

Alachua County Procurement

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

Thomas J. Rouse
Contracts Supervisor

Monday, January 5, 2026

MEMORANDUM

To: Theodore "TJ" White, Jr. NIGP-CPP, CPPB, Procurement Manager
From: Leira Cruz Cáliz, NIGP-CPP, CPPB, Procurement Agent III *LCC*
Subject: **INTENT TO AWARD**
ITB 25-543-LC Rebid Alachua County Pharmacy Interior Remodel

Solicitation Deadline: 2:00 PM, Wednesday, December 3, 2025
Solicitation Notifications View Count: 927 Vendors
Solicitations Downloads: 60 Vendors
Solicitations Submissions: 5 Vendors

Vendors:

FSV Construction Company
Miami, FL 33166

Joyner Construction Partners, LLC
Gainesville, FL 32607

NuJak Companies, Inc.
Lakeland, FL 33801

Payne Construction Group*
Gainesville, FL 32609

Stratum Contracting and Construction Management
Jacksonville, FL 32246

*Small Business Enterprise Certified Vendor awarded 5% bid preference

RECOMMENDATION:

The Board to approve the bid award to Payne Construction Group, SBE, 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
TJ White (Jan 5, 2026 16:08:19 EST)

Jan 5, 2026

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

Date

TW/LCC

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 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 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 Protests 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.




Alachua County Department of Facilities Management

6125 NW 18th Dr.
Gainesville, Florida 32653
Telephone: (352) 374-5229 • Fax: (352) 374-5279
Home Page: www.alachuacounty.us

December 9, 2025

MEMORANDUM

TO: Theodore White, Procurement Manager

FROM: Travis Parker, Facilities Management Director 

VIA: Danny Moore, Facilities Management Projects Supervisor

RE: Department Recommendation for ITB 25-543-LC: Alachua County Pharmacy Remodel

Our department has reviewed the responses submitted for the above referenced project and have determined that the proposals listed below are following the department's project bid documents and instructions;

1. Joyner Construction
2. Payne Construction Group
3. Stratum Contracting
4. Nujak Companies
5. FSV Construction Company

Joyner Construction was the lowest most responsive bidder. However, after applying the SBE 5% price preference award, the new lowest bidder is Payne Construction Group.

The Facilities Management Department recommends awarding this ITB Base Bid in the amount of **\$245,169.00**. Also include **Additive Alternate #1: Blackout Shades - \$5,120.00** and **Additive Alternate #3: Cabinets and Top Replacement in 109 and 110- \$23,400.00** for a total of **\$273,689.00**.

We recommend carrying a 5% owner contingency in the amount of \$13,684.45 for a grand total of \$287,373.45

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

BID Responsiveness and SBE Recap Form

Bid # / Name:	ITB 25-543-LC Rebid Alachua County Pharmacy Interior Remodel		
BOD:	Wednesday, December 3, 2025		
Procurement Agent:	Leira Cruz Caliz	Via:	Danny Moore

Vendor Name	Final Bid Ranking	Adjusted Bid Award for ranking	Bid \$	SBE Participi:		Price Preference		Comments
				SBE (Y/N)	SUB %	%	\$	
FSV Construction Company	5	\$348,646.00	\$348,646.00	N			\$0.00	
Joyner Construction Partners, LLC	2	\$273,016.00	\$273,016.00	N			\$0.00	GFE
Nujak Companies, Inc.	4	\$341,347.00	\$341,347.00	N			\$0.00	2.9% - Does not meet requirement of 15%
Payne Construction Group	1	\$260,004.55	\$273,689.00	Y		5%	\$13,684.45	SBE
Stratum Contracting and Constructio	3	\$277,909.00	\$277,909.00	N			\$0.00	
		\$0.00					\$0.00	
		\$0.00					\$0.00	
		\$0.00					\$0.00	
		\$0.00					\$0.00	
		\$0.00					\$0.00	
		\$0.00					\$0.00	

* Per Equal Opportunity Office, is a SBE or a 15% SBE participation goal was met for the County's SBE Program and is awarded a price preference.
 ** Adjusted Bid Award Price EQUALS the Bid amount MINUS the Price Preference (SBE) amount for the base award consideration

Key: SBE = Small Business Enterprise; SUB = Subcontractor Form; GFE = Good Faith Effort

Did Not Bid on ALL Items
Non-responsive Bid



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 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

RESPONSE DEADLINE: December 3, 2025 at 2:00 pm

Wednesday, December 10, 2025

SOLICITATION OVERVIEW

Project Title	Alachua County Pharmacy Interior Remodel
Project ID	ITB 25-543-LC Rebid
Project Type	Invitation To Bid
Release Date	October 29, 2025
Due Date	December 3, 2025
Procurement Agent	Leira Cruz Cáliz, NIGP-CPP, CPPB
Project Description	<p>The scope of work contained in this project is limited to the interior remodeling of the vacated medical offices located on the second floor of the existing three-story Millennium Center office building located at 4340 Newberry Road, Gainesville, Florida.</p> <p>The interior remodeling will consist of the following: Removal and replacement of flooring and ceiling and the removal of the common wall between spaces. The two vacant medical offices in the buildings southwest corner of the office building as noted in the supporting drawings. a number of the interior non-load bearing walls will be eliminated or modified to accommodate the needed pharmaceutical storage and worktables as noted in the demolition and proposed modernized floor plan sheets contained in the set of drawings. none of the Life safety exiting requirements will be disturbed and the existing fire sprinkler system, medical, electrical, and plumbing systems will be altered to reflect the proposed wall changes.</p> <p>The estimated budget for this project: \$350,000.00</p>

Introduction

Summary

Alachua County Board of County Commissioners are calling for and requesting the submission of ITB 25-543-LC Rebid Alachua County Pharmacy Interior Remodel.

EXECUTIVE SUMMARY

ITB No. ITB 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

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.

The scope of work contained in this project is limited to the interior remodeling of the vacated medical offices located on the second floor of the existing three-story Millennium Center office building located at 4340 Newberry Road, Gainesville, Florida.

The interior remodeling will consist of the following: Removal and replacement of flooring and ceiling and the removal of the common wall between spaces. The two vacant medical offices in the buildings southwest corner of the office building as noted in the supporting drawings. a number of the interior non-load bearing walls will be eliminated or modified to accommodate the needed pharmaceutical storage and worktables as noted in the demolition and proposed modernized floor plan sheets contained in the set of drawings. none of the Life safety exiting requirements will be disturbed and the existing fire sprinkler system, medical, electrical, and plumbing systems will be altered to reflect the proposed wall changes.

The estimated budget for this project: \$350,000.00

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	October 29, 2025
2nd Advertisement Date	November 5, 2025
Pre-Solicitation Meeting (Mandatory)	November 12, 2025, 9:00am 4340 Newberry Road, Suite 204, Gainesville, Florida 32607
Question Submission Deadline	November 23, 2025, 12:01am

<p>Solicitation Submission Deadline</p>	<p>December 3, 2025, 2:00pm 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
Sep 18, 2025 9:53 AM	Draft	Leira Cruz Cáliz, NIGP-CPP, CPPB
Oct 1, 2025 10:39 PM	Review	Leira Cruz Cáliz, NIGP-CPP, CPPB

EXECUTIVE SUMMARY
 ITB No. ITB 25-543-LC Rebid
 Alachua County Pharmacy Interior Remodel

Date	Changed To	Changed By
Oct 29, 2025 11:21 AM	Final	Leira Cruz Cáliz, NIGP-CPP, CPPB
Oct 29, 2025 11:21 AM	Post Pending	Leira Cruz Cáliz, NIGP-CPP, CPPB
Oct 29, 2025 12:36 PM	Open	Leira Cruz Cáliz, NIGP-CPP, CPPB
Dec 3, 2025 2:00 PM	Pending	OpenGov Bot
Dec 4, 2025 9:36 AM	Evaluation	Leira Cruz Cáliz, NIGP-CPP, CPPB

PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
No Bid	Beryl Project Engineering	Leo Cannyn marketing@berylprojectengineering.com (813) 616-3301	Oct 29, 2025 4:26 PM
No Bid	Crowther Roofing and Sheet Metal of Florida, Inc.	John Highfill bids@crowther.net	Oct 29, 2025 2:36 PM
Submitted	FSV Construction Company	Andres Sanchez info@fsvconstruction.com (786) 729-3080	Dec 3, 2025 8:50 AM
Submitted	Joyner Construction Partners, LLC	John Sixbey info@joyner-construction.net (352) 332-8171	Dec 3, 2025 12:31 PM
Submitted	NuJak Companies, Inc.	Patrice McKnight pmcknight@nujak.com	Dec 3, 2025 1:58 PM
Submitted	Payne Construction Group	Steve Doll paynegroupestimating@gmail.com	Dec 3, 2025 1:41 PM
No Bid	Shine and Company, Inc.	Jason Shine jason.shine@shinecompanyinc.com	Dec 3, 2025 10:00 AM
Submitted	Stratum Contracting and Construction Management	James Smithson estimating@stratumcorporation.com	Dec 3, 2025 11:47 AM

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	FSV Construction Company	Joyner Construction Partners, LLC	NuJak Companies, Inc.	Payne Construction Group
Submittal Confirmation	Pass	Pass	Pass	Pass
Corporate Resolution Granting Signing	Pass	Pass	Pass	Pass

EXECUTIVE SUMMARY

ITB No. ITB 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

Question Title	FSV Construction Company	Joyner Construction Partners, LLC	NuJak Companies, Inc.	Payne Construction Group
Mandatory Pre-Bid Attendance	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
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	No Response	No Response	No Response
Option 1: Company is an Alachua County Certified Small Business Enterprise.	Pass	Pass	Pass	Pass
Option 2: I certify that our Company will perform ALL work and that no subcontractors will be utilized for this bid.	Pass	Pass	Pass	Pass
Option 3: SBE Participation.	Pass	Pass	Pass	Pass
Option 4: SBE Good Faith Effort.	Pass	Pass	Pass	Pass
Alachua County Government Minimum Wage	Pass	Pass	Pass	Pass
Drug Free Workplace	Pass	Pass	Pass	Pass
State Compliance	Pass	Pass	Pass	Pass
Vendor Eligibility	Pass	Pass	Pass	Pass
Non-SBE Subcontractors	Pass	Pass	Pass	Pass
Conflict of Interest	Pass	Pass	Pass	Pass

EXECUTIVE SUMMARY

ITB No. ITB 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

Question Title	FSV Construction Company	Joyner Construction Partners, LLC	NuJak Companies, Inc.	Payne Construction Group
Form of Bid Bond	Pass	Pass	Pass	Pass
Responsible Agent	Pass	Pass	Pass	Pass
Number of years in this type of service?	Pass	Pass	Pass	Pass
Number of years licensed in Alachua County?	Pass	Pass	Pass	Pass
How many employees "ON THE JOB" each week?	Pass	Pass	Pass	Pass
Number of employees "ON CALL" each week?	Pass	Pass	Pass	Pass
List all major equipment which will be available upon commencement of the agreement to perform the required service:	Pass	Pass	Pass	Pass
Do you currently hold any municipality contracts?	Pass	Pass	Pass	Pass
If you indicated yes to holding municipality contracts please list them below:	Pass	Pass	Pass	Pass
List three references of firms receiving similar service to that requested in this bid (comparable facility size):	Pass	Pass	Pass	Pass
Are your employees screened by:	Pass	Pass	Pass	Pass

EXECUTIVE SUMMARY

ITB No. ITB 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

Question Title	FSV Construction Company	Joyner Construction Partners, LLC	NuJak Companies, Inc.	Payne Construction Group
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	Pass	Pass
If you indicated yes to having any contracts or agreements canceled or terminated state the location and circumstances below:	No Response	Pass	Pass	Pass
What constitutes your normal business days and working hours?	Pass	Pass	Pass	Pass
Describe below, your firm's operational plan for providing the services under this agreement?	Pass	Pass	Pass	Pass
Acknowledgement of Requirements	Pass	Pass	Pass	Pass

Question Title	Stratum Contracting and Construction Management
Submittal Confirmation	Pass
Corporate Resolution Granting Signing	Pass
Mandatory Pre-Bid Attendance	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response
Option 1: Company is an Alachua County Certified Small Business Enterprise.	Pass

EXECUTIVE SUMMARY

ITB No. ITB 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

Question Title	Stratum Contracting and Construction Management
Option 2: I certify that our Company will perform ALL work and that no subcontractors will be utilized for this bid.	Pass
Option 3: SBE Participation.	Pass
Option 4: SBE Good Faith Effort.	Pass
Alachua County Government Minimum Wage	Pass
Drug Free Workplace	Pass
State Compliance	Pass
Vendor Eligibility	Pass
Non-SBE Subcontractors	Pass
Conflict of Interest	Pass
Form of Bid Bond	Pass
Responsible Agent	Pass
Number of years in this type of service?	Pass
Number of years licensed in Alachua County?	Pass
How many employees "ON THE JOB" each week?	Pass
Number of employees "ON CALL" each week?	Pass
List all major equipment which will be available upon commencement of the agreement to perform the required service:	Pass
Do you currently hold any municipality contracts?	Pass
If you indicated yes to holding municipality contracts please list them below:	Pass
List three references of firms receiving similar service to that requested in this bid (comparable facility size):	Pass
Are your employees screened by:	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
If you indicated yes to having any contracts or agreements canceled or terminated state the location and circumstances below:	Pass
What constitutes your normal business days and working hours?	Pass
Describe below, your firm's operational plan for providing the services under this agreement?	Pass
Acknowledgement of Requirements	Pass

PRICING RESPONSES

BASE BID (Table 1 of 2)

Base Bid				FSV Construction Company		Joyner Construction Partners, LLC		NuJak Companies, Inc.	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	Lump sum cost for 100% bid documents and specification Manual	1	ea	\$278,493.00	\$278,493.00	\$238,421.00	\$238,421.00	\$316,047.00	\$316,047.00
Total					\$278,493.00		\$238,421.00		\$316,047.00

BASE BID (Table 2 of 2)

Base Bid				Payne Construction Group		Stratum Contracting and Construction Management	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
1	Lump sum cost for 100% bid documents and specification Manual	1	ea	\$245,169.00	\$245,169.00	\$248,909.00	\$248,909.00
Total					\$245,169.00		\$248,909.00

ALTERNATES (Table 1 of 2)

Alternates				FSV Construction Company		Joyner Construction Partners, LLC		NuJak Companies, Inc.	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	ADD - Blackout Shades - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete installation of exterior window as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$25,700.00	\$25,700.00	\$5,321.00	\$5,321.00	\$6,300.00	\$6,300.00

EXECUTIVE SUMMARY

ITB No. ITB 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

Alternates				FSV Construction Company		Joyner Construction Partners, LLC		NuJlak Companies, Inc.	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
2	ADD - Countertop replacement in rooms 109 & 110 - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete installation of the existing plastic laminate countertops and replace with new countertops to match the reception desk casework countertops as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$21,155.00	\$21,155.00	\$5,031.00	\$5,031.00	\$6,500.00	\$6,500.00
3	ADD - Cabinetry & Countertop Top Replacement Room No. 109 & 110 - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete removal of existing & installation of new cabinetry and countertops to match the new Coshatt Casework as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$44,453.00	\$44,453.00	\$29,274.00	\$29,274.00	\$19,000.00	\$19,000.00
Total						\$91,308.00		\$39,626.00	\$31,800.00

ALTERNATES (Table 2 of 2)

Alternates				Payne Construction Group		Stratum Contracting and Construction Management	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
1	ADD - Blackout Shades - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete installation of exterior window as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$5,120.00	\$5,120.00	\$7,000.00	\$7,000.00
2	ADD - Countertop replacement in rooms 109 & 110 - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete installation of the existing plastic laminate countertops and replace with new countertops to match the reception desk casework countertops as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$2,520.00	\$2,520.00	\$6,000.00	\$6,000.00
3	ADD - Cabinetry & Countertop Top Replacement Room No. 109 & 110 - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete removal of existing & installation of new cabinetry and countertops to match the new Coshatt Casework as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$23,400.00	\$23,400.00	\$22,000.00	\$22,000.00
Total						\$31,040.00	\$35,000.00

QUESTIONS AND ANSWERS

Approved, Unanswered Questions

Approved, Answers Provided

1. Pre-Solicitation Meeting

Nov 10, 2025 12:01 PM

Question: Is the initial Pre-Solicitation Meeting still considered valid for this rebid project?

Nov 10, 2025 12:01 PM

EXECUTIVE SUMMARY

ITB No. ITB 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: No. A Mandatory Pre-Bid Meeting has been scheduled for this rebid on November 12, 2025, 9:00am at 4340 Newberry Road, Suite 204, Gainesville, Florida 32607.

Nov 10, 2025 12:16 PM

2. Alternate 1

Nov 12, 2025 4:07 PM

Question: Can you confirm what kind of roller shades you prefer? "Room darkening" roller shades which block out ~82% of light or a light guard 360 system which blocks out 99% of light.

Nov 12, 2025 4:07 PM

Answered by Danny Moore: This was in the meeting minutes, room darkening not blackout, see Q&A #1.

Nov 26, 2025 11:34 AM

3. Acoustical Ceilings

Nov 18, 2025 12:22 PM

Question: Can you please provide a ceiling panel number?

Nov 18, 2025 12:22 PM

Answered by Danny Moore: Refer to Project Manual Section 09500, subsection 2.05.

Nov 26, 2025 11:34 AM

4. No subject

Nov 21, 2025 4:00 PM

Question: A1.2 shows 2 Fire Sprinklers on the existing drawings that are no longer shown on the renovated plan, are they to be demolished?

Nov 21, 2025 4:00 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: All fire sprinklers are to remain. Sprinkler heads shown on the existing reflected ceiling plan are to be shown on the renovated reflected ceiling plan. They were inadvertently omitted and need to be graphically indicated.

Nov 26, 2025 11:34 AM

5. No subject

Nov 21, 2025 4:01 PM

Question: Some of the locations of the existing to remain fire sprinklers are slightly relocated from the existing life safety sheet to renovated life safety sheet, are we relocating them?

Nov 21, 2025 4:01 PM

Answered by Danny Moore: No.

Nov 26, 2025 11:34 AM

6. No subject

Nov 21, 2025 4:01 PM

Question: Is the existing IT, receiving new floors and ceilings?

Nov 21, 2025 4:01 PM

Answered by Danny Moore: Yes, the Renovated I.T. Room #105 are to receive new Floor and ceiling

Nov 26, 2025 1:05 PM

7. No subject

Nov 21, 2025 4:01 PM

Question: Drawing sheet A.6 shows a soffit in the existing plan in Room 108 but it is acoustic panels on the renovated plan. The demolition sheet does not call for the soffit in this room to be demolished. Please confirm if it should be demolished and acoustic panels are to be installed.

Nov 21, 2025 4:01 PM

Answered by Danny Moore: Refer to note #2 of the demo notes.

Nov 26, 2025 1:05 PM

8. No subject

Nov 21, 2025 4:02 PM

Question: A.6 Shows an acoustical ceiling grid being installed in Existing Restroom 104 but the finish schedule on A.7 calls for a gyp board ceiling per finish schedule note 7. Please advise as to which is correct.

Nov 21, 2025 4:02 PM

Answered by Danny Moore: Follow Proposed Room Finish Schedule.

Nov 26, 2025 1:09 PM

9. No subject

Nov 21, 2025 4:02 PM

Question: Is the solid surface countertop at the New Reception Desk, part of the owner furnished furniture?

Nov 21, 2025 4:02 PM

Answered by Danny Moore: If “blue” it is Coshatt installed FF&E.

Nov 26, 2025 1:09 PM

10. No subject

Nov 21, 2025 4:02 PM

Question: Please confirm all of the casework by owner is inclusive of the plastic laminate finish and not to be carried by contractor.

Nov 21, 2025 4:02 PM

Answered by Danny Moore: As discussed, in in pre-bid and minutes, GC only responsible for New Office #2 and Renovated Lounge #110.

Nov 26, 2025 1:09 PM

11. No subject

Nov 21, 2025 4:03 PM

Question: 2/A.7 calls for plastic laminate on all exposed surfaces, please confirm that it is by owner since it is a part of the owner furnished lab casework.

Nov 21, 2025 4:03 PM

Answered by Danny Moore: If “blue” it is Coshatt installed FF&E.

Nov 26, 2025 1:09 PM

12. No subject

Nov 21, 2025 4:04 PM

Question: On Drawing A.5.0, Demolition Note 2 indicates that light fixtures in the following locations are to be removed; Existing Office No 1, Existing Restroom No 1, Existing Lab No 3, and Existing Lounge. Drawing E.1.0 indicates that fixtures in these locations are to remain. Please indicate which direction is correct.

Nov 21, 2025 4:04 PM

Answered by Danny Moore: Drawing sheet A.5.0 in the Demolition Note, note #2 add the following clarification sentence “in rooms existing office #1, restroom #1 and existing lounge contractor to reinstall existing light fixtures.”

Nov 26, 2025 1:09 PM

13. No subject

Nov 21, 2025 4:03 PM

Question: 9/A.7 Calls for plywood with plastic laminate cladding, please confirm this is by owner because it is associated with the owner furnished lab casework.

Nov 21, 2025 4:03 PM

Answered by Danny Moore: . If “blue” it is Coshatt installed FF&E.

Nov 26, 2025 1:09 PM

14. No subject

Nov 21, 2025 4:05 PM

Question: 7/A.8 shows the New Reception Desk Detail. This note is referenced on A.7 where the L7 ADA Sink Unit is. Please indicate if the intended detail for the area is 4/A.8.

Nov 21, 2025 4:05 PM

Answered by Danny Moore: At sink unit “L7” (adjacent to door E108) delete reference to section tag “7/A.8” add in its place detail 4/A.8.

Nov 26, 2025 1:09 PM

15. No subject

Nov 21, 2025 4:04 PM

Question: Will this project have Owner Direct purchase material items? If so, what is the threshold?

Nov 21, 2025 4:04 PM

Answered by Danny Moore: No

Nov 26, 2025 1:09 PM

16. No subject

Nov 21, 2025 4:07 PM

Question: The A.6 Renovated Reflected Ceiling Plan is missing several locations of Supply Registers and Return Grilles. It appear that some of these location could be overlapping with light fixture locations as shown on the Renovated Reflected Ceiling Plan. Please confirm which discipline has the correct reflected ceiling plan.

Nov 21, 2025 4:07 PM

Answered by Danny Moore: Follow Mechanical Series drawing for locations of supply registers and return grilles.

Nov 26, 2025 1:09 PM

ADDENDA & NOTICES

ADDENDA ISSUED:

Addendum #1

Nov 14, 2025 3:23 PM

See attached Addendum 1

Attachments:

· [24-840 ADD 001 111325](#)

ADDENDA ACKNOWLEDGEMENTS:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
FSV Construction Company	X	Dec 2, 2025 2:07 PM	Andres Sanchez
Stratum Contracting and Construction Management	X	Dec 2, 2025 11:42 AM	James Smithson
Joyner Construction Partners, LLC	X	Dec 1, 2025 2:23 PM	John Sixbey
Payne Construction Group	X	Dec 1, 2025 10:46 AM	Steve Doll
NuJak Companies, Inc.	X	Dec 2, 2025 10:23 AM	Patrice McKnight

NOTICES ISSUED:

Notice #1

Nov 12, 2025 11:50 AM

See Sign-in Sheet attached for Mandatory Pre-Bid meeting held on November 12, 2025 at 9am.

Attachments:

· [SIS ITB 25-543 Rebid](#)

Notice #2

Nov 14, 2025 3:23 PM

See attached Mandatory Pre-Bid meeting minutes

Attachments:

· [MMinutes ITB 25-543-LC Rebid Alachua County Pharmacy Interior Remodel](#)

EVALUATION

SELECTED VENDOR TOTALS

EXECUTIVE SUMMARY
 ITB No. ITB 25-543-LC Rebid
 Alachua County Pharmacy Interior Remodel

Vendor	Total
Joyner Construction Partners, LLC	\$273,016.00
Payne Construction Group	\$273,689.00
Stratum Contracting and Construction Management	\$277,909.00
NuJak Companies, Inc.	\$341,347.00
FSV Construction Company	\$348,646.00

BASE BID (Table 1 of 2)

Base Bid					FSV Construction Company		Joyner Construction Partners, LLC		NuJak Companies, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Lump sum cost for 100% bid documents and specification Manual	1	ea	\$278,493.00	\$278,493.00	\$238,421.00	\$238,421.00	\$316,047.00	\$316,047.00
Total						\$278,493.00		\$238,421.00		\$316,047.00

BASE BID (Table 2 of 2)

Base Bid					Payne Construction Group		Stratum Contracting and Construction Management	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	1	Lump sum cost for 100% bid documents and specification Manual	1	ea	\$245,169.00	\$245,169.00	\$248,909.00	\$248,909.00
Total						\$245,169.00		\$248,909.00

ALTERNATES (Table 1 of 2)

EXECUTIVE SUMMARY

ITB No. ITB 25-543-LC Rebid

Alachua County Pharmacy Interior Remodel

Alternates					FSV Construction Company		Joyner Construction Partners, LLC		NuJak Companies, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	ADD - Blackout Shades - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete installation of exterior window as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$25,700.00	\$25,700.00	\$5,321.00	\$5,321.00	\$6,300.00	\$6,300.00
	2	ADD - Countertop replacement in rooms 109 & 110 - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete installation of the existing plastic laminate countertops and replace with new countertops to match the reception desk casework countertops as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$21,155.00	\$21,155.00	\$5,031.00	\$5,031.00	\$6,500.00	\$6,500.00
X	3	ADD - Cabinetry & Countertop Top Replacement Room No. 109 & 110 - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete removal of existing & installation of new cabinetry and countertops to match the new Coshatt Casework as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$44,453.00	\$44,453.00	\$29,274.00	\$29,274.00	\$19,000.00	\$19,000.00

EXECUTIVE SUMMARY
 ITB No. ITB 25-543-LC Rebid
 Alachua County Pharmacy Interior Remodel

Alternates					FSV Construction Company		Joyner Construction Partners, LLC		NuJak Companies, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Total						\$70,153.00		\$34,595.00		\$25,300.00

ALTERNATES (Table 2 of 2)

Alternates					Payne Construction Group		Stratum Contracting and Construction Management	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	1	ADD - Blackout Shades - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete installation of exterior window as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$5,120.00	\$5,120.00	\$7,000.00	\$7,000.00
	2	ADD - Countertop replacement in rooms 109 & 110 - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete installation of the existing plastic laminate countertops and replace with new countertops to match the reception desk casework countertops as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$2,520.00	\$2,520.00	\$6,000.00	\$6,000.00
X	3	ADD - Cabinetry & Countertop Top Replacement Room No. 109 & 110 - Provide a price that represents all material, labor costs, equipment, and all miscellaneous incidentals required for the complete removal of existing & installation of new cabinetry and countertops to match the new Coshatt Casework as mentioned in the Specifications Manual on Section 01100 – Alternates/Substitutions 2.01	1	LS	\$23,400.00	\$23,400.00	\$22,000.00	\$22,000.00

EXECUTIVE SUMMARY
 ITB No. ITB 25-543-LC Rebid
 Alachua County Pharmacy Interior Remodel

Alternates					Payne Construction Group		Stratum Contracting and Construction Management	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
Total						\$28,520.00		\$29,000.00






ITA ITB 25-543 Rebid Pharmacy

Final Audit Report

2025-12-23

Created:	2025-12-19
By:	Leira Cruz Caliz (lcruzcaliz@alachuacounty.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAApDprVWvzswZ_ZOkbTPdr-rdbQFy5zQkz

"ITA ITB 25-543 Rebid Pharmacy" History

-  Document created by Leira Cruz Caliz (lcruzcaliz@alachuacounty.us)
2025-12-19 - 5:16:37 PM GMT
-  Document emailed to TJ White (twhite@alachuacounty.us) for signature
2025-12-19 - 5:16:45 PM GMT
-  Email viewed by TJ White (twhite@alachuacounty.us)
2025-12-20 - 8:33:21 AM GMT
-  Document e-signed by TJ White (twhite@alachuacounty.us)
Signature Date: 2025-12-23 - 8:38:50 PM GMT - Time Source: server
-  Agreement completed.
2025-12-23 - 8:38:50 PM GMT






ITA_ITB_25-543_Rebid_Pharmacy 1.5.2026

Final Audit Report

2026-01-05

Created:	2026-01-05
By:	Leira Cruz Caliz (lcruzcaliz@alachuacounty.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjcuQXLkLjT2QQfMD95MOjuHyZaE5DjMN

"ITA_ITB_25-543_Rebid_Pharmacy 1.5.2026" History

-  Document created by Leira Cruz Caliz (lcruzcaliz@alachuacounty.us)
2026-01-05 - 6:57:14 PM GMT
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2026-01-05 - 6:57:25 PM GMT
-  Email viewed by TJ White (twhite@alachuacounty.us)
2026-01-05 - 9:06:36 PM GMT
-  Document e-signed by TJ White (twhite@alachuacounty.us)
Signature Date: 2026-01-05 - 9:08:19 PM GMT - Time Source: server
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