared use paths. Jose Prieto was the project manager and Leticia Hernandez was the operations manager. We worked together and coordinated with SER and Harris County to ensure the project would be completed on time, safely, and accurately. Jose worked directly with Harris County and design partners to make updates in elevations and designs. The shared use path that we were contracted to pave was 6ft wide and stretched about 3,000 ft. Leticia Hernandez coordinated directly with Harris County and SER to ensure compliance throughout the project. She ensured daily reports, safety reports, certified payroll, and invoicing was processed in a timely manner and accurately. The project required minor modifications to elevations and design of some driveways. Other than that, this project ran very smoothly. We were able to complete the project within 7 months, one month earlier than anticipated. We were able to stay within budget, there were no liquidated damages, nor any claims.

**Project Name:** Briar Branch, 2019

**Owner:** City of Houston

**Contract Amount:** \$627,000

**Description of work:**

Moran Construction started this project in August 2019, and it was completed in September 2020. The project initially include pilot channel, junction boxes, and 10 in. concrete pavement. Moran Construction was able to successfully execute the project. After completing the scope of work, we were contacted to extend our contract to include an 8ft decomposed granite trail, along Briar Branch Creek. The trail was about 4,700 ft long. Jose Prieto managed this project. We completed this phase of the project in three months with a crew of 8 people. We were responsible for implementing a good traffic control system, as we were 2 blocks away from an elementary school. Additionally, we had to work together with Harris County to adjust the original design. Design changes did cause the cost of the project to rise, but we shopped around with our vendors to find the best prices on materials for the trail. By doing this, we were able to adhere to the budget. There were zero liquidated damages and zero claims.



**Project Name:** Post Oak, 2020

**Owner:** City of Houston

**Contract Amount:** \$985,000

**Description of work:**

The scope of work consisted of sidewalks. We had concrete sidewalks, pavers, and decomposed granite sidewalks. Total we had around 200,000 sf of sidewalks. The City of Houston main concern on this project was staying on schedule and being able to keep traffic open, as the Post Oak area is heavy on traffic. We executed an amazing work schedule that allowed us to be the most productive on this project. With the help of our foremen, we were able to maximize production while still ensuring the quality of our work. The project was completed on time, we stayed within budget, there were no liquidated damages, and no claims. Our crews completed the project and mobilized out of the area just in time for the Thanksgiving festival, on Post Oak and San Felipe. We received extra incentives for being able to fully complete the project and mobilize out of the area in time.

**Project Name:** North Post Oak, 2020

**Owner:** METRO

**Contract Amount:** \$1,500,000

**Description of work:**

Our company began working on this project in January 2020 and we completed the project in October 2020. We 100% completed and mobilized out of the project two and a half months ahead of schedule. The scope of work included concrete paving (157,000 sf), concrete curbs (7,500 lf), concrete driveways (10,400 sf), concrete sidewalks (8,600 sf), and concrete trail (28,401 sf). We had two crews on this project consisting of 10 people per crew, and 2 project managers. We had a day crew and a night crew. Our day crew focused on the driveways, sidewalks, and trails. Our night crew focused on the street paving and curbs. This project did require us to exceed our budget. There were unforeseen changes that needed to be made to the drawings. Jose worked directly with the engineers to minimize the cost of the changes. He also communicated well with our crews to speak about the budget concerns and what everyone needed to do to minimize the additional expenses. Another problem that arose in the project was a crack on a section of concrete that we poured. Jose, city inspectors, and engineers decided that the best course of action would be to remove the concrete and repave it. After a month of investigation Moran Construction was compensated for repaving that part of the street. The concrete provider was held liable for the incurred damages. Again, there were no liquidated damages nor claims on this project.

**Project Name:** Neuns Rd, 2021

**Owner:** Harris County

**Contract Amount:** \$440,450

**Description of work:**

Moran Construction began working on this project January 2021. We completed this project in September 2021. This contracted consisted of 5ft sidewalks (22,000 sf) and residential driveways (12,000 sf). The primary focus on this project was to maintain a clean and safe environment as we were working in front of Pine Shadows Elementary and Springwoods Middle School. A side from this, we also had to focus on creating a productive schedule that would allow us to work while minimizing disturbance to drop off and dismissal of both schools. Jose worked diligently with Harris County inspectors and our vendors to ensure that we could pour concrete within specific time ranges. We also



**MORAN CONSTRUCTION**

EXCEED EXPECTATIONS

Moran Construction, LLC.

281-757-7948

[info@moranconstruction.com](mailto:info@moranconstruction.com)

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put forth a good traffic control system that would minimize disturbance to both schools. This project was a bit lengthy given the scope of work, but we were able to mobilize out of the project in time. We were able to execute what the client needed. Which was a good traffic control system, effective scheduling, adherence to schedules, and a safe environment for students, staff, and parents. There were no liquidated damages for this project and no claims have been filed.

# JOSE L. PRIETO

8718 Maple Rapids Ln, Humble, TX 77338 · 281-865-6900

[Jose.prieto@moranconstr.com](mailto:Jose.prieto@moranconstr.com)

President of Moran Construction, LLC with 30 years of experience in construction management. Over twenty years of experience in civil construction. Extensive background in concrete work, waterlines, storm pipes, and sanitary lines. Moran Construction is currently certified as an MBE and SBE firm with the City of Houston and Metro. Our firm brings extensive knowledge in the industry as well as a reputable name.

## EXPERIENCE

**01/2016 – CURRENT**

**PRESIDENT, MORAN CONSTRUCTION LLC**

As president of Moran Construction my role is extensive. My primary role is to secure new contracts with new and existing clients. It is my responsibility to establish and maintain good relations with our clients. My role also includes weekly supervision of all projects, ensuring safety procedures are followed, and creating and updating project schedules.

**02/2001 – 12/2016**

**FIELD SUPERVISOR, REYTEC CONSTRUCTION SERVICES**

As a field supervisor with Reytec it was my responsibility to oversee all the field work being performed on my projects. I worked along with my project managers to ensure we were on schedule, compliant, and within budget. All my assigned projects were always 100% complete. At the start of my career with Reytec, I started by supervising small projects; but my hard work and proven success helped me escalate. Soon I would oversee some of the largest projects the company had acquired.

**01/1994 – 01/2001**

**OPERATOR, REYMEX**

Reymex was my first employer here in the US. I started off as a concrete finisher and mastered that craft. I was promoted to an operator. Where I learned to operate various machinery. It was a great opportunity; with Reymex I learned a lot about civil construction. This employer helped open new doors for me.

## EDUCATION

**07/1992**

**HIGH SCHOOL DIPLOMA, FRANCISCO Y MADERO HIGH SCHOOL**

Successfully graduated from high school in 1994.

## SKILLS

- Detail oriented

- Proficiency in Word and Excel
- Ability to plan, manage, and schedule complex projects
- Problem resolution
- Subcontractor negotiations.

October 6, 2021

City of Deer Park City Hall  
710 E. San Augustine  
Deer Park, Texas 77536

**Qualifications of Firm and Experience on Similar Projects.**

City Hall Committee,

Moran Construction, LLC., is a family owned, full-service construction contractor. Our company is located in Houston, Texas. We specialize in concrete paving, asphalt paving, and underground utilities. Our company was established in 2016, but we bring over 25 years of experience in civil construction.

In the past 5 years, our firm has been awarded 35 projects in the Houston and Greater Houston area. We have worked with reputable general contractors such as Main Lane Industries, Reytec Construction Services, and SER Construction Partners. We have worked on projects for the City of Bellaire, the City of Houston, the City of Montrose, Harris County, Harris County Flood Control, METRO, Montgomery County, and TXDOT. Our contracts have ranged from 50-thousand dollars to 1.5-million dollars. Our firm takes pride in safety and the quality of our work. We focus on providing a safe environment for our employees, and ensure safe practices are being executed in all our projects. Since the establishment of our company in 2016, we have had ZERO accidents. Additionally, we have not had any claims on our projects; nor have we have had to return to a project due to major structural or design errors.

Our key personnel consist of Jose Prieto, and Leticia Hernandez. Jose Prieto is the president of Moran Construction, LLC. Jose has 29 years of experience in civil construction, with 15 years focused in project management. Jose will act as the project manager for this specific project. He will work together with our team, the City of Deer Park, and design partners to ensure the successfulness of this project. Leticia

Hernandez is our contract and operations manager. Leticia has 4 years of experience in the construction industry. She primarily serves as the liaison between our company and clients to ensure compliance and contract negotiation.

In the past 5 years Moran Construction has worked on 5 projects that are similar to the Deer Park Bike & Hike Trail ph.1. One of which is still ongoing. Our projects have ranged from ½ a mile to 4 ½ miles of sidewalks and/or trails. These projects have been for the City of Houston, Harris County, and Metro. We have been able to successfully execute these projects by working closely with inspectors, engineers, and general contractors. Jose works diligently to ensure our crews are productive and performing on time. We set and discuss our schedules and production goals. We work with our clients to manage unforeseen conditions, design plans, and to discuss progress. Leticia has done an excellent job in managing the back end of our projects. Ensuring we have all of our necessary permits, coordinating compliance procedures with clients, and maintaining and establishing relationships with our vendors.

Moran Construction, LLC. is a full service construction contractor. We have extensive knowledge in project management and have the resources to fully execute this project. If you have any questions, need clarification, or would like to further discuss our qualifications; please reach out to me via phone 281-757-7948, or via email [leti.hernandez@moranconstr.com](mailto:leti.hernandez@moranconstr.com)

Sincerely,



Leticia Hernandez

Operations Manager

Moran Construction LLC

## References

Chapa, Orlando  
Superintendent  
SER Construction Partners  
832-758-9963

Cross, Ben  
Project Manager  
SER Construction Partners  
832-334-6899  
[ben@serconstruction.net](mailto:ben@serconstruction.net)

Daily, Nico  
Project Manager  
SER Construction Partners  
281-686-5705  
[nico@serconstruction.net](mailto:nico@serconstruction.net)

Droxler, Keegan  
Estimator  
Reytec Construction Services  
832-844-8322  
[kdroxler@reyec.net](mailto:kdroxler@reyec.net)

Maldonado, Robert  
Superintendent  
SER Construction Partners  
832-799-1708  
[robert@serconstruction.net](mailto:robert@serconstruction.net)

Reyna, Benigno  
Superintendent  
Reytec Construction Services  
281-733-5353  
[breyna@reytec.net](mailto:breyna@reytec.net)