



April 19, 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 Y23-765-CC, Downey Park Pickleball  
Courts

ACTION REQUESTED:

Approval to award Invitation for Bids Y23-765-CC, Downey Park Pickleball Courts, to the low responsive and responsible bidder, Sloan Builders, Inc., in the total contract award amount of \$1,329,642, inclusive of additive numbers one and two.

PROCUREMENT:

Work under this contract includes the construction of six new pickleball courts, parking, drainage, and site improvements at Downey Park. Bid additive number one includes the construction of concrete sidewalks, pavement and slabs, two additional pickleball courts for a total of eight, four benches, and a fence between and around the courts. Bid additive number two involves electrical work to include lighting the pickleball courts and parking area, connection to the transformer, a new meter, and power for a new irrigation system. The project is located in District 4.

FUNDING:

Funding is available in account number 1265-062-2165-6310.

APPROVALS:

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

REMARKS:

Five bids were received in response to the Invitation for Bids and were evaluated for responsiveness, responsibility, and price reasonableness. The bid submitted by GEL Recycling was deemed non-responsive by the Procurement Division, for failure to provide the bid bond and other required forms. The bid submitted by

Close Construction Services, LLC was deemed non-responsive by the Procurement Division, based on the analysis provided by the Business Development Division, which identified that the M/WBE participation goal was not achieved, and good faith effort documentation was not provided. The low bid is considered reasonable based on current market factors. References provided were satisfactory for this type of work and Sloan Builders, Inc. has been determined to be responsible. Therefore, award is recommended to Sloan Builders, Inc. The budget can only support the lowest bidder.

The bid tabulation is as follows:

<b>Bidder</b>	<b>Amount</b>
Sloan Builders, Inc.	\$1,101,000
Additive #1	\$90,980
Additive #2	\$137,662
<b>Total Bid</b>	<b>\$1,329,642</b>
Oelrich Construction, Inc.	\$1,100,696
Additive #1	\$154,128
Additive #2	\$287,500
<b>Total Bid</b>	<b>\$1,542,324</b>
MVB & Associates, Inc.	\$1,669,164
Additive #1	\$133,760
Additive #2	\$328,739
<b>Total Bid</b>	<b>\$2,131,663</b>

Close Construction Services, LLC  
GEL Recycling

Non-Responsive  
Non-Responsive



**BUSINESS DEVELOPMENT DIVISION**

March 30, 2023

**TO:** Corie Cummings, Contracting Agent  
Procurement Division

**FROM:** Princess Clarke, Senior Contract Administrator  
Business Development Division

**SUBJECT:** Business Development Division Bid Evaluation

**PROJECT:** **Y23-765-CC / Parks Downey Park Pickleball Courts (Base Bid plus Additive No.1 and Additive No.2)**

The Business Development Division evaluated the three bids submitted for this project. The Business Development Division completed a M/WBE Availability Analysis. The scope of services for this project had M/WBE availability. As a result, the M/WBE goal remained at 25%. At the time of bid opening; at least 71 firms were certified to provide the scope of services at the subcontract level.

The apparent low bid, submitted by Sloan Builders, Inc., reported 32.35% in M/WBE participation. While they listed M/WBE firms in their bid, they did not specify scope of service on attachment C-2.

Business Development issued a Submittal of Clarification email request on March 23, 2023, for the low bidder to submit:

- Subcontractor's scope of Services omitted on attachment C-2
- Good Faith Effort Form Action #1, #2, #3, #4, #5

On March 24, 2023, the low bidder responded and submitted:

- an updated Attachment C-2 with the subcontractor's scope of services
- Good Faith Effort Action #1- No documentation submitted
- Good Faith Effort Action #2- No documentation submitted
- Good Faith Effort Action #3- No documentation submitted
- Good Faith Effort Action #4- No documentation submitted

*Theena Ferguson*

**Interoffice Memorandum**

- Good Faith Effort Action #5- No documentation submitted

The apparent low bid met the Orange County M/WBE participation goal **per the Ordinance requirement**. Please note the following certified M/WBE participation:

WBE-WF	KMG Fence	\$101,923
WBE-WF	John B. Webb & Associates	\$27,600
MBE-AM	Central Hauling & Excavating	\$92,500
MBE-HM	Central Florida Construction Walls	\$91,159
MBE-AFAM	Prime Electrical Services	\$117,000
<b>Total MWBE Participation</b>		<b>\$430,182 (32.35%)</b>

The second low bid, submitted by Oelrich Construction, Inc., reported 46.95% in M/WBE participation. While they listed M/WBE firms in their bid, they did not specify scope of service on attachment C-2.

Business Development issued a Submittal of Clarification email request on March 23, 2023, for the second low bidder to submit:

- Prime Contractor scope of Services omitted on attachment C-2
- Subcontractor's scope of Services omitted on attachment C-2
- Good Faith Effort Form Action #1, #2, #3, #4, #5

On March 24, 2023, the second low bidder responded and submitted:

- an updated Attachment C-2 with the Prime contractor and subcontractor's scope of services
- Good Faith Effort Action #1- No documentation submitted
- Good Faith Effort Action #2- No documentation submitted
- Good Faith Effort Action #3- No documentation submitted
- Good Faith Effort Action #4- No documentation submitted
- Good Faith Effort Action #5- No documentation submitted

The second low bid met the Orange County M/WBE participation goal **per the Ordinance requirement**. Please note the following certified M/WBE participation:

MBE-AFAM	Bid N Build	\$185,388
MBE-HM	EM Paving	\$29,000
WBE-WF	KMG Fence	\$27,497
MBE-HM	La Costa Sod	\$32,337
MBE-AFAM	AEG Environmental Services	\$219,833
MBE-HM	D'Novo Services	\$230,000
<b>Total MWBE Participation</b>		<b>\$724,055 (46.95%)</b>

**Interoffice Memorandum**

The third low bid, submitted by Close Construction Services, LLC, reported 18.18% in M/WBE participation.

Business Development issued a Submittal of Clarification email request on March 23, 2023, for the third low bidder to submit:

- Prime Contractor scope of classification and scope of services omitted on attachment C-2
- Good Faith Effort Form Action #1, #2, #3, #4, #5

On March 24, 2023, the third low bidder responded and submitted:

- an updated Attachment C-2 with the Prime Contractors scope of classification and scope of services
- Good Faith Effort Action #1- Email documentation provided but failed to provide email notification for all addendums to M/WBE firms (F.)
- Good Faith Effort Action #2- Yes documentation provided not sufficient information.
- Good Faith Effort Action #3- Yes bidder provided documentation
- Good Faith Effort Action #4- No documentation submitted pertaining to quotes
- Good Faith Effort Action #5- Yes documentation submitted

The third low bid did not meet the Orange County M/WBE participation goal **per the Ordinance requirement. Good Faith Effort (GFE) was not achieved per the Ordinance requirement if the M/WBE goal is not met.** Therefore, GFE was not achieved. Please note the following certified M/WBE participation:

MBE-HM	Central Florida Construction Walls	\$98,599
MBE-HM	M&M Electric of Central Florida	\$188,638
<b>Total MWBE Participation</b>		<b>\$287,237 (18.18%)</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****Y23-765-CC / Parks Downey Park Pickleball Courts  
(Base Bid plus Additive No.1 and Additive No.2)**

<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	Oelrich Construction, Inc.	\$1,542,324.00	\$724,055.00	46.95%	N/A	12 / 28 %
2nd Low	Sloan Builders, Inc.	\$1,329,642.00	\$430,182.00	32.35%	N/A	0 / 0 %
3rd Low	Close Construction Services, LLC	\$1,580,164.00	\$287,237.00	18.18%	No	0 / 0 %