



## Agenda Item Summary

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**File #: 25-00949**

**Agenda Date: 11/4/2025**

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**Agenda Item Name:**

**Change Orders to Agreement with Ulloa Management Group, LLC (14532), for work at the former Scottish Inn, for Facilities Management.**

**Presenter:**

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

**Description:**

Change Orders 3, 4 and 5 to Agreement with Ulloa Management Group, LLC (14532), Bid 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (former Scottish Inn) to Permanent Affordable Housing for vulnerable residents, for Facilities Management. As construction moves forward, issues have been encountered that require additional work including additional plumbing and electrical. Change Orders 3, 4 and 5 add an additional \$58,731.33 to the contract, for a revised total of \$4,221,671.80.

**Recommended Action:**

Approve the issuance of Change Orders 3, 4 and 5 to Agreement 14532 with Ulloa Management Group, LLC, in the amount of \$58,731.33. The revised total fiscal impact is \$4,221,671.80.

**Prior Board Motions:**

August 5, 2025, the Board approved Change Order 1 to agreement 14532 in the amount of \$85,531.47 increasing the contract total to \$4,162,940.47. Item 25-00614

March 11, 2025, the Board approved 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. Item 25-00180.

**Fiscal Note:**

Facilities Management has \$4,221,671.80 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:**

As construction progresses at the former Scottish Inn issues have been encountered that require additional work including additional plumbing and electrical to meet requirement. At the former Scottish Inn, the total proposed change order amount is \$58,731.33 for a new total of \$4,221,671.80. No additional days are requested and the Contractor is expected to achieve Substantial Completion during the week of October 27, 2025. The scope includes: These change orders reflect necessary work that could not have been fully anticipated during initial design and inspection phases, some code and permitting required changes, and all represent repairs that must be completed to ensure long-term viability of both housing projects.

Original Encumbrance	\$4,079,409.00
Change Order 1:	\$ 83,531.47
Change Order 2:	\$ 0.00
Change Order 3:	\$ 28,159.22
Change Order 4:	\$ 20,297.16
Change Order 5:	\$ 10,274.95
Revised Encumbrance Total:	\$4,221,671.80

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.

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>