BID TABULATION FOR: HARDSCAPE & LANDSCAPE TO SERVE MORAN RANCH PHASE 4
CITY OF CONROE, MONTGOMERY COUNTY, TEXAS

BID OPENING DATE: OCTOBER 02, 2026
BID OPENING LOCATION: LJA, INC.
TABULATION BY: A. HAMM
TABULATION DATE: OCTOBER 02, 2026
LJA JOB NO. 2025-24002 (9.2)

BIDDER NAME	BASE BID
1) GREENSCAPE ASSOCIATES	$1,646,917.30
2) LANDECOR, LLC	$2,793,398.09

CALENDAR DAYS - 90/120



I, Matt Stoops, PLA, hereby certify these bid tabulations to be true and correct.

LJA, Inc.

FRN BR4382
LJA, Inc.
O:\LAND\2025\24002\100226_Moran Ranch Ph 2 HSLS_BT

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				1) GREENSCAPE ASSOCIATES		2) LANDECOR, LLC	
NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL	UNIT COST	TOTAL
MISCELLANEOUS ITEMS							
1.	TEMPORARY FACILITIES; INCLUDING UTILITIES, BARRIERS, FENCING, VEHICULAR ACCESS AND PARKING, AND REMOVAL OF WASTE, FACILITIES, AND SERVICES, COMPLETE IN PLACE	LS	1	$14,117.65	$14,117.65	$5,328.75	$5,328.75
2.	MAINTENANCE OF EXISTING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, COMPLETE IN PLACE	LS	1	$5,882.35	$5,882.35	$5,328.75	$5,328.75
SUBTOTAL MISCELLANEOUS ITEMS					**$20,000.00**		**$10,657.50**
GRADING AND DRAINAGE ITEMS							
1.	SITE ROUGH GRADING & EXCAVATON, INCLUDING HAUL OFF OF ANY EXCESS SPOILS	LS	1	$41,045.39	$41,045.39	$18,128.41	$18,128.41
2.	SITE FINE GRADING	LS	1	$46,054.51	$46,054.51	$26,542.95	$26,542.95
SUBTOTAL GRADING AND DRAINAGE ITEMS					**$87,099.90**		**$44,671.36**
HARDSCAPE ITEMS							
1.	8’ (FT) WIDE X 4 1/2” DEPTH PAVING; 3,000 PSI CONCRETE, FORMS, EXCAVATION, BACKFILL AND COMPACTION, REINFORCEMENT, JOINTS, AND ALL APPURTENANCES REQUIRED FOR SIDEWALKS, FURNISHING PADS, AND CONCRETE FLATWORK PER PLAN, COMPLETE IN PLACE	SF	23338	$6.10	$142,361.80	$5.47	$127,658.86
2.	5’ (FT) WIDE X 4 1/2” DEPTH PAVING; 3,000 PSI CONCRETE, FORMS, EXCAVATION, BACKFILL AND COMPACTION, REINFORCEMENT, JOINTS, AND ALL APPURTENANCES REQUIRED FOR SIDEWALKS, FURNISHING PADS, AND CONCRETE FLATWORK PER PLAN, COMPLETE IN PLACE	SF	13613	$6.10	$83,039.30	$6.12	$83,311.56
3.	4 1/2” DEPTH COLORED PAVING; 3,000 PSI CONCRETE, FORMS, EXCAVATION, BACKFILL AND COMPACTION, REINFORCEMENT, JOINTS, AND ALL APPURTENANCES REQUIRED FOR SIDEWALKS, FURNISHING PADS, AND CONCRETE FLATWORK PER PLAN, COMPLETE IN PLACE	SF	111	$20.00	$2,220.00	$7.66	$850.26
4.	6’- 4” HEIGHT FENCE COLUMN INCLUDING NATURAL STONE VENEER AND CAST STONE, CMU CORE, CONCRETE FOUNDATION AND ALL OTHER MATERIALS, PER PLANS, COMPLETE IN PLACE	EA	20	$5,411.76	$108,235.20	$3,573.51	$71,470.20
SUBTOTAL HARDSCAPE ITEMS					**$335,856.30**		**$283,290.88**
IRRIGATION ITEMS							
1.	IRRIGATION PACKAGE AS SHOWN ON PLANS, COMPLETE IN PLACE AND OPERATIONAL	LS	1	$439,200.38	$439,200.38	$505,945.53	$505,945.53
2.	POINT OF CONNECTION #1 TO WATER METER AND BACKFLOW, INCLUDING TAP, SECURITY CAGE, AND MASTER VALVE, COMPLETE IN PLACE AND OPERATIONAL	LS	1	$16,922.03	$16,922.03	$5,000.00	$5,000.00
3.	POINT OF CONNECTION #2 TO WATER METER AND BACKFLOW, INCLUDING TAP, SECURITY CAGE, AND MASTER VALVE, COMPLETE IN PLACE AND OPERATIONAL	LS	1	$16,922.03	$16,922.03	$5,000.00	$5,000.00

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NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL	UNIT COST	TOTAL
4.	POINT OF CONNECTION #3 TO WATER METER AND BACKFLOW, INCLUDING TAP, SECURITY CAGE, AND MASTER VALVE, COMPLETE IN PLACE AND OPERATIONAL	LS	1	$16,922.03	$16,922.03	$5,000.00	$5,000.00
5.	POINT OF CONNECTION #4 TO WATER METER AND BACKFLOW, INCLUDING TAP, SECURITY CAGE, AND MASTER VALVE, COMPLETE IN PLACE AND OPERATIONAL	LS	1	$16,922.03	$16,922.03	$7,913.63	$7,913.63
6.	IRRIGATION CONTROLLER, COMPLETE IN PLACE AND OPERATIONAL	LS	1	$5,882.35	$5,882.35	$20,000.00	$20,000.00
7.	BORE AND INSTALL 2” IRRIGATION SLEEVE, PVC SCHEDULE 40, AT EXISTING PAVING AS DIRECTED BY LANDSCAPE ARCHITECT, PER PLANS, INSTALL COMPLETE IN PLACE	LF	35	$38.00	$1,330.00	$25.58	$895.30
8.	BORE AND INSTALL 4” IRRIGATION SLEEVE, PVC SCHEDULE 40, AT EXISTING PAVING AS DIRECTED BY LANDSCAPE ARCHITECT, PER PLANS, INSTALL COMPLETE IN PLACE	LF	90	$44.00	$3,960.00	$34.10	$3,069.00
9.	BORE AND INSTALL 6” IRRIGATION SLEEVE, PVC SCHEDULE 40, AT EXISTING PAVING AS DIRECTED BY LANDSCAPE ARCHITECT, PER PLANS, INSTALL COMPLETE IN PLACE	LF	125	$58.00	$7,250.00	$38.37	$4,796.25
SUBTOTAL IRRIGATION ITEMS					**$525,310.85**		**$557,619.71**
LANDSCAPE ITEMS							
1.	EAGLESTON HOLLY, ILEX X ATTENUATA, 65 GALLON, 3” CALIPER MINIMUM, INCLUDE STAKING AND CABLES, MULCH, AND SOIL AMENDMENTS, AS SPECIFIED, COMPLETE IN PLACE	EA	99	$607.77	$60,169.23	$2,070.00	$204,930.00
2.	LITTLE GEM DWARF SOUTHERN MAGNOLIA, MAGNOLIA GRANDIFLORA ‘LITTLE GEM’, 30 GALLON, 1 ½” CALIPER MINIMUM, INCLUDE STAKING AND CABLES, MULCH, AND SOIL AMENDMENTS, AS SPECIFIED, COMPLETE IN PLACE	EA	14	$290.12	$4,061.68	$2,070.00	$28,980.00
3.	MEXICAN SYCAMORE, PLATANUS MEXICANA, 65 GALLON, 3” CALIPER MINIMUM, INCLUDE STAKING AND CABLES, MULCH, AND SOIL AMENDMENTS, AS SPECIFIED, COMPLETE IN PLACE	EA	138	$725.42	$100,107.96	$2,070.00	$285,660.00
4.	LOBLOLLY PINE, PINUS TAEDA, 65 GALLON, 3” CALIPER MINIMUM, INCLUDE STAKING AND CABLES, MULCH, AND SOIL AMENDMENTS, AS SPECIFIED, COMPLETE IN PLACE	EA	168	$725.42	$121,870.56	$1,850.00	$310,800.00
5.	SHUMARD OAK, QUERCUS SHUMARDII, 65 GALLON, 3” CALIPER MINIMUM, INCLUDE STAKING AND CABLES, MULCH, AND SOIL AMENDMENTS, AS SPECIFIED, COMPLETE IN PLACE	EA	106	$607.77	$64,423.62	$2,070.00	$219,420.00
6.	SOUTHERN LIVE OAK, QUERCUS VIRGINIANA, 65 GALLON, 3” CALIPER MINIMUM, INCLUDE STAKING AND CABLES, MULCH, AND SOIL AMENDMENTS, AS SPECIFIED, COMPLETE IN PLACE	EA	137	$607.76	$83,263.12	$2,070.00	$283,590.00
7.	LACEBARK ELM, ULMUS PARVIFOLIA, 65 GALLON, 3” CALIPER MINIMUM, INCLUDE STAKING AND CABLES, MULCH, AND SOIL AMENDMENTS, AS SPECIFIED, COMPLETE IN PLACE	EA	85	$607.78	$51,661.30	$2,070.00	$175,950.00

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				1) GREENSCAPE ASSOCIATES		2) LANDECOR, LLC	
NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL	UNIT COST	TOTAL
8.	PEACH DRIFT ROSE, ROSA X 'MEIGGILI', 3 GALLON, INCLUDE BED PREPARATION AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	736	$22.35	$16,449.60	$61.00	$44,896.00
9.	GULF COAST MUHLY, MUHLENBERGIA CAPILLARIS, 3 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	110	$12.94	$1,423.40	$43.00	$4,730.00
10.	LITTLE JOHN BOTTLEBRUSH, CALLISTEMON RIGIDUS 'LITTLE JOHN', 3 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	135	$17.65	$2,382.75	$50.00	$6,750.00
11.	DWARF SOUTHERN WAX MYRTLE, MYRICA CERIFERA 'NANA', 3 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	705	$17.65	$12,443.25	$56.00	$39,480.00
12.	GEORGIA PETITE INDIAN HAWTHORN, RHAPHILOLEPIS X DELACOURII 'GEORGIA PETITE' 3 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	360	$14.12	$5,083.20	$59.00	$21,240.00
13.	SEAONAL COLOR, ANNUAL MIX, 4" (IN) POT, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	1311	$2.94	$3,854.34	$11.00	$14,421.00
14.	TINY TANGERINE BULBINE, BULBINE FRUTESCENS 'TINY TANGERINE', 1 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	504	$6.47	$3,260.88	$22.00	$11,088.00
15.	BIG BLUE LILYTURF, LIRIOPE MUSCARI 'BIG BLUE,' 1 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	32	$3.82	$122.24	$21.00	$672.00
16.	VARIEGATED DIANELLA, DIANELLA TASMANICA 'VARIEGATA', 1 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	1484	$4.71	$6,989.64	$21.00	$31,164.00
17.	SANDY LEAF FIG IVY, FICUS TIKOUA, 1 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	788	$5.88	$4,633.44	$20.00	$15,760.00
18.	LOUISIANA IRIS, IRIS X 'LOUISIANA', 3 GALLON, INCLUDE BED PREPARATION, MULCH AND SOIL AMENDMENTS AS SPECIFIED, COMPLETE IN PLACE	EA	1325	$14.71	$19,490.75	$20.00	$26,500.00
19.	HYDROMULCH SEED: CYNODON DACTYLON, INCLUDING SOIL PREPARATION, INSTALLED PER PLANS AND SPECIFICATIONS, COMPLETE IN PLACE	SF	379185	$0.10	$37,918.50	$0.18	$68,253.30
20.	SOD: CYNODON DACTYLON, INCLUDING SOIL PREPARATION, INSTALLED PER PLANS AND SPECIFICATIONS, COMPLETE IN PLACE	SF	62740	$0.55	$34,507.00	$0.64	$40,153.60
21.	ADDITIONAL HARDWOOD MULCH, INSTALLED TO 3" (IN) DEPTH, AS SPECIFIED BY LANDSCAPE ARCHITECT, COMPLETE IN PLACE	CY	187	$49.41	$9,239.67	$150.00	$28,050.00
22.	LANDSCAPE MAINTENANCE	MO	2	$17,647.06	$35,294.12	$17,335.37	$34,670.74
SUBTOTAL LANDSCAPE ITEMS					**$678,650.25**		**$1,897,158.64**

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BID SUMMARY							
	MISCELLANEOUS ITEMS				$20,000.00		$10,657.50
	GRADING AND DRAINAGE ITEMS				$87,099.90		$44,671.36
	HARDSCAPE ITEMS				$335,856.30		$283,290.88
	IRRIGATION ITEMS				$525,310.85		$557,619.71
	LANDSCAPE ITEMS				$678,650.25		$1,897,158.64
	TOTAL AMOUNT BASE BID				**$1,646,917.30**		**$2,793,398.09**

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