



## PROPOSAL DOCUMENT REPORT

ITB No. 23-T00453/TC

Plumbing Repairs As-Needed

RESPONSE DEADLINE: November 20, 2023 at 10:00 am

Report Generated: Monday, November 20, 2023

## Property Services GC Proposal

### CONTACT INFORMATION

**Company:**

Property Services GC

**Email:**

admin@propertyservicesgc.com

**Contact:**

Steve Culp

**Address:**

12250 Buckingham Way  
Spring Hill, FL 34609

**Phone:**

N/A

**Website:**

[www.propertyservicesgc.com](http://www.propertyservicesgc.com)

**Submission Date:**

Nov 20, 2023 9:48 AM

### ADDENDA CONFIRMATION

*No addenda issued*

### QUESTIONNAIRE

**1. VENDOR/CONTRACTOR INFORMATION\***

*Pass*

Please Provide the following Information:

1. Respondent/Vendor Contractor Name
2. Vendor/Contractor FEIN
3. Vendor/Contractor's Authorized Representative Name and Title
4. Address
5. Phone Number
6. Email Address

1. Property Services GC 2. FEIN 59-3518429 3. Steve Culp/PVPS 4. Address 12250 Buckingham Way Spring Hill, FL 34609 5. 813-892-3769 6. admin@propertyservicesgc.com

**2. VENDOR/CONTRACTOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES\***

*Pass*

Section 287.135 (Current Edition), Florida Statutes, prohibits agencies from contracting with companies for goods or services of \$1,000,000.00 or more, that are on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which are created pursuant to s. 215.473 F.S. (Current Edition), or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 F.S. (Current Edition), or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to submit bids on behalf of respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135 (Current Edition), Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs and does not have business operations in Cuba or Syria.

Confirmed

### 3. VENDOR/CONTRACTOR SURVEY\*

*Pass*

Please provide information on where you received the knowledge of the bid/request for proposals (mark all that apply):

OpenGov Procurement

### 4. VENDOR/CONTRACTOR SURVEY (OTHER)

If you answered "Referred" or "Other" in the Survey, please specify:

No response submitted

### 5. Please confirm bid validity for 90 days \*

*Pass*

Bids will be opened immediately after this date and time and will remain binding upon the Bidder for a period of ninety (90) days thereafter.

Confirmed

### 6. Equipment and Facilities list \*

*Pass*

Please provide a List of equipment and facilities available to do work.

Work Trucks, dump trailer, tractor, skid steer, back hoe

### 7. Personnel List \*

*Pass*

Please provide a List of personnel, by name and title, contemplated to perform the work.

Steve Culp - Owner, Michelle Nicolini - administrator, John Alvarado - worker, Jim Curtiss - worker, Dennis Harmon - Plumber

### 8. BID CONFIRMATION\*

*Pass*

The undersigned Bidder has carefully read the Invitation to Bid and its provisions, terms and conditions covering the equipment, materials, supplies and services as called for, and fully understands the requirements and conditions. Bidder certifies that this bid for the same goods/services (unless otherwise specifically noted) and is in all respects fair and without collusion or fraud. Bidder agrees to be bound by all the terms and conditions of this Invitation to Bid and certifies that the person(s) signing this bid is (are) authorized to bind the Bidder. Bidder agrees that if Bidder is awarded this Invitation to Bid, Bidder will provide the materials and services as stipulated in the specifications of this Invitation to Bid. Bidder further

agrees to furnish and to deliver materials and services as indicated, with all transportation charges prepaid, and for the prices quoted.

**\*\*IMPORTANT NOTE:** When submitting your bid, do not attach any forms which may contain terms and conditions that conflict with those listed in the County's bid documents. Inclusion of additional terms and conditions such as those which may be on your company's standard forms shall result in your bid being declared non-responsive as these changes will be considered a counteroffer to the County's bid solicitation.

Confirmed

### **9. Drug Free Workplace Certification \***

*Pass*

I have read and attest to, in accordance with Florida Statute 287.087 (current version), hereby certify that, Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.

Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.

Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.

Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.

Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.

Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

Please Confirm that you have read and attest to Download Drug Free Workplace Certificate

Confirmed

## 10. Affidavit of Non Collusion and of Non-Interest of Hernando County Employees\*

*Pass*

Affidavit of Non Collusion and of Non-Interest of Hernando County Employees

Certification that Vendor/Contractor affirms that the bid/proposal presented to the Owner is made freely, and without any secret agreement to commit a fraudulent, deceitful, unlawful or wrongful act of collusion.

I have read and attest that I am the Vendor/Contractor in the above bid/proposal, that the only person or persons interested in said proposal are named therein; that no officer, employee or agent of the Hernando County Board of County Commissioners (BOCC) or of any other Vendor/Contractor is interested in said bid/proposal; and that affiant makes the above bid/proposal with no past or present collusion with any other person, firm or corporation.

Please confirm that you have read and attest to Affidavit of Non Collusion and of Non-Interest of Hernando County Employees

Confirmed

## 11. Sworn Statement

SWORN STATEMENT SECTION 287.133 (3) (A)\*

*Pass*

I have read and attest that I understand that a "public entity crime" as defined in Paragraph 287.133 (1)(g), Florida Statutes (current version), means a violation of any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

I have read and attest that I understand that "convicted" or "conviction" as defined in Paragraph 287.133 (1)(b), Florida Statutes (current version), means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

I have read and attest that I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), Florida Statutes (current version), means:

- A. A predecessor or successor of a person convicted of a public entity crime; or
- B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair

market value under an arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

I have read and attest that I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes (current version), means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

I have read and attest that based on information and belief, the statement which I have confirmed below is true in relation to the entity submitting this sworn statement:

\_\_\_\_\_ [attach a copy of the final order].

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT.

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

IF YOU CHOOSE OPTION 3, PLEASE ATTACH A COPY OF THE FINAL ORDER

The entity submitting this sworn statement, or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted Vendor/Contractor list

**Please attach a copy of the final order**

No response submitted

## **12. Authorized Signatures/Negotiators**

Authorized Signatures/Negotiators

PROPOSAL DOCUMENT REPORT

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Plumbing Repairs As-Needed

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AUTHORIZED SIGNATURES/NEGOTIATORS \*

*Pass*

Please provide the information to support the statement below:

The Vendor/Contractor represents that the following persons are authorized to sign and/or negotiate contracts and related documents to which the Vendor/Contractor will be duly bound:

Name(s)

Title(s)

Phone no (s)

Steve Culp, PVPS, 813-892-3769 office, 813-503-1879 cell

TYPE OF ORGANIZATION \*

*Pass*

Select your organization's type below

Corporation

COMPANY ID\*

*Pass*

Please Provide Your:

State of Incorporation and

Federal I.D. NO.

59-3518429

W-9 FORM \*

*Pass*

Please attach your completed W-9 Form

Hernando\_W9.pdf

ACH ELECTRONIC PAYMENT \*

*Pass*

An ACH electronic payment method is offered as an alternative to a payment by physical check.

Please check Option 1 if you accept the ACH electronic payment method.  
(Recommended and Preferred)

Yes, ACH electronic payment method is acceptable.

### 13. LOCAL VENDOR AFFIDAVIT OF ELIGIBILITY

If you are a local vendor, please answer the following three questions.

LOCAL VENDOR AFFIDAVIT - 12 MONTH MINIMUM

*Pass*

Vendor/Individual has been in business in Hernando County for a minimum of twelve (12) months prior to date of bid or quote?

Confirmed

PROOF OF REAL PROPERTY TAX

*Pass*

Please upload your proof of Real Property Tax

Proof\_of\_Homeownership\_(1).pdf

COPY OF FLORIDA DIVISION OF CORPORATIONS ANNUAL REPORT

*Pass*

Please upload a copy of your Florida Division of Corporations Annual Report

Sunbiz\_annual\_report.pdf

E-VERIFY CERTIFICATION\*

*Pass*

**Vendor/Contractor acknowledges and agrees to the following:**

Vendor/Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:



All persons employed by the Vendor/Contractor during the term of the Contract to perform employment duties within Florida; and

All persons, including subcontractors, assigned by the Vendor/Contractor to perform work pursuant to the Contract with the department.

Confirmed

#### 14. QUALIFICATION SUBMITTAL REQUIREMENTS

##### REFERENCES\*

*Pass*

Bidder must provide a minimum of **three (3)** references in format shown below. References must be individuals that can be readily contacted and have first-hand knowledge of the Bidder's performance on the specific project performed by the Bidder. Each reference project must meet the following criteria:

Project within the last three (3) years.

Similar in size, dollar value and scope as this project.

##### **Please provide information for 3 required References:**

Business/Owner Name

Reference Contact Person

Reference Address

Reference Phone No.

Reference Email Address

Project Name

Project Location

Contract Project Manager

Site Superintendent

Contract Amount

Date Project Commenced

Date of Substantial Completion

Date of Final Completion

Description of Work Performed

By submitting this information, I certify that the qualifications questionnaire information is true and correct to the best of my knowledge.

**Delaney Park**

Business/Owner Name Delaney Park Rehabilitation & Healthcare

Reference Contact Person Dennis Watkins

Reference Address 215 Annie St. Orlando FL

Reference Phone No. 561-268-6961

Reference Email Address Dwatkins@theconsultss.com

Project Name Delaney Park Addition

Project Location Orlando FL

Contract Project Manager Steve Culp

Site Superintendent Kevin Herring/James Curtis

Contract Amount 11 M

Date Project Commenced 9/2018

Date of Substantial Completion 12/2019

Date of Final Completion 12/2019

Description of Work Performed New construction of medical facility including parking garage, underground sewer, storm & utility. Paving, curbing. Medical building construction. Historic district of Orlando.

**Highland Pines Kitchen**

Business/Owner Name Highland Pines Healthcare & Rehabilitation

Reference Contact Person John Short

Reference Address 1111 S Highlands Ave Clearwater FL

Reference Phone No. 276-608-0325

Reference Email Address maintenance@highlandpinesrehabandhealtcare.com

Project Name Kitchen

Project Location Clearwater FL

Contract Project Manager Steve Culp

Site Superintendent Kevin Herring

Contract Amount 4.6 M

Date Project Commenced 4/2019

Date of Substantial Completion 12/2022

Date of Final Completion 12/2022 – Shut down due to Covid for 18 months

Description of Work Performed New construction of new commercial kitchen in medical facility. Including underground utilities, underground fire mains separation, DRA construction. All state regulated by ACHA.

### **CBDG Housing**

Business/Owner Name	Citrus & Hernando CBDG projects
Reference Contact Person	Antonio Jenkins
Reference Address	5685 S. Oak Pt Homosassa FL
Reference Phone No.	863-899-6695
Reference Email Address	Antoniojenkins@guardiancrm.com
Project Name	Demolition and rebuild new single family home
Project Location	Homosassa, FL
Contract Project Manager	Michelle Nicolini
Site Superintendent	James Curtis
Contract Amount	\$1.2
Date Project Commenced	6/2022
Date of Substantial Completion	OPEN
Date of Final Completion	OPEN

Description of Work Performed: Demolition of existing home. Rebuild of new single family home to FEMA regulations. Currently we have 3 homes under construction with CBDG.

### **EQUIPMENT LISTING \***

*Pass*

Bidders shall indicate below a complete listing of all equipment said Bidders will use in the performance of this contract, including rolling stock, loaders, tractors, mowers, and any other specialized equipment. INDICATE WHETHER SUCH EQUIPMENT IS OWNED BY THE COMPANY. Failure to complete and return this section may render Bidder's proposal non-responsive. The County reserves the right to perform a site visit at the Vendor/Contractor's location for purpose of verification of equipment listed and visual observation of equipment condition.

Please provide a listing of the equipment and whether or not if it's company-owned.

Example:

Description of Equipment -- Company Owned

2019 Ford F350 Utility Truck -- Owned by Company/Bidder

Company Owned Equipment:

2024 Chevy Silverado 2500

2014 2500 Chevy Express

Skid Steer,

Tractor, excavator, trailers, dump trailer, dumpsters.

AUTHORIZED WARRANTIES\*

*Pass*

Provide a list of manufacturers for which your firm is authorized to perform warranty repairs.

Manufacturers.pdf

## 15. HERNANDO COUNTY EMPLOYMENT DISCLOSURE CERTIFICATION STATEMENT

IS ANY OFFICER, PARTNER, DIRECTOR, PROPRIETOR, ASSOCIATE OR MEMBER OF THE BUSINESS ENTITY A FORMER EMPLOYEE OF HERNANDO COUNTY WITHIN THE LAST TWO (2) YEARS? \*

*Pass*

No

IS ANY OFFICER, PARTNER, DIRECTOR, PROPRIETOR, ASSOCIATE OR MEMBER OF THE BUSINESS ENTITY A RELATIVE OR MEMBER OF THE HOUSEHOLD OF A CURRENT HERNANDO COUNTY EMPLOYEE THAT HAD OR WILL HAVE ANY INVOLVEMENT WITH THIS PROCUREMENT OR CONTRACT AUTHORIZATION?\*

*Pass*

No

RELATIVES AND FORMER HERNANDO COUNTY EMPLOYEES - ROLES AND SIGNATURES

*Pass*

Please download the below documents, complete, and upload.

- [HC Employment Disclosure Ce...](#)

Employment\_Disclosure\_(3)\_(1).pdf

SOLICITATION-OFFER-AWARD

*Pass*

Please download the below document, complete Offer section, and upload.

- [Solicitation Offer Award.pdf](#)

Solicitation\_Offer\_23-T000453\_TC.pdf

REQUIRED FEMA FORMS

*Pass*

Please download the below documents, complete, and upload.

- [CONTRACT WORK HOURS AND SAF...](#)
- [Suspension Debarment Certif...](#)
- [Disclosure of Lobbying Acti...](#)
- [Certification for Disclosur...](#)
- [DBE-SUB Statement Form.pdf](#)

CONTRACT\_WORK\_HOURS\_AND\_SAFETY\_STANDARDS\_ACT\_ACKNOWLEDGEMENT.pdf  
Suspension\_Debarm  
ent\_Certification.pdf  
Disclosure\_of\_Lobbying\_Activities-2-28-  
2025.pdf  
Certification\_for\_Disclosure\_of\_Lobbying\_Activities.pdf  
DBE-SUB\_Statement\_Form.pdf

VENDOR/CONTRACTOR'S LICENSE\*\*

*Pass*

The Bidder must be registered to do business in the State of Florida. **All Bidder's and/or subcontractors performing work requiring a specialty license must be licensed in the State of Florida.** This includes Plumbing License. Provide license information (as required in Section 7.3 C) below for Bidder and all subcontractors identified herein.

Classification

Issuing Government License

Issue Date:

License Number:

Please upload documents.

LicenseCGC060436.pdf  
LicenseCFC1427808\_(1).pdf

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PRICE TABLES

HOURLY RATES BY TRADE

PROPOSAL DOCUMENT REPORT

ITB No. 23-T00453/TC

Plumbing Repairs As-Needed

Line Item	Description	Estimated Yearly Hours	Unit of Measure	Unit Cost	Total	Custom
<b>Hourly Rate</b>						
1	Journeyman Lead Plumber	150	Hour	\$250.00	\$37,500.00	
2	Journeyman Plumber	40	Hour	\$175.00	\$7,000.00	
3	Plumber Helper/Laborer	20	Hour	\$250.00	\$5,000.00	
<b>Overtime Hourly Rate</b>						
4	Journeyman Lead Plumber	10	Hour	\$375.00	\$3,750.00	
5	Journeyman Plumber	10	Hour	\$275.00	\$2,750.00	
6	Plumber Helper/Laborer	10	Hour	\$375.00	\$3,750.00	
<b>TOTAL</b>					<b>\$59,750.00</b>	

**MARKUP**

Line Item	Description	Unit of Measure	Percentage
1	Profit and Mobilization Cost as a Percent of the Projects Total Cost	Each	20%
2	Contractor's Percent of Markup for Materials (from Contractor Price)	Each	15%
3	Percent Markup for Sub-Contracted Labor and Materials (Materials from Cost)	Each	30%
4	Percent Markup for Rental Equipment Necessary for Service Project	Each	40%