

BID TABULATION FOR:

CONSTRUCTION OF THE GRADING, UTILITY AND PAVING IMPROVEMENTS FOR PATINA POINTE, UNIT 1

BID OPENING DATE:

SMITH COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

BID OPENING LOCATION:

CITY OF TYLER, SMITH COUNTY, TEXAS

TABULATION BY:

MARCH 19, 2026

TABULATION DATE:

LJA ENGINEERING, INC.

LJA JOB NO.

S.BOOTH

MARCH 19, 2026

NT7921-0576

BIDDER NAME	BASE BID	PROPOSED DURATION (DAYS)	CONTRACTOR'S SCHEDULE
1) DYNASTY DEVELOPMENT, LLC	\$699,552.73	150 \ 30	NOT PROVIDED
2) SMITH BUILDERS AND DEVELOPERS, LLC	\$1,152,894.53	150 \ 180	NOT PROVIDED
3) PRECISION CIVIL,LLC	\$1,746,035.50	365 \ 50	NOT PROVIDED



I, Jaison M. Stephen, P.E., hereby certify these bid tabulations to be true and correct.

LJA ENGINEERING, INC.




3.20.2026

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SMITH COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
 CITY OF TYLER, SMITH COUNTY, TEXAS
 MARCH 19, 2026
 LJA ENGINEERING, INC.
 S.BOOTH
 MARCH 19, 2026
 NT7921-0576

NO.	ITEM DESCRIPTION	UNIT	QTY	1) DYNASTY DEVELOPMENT, LLC		2) SMITH BUILDERS AND DEVELOPERS, LLC		3) PRECISION CIVIL, LLC	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID EXCAVATION IMPROVEMENTS									
1.	CLEARING AND GRUBBING COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	AC	6	\$1.00	\$6.00	\$8,250.00	\$49,500.00	\$20,000.00	\$120,000.00
2.	UNCLASSIFIED EXCAVATION (DENSITY CONTROLLED) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LS	1	\$1.00	\$1.00	\$43,000.00	\$43,000.00	\$113,400.00	\$113,400.00
3.	INSTALL SELECT BORROW (DELIVERED) (DC) (MINIMUM C.B.R. = 10) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	CY	200	\$1.00	\$200.00	\$38.00	\$7,600.00	\$28.00	\$5,600.00
SUBTOTAL BASE BID EXCAVATION IMPROVEMENTS					\$207.00		\$100,100.00		\$239,000.00
BASE BID PAVING IMPROVEMENTS									
1.	2" TYPE D HMAC SURFACE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SY	3916	\$19.50	\$76,362.00	\$24.00	\$93,984.00	\$30.00	\$117,480.00
2.	INSTALL TACK COAT COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SY	3916	\$1.15	\$4,503.40	\$1.98	\$7,753.68	\$1.50	\$5,874.00
3.	3.5" TYPE B HMAC BASE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS AS PER PLANS AND SPECIFICATIONS	SY	3916	\$34.00	\$133,144.00	\$42.00	\$164,472.00	\$40.00	\$156,640.00
4.	PREPARATION OF SUBGRADE LIME-TREATED SUBGRADE 6 INCHES THICK (DENSITY CONTROLLED) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SY	4747	\$5.75	\$27,295.25	\$10.25	\$48,656.75	\$15.00	\$71,205.00
5.	LIME (6%) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	TON	77	\$322.90	\$24,863.30	\$350.00	\$26,950.00	\$600.00	\$46,200.00
6.	INSTALL STANDARD CITY OF TYLER CURB AND GUTTER COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	2361	\$33.00	\$77,913.00	\$36.00	\$84,996.00	\$42.00	\$99,162.00
7.	INSTALL STANDARD CITY OF TYLER CONCRETE VALLEY GUTTER COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SF	619	\$14.00	\$8,666.00	\$11.00	\$6,809.00	\$150.00	\$92,850.00
8.	INSTALL STANDARD CITY OF TYLER CONCRETE SIDEWALK COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SF	1849	\$9.50	\$17,565.50	\$8.25	\$15,254.25	\$9.00	\$16,641.00
9.	T.D.L.R. ACCESSIBLE RAMP COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	2	\$1,800.00	\$3,600.00	\$2,800.00	\$5,600.00	\$3,500.00	\$7,000.00
10.	4" THICK, 3,000 PSI CONCRETE PAD W/ #3 BARS @ 18" O.C.E.W. FOR CLUSTER BOX UNITS COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	3	\$500.00	\$1,500.00	\$1,200.00	\$3,600.00	\$5,000.00	\$15,000.00
11.	END OF ROAD BARRICADES COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LS	1	\$1,250.00	\$1,250.00	\$1,200.00	\$1,200.00	\$3,500.00	\$3,500.00
SUBTOTAL BASE BID PAVING IMPROVEMENTS					\$376,662.45		\$459,275.68		\$631,552.00

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LJA JOB NO.

SMITH COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
CITY OF TYLER, SMITH COUNTY, TEXAS
MARCH 19, 2026
LJA ENGINEERING, INC.
S.BOOTH
MARCH 19, 2026
NT7921-0576

NO.	ITEM DESCRIPTION	UNIT	QTY	1) DYNASTY DEVELOPMENT, LLC		2) SMITH BUILDERS AND DEVELOPERS, LLC		3) PRECISION CIVIL, LLC	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID WATER IMPROVEMENTS									
1.	8" C-900 WATERLINE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	1085	\$36.45	\$39,548.25	\$45.00	\$48,825.00	\$85.00	\$92,225.00
2.	8" VALVE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	4	\$2,447.90	\$9,791.60	\$3,100.00	\$12,400.00	\$3,200.00	\$12,800.00
3.	8" CAP & BLOCK COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$747.45	\$747.45	\$900.00	\$900.00	\$1,250.00	\$1,250.00
4.	8"X8"X8" TEE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$1,303.50	\$1,303.50	\$1,200.00	\$1,200.00	\$1,650.00	\$1,650.00
5.	8" BEND COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	4	\$482.64	\$1,930.56	\$685.00	\$2,740.00	\$1,250.00	\$5,000.00
6.	FIRE HYDRANT ASSEMBLY INCLUDING TEE, VALVE, FH BRANCH, AND FIRE HYDRANT COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS AS PER PLANS AND SPECIFICATIONS	EA	2	\$6,627.98	\$13,255.96	\$9,680.00	\$19,360.00	\$9,375.00	\$18,750.00
7.	1" POLY WATER SERVICE W/ CURB STOP (SHORT) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	7	\$1,060.70	\$7,424.90	\$2,300.00	\$16,100.00	\$1,530.00	\$10,710.00
8.	1" POLY WATER SERVICE W/ CURB STOP (LONG) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	8	\$1,224.98	\$9,799.84	\$3,025.00	\$24,200.00	\$1,630.00	\$13,040.00
9.	2" AUTOMATIC FLUSH VALVE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$3,049.62	\$3,049.62	\$5,600.00	\$5,600.00	\$7,500.00	\$7,500.00
10.	REMOVE PLUG AND CONNECT PROPOSED WATER LINE TO EXISTING WATER LINE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$750.00	\$750.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
11.	TRENCH SAFETY FOR WATER LINE, COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1085	\$1.00	\$1,085.00	\$6.00	\$6,510.00	\$5.00	\$5,425.00
12.	TRACER WIRE FOR WATER LINE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1085	\$0.30	\$325.50	\$0.60	\$651.00	\$1.00	\$1,085.00
13.	INSTALL CRUSHED STONE EMBEDMENT FOR WATER LINE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	CY	125	\$0.10	\$12.50	\$78.10	\$9,762.50	\$125.00	\$15,625.00
14.	INSTALL SELECT BACKFILL FOR WATER LINE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	CY	125	\$0.10	\$12.50	\$39.00	\$4,875.00	\$28.00	\$3,500.00
SUBTOTAL BASE BID WATER IMPROVEMENTS					\$89,037.18		\$156,623.50		\$192,060.00

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LJA ENGINEERING, INC.
S.BOOTH
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NO.	ITEM DESCRIPTION	UNIT	QTY	1) DYNASTY DEVELOPMENT, LLC		2) SMITH BUILDERS AND DEVELOPERS, LLC		3) PRECISION CIVIL, LLC	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID SANITARY SEWER IMPROVEMENTS									
1.	8" SDR-26 SEWER PIPE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	1601	\$35.71	\$57,171.71	\$82.50	\$132,082.50	\$92.00	\$147,292.00
2.	8" ASTM D-2241 SEWER PIPE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	104	\$33.51	\$3,485.04	\$121.00	\$12,584.00	\$82.00	\$8,528.00
3.	8" D.I.P. SEWER PIPE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	38	\$274.07	\$10,414.66	\$224.00	\$8,512.00	\$250.00	\$9,500.00
4.	16' STEEL ENCASMENT PIPE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	38	\$223.84	\$8,505.92	\$165.00	\$6,270.00	\$350.00	\$13,300.00
5.	8" SANITARY SEWER CLEANOUT COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$1,987.73	\$1,987.73	\$1,700.00	\$1,700.00	\$1,250.00	\$1,250.00
6.	SANITARY SEWER MANHOLE (LESS THAN 6' DEPTH) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	8	\$3,137.06	\$25,096.48	\$5,400.00	\$43,200.00	\$6,500.00	\$52,000.00
7.	EXTRA VERTICAL DEPTH FOR MANHOLES, COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	VF	34	\$156.43	\$5,318.62	\$550.00	\$18,700.00	\$350.00	\$11,900.00
8.	CONCRETE PIERS COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	2	\$5,580.00	\$11,160.00	\$3,300.00	\$6,600.00	\$6,000.00	\$12,000.00
9.	4" SEWER SERVICE (SHORT) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	13	\$1,055.77	\$13,725.01	\$1,100.00	\$14,300.00	\$1,250.00	\$16,250.00
10.	4" SEWER SERVICE (LONG) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	8	\$1,071.36	\$8,570.88	\$1,650.00	\$13,200.00	\$1,500.00	\$12,000.00
11.	8" PLUG FOR SEWER MAIN COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$534.90	\$534.90	\$825.00	\$825.00	\$950.00	\$950.00
12.	CONNECT PROPOSED SEWER LINE TO EXISTING SEWER MANHOLE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	2	\$509.45	\$1,018.90	\$3,300.00	\$6,600.00	\$4,750.00	\$9,500.00
13.	TRENCH SAFETY FOR SANITARY SEWER PIPE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	1743	\$2.00	\$3,486.00	\$11.25	\$19,608.75	\$7.00	\$12,201.00
14.	TRACER WIRE FOR SANITARY SEWER PIPE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	1743	\$0.30	\$522.90	\$0.60	\$1,045.80	\$1.50	\$2,614.50
15.	CRUSHED STONE EMBEDMENT FOR SEWER PIPE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	CY	200	\$66.00	\$13,200.00	\$78.10	\$15,620.00	\$125.00	\$25,000.00
16.	SELECT BACKFILL FOR SEWER LINE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	CY	200	\$1.00	\$200.00	\$38.50	\$7,700.00	\$28.00	\$5,600.00
17.	SANITARY SEWER TV INSPECTION	LF	1743	\$1.00	\$1,743.00	\$1.20	\$2,091.60	\$6.00	\$10,458.00
SUBTOTAL BASE BID SANITARY SEWER IMPROVEMENTS					\$166,141.75		\$310,639.65		\$350,343.50
BASE BID STORM SEWER IMPROVEMENTS									
1.	24" RCP COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	272	\$75.75	\$20,604.00	\$105.60	\$28,723.20	\$125.00	\$34,000.00
2.	10' CURB INLET (10'X3' I.D.) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$4,774.40	\$4,774.40	\$6,650.00	\$6,650.00	\$9,500.00	\$9,500.00
3.	10' CURB INLET (10'X3.5' I.D.) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$5,272.47	\$5,272.47	\$8,400.00	\$8,400.00	\$10,500.00	\$10,500.00
4.	24" 30 DEGREE RCP BEND COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$1,137.43	\$1,137.43	\$950.00	\$950.00	\$1,850.00	\$1,850.00
5.	24" TXDOT PSET-SC (3:1) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$1,219.87	\$1,219.87	\$2,800.00	\$2,800.00	\$3,500.00	\$3,500.00
6.	TRENCH SAFETY FOR STORM SEWER PIPE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	272	\$1.00	\$272.00	\$11.25	\$3,060.00	\$5.00	\$1,360.00
7.	FHWA CLASS 2 ROCK RIP-RAP INCLUDING GEOTEXTILE FABRIC COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SY	133	\$104.46	\$13,893.18	\$82.50	\$10,972.50	\$15.00	\$1,995.00
SUBTOTAL BASE BID STORM SEWER IMPROVEMENTS					\$47,173.35		\$61,555.70		\$62,705.00

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NO.	ITEM DESCRIPTION	UNIT	QTY	1) DYNASTY DEVELOPMENT, LLC		2) SMITH BUILDERS AND DEVELOPERS, LLC		3) PRECISION CIVIL, LLC	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID EROSION CONTROL									
	1. SWPPP FOR EROSION CONTROL (PER TCEQ PERMIT) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LS	1	\$2,500.00	\$2,500.00	\$16,500.00	\$16,500.00	\$50,000.00	\$50,000.00
	2. REESTABLISH VEGETATION ON ALL DISTURBED AREAS COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LS	1	\$2,500.00	\$2,500.00	\$7,500.00	\$7,500.00	\$45,000.00	\$45,000.00
	SUBTOTAL BASE BID EROSION CONTROL				\$5,000.00		\$24,000.00		\$95,000.00
BASE BID FRANCHISE UTILITIES CROSSINGS									
	1. DRY UTILITY CROSSINGS COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	4	\$250.00	\$1,000.00	\$4,500.00	\$18,000.00	\$1,000.00	\$4,000.00
	2. 4" PVC SLEEVES FOR GATED ENTRANCE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	EA	1	\$250.00	\$250.00	\$1,200.00	\$1,200.00	\$2,500.00	\$2,500.00
	SUBTOTAL BASE BID FRANCHISE UTILITIES CROSSINGS				\$1,250.00		\$19,200.00		\$6,500.00
BASE BID MISCELLANEOUS ITEMS									
	1. PAYMENT AND PERFORMANCE BONDS	LS	1	\$14,080.00	\$14,080.00	\$16,500.00	\$16,500.00	\$84,437.50	\$84,437.50
	2. MAINTENANCE BOND (1 YEAR 100%)	LS	1	\$1.00	\$1.00	\$5,000.00	\$5,000.00	\$84,437.50	\$84,437.50
	SUBTOTAL BASE BID MISCELLANEOUS ITEMS				\$14,081.00		\$21,500.00		\$168,875.00
ALTERNATE BID ITEMS ALTERNATE I PAVING BID ITEMS									
	1. 6" CONCRETE PAVEMENT COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SF	41616	\$9.15	\$380,786.40	\$8.50	\$353,736.00	\$9.00	\$374,544.00
	2. STANDARD CITY OF TYLER MONOLITHIC CURB FOR CONCRETE PAVEMENT COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	LF	2361	\$12.00	\$28,332.00	\$11.50	\$27,151.50	\$20.00	\$47,220.00
	3. PREPARATION OF CEMENT-STABILIZED SUBGRADE 6 INCHES THICK, COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SY	4747	\$5.00	\$23,735.00	\$10.00	\$47,470.00	\$15.00	\$71,205.00
	4. CEMENT (6%) COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	TON	77	\$250.00	\$19,250.00	\$350.00	\$26,950.00	\$650.00	\$50,050.00
	5. PREPARATION OF SUBGRADE 8 INCHES THICK COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	SY	4747	\$1.00	\$4,747.00	\$3.50	\$16,614.50	\$6.00	\$28,482.00
	6. 10" CRUSH LIMESTONE BASE COMPLETE AND IN PLACE AS PER PLANS AND SPECIFICATIONS	CY	1088	\$137.00	\$149,056.00	\$34.10	\$37,100.80	\$165.00	\$179,520.00
	SUBTOTAL ALTERNATE BID ITEMS ALTERNATE I PAVING BID ITEMS				\$605,906.40		\$509,022.80		\$751,021.00

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NO.	ITEM DESCRIPTION	UNIT	QTY	1) DYNASTY DEVELOPMENT, LLC		2) SMITH BUILDERS AND DEVELOPERS, LLC		3) PRECISION CIVIL, LLC	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BID SUMMARY									
	BASE BID EXCAVATION IMPROVEMENTS				\$207.00		\$100,100.00		\$239,000.00
	BASE BID PAVING IMPROVEMENTS				\$376,662.45		\$459,275.68		\$631,552.00
	BASE BID WATER IMPROVEMENTS				\$89,037.18		\$156,623.50		\$192,060.00
	BASE BID SANITARY SEWER IMPROVEMENTS				\$166,141.75		\$310,639.65		\$350,343.50
	BASE BID STORM SEWER IMPROVEMENTS				\$47,173.35		\$61,555.70		\$62,705.00
	BASE BID EROSION CONTROL				\$5,000.00		\$24,000.00		\$95,000.00
	BASE BID FRANCHISE UTILITIES CROSSINGS				\$1,250.00		\$19,200.00		\$6,500.00
	BASE BID MISCELLANEOUS ITEMS				\$14,081.00		\$21,500.00		\$168,875.00
	TOTAL AMOUNT BASE BID				\$699,552.73		\$1,152,894.53		\$1,746,035.50
ALTERNATE ITEMS									
	ALTERNATE I PAVING BID ITEMS				\$605,906.40		\$509,022.80		\$751,021.00