



Alachua County Budget and Fiscal Services Procurement

Theodore "TJ White, Jr. CPPB
Procurement Manager

Thomas J. Rouse
Contracts Supervisor

February 11, 2025

MEMORANDUM

To: Theodore "TJ" White, Jr. CPPB, Procurement Manager

From: Leira Cruz Cáliz, NIGP-CPP, CPPB, Procurement Agent III

Subject: **INTENT TO AWARD**
ITB 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Solicitation Deadline: 2:00 PM, January 29, 2025
Solicitation Notifications View Count: 1474 Vendors
Solicitations Downloads: 71 Vendors
Solicitations Submissions: 2 Vendors

Vendors:


Oelrich Construction Inc.
Newberry, FL 32669

Ulloa Management Group, LLC
Saint Augustine, FL 32092

RECOMMENDATION:

The Board to approve the bid award to Ulloa Management Group, LLC, as the lowest, most responsive, and responsible Vendor.

The actual bid award is subject to the appropriate signature authority identified in the Procurement Code.

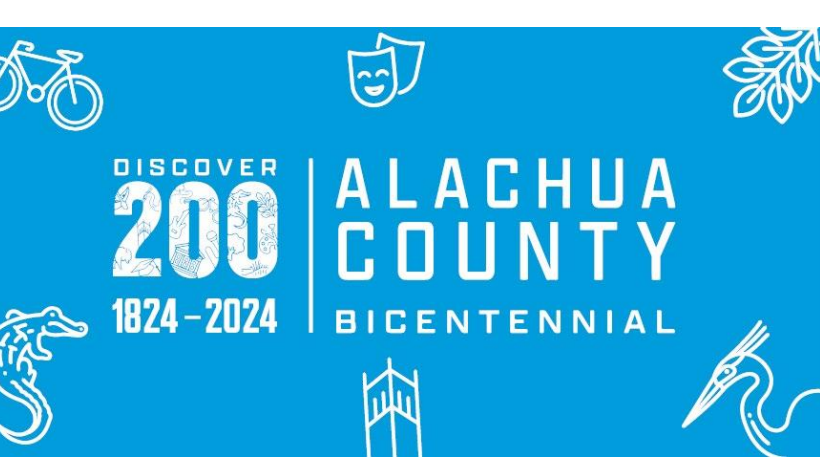


TJ White (Feb 12, 2025 09:41 EST)
Approved
Theodore "TJ" White, Jr., CPPB
Procurement Manager

02/12/25

Date

TW/mm



Alachua County

Facilities Management

6125 NW 18th Dr.

Gainesville FL 32653

Telephone: (352) 374-5229 Fax: (352)374-5279

February 11, 2025

MEMORANDUM:

TO: Theodore White, Procurement Manager

FROM: Travis Parker, Facilities Management Director *Travis Parker*

VIA: Matt Fultz, Facilities Management Projects Coordinator

RE: Department Recommendation for ITB 25-525-LC: Renovations of Alachua County Facility to Community Housing (Old Scottish Inn).

Our department has reviewed the responses submitted for the above-mentioned project and has determined that the proposal listed below follows the department's project documents and instructions.

1. Ulloa Management Group, LLC

Facilities Management recommends awarding this ITB Base Bid in the amount of **\$3,965,280.00** to the following vendor as the lowest most responsible and responsive vendor. The below Alternates are accepted for a total of **\$114,129.00**. **Bringing the total cost to \$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**

If you have any questions, please contact Travis Parker tparker@alachuacounty.us or (352) 374-5289.

Cc: Travis Parker, ACFM Director
Danny Moore, Projects Supervisor
Leira Cruz Caliz Procurement Agent III



Alachua County, Florida

Procurement

Theodore "TJ" White, Jr. CPPB, Procurement Manager
County Administration Building, Gainesville, FL 32601
(352) 374-5202

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

RESPONSE DEADLINE: January 29, 2025 at 2:00 pm

Tuesday, February 11, 2025

SOLICITATION OVERVIEW

Project Title	Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)
Project ID	ITB 25-525-LC
Project Type	Invitation To Bid
Release Date	December 11, 2024
Due Date	January 29, 2025
Procurement Agent	Leira Cruz Cáliz, NIGP-CPP, CPPB
Project Description	Alachua County is soliciting 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 funds.

Introduction

Summary

Alachua County Board of County Commissioners are calling for and requesting the submission of ITB 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn).

The herein included sections along with [Advertisement for Bids](#), [Instruction to Bidders](#), [Terms and Conditions](#), [Insurance](#), [Scope of Work](#), [ITB Contract - Scope of Service](#), [Submittals](#) and the [ITB Pricing Form](#); together with all attached [Attachments](#) herein identified, constitute the entire bid package. Specifications and supplementary documents are essential parts of the ITB and requirements occurring in one are as binding as though occurring in all.

EXECUTIVE SUMMARY

Invitation To Bid - Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Alachua County is soliciting 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 funds.

Background

Location: Alachua County is located in North Central Florida. The County government seat is situated in Gainesville. Gainesville is located 70 miles southwest of Jacksonville, 129 miles southeast of Tallahassee, 140 miles northeast of Tampa - St. Petersburg and 109 miles northwest of Orlando. Alachua County has a population of over 250,000 and a regional airport. The County itself consists of a total area of 969 square miles.

Form of Government: Alachua County is governed by a Board of five (5) elected County Commissioners and operates under the established County Manager Charter form of government. In addition to the five County Commissioners, there are five elected Constitutional Officers: Supervisor of Elections, Sheriff, Clerk of the Court, Tax Collector, and the Property Appraiser. The Alachua County Attorney also reports to the Board.

Contact Information

Leira Cruz Cáliz, NIGP-CPP, CPPB

Procurement Agent III

Email: lcruzcaliz@alachuacounty.us

Phone: [\(352\) 337-6268](tel:(352)337-6268)

Department:

Facilities Management

Timeline

Solicitation Release Date	December 11, 2024
2nd Advertisement Date	December 18, 2024
Pre-Solicitation Meeting (Mandatory)	December 20, 2024, 9:00am 4341 Southwest 13th Street, Gainesville, Florida 32608
Question Submission Deadline	January 12, 2025, 12:01am

<p>Solicitation Submission Deadline</p>	<p>January 29, 2025, 2:00pm</p> <p>The scheduled solicitation opening will occur via Teams Meeting: the information to join is provided below. Attendance (live viewing) of the bid opening is not required.</p> <p>Join Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTQyYzk5YzMtZDc4ZS00N2lxlTljMWUtMjAwNTQwN2NjNTNi%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%22c82ab8e7-6ee1-4cd5-9191-4aa322a1828f%22%7d</p> <p>Meeting ID: 259 625 692 241 Passcode: yX9G3Q Or call in (audio only) +1 469-998-7938,,366862554# United States, Dallas Phone Conference ID: 366 862 554#</p> <p>If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or Equal Opportunity Office at 352-374-5275 at least 7 business days prior to the event. TDD/TTY users, please call 711 (Florida Relay Service)</p>
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SOLICITATION STATUS HISTORY

Date	Changed To	Changed By
Nov 20, 2024 2:48 PM	Draft	Leira Cruz Cáliz, NIGP-CPP, CPPB
Nov 26, 2024 9:07 AM	Review	Leira Cruz Cáliz, NIGP-CPP, CPPB

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ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Date	Changed To	Changed By
Dec 11, 2024 7:39 AM	Final	Leira Cruz Cáliz, NIGP-CPP, CPPB
Dec 11, 2024 7:39 AM	Post Pending	Leira Cruz Cáliz, NIGP-CPP, CPPB
Dec 11, 2024 8:30 AM	Open	OpenGov Bot
Jan 29, 2025 2:01 PM	Pending	OpenGov Bot
Jan 29, 2025 2:22 PM	Evaluation	Leira Cruz Cáliz, NIGP-CPP, CPPB

PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
No Bid	Invoke Construction, LLC	Kyle Robinson krobinson@invokeconstruction.com	Jan 8, 2025 3:00 PM
Submitted	Oelrich Construction Inc.	Nick Oelrich noelrich@oelrichconstruction.com (352) 745-7877	Jan 29, 2025 1:29 PM
No Bid	Patterson Veterinary	Gregory Pounds pvs.orders.gov- institute@pattersonvet.com	Dec 11, 2024 9:51 AM
Submitted	Ulloa Management Group, LLC	Paul Ulloa-Jarrin management@ulloagroupllc.com (561) 888-3541	Jan 20, 2025 9:36 PM

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Oelrich Construction Inc.	Ulloa Management Group, LLC
Submittal Confirmation	Pass	
Corporate Resolution Granting Signing	Pass	Pass
Mandatory Pre-Bid Attendance	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	No Response
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	No Response
Drug Free Workplace	Pass	Pass
State Compliance	Pass	Pass

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Question Title	Oelrich Construction Inc.	Ulloa Management Group, LLC
Vendor Eligibility	Pass	Pass
Non-SBE Subcontractors	Pass	Pass
Conflict of Interest	Pass	Pass
Form of Bid Bond	Pass	Pass
Responsible Agent	Pass	Pass
Number of years in this type of service?	Pass	Pass
Number of years licensed in Alachua County?	Pass	Pass
How many employees "ON THE JOB" each week?	Pass	Pass
Number of employees "ON CALL" each week?	Pass	Pass
List all major equipment which will be available upon commencement of the agreement to perform the required service:	Pass	Pass
Do you currently hold any municipality contracts?	Pass	Pass
If you indicated yes to holding municipality contracts please list them below:	Pass	Pass
List three references of firms receiving similar service to that requested in this bid (comparable facility size):	Pass	Pass
Are your employees screened by:	Pass	Pass
Have any leases, contracts or agreements for services held by your firm ever been canceled or terminated before the end of the term by either party?	Pass	Pass
If you indicated yes to having any contracts or agreements canceled or terminated state the location and circumstances below:	Pass	Pass
What constitutes your normal business days and working hours?	Pass	Pass
Describe below, your firm's operational plan for providing the services under this agreement?	Pass	Pass

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Question Title	Oelrich Construction Inc.	Ulloa Management Group, LLC
Acknowledgement of Requirements	Pass	Pass

PRICING RESPONSES

BASE BID

Base Bid				Oelrich Construction Inc.		Ulloa Management Group, LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
1	Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)	1	LS	\$5,623,509.00	\$5,623,509.00	\$3,965,280.00	\$3,965,280.00
Total					\$5,623,509.00		\$3,965,280.00

ALTERNATE BASE BID

Alternate pricing for the project to be completed in 160 Days

Alternate Base Bid				Oelrich Construction Inc.		Ulloa Management Group, LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
2	Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn) (160 Days)	1	LS	\$5,697,610.00	\$5,697,610.00	\$4,479,327.00	\$4,479,327.00
Total					\$5,697,610.00		\$4,479,327.00

*UNIT PRICING

*Unit Pricing				Oelrich Construction Inc.		Ulloa Management Group, LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
No. 1	Roof Sheathing 4 x 8 x 3/4" plywood roof sheathing replacement of concealed compromised roof sheathing (Removal of damaged 1 x 6 roof sheathing and replacement)	1	Per 4' x 8' x 3/4" sheet	\$156.00	\$156.00	\$204.00	\$204.00
No. 2	Building B Fascia (2x6 replacement) This price is to include removal of all damaged material, preparation and installation and painting of the new	1	LF	\$7.20	\$7.20	\$25.00	\$25.00
No. 3	Blown Thermal Insulation 8" thick this price represents make up thermal insulation if voids are encountered during construction	1	/250 sq ft	\$336.00	\$336.00	\$489.00	\$489.00
Total					\$499.20		\$718.00

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Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

ALTERNATES

Add/Deduct from the base bid. These total unit cost will be added to or deducted from the Base Bid based on the Alternate requested. All unit prices should be a positive number additions to the base bid and negative numbers for deducts to the base bid.

Alternates				Oelrich Construction Inc.		Ulloa Management Group, LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
Alternate 1	Standing Seam Metal Roof System: Section 01100	1	LS	\$153,582.00	\$153,582.00	\$260,707.00	\$260,707.00
Alternate 2	Restroom Floor Ceramic Tile Section 01100	1	LS	\$16,729.00	\$16,729.00	\$3,500.00	\$3,500.00
Alternate 3	Additional Washer / Dryer Stack Assembly Section 01100	1	LS	\$46,070.00	\$46,070.00	\$7,359.00	\$7,359.00
Alternate 4	Building "A" Exterior Soffit Abatement & Replacement Section 01100	1	LS	\$0.00	\$0.00	\$73,069.00	\$73,069.00
Alternate 5	Building "A" Encapsulating the Existing Soffit with a new Pre-finished Aluminum Vented Soffit Section 01100	1	LS	\$0.00	\$0.00	\$101,952.00	\$101,952.00
Alternate 6	(Add or Deduct) – Shower / Bath Solid Surface Inserts Section 01100	1	LS	\$76,222.00	\$76,222.00	\$10,000.00	\$10,000.00
Alternate 7	Building "A" 9x9 Tile Flooring Abatement & Replacement Section 01100	1	LS	\$119,794.00	\$119,794.00	\$20,201.00	\$20,201.00
Total					\$412,397.00		\$476,788.00

QUESTIONS AND ANSWERS

Approved, Unanswered Questions

Approved, Answers Provided

1. Budget

Dec 12, 2024 10:34 AM

Question: Can you please confirm the budget for this project?

Dec 12, 2024 10:34 AM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: The estimated budget for this project is \$4,000,000.00.

Dec 13, 2024 8:44 AM

2. No subject

Dec 13, 2024 8:56 AM

Question: Could you tell us the estimated delivery time of the work, or if on the contrary there is a deadline for completion?

Dec 13, 2024 8:56 AM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Timeline for the project is located at Section 3.28 Time for the Completion of the Work.

Dec 16, 2024 10:15 AM

3. Cap

Dec 16, 2024 11:08 AM

Question: Good morning, the posted estimated budget for this project is \$4M. Is this the cap for bidding? if not, what is the recommended cap? Thank you

Dec 16, 2024 11:08 AM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: It is the responsibility of the vendor to provide a reasonable amount when bidding.

Dec 17, 2024 7:56 AM

4. No subject

Dec 17, 2024 9:27 AM

Question: - Will these units be furnished or will that be on the end user? - Who will make the decision on the community center furniture? - Will the mentioned items be purchased through state contract?

Dec 17, 2024 9:27 AM

Answered by Danny Moore: Furniture is not part of the ITB

Dec 18, 2024 8:46 AM

5. Site Visits

Dec 31, 2024 7:59 AM

Question: Will There be additional site visits

Dec 31, 2024 7:59 AM

Answered by Markisha Boykin, NIGP-CPP, CPPB: There will not be additional site visits.

Jan 2, 2025 6:41 AM

6. No subject

Jan 3, 2025 9:29 AM

Question: The electrical demolition sheets do not show any existing lighting to be demolished, but on the electrical lighting plans, new lighting is shown. Please clarify if any existing lighting is to be demolished.

Jan 3, 2025 9:29 AM

Answered by Danny Moore: The Contractor Shall perform all demolition work necessary to properly Complete the new work shown elsewhere.

Jan 7, 2025 8:49 AM

7. No subject

Jan 3, 2025 10:29 AM

Question: Please confirm if the washers and dryers are contractor furnished and contractor installed.

Jan 3, 2025 10:29 AM

Answered by Danny Moore: Please see section 11310 of the project manual provided along with the 100% construction documents

Jan 7, 2025 8:49 AM

8. No subject

Jan 3, 2025 10:31 AM

Question: Keynote 30 on sheets A.3.2 and A.3.3 calls for the existing wood columns to have the existing wood wrap removed and replaced but that note does not appear on the proposed building sheets. Please clarify that these columns are to have the wood wrap replaced.

Jan 3, 2025 10:31 AM

Answered by Danny Moore: If the wood wrap is compromised, it is to be replaced

Jan 7, 2025 8:49 AM

9. No subject

Jan 3, 2025 10:32 AM

Question: Keynote 5 on sheet A.10.0 and A.10.1 calls for doors to be removed and the existing wood frames refinished to receive a new door. The proposed door schedule does not mention any wood

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Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

framed doors, all are metal frames. Are these frames to be replaced with a metal frame or are the existing wood frames to be refinished?

Jan 3, 2025 10:32 AM

Answered by Danny Moore: Keynote 5 is specific to the interior wood doors and frames. Doors are to be replaced, and the existing wooden frame is to be refinished.

Jan 7, 2025 8:49 AM

10. No subject

Jan 3, 2025 10:36 AM

Question: In the Door schedule on sheet A.18.0, no frame types are listed for doors 1-44. Please provide this information.

Jan 3, 2025 10:36 AM

Answered by Danny Moore: All existing Interior door frames are to remain and be refinished and prepared to receive a new wood door

Jan 7, 2025 10:31 AM

11. No subject

Jan 3, 2025 10:37 AM

Question: Sheet A.12.0 and A.12.1 reference a wood base being installed, but on the finish schedule vinyl base is indicated. Please clarify which base is desired.

Jan 3, 2025 10:37 AM

Answered by Danny Moore: All existing wooden base is to remain and be refinished. If it is disturbed or removed for new work, replace to match existing with wood.

Jan 7, 2025 10:31 AM

12. No subject

Jan 3, 2025 10:37 AM

Question: Note 13 on Sheet A.3.2 calls out every new interior door to be wood, but the door schedule does not have any wood doors listed. Please clarify what type of door is desired in the interior areas.

Jan 3, 2025 10:37 AM

Answered by Danny Moore: All Interior doors are to be wood

Jan 7, 2025 10:31 AM

13. No subject

Jan 3, 2025 10:39 AM

Question: Please confirm that all existing FEC's are to be demolished. Note 29 on sheet A.3.2 and sheet A.3.3 says to remove existing FEC's but does not call out every one shown on the existing building elevations to be removed. It says reference the demolition plans, but none are shown as demolished on the demolition plans.

Jan 3, 2025 10:39 AM

Answered by Danny Moore: Confirmed. All to be demolished.

Jan 7, 2025 8:49 AM

14. No subject

Jan 3, 2025 10:40 AM

Question: Note 23 on sheet A.3.2 and A.3.3 call for demolition of tile flooring and reinstallation of new tile flooring. General note 7 on sheet A.4.3 call for areas with tile flooring to be prepped for encapsulation by new flooring. In addition, number 16 on Addendum 1 calls for the restroom ceramic tile to be removed and replaced with new tile. Please clarify whether this flooring is to be demolished or prepped for encapsulation. If encapsulated, please clarify encapsulation procedure.

Jan 3, 2025 10:40 AM

Answered by Danny Moore: All ceramic tile to include ceramic tile flooring, is to be removed and replaced with new. All 9x9 VCT flooring is to be encapsulated. Encapsulation can be achieved by simply overlaying existing VCT with the new LVT. Additionally, Alternate #7 in section 01100 of the project manual, is an alternate cost to Abate and remove the 9x9 VCT and Black Mastic underneath.

Jan 7, 2025 10:31 AM

15. No subject

Jan 3, 2025 10:42 AM

Question: Sheet A.12.0 indicates that tenant space 2-11 receive a new closet with double doors. These closet doors are not listed on the door schedule, please clarify. In addition, please confirm that the closet wall type is wall type 6.

Jan 3, 2025 10:42 AM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Refer to Addendum #3

Jan 14, 2025 4:42 PM

16. No subject

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Jan 3, 2025 10:45 AM

Question: Sheet A.4.3 identifies the fire suppression system as an alternate. The Fire Protection drawings don't mention anything about an alternate. Is the fire protection system shown to be included in the base bid or as an alternate?

Jan 3, 2025 10:45 AM

Answered by Danny Moore: Base Bid

Jan 8, 2025 2:53 PM

17. No subject

Jan 3, 2025 10:46 AM

Question: The list of add alternates on sheet A.4.3 do not line up with the alternates listed on the bid form. Please clarify which alternates are to be included, and update the bid form accordingly.

Jan 3, 2025 10:46 AM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: The Bid form is correct. Addendum #3 removes reference to alternates listed on sheet A.4.3

Jan 14, 2025 4:42 PM

18. No subject

Jan 3, 2025 10:47 AM

Question: Sheet A.9.0 calls for the soffit in rooms 100G, 100H, and 100J to be replaced, but on sheet A.17.0 this area is said to be included in the base bid which only calls for it to be patched and painted. Is the Soffit in these rooms supposed to be replaced or patched and painted?

Jan 3, 2025 10:47 AM

Answered by Danny Moore: Refer to Addenda #2, refer to Alternates 5 & 6 per Note on drawing sheet A.17.0

Jan 8, 2025 2:53 PM

19. No subject

Jan 3, 2025 10:48 AM

Question: In Addendum 1, the restroom flooring is called to be replaced with Tile flooring, but in the original documents this was listed as alternate 2. Please confirm that this is no longer an alternate.

Jan 3, 2025 10:48 AM

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Answered by Danny Moore: Base Bid for the bathroom flooring is to be Epoxy Quartz poured seamless floor system (See section 09655 of the project manual) The cost for Installation of new 12 x 12 ceramic tile flooring in the restrooms is to Be provided as Alternate 2.

Jan 8, 2025 2:52 PM

20. No subject

Jan 3, 2025 10:48 AM

Question: Note 12 on sheet A.3.2 calls for demolition of an exterior window unit. This window unit is not shown on the Architectural demolition plans or the Mechanical demolition plans. Please confirm that there is a unit there that needs to be removed.

Jan 3, 2025 10:48 AM

Answered by Danny Moore: Confirmed on reception area 100A. Note that reference to "Window unit" references to Window assembly/Unit, not an A/C unit

Jan 8, 2025 2:52 PM

21. No subject

Jan 3, 2025 10:49 AM

Question: Note 15 on sheet A.3.2 calls for demolition of the existng vanity tops. The demolition plans do not show this being demolished. Please confirm that the vanity tops are to be demolished according to not 15 on sheet A.3.2.

Jan 3, 2025 10:49 AM

Answered by Danny Moore: The Contractor Shall perform all demolition work necessary to properly Complete the new work shown elsewhere. All vanity tops are to be removed and replaced. New tops to be solid surface.

Jan 8, 2025 2:52 PM

22. No subject

Jan 3, 2025 10:50 AM

Question: Note 22 on sheet A.3.2 calls for the demolition of carpet flooring in room 100C and room 100D. The demolition plans do not call this out. Please confirm that the flooring in these rooms is to be demolished, and if so, please clarify the desired flooring.

Jan 3, 2025 10:50 AM

Answered by Danny Moore: The Contractor Shall perform all demolition work necessary to properly Complete the new work shown elsewhere.

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Jan 8, 2025 2:52 PM

23. No subject

Jan 3, 2025 10:50 AM

Question: Alternate 6 on sheet A.4.3 indicates new ACT to be installed. Is this alternate to be included? If so, please indicate where this applies.

Jan 3, 2025 10:50 AM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Addendum #3 removes reference to alternates on Sheet A.4.3. Reference section 01100 of the project manual for the list of alternates and direction.

Jan 14, 2025 4:43 PM

24. No subject

Jan 3, 2025 10:55 AM

Question: Note 16 on Addendum 1 calls for abatement of the LVT flooring in each unit. The plans don't mention abatement of the flooring in anything except alternate 7. Please confirm that each tenant room is to have the flooring abated.

Jan 3, 2025 10:55 AM

Answered by Danny Moore: Base bid requests encapsulation of the VCT and Mastic under the existing LVT. This is accomplished by simply overlaying the VCT with new LVT. Alternate 7 is a request to provide cost for abatement (Complete removal and disposal)

Jan 8, 2025 2:52 PM

25. No subject

Jan 3, 2025 10:55 AM

Question: The asbestos survey does not provide much information on the location of the asbestos. Please provide a more detailed description of where the asbestos is located within the project area.

Jan 3, 2025 10:55 AM

Answered by Danny Moore: All 9x9 VCT flooring and associated Black mastic underneath it is positive for ACM as well as Composite panel systems and laundry area ceilings. This is on Building "A" only. Building "B" does not have any ACM

Jan 8, 2025 2:52 PM

26. No subject

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Jan 3, 2025 10:56 AM

Question: Sheet A.12.1 shows the service sink and hand sink as existing to remain. Shee P.1.0 show these two sinks as being demolished. Please clarify if these sinks are to be demolished or are existing to remain.

Jan 3, 2025 10:56 AM

Answered by Danny Moore: The Contractor Shall perform all demolition work necessary to properly Complete the new work shown elsewhere.

Jan 8, 2025 2:52 PM

27. No subject

Jan 3, 2025 10:59 AM

Question: The luminaire schedule on sheet E.3.0 has two different fixtures labeled "EM". The shower lights on the electrical lighting plans are labeled as "E". Please confirm that the shower light listed on the Luminaire Schedule as "EM" is the same as the light labeled "E" on the electrical lighting plans.

Jan 3, 2025 10:59 AM

Answered by Danny Moore: Confirmed. The Tag for the Shower light should be listed in the schedule as "E" Not "EM"

Jan 8, 2025 2:51 PM

28. No subject

Jan 3, 2025 11:02 AM

Question: On sheet A.18.1, the Proposed Finish Schedule does not include 127. Please confirm that the finish in this room is existing to remain, if not, provide the finish on the finish schedule.

Jan 3, 2025 11:02 AM

Answered by Danny Moore: Room 127 walls to be patched and painted, plywood ceiling to be removed and replaced with new sheetrock and painted.

Jan 8, 2025 2:51 PM

29. No subject

Jan 3, 2025 2:38 PM

Question: On the plumbing schedule on sheet P.0.0, LAV and LAVH are listed as the same exact sink model number. The interior elevations on sheet A.12.0 show two separate sinks in these areas. One is wall-hung and one is undermounted. Please confirm which type of sink is desired in the tenant rooms.

Jan 3, 2025 2:38 PM

EXECUTIVE SUMMARY

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Answered by Danny Moore: Handicap restrooms are wall hung as noted in elevation 10 and the typical vanity Lav units are undermounted as shown in elevations 7 & 8

Jan 8, 2025 2:48 PM

30. No subject

Jan 3, 2025 2:40 PM

Question: On sheet A.12.1, the work desk in the computer room does not have a countertop surface material called out. Please confirm what surface material is desired for this countertop.

Jan 3, 2025 2:40 PM

Answered by Danny Moore: Refer to project manual section 12321 (2.02.B) Countertops are to be solid surface

Jan 8, 2025 2:48 PM

31. No subject

Jan 3, 2025 2:41 PM

Question: On sheet A.19.1, detail 9 and 10 are not on the plans. Please confirm that these details are not used on this project.

Jan 3, 2025 2:41 PM

Answered by Danny Moore: Details 9 & 10 are work counters, see floor plan of Bldg. "A", room "100A" Computer work room.

Jan 8, 2025 2:51 PM

32. Proposed Subcontractors List

Jan 3, 2025 1:00 PM

Question: Under 3.12 on the ITB: Bidder shall notify the County of the proposed use of subcontractors in the provision of services required herein by completing and returning the Proposed Subcontractors located in the Submittals section. Is this a separate form that would need to be attached, or rather is this information to be input directly into the electronic submittal item #08?

Jan 3, 2025 1:00 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: It is to be added directly into the electronic submittal item #08

Jan 8, 2025 2:47 PM

EXECUTIVE SUMMARY

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33. Permit Fees, Impact Fees, Etc.

Jan 3, 2025 1:47 PM

Question: ITB Section 4.9 Laws, Permits, and Compliance Permit, Application, and License Fees: The contracted firm shall obtain and pay for all necessary permits, permit application fees, licenses or any fees required. Is there an estimate of the permit, permit application, impact, and any other fees applicable to this project?

Jan 3, 2025 1:47 PM

Answered by Danny Moore: No

Jan 8, 2025 2:48 PM

34. Substantial Completion of 108 Working Days

Jan 3, 2025 12:50 PM

Question: Please confirm "Working Days" as being comprised of the Monday-Friday work week.

Jan 3, 2025 12:50 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Confirmed.

Jan 14, 2025 4:46 PM

ADDENDA & NOTICES

ADDENDA ISSUED:

Addendum #1

Dec 12, 2024 9:49 AM

Substantial Completion Days have been modified to 108 Working Days.

Please use the [See What Changed](#) link to view all the changes made by this addendum.

Addendum #2

Dec 27, 2024 2:10 PM

Please see the attached documents.

Attachments:

- [24000-30133 Bulk Sample Report](#)
- [ITB 25-525-LC Adden 2](#)

Addendum #3

Jan 8, 2025 2:43 PM

Please see the attached addendum.

Attachments:

- [23-835 ADD 002](#)

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

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Addendum #4

Jan 8, 2025 2:46 PM

This addendum extends opening date to January 22, 2025 at 2pm.

Please use the [See What Changed](#) link to view all the changes made by this addendum.

Addendum #5

Jan 21, 2025 3:35 PM

Due date extended to January 29th at 2pm.

Please use the [See What Changed](#) link to view all the changes made by this addendum.

ADDENDA ACKNOWLEDGEMENTS:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
Ulloa Management Group, LLC	X	Jan 15, 2025 9:35 AM	Paul Ulloa-Jarrin
Oelrich Construction Inc.	X	Dec 31, 2024 10:31 AM	Robert Proudfoot

Addendum #2

Proposal	Confirmed	Confirmed At	Confirmed By
Ulloa Management Group, LLC	X	Jan 15, 2025 9:35 AM	Paul Ulloa-Jarrin
Oelrich Construction Inc.	X	Dec 31, 2024 10:32 AM	Robert Proudfoot

Addendum #3

Proposal	Confirmed	Confirmed At	Confirmed By
Ulloa Management Group, LLC	X	Jan 15, 2025 9:35 AM	Paul Ulloa-Jarrin
Oelrich Construction Inc.	X	Jan 16, 2025 11:47 AM	Robert Proudfoot

Addendum #4

Proposal	Confirmed	Confirmed At	Confirmed By
Ulloa Management Group, LLC	X	Jan 15, 2025 9:35 AM	Paul Ulloa-Jarrin
Oelrich Construction Inc.	X	Jan 16, 2025 11:47 AM	Robert Proudfoot

Addendum #5

Proposal	Confirmed	Confirmed At	Confirmed By
Ulloa Management Group, LLC	X	Jan 21, 2025 4:20 PM	Paul Ulloa-Jarrin
Oelrich Construction Inc.	X	Jan 28, 2025 9:55 AM	Brent Overturf

EXECUTIVE SUMMARY

ITB No. ITB 25-525-LC

Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

NOTICES ISSUED:

Notice #1

Dec 26, 2024 8:38 AM

Please see the attached document.

Attachments:

· [SIS ITB 25-525-LC](#)

Notice #2

Jan 21, 2025 8:17 AM

See attached Form of Bid Bond.

Attachments:

· [Form of Bid Bond](#)

EVALUATION

SELECTED VENDOR TOTALS

Vendor	Total
Ulloa Management Group, LLC	\$4,340,116.00
Oelrich Construction Inc.	\$6,035,906.00

BASE BID

Base Bid					Oelrich Construction Inc.		Ulloa Management Group, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	1	Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)	1	LS	\$5,623,509.00	\$5,623,509.00	\$3,965,280.00	\$3,965,280.00
Total						\$5,623,509.00		\$3,965,280.00

ALTERNATE BASE BID

Alternate pricing for the project to be completed in 160 Days

Alternate Base Bid					Oelrich Construction Inc.		Ulloa Management Group, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
	2	Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn) (160 Days)	1	LS	\$5,697,610.00	\$5,697,610.00	\$4,479,327.00	\$4,479,327.00

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Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)

Alternate Base Bid					Oelrich Construction Inc.		Ulloa Management Group, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
Total						\$0.00		\$0.00

***UNIT PRICING**

*Unit Pricing					Oelrich Construction Inc.		Ulloa Management Group, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
	No. 1	Roof Sheathing 4 x 8 x 3/4" plywood roof sheathing replacement of concealed compromised roof sheathing (Removal of damaged 1 x 6 roof sheathing and replacement)	1	Per 4' x 8' x 3/4" sheet	\$156.00	\$156.00	\$204.00	\$204.00
	No. 2	Building B Fascia (2x6 replacement) This price is to include removal of all damaged material, preparation and installation and painting of the new	1	LF	\$7.20	\$7.20	\$25.00	\$25.00
	No. 3	Blown Thermal Insulation 8" thick this price represents make up thermal insulation if voids are encountered during construction	1	/250 sq ft	\$336.00	\$336.00	\$489.00	\$489.00
Total						\$0.00		\$0.00

ALTERNATES

Add/Deduct from the base bid. These total unit cost will be added to or deducted from the Base Bid based on the Alternate requested. All unit prices should be a positive number additions to the base bid and negative numbers for deducts to the base bid.

Alternates					Oelrich Construction Inc.		Ulloa Management Group, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	Alternate 1	Standing Seam Metal Roof System: Section 01100	1	LS	\$153,582.00	\$153,582.00	\$260,707.00	\$260,707.00
X	Alternate 2	Restroom Floor Ceramic Tile Section 01100	1	LS	\$16,729.00	\$16,729.00	\$3,500.00	\$3,500.00
X	Alternate 3	Additional Washer / Dryer Stack Assembly Section 01100	1	LS	\$46,070.00	\$46,070.00	\$7,359.00	\$7,359.00

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Alternates					Oelrich Construction Inc.		Ulloa Management Group, LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	Alternate 4	Building "A" Exterior Soffit Abatement & Replacement Section 01100	1	LS	\$0.00	\$0.00	\$73,069.00	\$73,069.00
	Alternate 5	Building "A" Encapsulating the Existing Soffit with a new Pre-finished Aluminum Vented Soffit Section 01100	1	LS	\$0.00	\$0.00	\$101,952.00	\$101,952.00
X	Alternate 6	(Add or Deduct) – Shower / Bath Solid Surface Inserts Section 01100	1	LS	\$76,222.00	\$76,222.00	\$10,000.00	\$10,000.00
X	Alternate 7	Building "A" 9x9 Tile Flooring Abatement & Replacement Section 01100	1	LS	\$119,794.00	\$119,794.00	\$20,201.00	\$20,201.00
Total						\$412,397.00		\$374,836.00