



November 1, 2023

To: Mayor Jerry L. Demings  
-AND-  
County Commissioners

From: Carrie Mathes, CFCM, NIGP-CPP, CPPO, C.P.M., Manager II, Procurement Division

Contact: Sara Flynn-Kramer, Manager II, Capital Projects Division  
407-836-0048

Subject: Award of Invitation for Bids Y23-7007-MB, Michigan Campus  
Facilities Central District Building Replacement

**ACTION REQUESTED:**

Approval to award Invitation for Bids Y23-7007-MB, Michigan Campus Facilities Central District Building Replacement, to the low responsive and responsible bidder, S.A. Casey Construction, Inc., in the total contract award amount of \$2,819,036.

In the event the bidder recommended above fails to achieve timely compliance with pre-award deliverables, as defined in the Invitation for Bids, including, but not limited to, M/WBE participation sub-contract agreements, State Division of Corporations registration, E-verify, insurance and bonds, further request authorization for the Procurement Division to award to the next low responsive and responsible bidder as listed in the bid tabulation herein, to the extent practicable and advantageous to the County.

**PROCUREMENT:**

Work under this contract includes, but is not limited to, the replacement office building located on the existing lot. The replacement building area will be approximately the same square footage, masonry construction with a standing seam roof, to include administration spaces with reception, waiting and conference spaces, staff area with office and training areas, and support space including a golf cart storage. The existing site will be modified to connect this building with the Facilities Management Michigan Street campus site. The project is located in District 3.

**FUNDING:**

Funding is available in account number 1023-043-2095-6210.

**APPROVALS:**

The Capital Projects and Business Development Divisions concur with this recommendation.

**REMARKS:**

Five bids were received in response to this Invitation for Bids (IFB) and were evaluated for responsiveness, responsibility, and price reasonableness. The bid from Stellar Development, Inc., was deemed non-responsive by the Procurement Division based on the

Award of Invitation for Bids Y23-7007-MB, Michigan Campus Facilities Central District Building Replacement

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analysis provided by the Business Development Division, which identified that the M/WBE participation goal was not achieved, and sufficient good faith documentation was not provided. The bid from Poli Construction Inc. was deemed non-responsible for failure to satisfy the similar project reference requirements outlined in the IFB.

References provided by S.A. Casey Construction, Inc. were verified and satisfactory for this type of work. Therefore, award is recommended to S.A. Casey Construction, Inc.

The bid tabulation is as follows:

<u>Bidder:</u>	<u>Total Bid:</u>
S.A. Casey Construction, Inc.	\$2,819,036
Oelrich Construction, Inc.	\$3,173,079
CIC Construction Group USA, Inc	\$3,280,852
Poli Construction Inc.	Non-Responsible
Stellar Development, Inc.	Non-Responsive



**BUSINESS DEVELOPMENT DIVISION**

November 6, 2023

**TO:** Michelle Black, Contracting Agent  
Procurement Division

**FROM:** Kambria Anderson, Senior Contract Administrator  
Business Development Division

**SUBJECT:** Business Development Division M/WBE Bid Evaluation

**PROJECT:** **Y23-7007-MB, Michigan Campus Facilities Central District Building Replacement (Revised)**

The Business Development Division evaluated all five bids submitted for this project and completed a Minority/Women Business Enterprise (M/WBE) Availability Analysis. The scope of services for this project has M/WBE availability. As a result, the M/WBE goal remained at 25%. At the time of bid opening, at least 92 M/WBE firms were certified to provide the scope of services at the subcontract level.

The apparent low bid was submitted by S.A. Casey Construction, Inc. The bidder failed to state their Total Bid/Proposal Amount on the Contract and Subcontract Participation Schedule form. Additionally, the bidder incorrectly completed the Contract and Subcontract Participation Schedule form.

The Business Development Division issued the bidder a Request for Clarification on August 29, 2023, requesting the following:

- ✦ Contract and Sub-Contract Goal Participation Schedule Form
- ✦ Good Faith Effort Form

*Sheena Ferguson*

The bidder timely responded to the Request on August 31, 2023, with a revised Contract and Subcontract Participation Schedule form – which stated the Total Bid/Proposal Amount. In the revised Contract and Subcontract Participation Schedule form, the bidder reported 32.27% MWBE participation. Therefore, the bidder met the Orange County M/WBE participation goal of 25%, **per the M/WBE Ordinance requirement.**

Please note the following certified M/WBE participation:

MBE-HM	On Point Surveying, Inc.	\$12,450
WBE-WF	Cajun Installation & Distributing, Inc.	\$58,577
MBE-HM	Central Florida Construction Walls, Inc.	\$79,840
WBE-WF	Lavender Lady Plumbing Co., Inc.	\$132,900
MBE-AFAM	J.B. Mechanical, Inc.	\$285,780
MBE-AFAM	Quantum Electric, LLC.	\$340,100
<b>Total MWBE Participation</b>		<b>\$909,647 (32.27%)</b>

The second low bid was submitted by Oelrich Construction Inc. and reported 38.04% M/WBE participation. Therefore, the bidder met the Orange County M/WBE participation goal of 25%, **per the M/WBE Ordinance requirement.**

Please note the following certified M/WBE participation:

MBE-HM	Central Florida Construction Walls, Inc.	\$290,080
MBE-AM	D & R Cabinetry and Millwork, Inc.	\$27,341
MBE-HM	SimpleFire, LLC.	\$18,632
WBE-WF	Lavender Lady Plumbing Co., Inc.	\$132,400
MBE-AFAM	J.B. Mechanical, Inc.	\$291,210
MBE-HM	M & M Electric of Central Florida, Inc.	\$400,296
<b>Total MWBE Participation</b>		<b>\$1,159,959 (38.04%)</b>

The third low bid was submitted by Poli Construction Inc. and reported 31.38% M/WBE participation. Therefore, the bidder met the Orange County M/WBE participation goal of 25%, **per the M/WBE Ordinance requirement.**

Please note the following certified M/WBE participation:

MWBE-HF	Cornerstone Construction Services, Inc.	\$187,061
WBE-WF	Lavender Lady Plumbing Co., Inc.	\$134,900
MBE-AFAM	J.B. Mechanical, Inc.	\$296,354
MBE-HM	M & M Electric of Central Florida, Inc.	\$377,401
<b>Total MWBE Participation</b>		<b>\$995,716 (31.38%)</b>

The fourth low bid was submitted by Stellar Development. The bidder incorrectly completed the Contract and Subcontract Participation Schedule form. As a result, the Business Development Division issued the bidder a Request for Clarification on September 1, 2023, requesting the following:

- ✦ Contract and Sub-Contract Goal Participation Schedule Form
- ✦ Good Faith Effort Form

The bidder failed to respond to the Business Development Division by the deadline of 11:59 PM on September 6, 2023. Therefore, the Business Development Division was unable to ascertain and confirm whether the bidder met the M/WBE participation goal of 25%.

Please note the following certified M/WBE participation:

WBE-WF	Lavender Lady Plumbing Co., Inc.	\$132,400
MBE-AFAM	J.B. Mechanical, Inc.	\$285,790
MBE-AFAM	M & M Electric of Central Florida, Inc.	\$392,832
<b>Total MWBE Participation</b>		<b>\$811,022.00 (25.16%)</b>

The fifth low bid was submitted by CIC Construction Inc. and reported 29.65% M/WBE participation. Therefore, the bidder met the Orange County M/WBE participation goal of 25%, **per the M/WBE Ordinance requirement.**

Please note the following certified M/WBE participation:

MWBE-HF	Cornerstone Construction Services, Inc.	\$187,061
WBE-WF	Lavender Lady Plumbing Co., Inc.	\$132,400
MBE-AFAM	J.B. Mechanical, Inc.	\$285,780
MBE-AFAM	Quantum Electric, LLC.	\$340,100
MBE-HM	Industrial Sprinkler	\$27,500
<b>Total MWBE Participation</b>		<b>\$972,841 (29.65%)</b>

Our evaluation of these bids was based on the participation listed on the subcontractor/supplier page. Attached is a spreadsheet reconciling the bidders' compliance with the Invitation for Bid's M/WBE requirements, including the percentage breakdown for all bidders and a comparison of the relative bids versus participation percentages.

Also, I confirm my recommendation is free of conflicts of interest.

cc: Sheena Ferguson, Manager, Business Development Division

**BID COMPARISON****Y23-7007-MB, Michigan Campus Facilities Central District Building Replacement**

<b>Rank</b>	<b>Bidder</b>	<b>Bid Amount</b>	<b>M/WBE \$'s in Bid</b>	<b>% M/WBE (Goal 25%)</b>	<b>GFE</b>	<b>\$ Over Low Bid</b>	<b>% Difference From Low Bid (%)</b>	<b>\$ Over 2nd Low Bid</b>	<b>% Difference From 2nd Low Bid</b>	<b>EEO % M / W</b>
Low Bid	S.A. Casey Construction, Inc.	\$2,819,036.00	\$909,647.00	32.27%	N/A					30 / 10 %
2nd Low	Oelrich Construction, Inc.	\$3,049,492.00	\$1,159,959.00	38.04%	N/A	\$230,456.00	8.17%			29 / 30 %
3rd Low	Poli Construction Inc.	\$3,173,079.00	\$995,716.00	31.38%	N/A	\$354,043.00	12.56%	\$123,587.00	4.05%	37 / 19 %
4th Low	Stellar Development	\$3,223,100.00	\$811,022.00	25.16%	NO	\$404,064.00	14.33%	\$173,608.00	5.69%	0 / 12 %
5th Low	CIC Construction	\$3,280,852.00	\$972,841.00	29.65%	N/A	\$461,816.00	16.38%	\$231,360.00	7.59%	70 / 30 %