




January 26, 2024

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

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

Contact: Terry Devitt, Deputy Director, Convention Center  
407-685-9867

Subject: Award of Invitation for Bids Y24-730-ZR, Emergency Orange County  
Convention Center North/South Concourse Moisture Intrusion  
Improvements

**ACTION REQUESTED:**

Approval to award Invitation for Bids Y24-730-ZR, Emergency Orange County Convention Center North/South Concourse Moisture Intrusion Improvements, to the sole responsive and responsible bidder, Sky Builders LLC, in the total contract award amount of \$230,000.

**PROCUREMENT:**

Work under this contract consists of removal of existing concrete, installation of moisture barrier, new concrete, and new door hardware. The project is located in District 6.

**FUNDING:**

Funding is available in account number 4430-035-0965-31-6210.

**APPROVALS:**

The Capital Planning Division concurs with this recommendation.

**REMARKS:**

One bid was received in response to the Invitation for Bids (IFB) and was evaluated for responsiveness, responsibility, and price reasonableness. The bid submitted by Sky Builders LLC is considered reasonable based on the engineer's estimate and the current market. References provided were satisfactory for this type of work and Sky Builders LLC has been determined to be responsible. Therefore, award is recommended to Sky Builders LLC.

This project is being executed as an emergency due to the slab condition of the concourse level of the North/South Building which continues failing and allowing moisture to intrude into the interior conditioned spaces. This ongoing condition is damaging existing floor finishes including carpet and carpet adhesive causing issues with loose carpeting

Award of Invitation for Bids Y24-730-ZR, Emergency Orange County Convention Center  
North/South Concourse Moisture Intrusion Improvements

Page 2

consequently causing trip hazards, and negatively impacting indoor air quality. The Facility Operations Division spends additional labor to dry out spaces and temporarily installs blowers throughout the concourses that impacts the guest experience and impedes show activity.

To ensure an open and competitive bid process, the IFB was posted on the County's e-procurement platform. Queries from staff to potential sources who declined to participate in the solicitation process resulted in the following findings:

Ruby Builders: Found the County's requirements are strict.

Carrier Enterprise: The scope was not aligned with their expertise.

Graciano Corporation: The scope was outside of their expertise.

HITT: Felt they would not be competitive, therefore they decided to pass on this project.

Johnson Controls: They could not find control systems in the scope and decided not to bid.

The bid tabulation is as follows:

<b>Bidder</b>	<b>Base Bid Amount</b>
Sky Builders LLC	\$230,000