

# PURCHASING AGENDA ITEM

Hernando County School District

**School Board Approval Meeting:**

**May 12, 2026**

**Bid No. 23-968-42 RN (amended)**

**Bid Title: General Construction Services**

Recommend approval of this agenda item under the specific category below:

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Lowest Bid(s)    | <input type="checkbox"/> Request for Proposal(s)           | <input type="checkbox"/> Low Bid(s) Meeting Specification | <input type="checkbox"/> Rejection/Cancellation   |
| <input type="checkbox"/> Revised Award    | <input type="checkbox"/> Renewal of Contract               | <input type="checkbox"/> Sole Source                      | <input type="checkbox"/> Re-Award (Partial/Whole) |
| <input type="checkbox"/> Bid Termination  | <input checked="" type="checkbox"/> Amendments to Contract | <input type="checkbox"/> Bid Extension                    | <input type="checkbox"/> Emergency                |
| <input type="checkbox"/> Reversed Auction | <input type="checkbox"/> Piggyback Cooperative             |   |   |

**Bid Contract Period:** 06/27/2025 through 06/26/2026

N/A – One Time Purchase

**Amended:** 05/12/2026 through 06/26/2026

**Contract Type:**

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Estimated<br>Dollar Amount | <input type="checkbox"/> Firm, Fixed<br>Dollar Amount | <input type="checkbox"/> Firm, Fixed<br>Unit Prices | <input checked="" type="checkbox"/> Firm, Fixed Unit Prices,<br>Hourly Rates, Fees and/or<br>Percentages |
|---|---|---|--|

**Renewal Options:**

- |                                       |  |   |                               |
|---------------------------------------|--|---|-------------------------------|
| No. of Terms<br><u>Remaining</u><br>2 | <input type="checkbox"/> Length of<br><u>Each Term (month)</u> | <input checked="" type="checkbox"/> Length of<br><u>Each Term (year)</u><br>1 | <input type="checkbox"/> None |
|---------------------------------------|--|---|-------------------------------|

**Rationale/Reason:** 05/12/2026: Amended contract to allow the issuance of purchase orders, in accordance with the applicable statutory spending thresholds for construction, renovation, remodeling, or maintenance of educational facilities.

Bidders Electronically  
Downloaded From Bidnet  
Direct Website:

Bids Received:

No Bids:

Late Bids:

Rejected Bids:

N/A – Bids Not  
Required: Renewal

**Submitted By:** Christopher Reckner  
Director of Purchasing & Warehousing

**School(s):** District Wide

**Requested By:** Brian Ragan  
Director of Facilities & Construction

**Department(s):** Support Operations

Joseph Rychcik  
Director of Maintenance

Recommended award, description of items and prices: (See attached)

**T/C CODE: 2342**

This tabulation establishes a contract(s) with experienced, qualified, bonded, and licensed contractors, with school related projects experience, to provide for **General Construction Services** on designated work tasks, which cannot be handled in-house. Services are to include all labor, personnel, supervision, equipment, supplies, and materials, etc. Services will be required on an as needed basis, for renovation projects, district wide. This bid will establish fixed hourly labor rate and firm percentage (%) markups (+) for parts, supplies and materials (unless materials/parts designated to be provided by the district) and applicable per crew rates, for the contract period as specified herein for construction, remodeling, and renovation projects of District facilities.

This contract is awarded in two (2) sections, projects under \$200,000.00 and projects over \$200,000.00, so contractors may provide appropriate pricing for acquiring bonds for projects exceeding \$200,000.00. The contractor(s) shall be able to complete all carpentry/building tasks normally encountered in commercial and residential repairs and renovations.

**Archis, Inc.**

**SECTION 1: PROJECT EXPENDITURE UNDER \$200,000.00**

**1. Labor Rates (Straight Time) - Normal OR Regular Business Hours, Monday – Friday, 7:00 M to 4:00 PM**

Forman w/Truck	\$ 65.00	/Hour
Supervisor w/Truck	\$ 85.00	/Hour
Journeyman	\$ 60.00	/Hour
Helper	\$ 45.00	/Hour

**2. Labor Rates (Over-Time) - Schools not in Session, Nights, Weekends & Holidays:**

Forman w/Truck	\$ 75.00	/Hour
Supervisor w/Truck	\$ 95.00	/Hour
Journeyman	\$ 70.00	/Hour
Helper	\$ 55.00	/Hour

**3. Subcontractor – Percentage Mark-Up (+)**

If your company utilizes the services of Subcontractors, as authorized in this bid, for a particular project or portion thereof, indicate a percentage mark-up which would be added to their costs and included in your request for payment from the District. District personnel may request applicable documentation (copy of subcontractor’s invoice, etc.), for verification purposes, at any time if and when requests for contractor payments are deemed excessive.

*Note: Subcontractor’s services are only allowed with prior written authorization from the Maintenance and/or Facilities & Construction Department (per project).*

\_\_\_\_\_ 18 %

**4. Material & Supplies - Percentage Mark-Up (+)**

Mark-up on vendor’s cost for parts, supplies & materials, regardless of manufacturer.  
A vendor’s quote shall include their cost, mark-up percentage (%) and total cost to district.

\_\_\_\_\_ 12 %

**5. Equipment Rental – Percentage Mark-Up (+)**

Percentage mark-up on the cost of rental equipment that may be needed for projects. **A copy of the rental invoice may be requested for verification purposes at any time and when requests for payments are deemed excessive.**

*The use of rental equipment is only allowed with authorization from the Maintenance and/or Facilities Department (per project).*

\_\_\_\_\_ 12 %

**SECTION 2: PROJECT EXPENDITURE ABOVE \$200,000.00**

**1. Labor Rates (Straight Time) - Normal OR Regular Business Hours, Monday – Friday, 7:00 M to 4:00 PM**

Forman w/Truck	\$ 60.00 /Hour
Supervisor w/Truck	\$ 75.00 /Hour
Journeyman	\$ 55.00 /Hour
Helper	\$ 45.00 /Hour

**2. Labor Rates (Over-Time) - Schools not in Session, Nights, Weekends & Holidays:**

Forman w/Truck	\$ 70.00 /Hour
Supervisor w/Truck	\$ 85.00 /Hour
Journeyman	\$ 65.00 /Hour
Helper	\$ 50.00 /Hour

**3. Subcontractor – Percentage Mark-Up (+)**

If your company utilizes the services of Subcontractors, as authorized in this bid, for a particular project or portion thereof, indicate a percentage mark-up which would be added to their costs and included in your request for payment from the district. District personnel may request applicable documentation (copy of subcontractor’s invoice, etc.), for verification purposes, at any time when requests for contractor payments are deemed excessive.

*Note: Subcontractor’s services are only allowed with prior written authorization from the Maintenance and/or Facilities & Construction Department (per project).*

15 %

**4. Material & Supplies - Percentage Mark-Up (+)**

Mark-up on vendor’s cost for parts, supplies & materials, regardless of manufacturer.  
A vendor’s quote shall include their cost, mark-up percentage (%) and total cost to district.

9 %

**5. Equipment Rental – Percentage Mark-Up (+)**

**Percentage mark-up on the cost of rental equipment that may be needed for projects. A copy of the rental invoice may be requested for verification purposes at any time and when requests for payments are deemed excessive.**

*The use of rental equipment is only allowed with authorization from the Maintenance and/or Facilities Department (per project).*

9 %

**6. Bond Cost – Percentage of Project Total**

2.5 %

**ADDITIONAL INFORMATION**  
**This section applies to both Section 1 and Section 2**

Labor Warranty:	1 Year
Equipment/Parts Warranty:	1 Year
Subcontractor’s Information:	N/A
Contact Information:	Lildharry Jiawan (407) 439-1594 bids@archistech.com

# Grosz Construction Company, Inc.

## SECTION 1: PROJECT EXPENDITURE UNDER \$200,000.00

1. **Labor Rates (Straight Time)** - Normal OR Regular Business Hours, Monday – Friday, 7:00 M to 4:00 PM

Forman w/Truck	\$ 37.00 /Hour
Supervisor w/Truck	\$ 47.00 /Hour
Journeyman	\$ 30.00 /Hour
Helper	\$ 25.00 /Hour

2. **Labor Rates (Over-Time)** - Schools not in Session, Nights, Weekends & Holidays:

Forman w/Truck	\$ 55.50 /Hour
Supervisor w/Truck	\$ 70.50 /Hour
Journeyman	\$ 45.00 /Hour
Helper	\$ 37.50 /Hour

3. **Subcontractor – Percentage Mark-Up (+)**

If your company utilizes the services of Subcontractors, as authorized in this bid, for a particular project or portion thereof, indicate a percentage mark-up which would be added to their costs and included in your request for payment from the District. District personnel may request applicable documentation (copy of subcontractor’s invoice, etc.), for verification purposes, at any time if and when requests for contractor payments are deemed excessive.

*Note: Subcontractor’s services are only allowed with prior written authorization from the Maintenance and/or Facilities & Construction Department (per project).*

\_\_\_\_\_ 10 %

4. **Material & Supplies - Percentage Mark-Up (+)**

Mark-up on vendor’s cost for parts, supplies & materials, regardless of manufacturer.

A vendor’s quote shall include their cost, mark-up percentage (%) and total cost to district.

\_\_\_\_\_ 10 %

5. **Equipment Rental – Percentage Mark-Up (+)**

Percentage mark-up on the cost of rental equipment that may be needed for projects. A copy of the rental invoice may be requested for verification purposes at any time and when requests for payments are deemed excessive.

*The use of rental equipment is only allowed with authorization from the Maintenance and/or Facilities Department (per project).*

\_\_\_\_\_ 10 %

# Grosz Construction Company, Inc.

**SECTION 2: PROJECT EXPENDITURE ABOVE \$200,000.00**

**1. Labor Rates (Straight Time)** - Normal OR Regular Business Hours, Monday – Friday, 7:00 M to 4:00 PM

Forman w/Truck	\$ 37.00 /Hour
Supervisor w/Truck	\$ 47.00 /Hour
Journeyman	\$ 30.00 /Hour
Helper	\$ 25.00 /Hour

**2. Labor Rates (Over-Time)** - Schools not in Session, Nights, Weekends & Holidays:

Forman w/Truck	\$ 55.50 /Hour
Supervisor w/Truck	\$ 70.50 /Hour
Journeyman	\$ 45.00 /Hour
Helper	\$ 37.50 /Hour

**3. Subcontractor – Percentage Mark-Up (+)**

If your company utilizes the services of Subcontractors, as authorized in this bid, for a particular project or portion thereof, indicate a percentage mark-up which would be added to their costs and included in your request for payment from the district. District personnel may request applicable documentation (copy of subcontractor’s invoice, etc.), for verification purposes, at any time when requests for contractor payments are deemed excessive.

*Note: Subcontractor’s services are only allowed with prior written authorization from the Maintenance and/or Facilities & Construction Department (per project).*

\_\_\_\_\_ 10 %

**4. Material & Supplies - Percentage Mark-Up (+)**

Mark-up on vendor’s cost for parts, supplies & materials, regardless of manufacturer.  
A vendor’s quote shall include their cost, mark-up percentage (%) and total cost to district.

\_\_\_\_\_ 10 %

**5. Equipment Rental – Percentage Mark-Up (+)**

Percentage mark-up on the cost of rental equipment that may be needed for projects. **A copy of the rental invoice may be requested for verification purposes at any time and when requests for payments are deemed excessive.**

*The use of rental equipment is only allowed with authorization from the Maintenance and/or Facilities Department (per project).*

\_\_\_\_\_ 10 %

**6. Bond Cost – Percentage of Project Total**

\_\_\_\_\_ 6.5 %

**ADDITIONAL INFORMATION**  
**This section applies to both Section 1 and Section 2**

Labor Warranty:	1 Year
Equipment/Parts Warranty:	1 Year
Subcontractor’s Information:	See Bid File in Purchasing Department
Contact Information:	Tim Grosz (813) 918-2970 <a href="mailto:tim@groszconstruction.com">tim@groszconstruction.com</a>

# Undestad Contracting Services, Inc. (TK's Customs, Inc)

**SECTION 1: PROJECT EXPENDITURE UNDER \$200,000.00**

1. **Labor Rates (Straight Time)** - Normal OR Regular Business Hours, Monday – Friday, 7:00 M to 4:00 PM

Forman w/Truck	\$ 55.00 /Hour
Supervisor w/Truck	\$ 65.00 /Hour
Journeyman	\$ 39.00 /Hour
Helper	\$ 35.00 /Hour

2. **Labor Rates (Over-Time)** - Schools not in Session, Nights, Weekends & Holidays:

Forman w/Truck	\$ 82.50 /Hour
Supervisor w/Truck	\$ 97.50 /Hour
Journeyman	\$ 58.50 /Hour
Helper	\$ 52.50 /Hour

3. **Subcontractor – Percentage Mark-Up (+)**

If your company utilizes the services of Subcontractors, as authorized in this bid, for a particular project or portion thereof, indicate a percentage mark-up which would be added to their costs and included in your request for payment from the District. District personnel may request applicable documentation (copy of subcontractor’s invoice, etc.), for verification purposes, at any time if and when requests for contractor payments are deemed excessive.

*Note: Subcontractor’s services are only allowed with prior written authorization from the Maintenance and/or Facilities & Construction Department (per project).*

\_\_\_\_\_ 15 %

4. **Material & Supplies - Percentage Mark-Up (+)**

Mark-up on vendor’s cost for parts, supplies & materials, regardless of manufacturer.  
A vendor’s quote shall include their cost, mark-up percentage (%) and total cost to district.

\_\_\_\_\_ 10 %

5. **Equipment Rental – Percentage Mark-Up (+)**

Percentage mark-up on the cost of rental equipment that may be needed for projects. **A copy of the rental invoice may be requested for verification purposes at any time and when requests for payments are deemed excessive.**

*The use of rental equipment is only allowed with authorization from the Maintenance and/or Facilities Department (per project).*

\_\_\_\_\_ 10 %

# Undestad Contracting Services, Inc. (TK's Customs, Inc)

## SECTION 2: PROJECT EXPENDITURE ABOVE \$200,000.00

**1. Labor Rates (Straight Time)** - Normal OR Regular Business Hours, Monday – Friday, 7:00 M to 4:00 PM

Forman w/Truck	\$ 55.00 /Hour
Supervisor w/Truck	\$ 65.00 /Hour
Journeyman	\$ 38.00 /Hour
Helper	\$ 35.00 /Hour

**2. Labor Rates (Over-Time)** - Schools not in Session, Nights, Weekends & Holidays:

Forman w/Truck	\$ 82.50 /Hour
Supervisor w/Truck	\$ 97.50 /Hour
Journeyman	\$ 58.50 /Hour
Helper	\$ 52.50 /Hour

**3. Subcontractor – Percentage Mark-Up (+)**

If your company utilizes the services of Subcontractors, as authorized in this bid, for a particular project or portion thereof, indicate a percentage mark-up which would be added to their costs and included in your request for payment from the district. District personnel may request applicable documentation (copy of subcontractor's invoice, etc.), for verification purposes, at any time when requests for contractor payments are deemed excessive.

*Note: Subcontractor's services are only allowed with prior written authorization from the Maintenance and/or Facilities & Construction Department (per project).*

\_\_\_\_\_ 15 %

**4. Material & Supplies - Percentage Mark-Up (+)**

Mark-up on vendor's cost for parts, supplies & materials, regardless of manufacturer.  
A vendor's quote shall include their cost, mark-up percentage (%) and total cost to district.

\_\_\_\_\_ 10 %

**5. Equipment Rental – Percentage Mark-Up (+)**

Percentage mark-up on the cost of rental equipment that may be needed for projects. **A copy of the rental invoice may be requested for verification purposes at any time and when requests for payments are deemed excessive.**

*The use of rental equipment is only allowed with authorization from the Maintenance and/or Facilities Department (per project).*

\_\_\_\_\_ 10 %

**6. Bond Cost – Percentage of Project Total**

\_\_\_\_\_ 9 %

### ADDITIONAL INFORMATION

**This section applies to both Section 1 and Section 2**

Labor Warranty:	1 Year
Equipment/Parts Warranty:	1 Year
Subcontractor's Information:	See Bid File in Purchasing Department
Contact Information:	Terry Undestad (352) 397-5069 <a href="mailto:terry@undestadcs.com">terry@undestadcs.com</a>

**SECTION 1: PROJECT EXPENDITURE UNDER \$200,000.00**

**1. Labor Rates (Straight Time) - Normal OR Regular Business Hours, Monday – Friday, 7:00 M to 4:00 PM**

Forman w/Truck	\$ 85.00	/Hour
Supervisor w/Truck	\$ 95.00	/Hour
Journeyman	\$ 55.00	/Hour
Helper	\$ 42.50	/Hour

**2. Labor Rates (Over-Time) - Schools not in Session, Nights, Weekends & Holidays:**

Forman w/Truck	\$ 127.00	/Hour
Supervisor w/Truck	\$ 142.50	/Hour
Journeyman	\$ 82.50	/Hour
Helper	\$ 63.75	/Hour

**3. Subcontractor – Percentage Mark-Up (+)**

If your company utilizes the services of Subcontractors, as authorized in this bid, for a particular project or portion thereof, indicate a percentage mark-up which would be added to their costs and included in your request for payment from the District. District personnel may request applicable documentation (copy of subcontractor’s invoice, etc.), for verification purposes, at any time if and when requests for contractor payments are deemed excessive.

*Note: Subcontractor’s services are only allowed with prior written authorization from the Maintenance and/or Facilities & Construction Department (per project).*

\_\_\_\_\_ 15 %

**4. Material & Supplies - Percentage Mark-Up (+)**

Mark-up on vendor’s cost for parts, supplies & materials, regardless of manufacturer.  
A vendor’s quote shall include their cost, mark-up percentage (%) and total cost to district.

\_\_\_\_\_ 10 %

**5. Equipment Rental – Percentage Mark-Up (+)**

**Percentage mark-up on the cost of rental equipment that may be needed for projects. A copy of the rental invoice may be requested for verification purposes at any time and when requests for payments are deemed excessive.**

*The use of rental equipment is only allowed with authorization from the Maintenance and/or Facilities Department (per project).*

\_\_\_\_\_ 10 %

**Waller Construction, Inc.**

**SECTION 2: PROJECT EXPENDITURE ABOVE \$200,000.00**

**1. Labor Rates (Straight Time)** - Normal OR Regular Business Hours, Monday – Friday, 7:00 M to 4:00 PM

Forman w/Truck	\$ <u>85.00</u> /Hour
Supervisor w/Truck	\$ <u>95.00</u> /Hour
Journeyman	\$ <u>55.00</u> /Hour
Helper	\$ <u>42.50</u> /Hour

**2. Labor Rates (Over-Time)** - Schools not in Session, Nights, Weekends & Holidays:

Forman w/Truck	\$ <u>127.50</u> /Hour
Supervisor w/Truck	\$ <u>142.50</u> /Hour
Journeyman	\$ <u>82.50</u> /Hour
Helper	\$ <u>63.75</u> /Hour

**3. Subcontractor – Percentage Mark-Up (+)**

If your company utilizes the services of Subcontractors, as authorized in this bid, for a particular project or portion thereof, indicate a percentage mark-up which would be added to their costs and included in your request for payment from the district. District personnel may request applicable documentation (copy of subcontractor’s invoice, etc.), for verification purposes, at any time when requests for contractor payments are deemed excessive.

*Note: Subcontractor’s services are only allowed with prior written authorization from the Maintenance and/or Facilities & Construction Department (per project).*

15 %

**4. Material & Supplies - Percentage Mark-Up (+)**

Mark-up on vendor’s cost for parts, supplies & materials, regardless of manufacturer.  
A vendor’s quote shall include their cost, mark-up percentage (%) and total cost to district.

10 %

**5. Equipment Rental – Percentage Mark-Up (+)**

Percentage mark-up on the cost of rental equipment that may be needed for projects. **A copy of the rental invoice may be requested for verification purposes at any time and when requests for payments are deemed excessive.**

*The use of rental equipment is only allowed with authorization from the Maintenance and/or Facilities Department (per project).*

10 %

**6. Bond Cost – Percentage of Project Total**

Class B Sliding Scale Rate

2.5 / 1.5 %

**ADDITIONAL INFORMATION**  
**This section applies to both Section 1 and Section 2**

Labor Warranty:	1 Year
Equipment/Parts Warranty:	1 Year
Subcontractor’s Information:	See Bid File in Purchasing Department
Contact Information:	Lori Secrist (863)670-7825 (cell) (863)688-8870 (office) <a href="mailto:lori@wallergroup.com">lori@wallergroup.com</a>