



## NOTICE OF A CALLED MEETING

Notice is hereby given that a Called Meeting of the Governing Body of the City of Ranger, Texas, will be held on **Friday, January 26, 2024 at 9:00 A.M.** in City Hall, 400 West Main Street Ranger, Texas. The following subjects will be discussed, to wit:

**Agenda Item 01:** Call to Order- Mayor Robinson  
Roll Call/Quorum Check

**Agenda Item 02:** Citizen's Presentation-At this time, anyone on the list will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed THREE minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.

**Agenda Item 03:** Discuss/Consider: Award the bid for the abatement of condemned property located at 314 West Main Street, Ranger, Texas 76470 and authorize the City Manager to sign the contract in the final form approved by the City Attorney.

**Agenda Item 04:** Discuss/Consider: Adjournment

I, the undersigned authority, do hereby certify that the above notice of meeting of the Governing Body of the City of Ranger is a true and correct copy of said notice on the bulletin board at the City Hall of the City of Ranger, a place convenient and readily available to the general public at all times, and notice was posted by 9:00 a.m., January 23, 2024 and remained posted for 72 hours preceding the scheduled time of the meeting.

Somer Lee

Somer Lee, Ranger City Secretary

The City council reserves the right to convene into Executive Session concerning any of the items listed on this agenda under the authority of the Mayor, whenever it is considered necessary and legally justified under the Open Meetings Act.

#### NOTICE OF ASSISTANCE

Ranger City Hall and Council Chambers are wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact City Secretary's office at (254) 647-3522 for information or assistance.

This Notice was removed from the outside bulletin board on \_\_\_\_\_ by \_\_\_\_\_.

## Ranger City Secretary

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**From:** Ranger City Manager  
**Sent:** Friday, January 19, 2024 3:46 PM  
**To:** Ranger City Secretary  
**Subject:** Fwd: Demolition Project

## Savannah Fortenberry

City Manager  
City of Ranger  
254-647-3522 (Office)  
[www.rangertx.gov]www.rangertx.gov

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**\*Public Officials:** All emails are subject to the Open Meetings Act for Public Information and Review, please reply to sender only. Please do not "Reply All" as this could be a violation of the Open Meetings Act.

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**From:** Benji Rumsey  
**Sent:** Friday, January 19, 2024 3:01:36 PM  
**To:** Ranger City Manager <citymanager@rangertx.gov>  
**Subject:** Demolition Project

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

With the bids collected the best value for the project would be Veit National Corporation due to the number of days the list for completion. Below is a chart with the totals:

Contractor	Bid	# Days	King PM/AM Daily	Total
AML Environmental	\$244,800.00	35	\$33,250.00	\$278,050.00
Veit National Corporation	\$215,400.00	12	\$11,400.00	<b>\$226,800.00</b>
The Demo Company	\$211,745.00	18	\$17,100.00	\$228,845.00

King Consultants has a daily rate of \$950.00 per day for Project Managing & Air Monitoring. The numbers are close between Veit National Corp. and The Demo Company. Its only worth going with Veit National if they are confident of there completion time if they go over by 2 days, the grand total of the project would be the same amount as The Demo Company total.

Thank you,



**Benji Rumsey**

King Consultants-Abilene Location

[brumsey@kingcompanies.net](mailto:brumsey@kingcompanies.net)

Direct:325-669-8487

King Consultants - Environmental services, including Asbestos Inspections, Mold Remediation, Lead-based paint testing, and environmental sampling ([kingcompanies.net](http://kingcompanies.net))

**BID PROPOSAL**  
**Abatement of Condemned Properties**  
**City of Ranger, Texas**

Date: 1/18/2024

Submitted by: The Demo Company  
(company name)

2303 Shorecrest Drive, Dallas, TX 75235  
(company address)

1. **OFFER**  
Having examined the Work sites and all matters referred to in the Instructions to Bidders, Bid Documents, and Contract Documents with attachments thereto for the above project, we the undersigned, hereby offer to enter into a Contract to perform the Work for the demolition of all structures on the properties identified below, including labor, equipment, clean-up and disposal of materials and clearing of site as indicated in the Contract Documents for the Bid Price as follows:

Property Description	Bid Price	Est. Days/Site
314 W Main Street, Ranger, Tx, 76470	\$ <u>211,745.00</u>	<u>18</u>

**Base Bid Price:** \$ 211,745.00

**Total Bid Price (** \$ 211,745.00

Name of the firm or individual who is licensed to perform supervision of NESHAP regulated activities: The Abatement Company dba The Demo Company  
License 80-1226 Exp. 12/15/25 Contact phone: 817-681-3336

2. **ACCEPTANCE**  
This offer shall be open to acceptance and is irrevocable for sixty (60) days from the bid closing date.

If this bid is accepted by the City within the time period stated above, we agree to execute the Contract within seven days of receipt of written Notice of Award and commence work within fourteen days after receipt of written Notice to Proceed.

3. NON-COLLUSION

This offer is made without collusion with any other person, firm, or corporation, and the only person or parties interested in this bid as Principals are those named herein as bidder.

4. CONTRACT TIME

If this Bid is accepted, we will complete the Work according to the Bid Specifications attached as Exhibit A to the Bid Instructions to meet the Completion date indicated in the executed Contract.

5. BID PROPOSAL SIGNATURE

The Demo Company

\_\_\_\_\_  
(Full name of Bidder's Proprietorship, Partnership or Corporation)

  
\_\_\_\_\_  
Authorized signing officer

\_\_\_\_\_  
Division Manager  
Title

**END OF BID PROPOSAL**

Original

# BID PROPOSAL

## Abatement of Condemned Properties

### City of Ranger, Texas

Date:

Submitted by: AML Environmental  
(company name)

5948 US Hwy 277 South  
(company address)

Abilene, Tx 79606

1. OFFER

Having examined the Work sites and all matters referred to in the Instructions to Bidders, Bid Documents, and Contract Documents with attachments thereto for the above project, we the undersigned, hereby offer to enter into a Contract to perform the Work for the demolition of all structures on the properties identified below, including labor, equipment, clean-up and disposal of materials and clearing of site as indicated in the Contract Documents for the Bid Price as follows:

Property Description	Bid Price	Est. Days/Site
314 W Main Street, Ranger, Tx, 76470	\$ <u>244,800.00</u>	<u>35 working days</u>

Base Bid Price: \$ 244,800.00

Total Bid Price ( \$ two hundred forty-four thousand, eight hundred dollars.

Name of the firm or individual who is licensed to perform supervision of NESHAP regulated activities: Jamcy Roberts  
License 805240 Exp. 25-July-24 Contact phone: 325-518-6202

2. ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the bid closing date.

If this bid is accepted by the City within the time period stated above, we agree to execute the Contract within seven days of receipt of written Notice of Award and commence work within fourteen days after receipt of written Notice to Proceed.

Original

ABATEMENT OF CONDEMNED PROPERTY, 314 WEST MAIN STREET, RANGER, TEXAS, 76470

3. NON-COLLUSION

This offer is made without collusion with any other person, firm, or corporation, and the only person or parties interested in this bid as Principals are those named herein as bidder.

4. CONTRACT TIME

If this Bid is accepted, we will complete the Work according to the Bid Specifications attached as Exhibit A to the Bid Instructions to meet the Completion date indicated in the executed Contract.

5. BID PROPOSAL SIGNATURE

AML Environmental, LP  
(Full name of Bidder's Proprietorship, Partnership or Corporation)

[Signature]  
Authorized signing officer

Chief operations officer  
Title

**END OF BID PROPOSAL**

**BID PROPOSAL**  
**Abatement of Condemned Properties**  
**City of Ranger, Texas**

Date:

Submitted by: Veit National Corporation

(company name)

8224 S IH 35W Suite C, Alvarado, TX 76009

(company address)

1. OFFER

Having examined the Work sites and all matters referred to in the Instructions to Bidders, Bid Documents, and Contract Documents with attachments thereto for the above project, we the undersigned, hereby offer to enter into a Contract to perform the Work for the demolition of all structures on the properties identified below, including labor, equipment, clean-up and disposal of materials and clearing of site as indicated in the Contract Documents for the Bid Price as follows:

Property Description	Bid Price	Est. Days/Site
314 W Main Street, Ranger, Tx, 76470	\$ <u>215,400.00</u>	<u>12</u> Working Days

**Base Bid Price:** \$ 215,400.00

**Total Bid Price (** \$ 215,400.00

Name of the firm or individual who is licensed to perform supervision of NESHAP

regulated activities: Jorge Jacob Gallo

License 804911 Exp. 5/18/2024 Contact phone: 469-463-7295

2. ACCEPTANCE

This offer shall be open to acceptance and is irrevocable for sixty (60) days from the bid closing date.

If this bid is accepted by the City within the time period stated above, we agree to execute the Contract within seven days of receipt of written Notice of Award and commence work within fourteen days after receipt of written Notice to Proceed.



3. NON-COLLUSION

This offer is made without collusion with any other person, firm, or corporation, and the only person or parties interested in this bid as Principals are those named herein as bidder.

4. CONTRACT TIME

If this Bid is accepted, we will complete the Work according to the Bid Specifications attached as Exhibit A to the Bid Instructions to meet the Completion date indicated in the executed Contract.

5. BID PROPOSAL SIGNATURE

Veit National Corporation  
(Full name of Bidder's Proprietorship, Partnership or Corporation)

  
Mark Sonaglia (Jan 12, 2024 15:10 EST)

Authorized signing officer

January 17, 2024  
Title

**END OF BID PROPOSAL**