



## Agenda Item Summary

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**File #: 25-00180**

**Agenda Date: 3/11/2025**

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**Agenda Item Name:**

**Award and Agreement with Ulloa Management Group, LLC (14532), for Bid 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn), for Facilities Management.**

**Presenter:**

Travis Parker, Facilities Management Director, 352.374.5289  
Theodore White, Procurement Manager, 352.374.5202

**Description:**

Award and Agreement with Ulloa Management Group, LLC (14532), for Bid 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn) to **Permanent Affordable Housing for vulnerable residents**, for a total fiscal impact of \$4,079,409.00 (\$3,965,280.00 base bid plus \$114,129.00 alternates), for Facilities Management.

**Recommended Action:**

Approve the Award and authorize the Chair to execute Agreement with Ulloa Management Group, LLC (14532), for Bid 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn), for a total fiscal impact of \$4,079,409.00.

**Prior Board Motions:**

N/A

**Fiscal Note:**

Facilities Management has \$4,079,409.00 budgeted in account 230.00.0060.525.62.00 Capital (Buildings) project 9232901. **Funds are available through the US Treasury Emergency Rental Assistance Program under the Affordable Housing category.**

**Strategic Guide:**

Housing

**Background:**

Alachua County solicited vendors for the renovation of the Scottish Inn building located at 4341 Southwest 13th Street, Gainesville, Florida 32608. The renovations will include new fire sprinkler system, mechanical, electrical, plumbing, exterior patching, painting and re-roofing. In addition to new bathrooms, vanity/kitchenette, flooring, and replacement of storefront. This project is being funded with Emergency Rental Assistance Program funds – Affordable Housing category.

Facilities Management recommends awarding the Base Bid in the amount of \$3,965,280.00. The Alternates below are accepted for a total of \$114,129.00. For a total fiscal impact of \$4,079,409.00.

- ALT 2 - Restroom ceramic floor tile verses poured quartz epoxy = \$3,500.00
- ALT 3 - Additional Washer/Dryer stack in Laundry = \$7,359.00
- ALT 4 - Soffits abate and replace = \$73,069.00
- ALT 6 - Solid surface Inserts for the shower/Bath verses ceramic tile = \$10,000.00
- ALT 7 - Floor tile abate = \$20,201.00

Bid 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn), was released December 11, 2024. The deadline for receipt of Bid 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn), was January 29, 2025; two (2) vendors responded.

The project details can be found here:

<https://procurement.opengov.com/portal/alachuacounty/projects/132030>