



## BUSINESS DEVELOPMENT DIVISION

May 15, 2025

TO: Tracy Attenasio, Contracts Supervisor  
Procurement Division

FROM: Kambria Anderson, Senior Contract Administrator  
Business Development Division

SUBJECT: Business Development Division Bid Evaluation Revised

PROJECT: **Y25-729-TA, OCCC Meeting Room Renovation**

The Business Development Division (BDD) has evaluated the two bids submitted for the referenced project and conducted an M/WBE Availability Analysis. The scope of services for this project had M/WBE availability; therefore, the M/WBE goal was maintained at 25%. At the time of bid opening, at least 131 firms were certified to provide the relevant scope of services at the subcontracting level.

The apparent low bid was submitted by Charles Perry Partners, Inc., which reported 3.41% M/WBE participation. However, the bidder erroneously listed a subcontractor who was not certified as an M/WBE firm by Orange County. As a result, the bidder did not meet the required 25% Orange County M/WBE participation goal as outlined in the **M/WBE Ordinance**.

Per the **M/WBE Ordinance requirement**, if the M/WBE goal is not met, bidders must demonstrate that they have completed all Good Faith Effort actions. Charles Perry Partners, Inc. did not submit documentation supporting the completion of Good Faith Effort Actions #1 through #5.

On February 7, 2025, the Business Development Division issued a Request for Clarification, asking the bidder to submit:

- Detailed, supporting documentation to demonstrate that their firm completed Good Faith Effort Actions #1 through #5

On February 11, 2025, the bidder responded with:

- Documentation supporting Good Faith Effort Actions #2 and #4

The low bidder subsequently protested the determination on the basis that Actions #1, #3, and #5 were not credited. After reviewing the submitted documentation and discussing the matter during the Protest Review meeting, the Procurement Manager upheld the protest. Although the bidder did not meet the M/WBE goal, it was determined that a good faith effort had been made.

*Sheena Ferguson 5.15.2025*

## Y25-729-TA, OCCC Meeting Room Renovation

Page 2 of 2

Please note the following certified M/WBE participation

MBE-AM	D & R Cabinetry & Millwork	\$425,000
	Skybuilders USA, LLC*	<del>\$2,419,275</del>
<b>Total M/WBE Participation</b>		<b>\$425,000 (.60%)</b>

\*Not Orange County M/WBE certified at the time of bid opening.

The second low bid was submitted by Turner Construction Company, who reported 27.61% in M/WBE participation. The bidder listed a firm that was not M/WBE certified by Orange County at the time of bid opening. Therefore, the bidder's M/WBE participation is 25.54% and met the 25% Orange County M/WBE participation goal **per the M/WBE Ordinance requirement.**

Please note the following certified M/WBE participation:

MBE-HM	Toltec Construction	\$9,381
MBE-AM	D & R Cabinetry & Millwork	\$530,000
	<del>Skybuilders USA, LLC*</del>	<del>\$1,512,587</del>
WBE-HF	PPC Professional Services, LLC**	\$1,936,186
MBE-BM	Grassland Electrical Contracting Service	\$14,335,896
WBE-BF	Heavenly Hearts LLC	\$150,000
WBE-BF	Volteo Building Company LLC	\$1,650,000
<b>Total M/WBE Participation</b>		<b>\$18,611,463 (25.54%)</b>

\* Not Orange County M/WBE certified at the time of bid opening.

Our evaluation of these bids was based on the participation listed on the Contract and Subcontract Goal Participation Schedule Form and the Good Faith Effort Form. 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.

**BID COMPARISON****Y25-729-TA, OCCC Meeting Room Renovation**

<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>EEO % M / W</b>
Low Bid	Charles Perry Partners, Inc	\$ 70,875,414.00	\$425,000.00	0.60%	Yes	15 / 22
2nd Low	Turner Construction Company	\$ 72,875,962.00	\$18,611,463.00	25.54%	N/A	44 / 51