



J20211524.002

March 5, 2026

John R. Williams, AIA
Manager of Design and Construction
Hernando County School District
8016 Mobley Road, Brooksville, FL 34601

Subject: Bid Recommendation for Spring Hill Elementary School
Parking Improvements

Dear John,

Following the evaluation of bids received for Spring Hill Elementary School Parking Improvements opened on March 5th, 2026, we have carefully reviewed all submissions in accordance with the stated criteria in the Project Manual Specifications, Section 00-2100-Instruction to bidders.

Three Bid Submissions were delivered on time from the following Pre-Qualified Contractors with the following Bid Amounts upon opening the sealed envelopes:

1. Holley Development Corporation \$1,492,922.30
2. T & C Underground, Inc. \$1,216,500.00
3. VE Florida \$ 976,315.43

After thorough assessment based on the evaluation criteria in attached Exhibit A, the Bid Opening Tabulation Exhibit B, along with the proposed Base Bid Amounts of the three Bids received, we recommend awarding the contract to:

Recommended Bidder: T & C Underground, Inc.

Bid Amount: \$1,216,500.00

Reasons for Recommendation:

The lowest Bid from **VE Florida** was disqualified due to:

- The required Bid Form was not included,
- Addendum No. 1 was not acknowledged.
- Verification of contractors licensed in Florida is not provided.
- Exclusions of Electric removal, and chain link fence, both required by the project
- Plan revisions from Addendum No 1 for export of excess fill and addition of Shelters not included in costs.



The second lowest bid from **T & C Underground, Inc.:**

- Did not include any exclusions to the Base Bid amount.
- Self Performs a significant amount of the work needed (Earthwork, Site work, Underground utilities/drainage, Fencing)
- Utilizes a single sub-contractor for performance of remaining work (Paving, Striping, Concrete)
- Offered the most competitive price while meeting all technical and contractual requirements.

The third highest Bid from **Holley Development Corporation:**

- Did not include any exclusions to the Base Bid amount.
- Did not propose self-performance of any of the work needed to complete the project.
- Utilizes a single sub-contractor for performance of the majority of the work (Site, Earthwork, Paving, Striping, Concrete, Underground utilities/drainage)
- Utilizes a separate subcontractor for the fencing.
- Offered the least competitive price for the project.

We believe the selection of T & C Underground, Inc. represents the best value for the Hernando County School District and aligns with the project's objectives.

Please review and confirm your approval to proceed with the contract award process.

Sincerely,

OSBORN ENGINEERING

Jonathan J Gotwald, PE
Director of Civil Engineering | Florida



Exhibit A
Spring Hill Elementary School Parking Improvements
Evaluation Criteria

Contractor: Holley Development Corporation

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|--|-----|
| 1. Prequalified contractor | Yes |
| 2. Attendance at the Pre-Bid conference February 17, 2026 | Yes |
| 3. Complete sealed envelope of the bid documents submission | Yes |
| 4. Completion of the Bid form provided (1-original, 1-copy) | Yes |
| 5. Acknowledgment of Addenda | Yes |
| 6. Provision of the Bid Bond | Yes |
| 7. Licensure as a Florida Construction Contractor Verification | Yes |

Contractor: T & C Underground, Inc.

- | | |
|--|-----|
| 1. Prequalified contractor | Yes |
| 2. Attendance at the Pre-Bid conference February 17, 2026 | Yes |
| 3. Completion of the Bid form provided (1-original, 1-copy) | Yes |
| 4. Acknowledgment of Addenda | Yes |
| 5. Provision of the Bid Bond | Yes |
| 6. Licensure as a Florida Construction Contractor Verification | Yes |

Contractor: Vertical Earth, Inc (VE Florida)

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| 1. Prequalified contractor | Yes |
| 2. Attendance at the Pre-Bid conference February 17, 2026 | Yes |
| 3. Complete sealed envelope of the bid documents submission | Yes |
| 4. Completion of the Bid form provided (1-original, 1-copy) | No |
| 5. Acknowledgment of Addenda | No |
| 6. Provision of the Bid Bond | Yes |
| 7. Licensure as a Florida Construction Contractor Verification | No |

Contractor: Peak Power Services

- | | |
|---|-----|
| 1. Prequalified contractor | Yes |
| 2. Attendance at the Pre-Bid conference February 17, 2026 | Yes |
| 3. Complete sealed envelope of the bid documents submission | No |
| 4. Completion of the Bid form provided (1-original, 1-copy) | No |
| 5. Acknowledgment of Addenda | No |
| 6. Provision of the Bid Bond | No |
| 7. Licensure as a Florida Construction Contractor | No |



Exhibit B
Spring Hill Elementary School Parking Improvements
Bid Opening Tabulation: March 5, 2026, 11:00 AM

Bidder	Notes	Two (2) Completed Bid Proposal Forms Provided?	5% Bid Security Provided? (\$42,500)	Base Bid Amount	Addendum No. 01 acknowledged in Bid Proposal?	Using Subcontractors?
Holley Development Corp.	<ul style="list-style-type: none"> - Limited staff (6 employees) - Heavy reliance on subcontractors - Tight schedule could be challenging - Good References 	YES	YES	\$1,492,922.30	YES	Site work: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Earthwork: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Asphalt: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Striping: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Concrete: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Utilities/Drainage: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/>
T&C Underground	<ul style="list-style-type: none"> - Local contractor (Ocala) - 20 employees - Completed recent school projects of similar scope - Likely to self-perform Site, Earthwork, Drainage 	YES	YES	\$1,216,500.00	YES	Site work: Self-Performed <input checked="" type="checkbox"/> Subcontractor <input type="checkbox"/> Earthwork: Self-Performed <input checked="" type="checkbox"/> Subcontractor <input type="checkbox"/> Asphalt: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Striping: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Concrete: Self-Performed <input type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Utilities/Drainage: Self-Performed <input checked="" type="checkbox"/> Subcontractor <input type="checkbox"/>
Peak Power Services	<ul style="list-style-type: none"> - Local contractor (Tampa Region) - 75 employees company-wide - Floral City office (opened 2025, 20 employees) will manage the project - Only contractor listing paving as a core self-performed service - Electrical license, which may help coordination with Withlacoochee River Electric Co-op 			NO BID		Site work: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Earthwork: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Asphalt: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Striping: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Concrete: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Utilities/Drainage: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/>
VE Florida	<ul style="list-style-type: none"> - Large site preparation contractor - 465 employees total - 125 employees in Lutz office - Extensive experience with site preparation and infrastructure work 	NO DID NOT CONFORM	YES	\$976,315.43	NO DID NOT CONFORM	Site work: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Earthwork: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Asphalt: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Striping: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Concrete: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/> Utilities/Drainage: Self-Performed <input type="checkbox"/> Subcontractor <input type="checkbox"/>