



# Alachua County Procurement

Theodore "TJ" White, Jr., NIGP-CPP, CPPB  
Procurement Manager

Thomas J. Rouse  
Contracts Supervisor

7/17/2025

## MEMORANDUM

**To:** Theodore "TJ" White, Jr. NIGP-CPP, CPPB, Procurement Manager  
**From:** Markisha Boykin, NIGP-CPP, CPPB, Procurement Agent III *MB*  
**Subject:** **INTENT TO AWARD**  
**RFP 26-112-MB Annual Plumbing Services Job Order Contract (JOC).**

Solicitation Deadline: 2:00 PM, Wednesday, May 21, 2025  
Solicitation Notifications View Count: 609 Vendors  
Solicitations Downloads: 29 Vendors  
Solicitations Submissions: 4 Vendors

### Vendors:

Ackerman Plumbing, LLC  
Sarasota, FL 34243

CT Mechanical  
Gainesville, FL 32609

Coker Industrial Contractors Inc  
Yulee, FL 32097

WH Construction, LLC  
Gainesville, FL 32608

### RECOMMENDATION:

The board approves the Evaluation Committee's award ranking below for RFP 26-112-MB Annual Plumbing Services Job Order Contract (JOC).

1. WH Construction, LLC.
2. Coker Industrial Contractors, Inc..

To approve the above ranking and authorize staff to negotiate agreement with the top ranked firm. Negotiations with the second ranked firm, as a back up, may begin, after negotiations with the first ranked have concluded.

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



# Alachua County Procurement

Theodore "TJ" White, Jr., NIGP-CPP, CPPB  
Procurement Manager

**Thomas J. Rouse**  
Contracts Supervisor

*TJW*  
TJ White (Jul 31, 2025 13:03:17 EDT)  
Approved  
Theodore "TJ" White, Jr., CPPB  
Procurement Manager

07/31/2025  
Date

TW/mb

### **Vendor Complaints or Grievances; Right to Protest**

Unless otherwise governed by state or Federal law, this part shall govern the protest and appeal of Procurement decisions by the County. As used in Part A of Article 9 of the Procurement Code, the term “Bidder” includes anyone that submits a response to an invitation to bid or one who makes an offer in response to a solicitation (e.g., ITB, RFP, ITN), and is not limited solely to one that submits a bid in response to an Invitation to Bid (ITB).

- (1) *Notice of Solicitations and Awards.* The County shall provide notice of all solicitations and awards by electronic posting in accordance with the procedures and Florida law.
- (2) *Solicitation Protest.* Any prospective Bidder may file a solicitation protest concerning a solicitation.
  - (a) *Basis of the Solicitation Protest:* The alleged basis for a solicitation protest shall be limited to the following:
    - i. The terms, conditions or specifications of the solicitation are in violation of, or are inconsistent with this Code, Florida Statutes, County procedures and policies, or the terms of the solicitation at issue, including but not limited to the method of evaluating, ranking or awarding of the solicitation, reserving rights of further negotiations, or modifying or amending any resulting contract; or
    - ii. The solicitation instructions are unclear or contradictory.
  - (b) *Timing and Content of the Solicitation Protest:* The solicitation protest must be in writing and must be received by the Procurement Manager, [twhite@alachuacounty.us](mailto:twhite@alachuacounty.us) by no later than the solicitation’s question submission deadline. Failure to timely file a solicitation protest shall constitute a total and complete waiver of the Bidder’s right to protest or appeal any solicitation defects, and shall bar the Bidder from subsequently raising such solicitation defects in any subsequent Award Protest, if any, or any other administrative or legal proceeding. In the event a solicitation protest is timely filed, the protesting party shall be deemed to have waived any and all solicitation defects that were not timely alleged in the protesting party’s solicitation protest, and the protesting party shall be forever barred from subsequently raising or appealing said solicitation defects in a subsequent award protest, if any, or any other administrative or legal proceeding. The solicitation protest must include, at a minimum, the following information:
    - i. The name, address, e-mail and telephone number of the protesting party;
    - ii. The solicitation number and title;
    - iii. Information sufficient to establish that the protesting party has legal standing to file the solicitation Protest because:
      1. It has a substantial interest in and is aggrieved in connection with the solicitation; and
      2. That the protesting party is responsive, in accordance with the criteria set forth in the solicitation, unless the basis for the Solicitation Protest alleges that the criteria set forth in the solicitation is defective, in which case the protesting party must demonstrate that it is responsive in accordance with the criteria that the protesting party alleges should be used;
    - iv. A detailed statement of the basis for the protest;

- v. References to section of the Code, Florida Statutes, County policies or procedure or solicitation term that the protesting party alleges have been violated by the County or that entitles the protesting party to the relief requested;
  - vi. All supporting evidence or documents that substantiate the protesting party's alleged basis for the protest; and
  - vii. The form of the relief requested.
- (c) *Review and Determination of Protest:* If the Solicitation Protest is not timely, the Procurement Manager shall notify the protesting party that the Solicitation Protest is untimely and, therefore, rejected. The Procurement Manager shall consider all timely Solicitation Protests and may conduct any inquiry that the Procurement Manager deems necessary to make a determination regarding a protest. The Procurement Manager shall issue a written determination granting or denying the protest. The written determination shall contain a concise statement of the basis for the determination.
- (d) *Appeal:* If the protesting party is not satisfied with the Procurement Manager's determination, the protesting party may appeal the determination to the County Manager by filing a written appeal, which sets forth the basis upon which the appeal is based, including all supporting documentation. The scope of the appeal shall be limited to the basis alleged in the Solicitation Protest. The appeal must be filed with the Procurement Manager within five business days of the date on which the Procurement Manager's written determination was sent to the protesting party. Failure to timely file an appeal shall constitute a waiver of the protesting party's rights to an appeal of the Procurement Manager's determination, and the protesting party shall be forever barred from subsequently raising or appealing said Solicitation defects in a subsequent award protest, if any, or any other administrative or legal proceeding. After considering the appeal, the County Manager must determine whether the solicitation should stand, be revised, or be cancelled, and issue a written determination and provide copies of the determination to the protesting party. The determination of the County Manager shall be final and not subject to further appeal under this code.
- (3) *Award Protest.* Any Bidder who is not the intended awardee and who claims to be the rightful awardee may file an award protest. However, an award protest is not valid and shall be rejected for lack of standing if it does not demonstrate that the protesting party would be awarded the Solicitation if its protest is upheld.
- (a) *Basis of the Award Protest:* The alleged basis for an Award Protest shall be limited to the following:
    - i. The protesting party was incorrectly deemed non-responsive due to an incorrect assessment of fact or law;
    - ii. The County failed to substantively follow the procedures or requirements specified in the solicitation documents, except for minor irregularities that were waived by the County in accordance with this Code, which resulted in a competitive disadvantage to the protesting party; and
    - iii. The County made a mathematical error in evaluating the responses to the solicitation, resulting in an incorrect score and not protesting party not being selected for award.
  - (b) *Timing and Content of the Award Protest:* The Award Protest must be in writing and must be received by the Procurement Manager, [twhite@alachuacounty.us](mailto:twhite@alachuacounty.us) by no later than 3:00 PM on the third business day after the County's proposed Award decision was posted by the

County. Failure to timely file an Award Protest shall constitute a total and complete waiver of the Bidder's right to protest or appeal the County's proposed Award decision in any administrative or legal proceeding. In the event an Award Protest is timely filed, the protesting party shall be deemed to have waived any and all proposed Award defects that were not timely alleged in the protesting party's Award Protest, and the protesting party shall be forever barred from subsequently raising or appealing said Award defects in any administrative or legal proceeding. The Award Protest must include, at a minimum, the following information:

- i. The name, address, e-mail and telephone number of the protesting party;
  - ii. The Solicitation number and title;
  - iii. Information sufficient to establish that the protesting party's response was responsive to the Solicitation;
  - iv. Information sufficient to establish that the protesting party has legal standing to file the Solicitation Protest because:
    1. The protesting party submitted a response to the Solicitation or other basis for establishing legal standing;
    2. The protesting party has a substantial interest in and is aggrieved in connection with the proposed Award decision; and
    3. The protesting party, and not any other bidder, should be awarded the Solicitation if the protesting party's Award Protest is upheld.
  - v. A detailed statement of the basis for the protest;
  - vi. References to section of the Code, Florida Statutes, County policies or procedure or solicitation term that the protesting party alleges have been violated by the County or that entitles the protesting party to the relief requested;
  - vii. All supporting evidence or documents that substantiate the protesting party's alleged basis for the protest; and
  - viii. The form of the relief requested.
- (c) *Review and Determination of Protest:* If the Award Protest is not timely, the Procurement Manager shall notify the protesting party that the Award Protest is untimely and, therefore, rejected. The Procurement Manager shall consider all timely Award Protests and may conduct any inquiry that the county Procurement Manager deems necessary to resolve the protest by mutual agreement or to make a determination regarding the protests. The Procurement Manager shall issue a written determination granting or denying each protest. The written determination shall contain a concise statement of the basis for the determination.
- (d) Appeal:
- i. If the protesting party is not satisfied with the Procurement Manager's determination, the protesting party may appeal the determination to the County Manager by filing a written appeal, which sets forth the basis upon which the appeal is based. The scope of the appeal shall be limited to the basis alleged in the award protest. The appeal must be filed with the Procurement Manager within five business days of the date on which the Procurement Manager's written determination was mailed to the protesting party. Failure to timely file an appeal shall constitute a waiver of the protesting party's rights to an appeal of the Procurement Manager's determination, and the protesting party shall be forever barred from

subsequently raising or appealing said award defects in any administrative or legal proceeding.

- ii. After reviewing the appeal, the County Manager will issue a written final determination and provide copies of the determination to the protesting party. Prior to issuing a final determination, the County Manager, in his or her discretion, may direct a hearing officer, or magistrate, to conduct an administrative hearing in connection with the protest and issue findings and recommendations to the County Manager. Prior to a hearing, if held, the Procurement Manager must file with the hearing officer the protest, any background information, and his or her written determination. The protesting party and the County shall equally share the cost of conducting any hearing, including the services of the hearing officer. If applicable, the County Manager may wait to issue a written final determination until after receipt of the findings and recommendations of the hearing officer. The determination of the County Manager shall be final and not subject to further appeal under this code.

(4) *Burden of Proof*: Unless otherwise provide by Florida law, the burden of proof shall rest with the protesting party.

(5) *Stay of Procurements during Protests*. In the event of a timely protest, the County shall not proceed further with the solicitation or with the award of the contract until the Procurement Manager, after consultation with the head of the using department, makes a written determination that the award of the solicitation without delay is:

- (a) Necessary to avoid an immediate and serious danger to the public health, safety, or welfare;
- (b) Necessary to avoid or substantial reduce significant damage to County property;
- (c) Necessary to *avoid or substantially reduce interruption of essential County Services; or;*
- (d) Otherwise in the best interest of the public.

**Public Meeting Minutes (Start Recording)**  
**RFP 26-112 Annual Plumbing Services Job Order Contract (JOC)**

Date: Thursday, July 17, 2025

Start Time: 11:00 am

Location: County Administration  
Building

- 1. Call Meeting to Order**
- 2. RFP Process Overview for Today's Meeting**

Good morning, I am Markisha Boykin, with Procurement, and I will be administrating this meeting as the Committee Chair (non-voting member).

Introduce the Evaluation Committee (the Committee), Danny Moore (Leader), Carl Johns, Vinson Grimm. Thank you, committee, for taking the time out of your busy schedule to evaluate these proposals.

Welcome to the citizens attending this Public Meeting, in person and online; this meeting is open to the public and you will have an announced time of 3 minutes for public comments. No response is required.

Please review the agenda that is on the screen.

The Committee will be evaluating vendors' proposals, discussing the submitted proposals, and approving the Committee's Ranking. The final ranking will be submitted to the Board of County Commissioners for approval and requesting authorization to move forward with negotiating contract(s).

- 3. RFP Committee Members Process Instructions**

**First** The Committee has certified that they have no Conflict of Interest in OpenGov.  
*(show them on screen, discuss if necessary)*

**Second** Due to the cone-of-silence imposed on the Committee, this is the first occasion they have been able to talk and work together.

**Third** The Committee will discuss the proposals, starting with the Committee leader allowing each member to give feedback.

The Committee has broad latitude in their discussions, deliberations and ranking provided they are not arbitrary or capricious.

During this discussion, Committee members have the option to revisit their scores, as long as their reasoning is not arbitrary or capricious.

*(Encourage discussion on the proposals until all members are satisfied.  
Agents will monitor the discussion, following the RFP guidelines.)*

**Fourth** The Committee will determine whether to request oral presentations or not.

**Motion for Oral Presentations:** Danny Moore motioned to not have Oral Presentations.

Seconded by Carl Johns

Vote 3-0 in favor

**Fifth** Procurement will review the Administrator Scores which include Volume of Previous Work, Location Preference and Small Business Enterprise.

**Sixth** Procurement will review and confirm the scores provided by the Evaluation Committee.

Vendor	Vinson Grimm	Fred Johns	Danny Moore	Total Score (Max Score 200)
WH Construction, LLC	167	145	173	161.67
Coker Industrial Contractors Inc	149	123	149	140.33
Ackerman Plumbing, LLC	102	77	61	80
CT Mechanical	82	24	71	59

**4 Motion to Approve Ranking:** Danny Moore motioned to approve the above ranking and authorize staff to negotiate agreement with the top two (2) ranked firms.; Vinson Grimm seconded the motion.

Vote 3-0 in favor.

**5 Public Comments** (3 minutes): none

**6 Motion to Approve the Meeting Minutes:** Vinson Grimm moved to approve the Minutes, Carl Johns seconded the motion.

Vote 3-0 in favor.

**7** Meeting Adjourned at 11:16 a.m.



Alachua County, Florida

## Procurement

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

### EXECUTIVE SUMMARY

RFP No. RFP 26-112-MB

### Annual Plumbing Services Job Order Contract (JOC)

RESPONSE DEADLINE: May 21, 2025 at 2:00 pm

Thursday, July 17, 2025

## SOLICITATION OVERVIEW

<b>Project Title</b>	Annual Plumbing Services Job Order Contract (JOC)
<b>Project ID</b>	RFP 26-112-MB
<b>Project Type</b>	Request For Proposal
<b>Release Date</b>	April 17, 2025
<b>Due Date</b>	May 21, 2025
<b>Procurement Agent</b>	Markisha Boykin, NIGP-CPP, CPPB
<b>Evaluators</b>	Vinson Grimm, Fred Johns, Danny Moore
<b>Project Description</b>	<p>The purpose of this contract is to simplify and expedite the execution of small plumbing construction projects for the County. The intent is to establish a pool of qualified Plumbing Contractors to be utilized on an as-needed, per-job basis. Contract awards will be made to Plumbing Contractors who meet the required qualifications and offer the most competitive pricing as described in this Bid Document.</p> <p>The County reserves the right to select contractors for individual projects at its discretion. Award of a contract does not guarantee work. Additionally, the County may choose to solicit separate quotes or bids for any project if deemed necessary.</p> <p>This contract will be structured as an Indefinite Delivery/Indefinite Quantity (IDIQ) agreement, allowing the County to issue Firm Fixed Price (FFP) task orders for plumbing services. This approach provides cost predictability while allowing flexibility for changes in project scope.</p>

## Introduction

## EXECUTIVE SUMMARY

RFP No. RFP 26-112-MB

Annual Plumbing Services Job Order Contract (JOC)

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### Summary

Alachua County Board of County Commissioners (hereinafter, the “County” or “Alachua County”) is seeking proposals from qualified individuals or entities (hereinafter, referred to as “Consultant” or the “proposer”) for the provision of RFP 26-112-MB Annual Plumbing Services Job Order Contract (JOC).

The following apply to this request for proposal: [Instruction to Proposers](#), [Terms and Conditions](#), [Insurance](#), [Scope of Work](#), [Proposal Requirements and Organization](#), [Request for Proposal Selection Procedures](#), [Evaluation Phases](#), [Attachments](#), [Submittals](#) and [Sample Agreement](#).

The purpose of this contract is to simplify and expedite the execution of small plumbing construction projects for the County. The intent is to establish a pool of qualified Plumbing Contractors to be utilized on an as-needed, per-job basis. Contract awards will be made to Plumbing Contractors who meet the required qualifications and offer the most competitive pricing as described in this Bid Document.

The County reserves the right to select contractors for individual projects at its discretion. Award of a contract does not guarantee work. Additionally, the County may choose to solicit separate quotes or bids for any project if deemed necessary.

This contract will be structured as an Indefinite Delivery/Indefinite Quantity (IDIQ) agreement, allowing the County to issue Firm Fixed Price (FFP) task orders for plumbing services. This approach provides cost predictability while allowing flexibility for changes in project scope.

### 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

**Markisha Boykin, NIGP-CPP, CPPB**

Procurement Agent III

Email: [mboykin@alachuacounty.us](mailto:mboykin@alachuacounty.us)

Phone: [\(352\) 384-3092](tel:(352)384-3092)

**Department:**

Facilities Management

Timeline

<b>Solicitation Release Date</b>	April 17, 2025
<b>Question Submission Deadline</b>	May 11, 2025, 12:00am
<b>Solicitation Submission Deadline</b>	May 21, 2025, 2:00pm

<p><b>Solicitation Opening – Teams Meeting</b></p>	<p>May 21, 2025, 2:00pm The scheduled solicitation opening will occur via Teams Meeting; the information to join is provided below. Attendance (live viewing) of the proposals 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><a href="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">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</a></p> <p>Meeting ID: 259 625 692 241 Passcode: yX9G3Q Download Teams   Join on the web 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, please contact the Alachua County ADA Coordinator at <a href="mailto:ADA@alachuacounty.us">ADA@alachuacounty.us</a> or Equal Opportunity Office at 352-374-5275 at least 7 business days prior to the event. If you are unable to notify the Office prior to the event, please inform an Alachua County employee that you need assistance. TDD/TTY users, please call 711 (Florida Relay Service).</p>
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**SOLICITATION STATUS HISTORY**

EXECUTIVE SUMMARY

RFP No. RFP 26-112-MB

Annual Plumbing Services Job Order Contract (JOC)

Date	Changed To	Changed By
Feb 13, 2025 2:41 PM	Draft	Markisha Boykin, NIGP-CPP, CPPB
Feb 21, 2025 2:42 PM	Review	Markisha Boykin, NIGP-CPP, CPPB
Apr 17, 2025 10:06 AM	Final	Markisha Boykin, NIGP-CPP, CPPB
Apr 17, 2025 10:06 AM	Post Pending	Markisha Boykin, NIGP-CPP, CPPB
Apr 17, 2025 12:00 PM	Open	OpenGov Bot
May 21, 2025 2:00 PM	Pending	OpenGov Bot
May 30, 2025 11:30 AM	Evaluation	Markisha Boykin, NIGP-CPP, CPPB

### PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
Submitted	Ackerman Plumbing, LLC	Eric Ackerman eackerman@ackermanplumbinginc.com	May 20, 2025 1:18 PM
Submitted	CT Mechanical	Levi Schrack levi@ctmechanical.us	May 21, 2025 12:25 PM
Submitted	Coker Industrial Contractors Inc	Jeni Bentley jeni@cokerindustrial.com	May 21, 2025 1:13 PM
Submitted	WH Construction, LLC	Tyler Holley tyler@whconstructionfl.com (352) 234-5526	May 21, 2025 1:12 PM

### VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Ackerman Plumbing, LLC	CT Mechanical	Coker Industrial Contractors Inc	WH Construction, LLC
Corporate Resolution Granting Signature	Pass	Pass	Pass	Pass
State Compliance	Pass	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	No Response	No Response	No Response

EXECUTIVE SUMMARY

RFP No. RFP 26-112-MB

Annual Plumbing Services Job Order Contract (JOC)

Question Title	Ackerman Plumbing, LLC	CT Mechanical	Coker Industrial Contractors Inc	WH Construction, LLC
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	No Response	No Response	No Response
Small Business Enterprise Option 1: SBE Proposer	Pass	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	No Response	No Response	No Response
Small Business Enterprise Option 2: 30% SBE Proposer Participation	Pass	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	No Response	No Response	Pass
Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation	Pass	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	No Response	No Response	No Response
Small Business Enterprise Option 4: No Subcontractors	Pass	Pass	Pass	Pass
Consultant Small Business Enterprise Good Faith Effort Option 5.	Fail	Fail	Fail	Pass
Alachua County Government Minimum Wage	Pass	Pass	Pass	Pass
Alachua County Location Preference	Pass	Pass	Pass	Pass
Drug Free Workplace	Pass	Pass	Pass	Pass
Vendor Eligibility	Pass	Pass	Pass	Pass
NON-SBE Subcontractors	Pass	Pass	Pass	Pass

Question Title	Ackerman Plumbing, LLC	CT Mechanical	Coker Industrial Contractors Inc	WH Construction, LLC
Responsible Agent Designation	Pass	Pass	Pass	Pass
Conflict of Interest	Pass	Pass	Pass	Pass
Request for Proposal Submittal Documentation	Pass	Pass	Pass	Pass
Qualification of Consultants	Pass	Pass	Pass	Pass
Acknowledgement of Requirements	Pass	Pass	Pass	Pass

## PRICING RESPONSES

### REGULAR RATES

Rates for work performed during regular business hours. 7:00AM to 5:00PM

Regular Rates			Ackerman Plumbing, LLC	Coker Industrial Contractors Inc	CT Mechanical	WH Construction, LLC
Line Item	Description	Unit of Measure	Labor Rate	Labor Rate	Labor Rate	Labor Rate
1	Journeyman Plumber	per Hour	\$145.00	\$79.75	\$84.00	\$87.00
2	Apprentice Plumber	per Hour	\$85.00	\$72.75	\$70.00	\$64.00
3	Plumber's Helper	per Hour	\$65.00	\$67.75	\$46.00	\$20.00
Total			\$295.00	\$220.25	\$200.00	\$171.00

### NIGHTS/WEEKENDS

Rates for work performed outside of regular business hours. 5:01PM to 6:59AM

Nights/Weekends			Ackerman Plumbing, LLC	Coker Industrial Contractors Inc	CT Mechanical	WH Construction, LLC
Line Item	Description	Unit of Measure	Labor Rate	Labor Rate	Labor Rate	Labor Rate
4	Journeyman Plumber	per Hour	\$225.00	\$99.75	\$126.00	\$117.00
5	Apprentice Plumber	per Hour	\$127.50	\$92.75	\$105.00	\$84.00
6	Plumber's Helper	per Hour	\$97.50	\$85.75	\$69.00	\$30.00
Total			\$450.00	\$278.25	\$300.00	\$231.00

### MATERIALS MARKUP

Percentage above actual cost of materials.

Materials Markup			Ackerman Plumbing, LLC	Coker Industrial Contractors Inc	CT Mechanical	WH Construction, LLC
Line Item	Description	Unit of Measure	Percentage	Percentage	Percentage	Percentage
7	Markup of Materials	Percentage	10%	10%	10%	15%

## QUESTIONS AND ANSWERS

### Approved, Unanswered Questions

### Approved, Answers Provided

#### 1. qualifications

*Apr 21, 2025 9:02 AM*

**Question:** The bid states the seeking of a plumbing contractor. Is this inclusive or would General Contractors or other qualified bidder such as a project manager with plumbing management experiences be considered for this opportunity?

*Apr 21, 2025 9:02 AM*

**Answered by Patrick Thomas:** The solicitation seeks a licensed Plumbing Contractor to perform the specified scope of work. While project management experience is valued, bidders must hold an active Certified Plumbing Contractor (CF) license issued under Section 489, Florida Statutes, or must have such a licenseholder employed within their organization who will oversee and perform the plumbing work. A general contractor without a CF license would not meet the licensing requirements for this solicitation unless such licensure is held in-house.

*Apr 22, 2025 2:10 PM*

#### 2. qualifications - continued

*Apr 22, 2025 10:16 AM*

**Question:** Can a General Contract which employs a Certified Plumbing Contractor (CF) license in good standing, as required under Section 489, Florida Statutes be eligible to bid and potentially be awarded this contract?

*Apr 22, 2025 10:16 AM*

**Answered by Patrick Thomas:** Yes. A General Contractor who employs a Certified Plumbing Contractor (CF license) in good standing may be eligible to bid, provided the CF license holder is designated and responsible for supervising and performing the plumbing work as required by state licensing law.

*Apr 22, 2025 2:10 PM*

## ADDENDA & NOTICES

ADDENDA ISSUED:

*No Addenda issued.*

NOTICES ISSUED:

**Notice #1**

*May 21, 2025 2:28 PM*

Bid Tabulation for RFP 26-112-MB Annual Plumbing Services Job Order Contract (JOC); receiving only.

*Attachments:*

· [BT RFP 26-112-MB](#)

**Notice #2**

*Jul 3, 2025 1:39 PM*

~~Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting on **Thursday, July 10, 2025**, 11:15 am for vendors to attend and ask questions about the process and the solicitation RFP 26 112 MB Annual Plumbing Services Job Order Contract (JOC).~~

~~Topic: Public Notice of Evaluation Committee Meeting RFP 26 112 MB Annual Plumbing Services Job Order Contract (JOC)~~

~~Time: **Thursday, July 10, 2025** at 11:15 am Eastern Time (US and Canada)~~

~~Location: Alachua County Administration Building~~

~~Third Floor Conference Room~~

~~12 SE 1<sup>st</sup> Street~~

~~Gainesville, FL 32601~~

~~Join Microsoft Teams meeting~~

~~Join on your computer, mobile app or room device:~~

~~[https://teams.microsoft.com/join/19%3ameeting\\_YmQ0NzJiNGYtYzVIYS00NDImLTkwYjUtYjQ1NDUyN2ZhZjNi%40thread.v2](https://teams.microsoft.com/join/19%3ameeting_YmQ0NzJiNGYtYzVIYS00NDImLTkwYjUtYjQ1NDUyN2ZhZjNi%40thread.v2)~~

~~[/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%228dc2276c-8830-4cad-843c-dfc900b2c41c%22%7d](https://teams.microsoft.com/join/19%3ameeting_YmQ0NzJiNGYtYzVIYS00NDImLTkwYjUtYjQ1NDUyN2ZhZjNi%40thread.v2/?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%228dc2276c-8830-4cad-843c-dfc900b2c41c%22%7d)~~

~~Meeting ID: 216 816 738 741~~

~~Passcode: 6NX3Qe93~~

~~Or [+1 469 998 7938](tel:+14699987938), [799237906](tel:+199237906)# United States, Dallas~~

~~Phone conference ID: 799 237 906#~~

*Attachments:*

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This meeting has been rescheduled.

Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting on **Thursday, July 17, 2025**, 11:00 am for vendors to attend and ask questions about the process and the solicitation RFP 26-112-MB Annual Plumbing Services Job Order Contract (JOC).

Topic: Public Notice of Evaluation Committee Meeting RFP 26-112-MB Annual Plumbing Services Job Order Contract (JOC)

Time: **Thursday, July 17, 2025** at 11:00 am Eastern Time (US and Canada)

Location: Alachua County Administration Building  
 Third Floor Conference Room  
 12 SE 1<sup>st</sup> Street  
 Gainesville, FL 32601

Join Microsoft Teams meeting

Join on your computer, mobile app or room device:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YmQ0NzJiNGYtYzVIYS00NDImLTkwYjUtYjQ1NDUyN2ZhZjNi%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%228dc2276c-8830-4cad-843c-dfc900b2c41c%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmQ0NzJiNGYtYzVIYS00NDImLTkwYjUtYjQ1NDUyN2ZhZjNi%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%228dc2276c-8830-4cad-843c-dfc900b2c41c%22%7d)

Meeting ID: 216 816 738 741

Passcode: 6NX3Qe93

Or [+1 469-998-7938](tel:+14699987938), [799237906#](tel:+1799237906) United States, Dallas

Phone conference ID: 799 237 906#

## EVALUATION

### PHASE 1

#### EVALUATORS

Name	Title	Agreement Accepted On
Vinson Grimm	MEP Coordinator	Jun 25, 2025 11:03 AM
Fred Johns	Facilities Manger	Jul 2, 2025 8:18 AM
Danny Moore	Project Coordinator	Jun 16, 2025 9:45 AM

#### EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Ability and Competency of the Consultant	Points Based	50 (25% of Total)

Description:

- A. Did the Consultant provide a brief statement of background, organization, and size?
- B. Does the Consultant have experience with past work of similar scope and budget?
- C. Has the Consultant recently done this type of work for a state, or local government in the past?
- D. Does the Consultant’s workload and ability satisfy County requirements for this project?
- E. Is any of this work to be subcontracted? If so, what are the abilities of the firm(s) to be subcontracted?

Based on questions above, award points as follows:

- A. 50 - 40 points - Exceptional Experience
- B. 39 - 20 points - Average Experience
- C. 19 - 0 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Project Manager and Project Team's Competency and Qualifications	Points Based	30 (15% of Total)

Description:

- A. Was a project team identified?
- B. Do the Project Manager, Project Team and Key Staff have experience with projects comparable in size and scope?
- C. Do the Project Manager, Project Team and Key Staff have experience with state or local government?
- D. Does the Project Manager have a stable job history?
- E. Is the team makeup appropriate for the project?
- F. Are there factors, such as unique abilities, which would make a noticeable (positive) impact on the project?
- G. Was a point of contact identified?
- H. Was there an alternate to the point of contact identified?
- I. Are the subcontractors, if any, identified?
- J. Does the subcontractor have experience with projects comparable in size and scope?

Based on questions above, award points as follows:

- A. 30 - 20 points - Exceptional Experience
- B. 19 - 10 points - Average Experience

C. 9 - 0 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Project Understanding and Approach	Points Based	50 (25% of Total)

Description:

- A. Did the proposal indicate a thorough understanding of the project, the scope, and objectives through a concise narrative?
- B. Did the Consultant describe the approach to the provision of services as required and the specific work plan to be employed to implement it?
- C. Is the appropriate emphasis placed on the various work tasks?
- D. Did the firm develop a workable approach to the project?
- E. Does the proposal specifically address the County's needs or is it "generic" in content?
- F. Does the proposal indicate how this project fits into the total workload of the Consultant during the project period?

Based on questions above, award points as follows:

- A. 50 - 40 points - Exceptional Experience
- B. 39 - 20 points - Average Experience
- C. 19 - 0 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Ability to Meet Project Schedule and Budget Requirements	Points Based	30 (15% of Total)

Description:

- A. Did Consultant provide a draft project schedule that includes: milestones, individual tasks and major deliverable deadlines?
- B. Is the draft project schedule reasonable based on quantity of personnel assigned to the project?
- C. Did the Consultant provide the Project Manager, Project Team, and Key Staff's percentage of involvement, tasks and/or hours assigned?
- D. Are the hours assigned to the various team members for each task appropriate?
- E. Is the pricing provided reasonable for the project's tasks?
- F. Is the pricing in line with the County's budget?

G. Does the information contained in the proposal indicate that the firm will, or will not, meet time and budget requirement?

Based on questions above, award points as follows:

- A. 30 - 20 points - Exceptional Experience
- B. 19 - 10 points - Average Experience
- C. 9 - 0 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Proposal Organization	Points Based	10 (5% of Total)

Description:

- A. Was proposal organization per the RFP? Did Consultant include a letter of interest?
- B. Was all required paperwork submitted and completed appropriately?
- C. Did the proposal contain an excessive amount of generic boilerplate, resumes, pages per resume, photographs, etc.?

Based on questions above, award points as follows:

- A. 10 - 8 points - Exceptional Experience
- B. 7 - 5 points - Average Experience
- C. 4 - 0 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Volume of Previous Work (VOW) awarded by the County	Points Based	5 (2.5% of Total)

Description:

Points Provided by Procurement.

Criteria	Scoring Method	Weight (Points)
Location	Points Based	10 (5% of Total)

Description:

Points Provided by Procurement.

EXECUTIVE SUMMARY

RFP No. RFP 26-112-MB

Annual Plumbing Services Job Order Contract (JOC)

Criteria	Scoring Method	Weight (Points)
Small Business Enterprise Participation (SBE)	Points Based	15 (7.5% of Total)

Description:

Points Provided by Procurement.

**AGGREGATE SCORES SUMMARY**

Vendor	Vinson Grimm	Fred Johns	Danny Moore	Total Score (Max Score 200)
WH Construction, LLC	167	145	173	<b>161.67</b>
Coker Industrial Contractors Inc	149	123	149	<b>140.33</b>
Ackerman Plumbing, LLC	102	77	61	<b>80</b>
CT Mechanical	82	24	71	<b>59</b>

**VENDOR SCORES BY EVALUATION CRITERIA**

Vendor	Ability and Competency of the Consultant Points Based 50 Points (25%)	Project Manager and Project Team's Competency and Qualifications Points Based 30 Points (15%)	Project Understanding and Approach Points Based 50 Points (25%)	Ability to Meet Project Schedule and Budget Requirements Points Based 30 Points (15%)
WH Construction, LLC	45	25.3	39	22.7
Coker Industrial Contractors Inc	42	22.7	42	22.7
Ackerman Plumbing, LLC	26	8.7	24	13.7
CT Mechanical	14.7	7.3	11	9

Vendor	Proposal Organization Points Based 10 Points (5%)	Volume of Previous Work (VOW) awarded by the County Points Based 5 Points (2.5%)	Location Points Based 10 Points (5%)	Small Business Enterprise Participation (SBE) Points Based 15 Points (7.5%)
WH Construction, LLC	7.7	2	10	10

Vendor	Proposal Organization Points Based 10 Points (5%)	Volume of Previous Work (VOW) awarded by the County Points Based 5 Points (2.5%)	Location Points Based 10 Points (5%)	Small Business Enterprise Participation (SBE) Points Based 15 Points (7.5%)
Coker Industrial Contractors Inc	8	3	0	0
Ackerman Plumbing, LLC	2.7	5	0	0
CT Mechanical	2	5	10	0

Vendor	Total Score (Max Score 200)
WH Construction, LLC	161.67
Coker Industrial Contractors Inc	140.33
Ackerman Plumbing, LLC	80
CT Mechanical	59

**INDIVIDUAL PROPOSAL SCORES**

**Ackerman Plumbing, LLC**

**Ability and Competency of the Consultant | Points Based | 50 Points (25%)**

Vinson Grimm: 35

Fred Johns: 23

Yes 4th generation plumbing company.

Danny Moore: 20

**Project Manager and Project Team's Competency and Qualifications | Points Based | 30 Points (15%)**

Vinson Grimm: 9

Fred Johns: 12

Danny Moore: 5

**Project Understanding and Approach | Points Based | 50 Points (25%)**

Vinson Grimm: 30

Fred Johns: 22

Danny Moore: 20

**Ability to Meet Project Schedule and Budget Requirements | Points Based | 30 Points (15%)**

Vinson Grimm: 19

Fred Johns: 12

Budget doesn't a line with the county budget .

Danny Moore: 10

**Proposal Organization | Points Based | 10 Points (5%)**

Vinson Grimm: 4

Fred Johns: 3

Allot of boiler plate information.

Danny Moore: 1

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (2.5%)**

Vinson Grimm: 5

\$0

Fred Johns: 5

\$0

Danny Moore: 5

\$0

**Location | Points Based | 10 Points (5%)**

Vinson Grimm: 0

Sarasota, FL

Fred Johns: 0

Sarasota, FL

Danny Moore: 0

Sarasota, FL

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (7.5%)**

Vinson Grimm: 0

Fred Johns: 0

Danny Moore: 0

**Coker Industrial Contractors Inc**

**Ability and Competency of the Consultant | Points Based | 50 Points (25%)**

Vinson Grimm: 43

Fred Johns: 38

Danny Moore: 45

**Project Manager and Project Team's Competency and Qualifications | Points Based | 30 Points (15%)**

Vinson Grimm: 21

Fred Johns: 22

Danny Moore: 25

**Project Understanding and Approach | Points Based | 50 Points (25%)**

Vinson Grimm: 45

Fred Johns: 36

Danny Moore: 45

**Ability to Meet Project Schedule and Budget Requirements | Points Based | 30 Points (15%)**

Vinson Grimm: 28

Fred Johns: 17

Danny Moore: 23

**Proposal Organization | Points Based | 10 Points (5%)**

Vinson Grimm: 9

Fred Johns: 7

Danny Moore: 8

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (2.5%)**

Vinson Grimm: 3

\$109,572.00

Fred Johns: 3

\$109,572.00

Danny Moore: 3

\$109,572.00

**Location | Points Based | 10 Points (5%)**

Vinson Grimm: 0

Yulee, FL

Fred Johns: 0  
Yulee, FL

Danny Moore: 0  
Yulee, FL

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (7.5%)**

Vinson Grimm: 0

Fred Johns: 0

Danny Moore: 0

**CT Mechanical**

**Ability and Competency of the Consultant | Points Based | 50 Points (25%)**

Vinson Grimm: 23

Fred Johns: 1  
no information

Danny Moore: 20

**Project Manager and Project Team's Competency and Qualifications | Points Based | 30 Points (15%)**

Vinson Grimm: 16

Fred Johns: 1  
no information

Danny Moore: 5

**Project Understanding and Approach | Points Based | 50 Points (25%)**

Vinson Grimm: 12

Fred Johns: 1  
no information

Danny Moore: 20

**Ability to Meet Project Schedule and Budget Requirements | Points Based | 30 Points (15%)**

Vinson Grimm: 12

Fred Johns: 5  
completed projects only

Danny Moore: 10

**Proposal Organization | Points Based | 10 Points (5%)**

Vinson Grimm: 4
Fred Johns: 1
no information
Danny Moore: 1

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (2.5%)**

Vinson Grimm: 5 \$0
Fred Johns: 5 \$0
Danny Moore: 5 \$0

**Location | Points Based | 10 Points (5%)**

Vinson Grimm: 10 Gainesville, FL
Fred Johns: 10 Gainesville, FL
Danny Moore: 10 Gainesville, FL

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (7.5%)**

Vinson Grimm: 0
Fred Johns: 0
Danny Moore: 0

**WH Construction, LLC**

**Ability and Competency of the Consultant | Points Based | 50 Points (25%)**

Vinson Grimm: 49
Fred Johns: 40
Danny Moore: 46

**Project Manager and Project Team's Competency and Qualifications | Points Based | 30 Points (15%)**

Vinson Grimm: 25
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Fred Johns: 25

Danny Moore: 26

**Project Understanding and Approach | Points Based | 50 Points (25%)**

Vinson Grimm: 47

Fred Johns: 25

Danny Moore: 45

**Ability to Meet Project Schedule and Budget Requirements | Points Based | 30 Points (15%)**

Vinson Grimm: 15

Fred Johns: 27

Danny Moore: 26

**Proposal Organization | Points Based | 10 Points (5%)**

Vinson Grimm: 9

Fred Johns: 6

Danny Moore: 8

**Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (2.5%)**

Vinson Grimm: 2

\$293,725.30

Fred Johns: 2

\$293,725.30

Danny Moore: 2

\$293,725.30

**Location | Points Based | 10 Points (5%)**

Vinson Grimm: 10

Gainesville, FL

Fred Johns: 10

Gainesville, FL

Danny Moore: 10

Gainesville, FL

**Small Business Enterprise Participation (SBE) | Points Based | 15 Points (7.5%)**

EXECUTIVE SUMMARY

RFP No. RFP 26-112-MB

Annual Plumbing Services Job Order Contract (JOC)

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Vinson Grimm: 10

Commits to 30% SBE

Fred Johns: 10

Commits to 30% SBE

Danny Moore: 10

Commits to 30% SBE