



**HARRIS COUNTY W.C. & I.D. NO. 110
ENGINEER'S REPORT
October 14, 2026**

A. On-going Construction Projects –

1. Fidelis Cypress Oaks 10' Fence Wall

Construction of the proposed 10-foot perimeter fence is complete, including the installation of a 15-foot double-swing gate to provide future maintenance access for CenterPoint Energy to the terminal pole serving the southernmost building. **The Developer has scheduled the right-turn only pavement marking at the Developments Enchanted Oaks exit, as approved by the board at the September meeting. LEI has received CCTV videos of the public storm sewer lines along Enchanted Oaks Dr. & Cypress Oaks Dr., adjacent to this Development, and is currently reviewing these videos to ensure no evidence of sediment and/or debris is present that may have been caused by this Development. LEI is continuing to coordinate with the Developer and requesting any final items to help facilitate in a future bond reimbursement for the re-routed sanitary sewer.**

B. Preparation of Plans, Specifications and Advertisement Approval Request –
None

C. Contracts Approvals for Construction Projects -

1. 2026 Rehabilitation of Ground Storage Tanks at Water Plant No. 1

LEI has completed its review of the six (6) bids received for the subject project. Following an evaluation of the qualifications and financial statements of the apparent low bidder, LEI has prepared the attached Recommendation for Award (RFA). Based on the bidder's demonstrated qualifications and the submitted total bid amount, LEI recommends that the contract be awarded to I & S Tank Services, LLC in the amount of \$1,035,797.00, with a completion time of One Hundred Twenty (120) calendar days. Upon approval of this RFA, LEI will prepare project contracts for the Contractors and Districts review and execution. **FURTHER DISCUSSION DURING MEETING.**

D. Capital Projects Plan – None

E. Service Requests and Annexations - None



OTHER BUSINESS

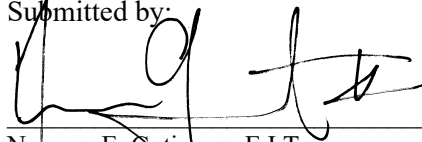
1. NHCRWA Surface Water Line Extension to WP No. 2 – Permanent Access Gate

On August 26, LEI received the Design Report for Project 39F (provided under separate cover) from the North Harris County Regional Water Authority (NHCRWA) for the proposed surface water line extension to Water Plant No. 2. The proposed project includes installation of a 12-inch surface water line, surface water flow meter, and flow control station, as well as modifications to the District's ground storage tank, chemical feed system improvements, SCADA upgrades, and storm sewer improvements. The NHCRWA is currently in the preliminary stages of design and has submitted its 30% design package for review. As part of this submittal, the NHCRWA has requested a permanent access gate along the south side of Water Plant No. 2. Subject to District approval, the proposed gate would provide access to the facility during construction and allow for future operation and maintenance of NHCRWA-owned facilities following project completion. LEI will review the final gate location and provide recommendations prior to final District consideration. At this time, LEI has no significant comments regarding the Design Report; however, LEI recommends continued review of the project plans at each subsequent design milestone to ensure the District's interests and operational requirements are appropriately addressed throughout the design and construction process. FURTHER DISCUSSION DURING MEETING.

BOARD ACTION

1. AUTHORIZATION TO APPROVE THE RECOMMENDATION FOR AWARD FOR THE 2026 REHABILITATION OF GROUND STORAGE TANKS AT WATER PLANT NO. 1, AWARDED THIS PROJECT TO I & S TANK SERVICES, IN THE AMOUNT OF \$1,035,797.00, WITH A COMPLETION TIME OF ONE HUNDRED TWENTY (120) CALENDAR DAYS.
2. AUTHORIZATION TO APPROVE THE PERMANENT ACCESS GATE ALONG THE SOUTH SIDE OF WP NO. 2, SUBJECT TO THE DISTRICT'S APPROVAL OF THE FINAL LOCATION.

Submitted by:



Norman E. Gutierrez, E.I.T.
Langford Engineering, Inc.



October 14, 2026

Mr. James N. Williams, President
and Board of Directors
Harris County Water Control & Improvement District No. 110
C/O 1330 Post Oak Blvd., Suite 2650
Houston, Texas 77056

Subject: Recommendation for Award, Harris County
Water Control & Improvement District No. 110,
2026 Rehabilitation of Ground Storage Tanks at
Water Plant No. 1
LEI Job No. 078-421, Contract No. 1

Dear Mr. Williams and Board of Directors:

Bids for construction of subject project were received by Langford Engineering, Inc.'s (LEI) Secretary until 1:00 p.m., Thursday, September 24, 2026, and subsequently opened and read in public. Six (6) bids were received for the project. There was an error found and is noted on the Bid Tabulation.

The bids in order from low to high with the total amount bid are as follows:

Bidders	Total Amount Bid Base Bid Item (Nos. 1 Thru 7) And Supplementary Items (a. Thru i.)
I & S Tank Services, LLC	\$1,035,797.00
Blastco Texas, Inc.	\$1,249,964.00
Viking Painting, LLC	\$1,446,950.00
Sustanite Support Services	\$1,476,000.00
W.W. Payton Corporation	\$1,570,000.00
Crom CFG, LLC	\$1,636,528.00

A copy of the bid tabulation is attached.

As completion time was specified as One Hundred Twenty (120) calendar days, time was not a consideration in evaluating the bids.



Mr. Williams, President
and Board of Directors
October 14, 2026
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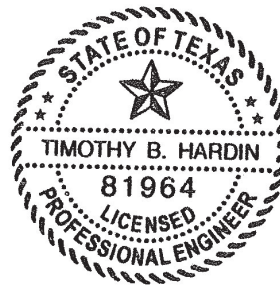
The bidders have furnished a Qualification Statement, Bid Bond, and Financial Statement as required by Section II, Article 3 and 7 of the Contract Documents. Qualification Statement and references were examined and found to be in order.

We recommend that the project entitled "2026 Rehabilitation of Ground Storage Tanks at Water Plant #1, LEI Job No. 078-421, Contract No. 1" be awarded to I & S Tank Services, LLC on the basis of their qualifications and Total Amount Base Bid Items (Nos. 1 Thru 7) And Supplementary Bid Items (a. Thru i.) in the amount of One Million Thirty Five Thousand Seven Hundred Ninety Seven Dollars, (\$1,035,797.00) with a completion time of One Hundred Twenty (120) calendar days.

Sincerely,

LANGFORD ENGINEERING, INC.

Timothy B. Hardin, P.E.
President



Attachments

cc: Maria Salinas Parker, Attorney, Sanford Kuhl Hagan Kugle Parker Kahn, LLP
Norman. E. Gutierrez, E.I.T., Langford Engineering, Inc.
LEI Project File

Harris County Water Control & Improvement District No. 110
Project: 2026 Rehabilitation of Ground Storage Tanks at Water Plant No. 1

Bid Date: 1:00 p.m.
Thursday, September 24, 2026
Opened and Read at 1:00 p.m.
Thursday, September 24, 2026
Langford Engineering, Inc.

Langford Engineering, Inc. (TBPE F-449)
Project No. 078-421, Contract No. 1

All Bidders 120 Days

Item No.	Description of Work	Approx. Quantity	Unit	I & S Tank Services, LLC		Blastco Texas, Inc.		Viking Painting, LLC		Sustanite Support Services		W.W. Payton Corporation		Crom CFG, LLC	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
	Base Bid Items														
1	All Work, Materials and Labor to Clean, Blast, and Recoat Exterior and Interior Surfaces of 38' Diameter x 24' High, 210,000 Gallon Bolted Steel Ground Storage Tank, Including Roof, Ceiling Plate, Side Walls, Rafters, Interior Floor, Center Column, Surface Water Fill Line and Drain Line Piping and Appurtenances, Including Replacement of Gooseneck Roof Vent, Interior Ladder, 12-Inch and 16-Inch Surface Water Gate Valves, 8-inch Overflow Gate Valve and Flap Valve, 16-Inch Equalization Line Gate Valve, 12-Inch Suction Line Gate Valve, Surface Water Pipe Support and Footing, and Installation of 36-Inch Manway, complete in place, in accordance with the Contract Documents, plans and specifications.	1	LS	\$ 336,604.00	\$ 336,604.00	\$ 358,659.00	\$ 358,659.00	\$ 451,800.00	\$ 451,800.00	\$ 450,000.00	\$ 450,000.00	\$ 400,000.00	\$ 400,000.00	\$ 461,393.00	\$ 461,393.00
2	All Work, Materials and Labor to Remove and Replace Well Header Piping For Water Well No. 1, Including Valves, Fittings, Concrete Supports, Sample Ports, Chemical Injection Piping, Removal and Reinstallation of Electronic Flow Meter, All Appurtenances, Including Blasting and Coating, complete in place, in accordance with the Contract Documents, plans and specifications.	1	LS	\$ 55,399.00	\$ 55,399.00	\$ 41,800.00	\$ 41,800.00	\$ 50,000.00	\$ 50,000.00	\$ 80,000.00	\$ 80,000.00	\$ 150,000.00	\$ 150,000.00	\$ 133,200.00	\$ 133,200.00
3	All Work, Materials and Labor to Clean, Blast, and Recoat Exterior and Interior Surfaces of 74' Diameter x 24' High, 750,000 Gallon Welded Steel Ground Storage Tank, Including Roof, Ceiling Plate, Side Walls, Overflow Box, Rafters, Center Column, Air Vents, Surface Water Fill Line and Drain Line Piping and Appurtenances, Installation of Halo Rafter Support Structure, Rehabilitation of Three (3) Existing Mushroom Air Vents, and Replacement of Interior Ladder, 12-inch Overflow Gate Valve and Flap Valve, 12-Inch Well No. 2 Inlet Gate Valve, and Existing 24" Diameter Manway with 36" Diameter Manway, complete in place, in accordance with the Contract Documents, plans and specifications.	1	LS	\$ 412,926.00	\$ 412,926.00	\$ 645,305.00	\$ 645,305.00	\$ 681,500.00	\$ 681,500.00	\$ 530,000.00	\$ 530,000.00	\$ 632,000.00	\$ 632,000.00	\$ 699,345.00	\$ 699,345.00
4	All Work, Materials and Labor to Remove and Replace Well Header Piping For Water Well No. 2, Including Valves, Fittings, Concrete Supports, Sample Ports, Chemical Injection Piping, Removal and Reinstallation of Electronic Flow Meter, All Appurtenances, Including Blasting and Coating, complete in place, in accordance with the Contract Documents, plans and specifications.	1	LS	\$ 54,909.00	\$ 54,909.00	\$ 58,350.00	\$ 58,350.00	\$ 69,700.00	\$ 69,700.00	\$ 80,000.00	\$ 80,000.00	\$ 170,000.00	\$ 170,000.00	\$ 144,145.00	\$ 144,145.00
5	All Work, Materials and Labor to Furnish and Install Reinforced Concrete Splash Protection Structure For Water Well No. 2, Including Type "A" Reinforced Concrete Box Inlet, and 8-Inch PVC or HDPE Storm Line connected to Existing Storm Sewer System within the Plant, complete in place, in accordance with the Contract Documents, plans and specifications.	1	LS	\$ 16,500.00	\$ 16,500.00	\$ 17,425.00	\$ 17,425.00	\$ 20,900.00	\$ 20,900.00	\$ 20,000.00	\$ 20,000.00	\$ 8,000.00	\$ 8,000.00	\$ 17,945.00	\$ 17,945.00
6	All Work, Materials and Labor to Clean, Blast, and Recoat Exterior and Interior Surfaces of the Existing 24' Long x 8' Diameter Hydropneumatic Tank, complete in place, in accordance with the Contract Documents, plans and specifications.	1	LS	\$ 49,809.00	\$ 49,809.00	\$ 37,500.00	\$ 37,500.00	\$ 35,500.00	\$ 35,500.00	\$ 70,000.00	\$ 70,000.00	\$ 25,000.00	\$ 25,000.00	\$ 62,767.00	\$ 62,767.00

Harris County Water Control & Improvement District No. 110
Project: 2026 Rehabilitation of Ground Storage Tanks at Water Plant No. 1

Bid Date: 1:00 p.m.
Thursday, September 24, 2026
Opened and Read at 1:00 p.m.
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Item No.	Description of Work	Approx. Quantity	Unit	I & S Tank Services, LLC		Blastco Texas, Inc.		Viking Painting, LLC		Sustanite Support Services		W.W. Payton Corporation		Crom CFG, LLC	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
7	All Work, Materials and Labor to Replace Existing Hydropneumatic Tank Sight Glass Enclosure, Including Blasting, and Coating, Welded in Place, in accordance with the Contract Documents, plans and specifications.	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 3,000.00	\$ 3,000.00	\$ 63,100.00	\$ 63,100.00	\$ 15,000.00	\$ 15,000.00	\$ 23,343.00	\$ 23,343.00
	Total Amount Bid Base Bid Items (Item Nos. 1 - 7)				\$ 936,147.00		\$ 1,169,039.00		\$ 1,312,400.00		\$ 1,293,100.00		\$ 1,400,000.00		\$ 1,542,138.00
	Supplementary Bid Items														
a.	All Work, Materials and Labor to Install 6x6 Inch 1/4-inch Thick Steel Plates to Repair Deep Pits and Leaks, Welded in Place, For Wall, Roof and Floor Patches, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	25	EA	\$ 450.00	\$ 11,250.00	\$ 157.00	\$ 3,925.00	\$ 150.00	\$ 3,750.00	\$ 129.00	\$ 3,225.00	\$ 250.00	\$ 6,250.00	\$ 175.80	\$ 4,395.00
b.	All Work, Materials, and Labor to Replace Support Rafter within Welded Steel Ground Storage Tank, Including any Wall Braces, Welded in Place, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	5	EA	\$ 3,500.00	\$ 17,500.00	\$ 1,375.00	\$ 6,875.00	\$ 5,000.00	\$ 25,000.00	\$ 4,790.00	\$ 23,950.00	\$ 6,000.00	\$ 30,000.00	\$ 6,119.00	\$ 30,595.00
c.	All Work, Materials, and Labor to Remove and Replace Existing Access Hatch Cover with Same Dimensioned (30" W x 30" L x 1/4" Thick) Aluminum Access Hatch Cover with a 2" Lip and Appurtenances, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	2	EA	\$ 5,500.00	\$ 11,000.00	\$ 4,125.00	\$ 8,250.00	\$ 5,000.00	\$ 10,000.00	\$ 3,410.00	\$ 6,820.00	\$ 10,000.00	\$ 20,000.00	\$ 3,632.50	\$ 7,265.00
d.	All Work, Materials, and Labor to Remove and Replace Existing Overflow Weir Box within Welded Steel GST with Same Dimensioned Box, Including Blasting and Coating, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 8,125.00	\$ 8,125.00	\$ 7,500.00	\$ 7,500.00	\$ 17,200.00	\$ 17,200.00	\$ 8,000.00	\$ 8,000.00	\$ 6,435.00	\$ 6,435.00
e.	All Work, Materials, and Labor to Remove and Replace Existing 8-Inch Drain Line Piping (Approx. 24 L.F.) at Bolted Steel GST with 8-Inch Flanged (CL 150) Steel Piping, Including but not Limited to All Structural Pipe Components, Fittings, Gaskets, Reinstallation and Reinforcing of Existing Horizontal Angle Pipe Supports, Appurtenances, Including Blasting and Coating, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	1	LS	\$ 16,535.00	\$ 16,535.00	\$ 7,175.00	\$ 7,175.00	\$ 8,400.00	\$ 8,400.00	\$ 28,400.00	\$ 28,400.00	\$ 25,000.00	\$ 25,000.00	\$ 9,640.00	\$ 9,640.00
f.	All Work, Materials, and Labor to Remove and Replace Existing 12-Inch Drain Line Piping (Approx. 24 L.F.) at Welded Steel GST with 12-Inch Flanged (CL 150) Steel Piping, Including but not Limited to All Structural Pipe Components, Fittings, Gaskets, Reinstallation and Reinforcing of Existing Horizontal Angle Pipe Supports, Appurtenances, Including Blasting and Coating, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	1	LS	\$ 20,775.00	\$ 20,775.00	\$ 11,600.00	\$ 11,600.00	\$ 13,400.00	\$ 13,400.00	\$ 41,400.00	\$ 41,400.00	\$ 35,000.00	\$ 35,000.00	\$ 14,105.00	\$ 14,105.00
g.	All Work, Materials and Labor to Replace Flange for Existing Mushroom Vents, Welded in Place, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 20,625.00	\$ 20,625.00	\$ 5,500.00	\$ 5,500.00	\$ 7,425.00	\$ 7,425.00	\$ 3,750.00	\$ 3,750.00	\$ 2,730.00	\$ 2,730.00

Harris County Water Control & Improvement District No. 110
Project: 2026 Rehabilitation of Ground Storage Tanks at Water Plant No. 1

Langford Engineering, Inc. (TBPE F-449)
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				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
h.	All Work, Materials, and Labor to Replace Support Center Column within the Welded Steel Ground Storage Tank, Including any Rafter Support Braces, Welded in Place, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 13,750.00	\$ 13,750.00	\$ 60,000.00	\$ 60,000.00	\$ 49,480.00	\$ 49,480.00	\$ 40,000.00	\$ 40,000.00	\$ 18,000.00	\$ 18,000.00
i.	All Work, Materials, and Labor to Replace 1-Inch Schedule 80 PVC Chemical Feed Lines, as approved by the Engineer, complete in place, in accordance with the Contract Documents, Plans and specifications.	100	LF	\$ 85.90	\$ 8,590.00	\$ 6.00	\$ 600.00	\$ 10.00	\$ 1,000.00	\$ 50.00	\$ 5,000.00	\$ 20.00	\$ 2,000.00	\$ 12.25	\$ 1,225.00
	Total Amount Supplementary Items (Items a. – i.)				\$ 99,650.00		\$ 80,925.00		\$ 134,550.00		\$ 182,900.00		\$ 170,000.00		\$ 94,390.00
	Total Amount Base Bid Items (Nos. 1 Thru 7)				\$ 936,147.00		\$ 1,169,039.00		\$ 1,312,400.00		\$ 1,293,100.00		\$ 1,400,000.00		\$ 1,542,138.00
	Total Amount Supplementary Bid Items (a. Thru i.)				\$ 99,650.00		\$ 80,925.00		\$ 134,550.00		\$ 182,900.00		\$ 170,000.00		\$ 94,390.00
	Total Amount Bid Items (Nos. 1 Thru 7) AND Supplementary Bid Items (a. thru i.)				\$ 1,035,797.00		\$ 1,249,964.00		\$ 1,446,950.00		\$ 1,476,000.00		\$ 1,570,000.00		\$ 1,636,528.00
Bid Errors: As noted.				Bidder used incorrect Bid Form to record their bid.											



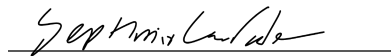
**I&S TANK SERVICES LLC
8041 TELEGRAPH RD.
QUINLAN, TX 75474**

**903-910-6199
BIDS.INSTANKSERVICES@GMAIL.COM**

HARRIS COUNTY WCID NO. 110 BOARD

I&S Tank Services, LLC is fully aware of and understand the changes and clarifications outlined in Addendum No. 1, including the revisions made to the Proposal (Bid Form). I&S agrees to complete the Work as stipulated in the Addendum No. 1 Bid Proposal for the bid prices submitted by I&S on September 24, 2026. Revised form has been updated and filled in with same prices used on initial form. Base bid amount of \$936,147.00 and supplementary bid amount of \$99,650.00 with a total amount of \$1,035,797.00. If you have any questions or concerns, please feel free to contact me 903-910-6199 or by email at bids.instankservices@gmail.com

Thank you,

A handwritten signature in black ink, which appears to read "Septimio Landaverde", is written over a horizontal line.

Septimio Landaverde - President

