



County of Hernando
Procurement Department
Carla Rossiter-Smith, Chief Procurement Officer
15470 Flight Path Drive, Brooksville, FL 34604

EVALUATION TABULATION

ITB No. 25-C01122/JG

Parks and Recreation Office Expansion

RESPONSE DEADLINE: September 15, 2025 at 10:00 am

Report Generated: Tuesday, September 16, 2025

SELECTED VENDOR TOTALS

Vendor	Total
Waller Construction, Inc	\$215,797.00
APD Construction LLC	\$240,871.43
S. Culp Enterprises, Inc dba Property Services GC	\$241,750.00
New Vista Builders Group LLC	\$317,775.00
Ulloa Management Group, LLC	\$321,031.30
Schaefer General Contracting Services, LLC	\$337,056.34
ENVISION-CS, Inc	\$338,828.00
The Cao Group, LLC	\$412,619.00
LEMA Construction, Inc	\$925,627.00

BID TABLE (Table 1 of 2)

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					APD Construction LLC		ENVISION		LEMA Construction		New Vista Builders Group		Property Services GC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	General Conditions	1	LS	\$36,656.15	\$36,656.15	\$56,444.00	\$56,444.00	\$277,778.00	\$277,778.00	\$53,600.00	\$53,600.00	\$5,000.00	\$5,000.00
X	2	Permit Fees, Bond, and Insurance.	1	LS	\$2,600.00	\$2,600.00	\$14,511.00	\$14,511.00	\$37,304.00	\$37,304.00	\$7,000.00	\$7,000.00	\$12,000.00	\$12,000.00
X	3	Furnish and install hollow metal (18 gauge) frames and solid core doors. 11 Birch wood doors to code	11	EA	\$2,505.00	\$27,555.00	\$2,139.00	\$23,529.00	\$6,263.00	\$68,893.00	\$1,875.00	\$20,625.00	\$2,000.00	\$22,000.00
X	4	Furnish and install lever handle commercial grade locks and passage sets	1	LS	\$450.00	\$450.00	\$17,075.00	\$17,075.00	\$6,837.00	\$6,837.00	\$3,025.00	\$3,025.00	\$3,000.00	\$3,000.00
X	5	Remove two doors and frames, reverse the swing direction and re-install	2	EA	\$700.00	\$1,400.00	\$1,259.00	\$2,518.00	\$1,903.00	\$3,806.00	\$1,295.00	\$2,590.00	\$1,000.00	\$2,000.00
X	6	Remove two barn doors and re-install one in the new lobby	1	LS	\$450.00	\$450.00	\$1,570.00	\$1,570.00	\$4,314.00	\$4,314.00	\$2,200.00	\$2,200.00	\$4,500.00	\$4,500.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					APD Construction LLC		ENVISION		LEMA Construction		New Vista Builders Group		Property Services GC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	7	Furnish and install all metal stud 20-gauge framing and any 2" x 4" boards for required installation	1	LS	\$14,135.28	\$14,135.28	\$17,761.00	\$17,761.00	\$37,888.00	\$37,888.00	\$8,800.00	\$8,800.00	\$22,000.00	\$22,000.00
X	8	Furnish and install 5/8" type XP Fire Shield Mold, Mildew, and Moisture Resistant or Equivalent Drywall. Double both sides for the firewalls and single both sides for the rest of the framing. Fire walls to go tight to the roof deck. All other walls are 9'-0"	1	LS	\$24,681.38	\$24,681.38	\$36,521.00	\$36,521.00	\$33,668.00	\$33,668.00	\$13,750.00	\$13,750.00	\$29,000.00	\$29,000.00
X	9	Clean Concrete Flooring and Fill any holes before installing the carpet.	1	LS	\$735.00	\$735.00	\$2,240.00	\$2,240.00	\$8,741.00	\$8,741.00	\$1,320.00	\$1,320.00	\$7,500.00	\$7,500.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					APD Construction LLC		ENVISION		LEMA Construction		New Vista Builders Group		Property Services GC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	10	Furnish and Install Insulation for sound deadening all walls with 3.5" fiberglass batts	1	LS	\$4,702.50	\$4,702.50	\$8,080.00	\$8,080.00	\$11,989.00	\$11,989.00	\$2,530.00	\$2,530.00	\$12,000.00	\$12,000.00
X	11	Furnish and Install materials to Insulate on top of the ceiling tiles and then apply 5ml vapor barrier.	1	LS	\$3,065.00	\$3,065.00	\$5,892.00	\$5,892.00	\$6,794.00	\$6,794.00	\$5,159.00	\$5,159.00	\$9,500.00	\$9,500.00
X	12	Furnish and Install 2' x 4' ceiling acoustical ceiling tiles at 8' AFF	1	LS	\$14,874.34	\$14,874.34	\$12,193.00	\$12,193.00	\$73,896.00	\$73,896.00	\$13,589.00	\$13,589.00	\$12,000.00	\$12,000.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					APD Construction LLC		ENVISION		LEMA Construction		New Vista Builders Group		Property Services GC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	13	Provide the paint and any materials needed to complete the painting of the walls with two coats Pro-Mar by Sherwin Williams (or equivalent) except 2 offices will be determined on color	1	LS	\$5,400.35	\$5,400.35	\$9,919.00	\$9,919.00	\$32,923.00	\$32,923.00	\$15,400.00	\$15,400.00	\$12,000.00	\$12,000.00
X	14	Furnish and Install HVAC: remove and dispose of A/C # 4. Relocate A/C # 02 to the # 4 pad. Install new 4 ton Heatpump A/C unit @ 2 location. All condensate to drain outside.	1	LS	\$12,198.05	\$12,198.05	\$13,212.00	\$13,212.00	\$18,117.00	\$18,117.00	\$36,740.00	\$36,740.00	\$28,950.00	\$28,950.00
X	15	Furnish and Install All A/C duct work, adjustable vent, all returns with filters, and materials.	1	LS	\$7,894.12	\$7,894.12	\$8,606.00	\$8,606.00	\$56,179.00	\$56,179.00	\$28,050.00	\$28,050.00	\$2,500.00	\$2,500.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					APD Construction LLC		ENVISION		LEMA Construction		New Vista Builders Group		Property Services GC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	16	Provide and install two non-opening windows in the warehouse office to code. One 8' x 4' double pane and one 2.5' x 4' double pane.	1	LS	\$17,595.00	\$17,595.00	\$16,071.00	\$16,071.00	\$16,427.00	\$16,427.00	\$30,470.00	\$30,470.00	\$8,000.00	\$8,000.00
X	17	Demolition of overhead structure above single warehouse office room 13.	1	LS	\$1,230.00	\$1,230.00	\$7,784.00	\$7,784.00	\$47,069.00	\$47,069.00	\$1,100.00	\$1,100.00	\$2,500.00	\$2,500.00
X	18	Furnish and Install Commercial Carpet in all office space and 2 hallways, except the warehouse office room 13. Low Pile Nylon	1	LS	\$5,575.26	\$5,575.26	\$10,762.00	\$10,762.00	\$94,139.00	\$94,139.00	\$14,960.00	\$14,960.00	\$12,000.00	\$12,000.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					APD Construction LLC		ENVISION		LEMA Construction		New Vista Builders Group		Property Services GC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	19	Furnish and Install All electrical wiring, switches, receptacles, data ports, Cat 6 wiring (one extra drop per location for spares), switch plates, and breakers.	1	LS	\$53,232.00	\$53,232.00	\$61,294.00	\$61,294.00	\$66,661.00	\$66,661.00	\$43,857.00	\$43,857.00	\$26,500.00	\$26,500.00
X	20	Furnish and Install 20 LED dimmable light fixtures 2' x 4' (for the offices only) and any accessories required for installation.	20	EA	\$162.50	\$3,250.00	\$309.00	\$6,180.00	\$566.00	\$11,320.00	\$302.00	\$6,040.00	\$200.00	\$4,000.00
X	21	Furnish and Install 14 LED non-dimmable light fixtures 2' x 4' (for hallways, walkways, and two small A/C rooms and any accessories required for installation.	14	EA	\$128.00	\$1,792.00	\$279.00	\$3,906.00	\$471.00	\$6,594.00	\$275.00	\$3,850.00	\$200.00	\$2,800.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					APD Construction LLC		ENVISION		LEMA Construction		New Vista Builders Group		Property Services GC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	22	Furnish and Install 10 LED Exit/Emergency light combos and any accessories required for installation	10	EA	\$140.00	\$1,400.00	\$276.00	\$2,760.00	\$429.00	\$4,290.00	\$312.00	\$3,120.00	\$200.00	\$2,000.00
Total						\$240,871.43		\$338,828.00		\$925,627.00		\$317,775.00		\$241,750.00

BID TABLE (Table 2 of 2)

BID TABLE					Schaefer General Contracting		The Cao Group, LLC		Ulloa Management Group, LLC		Waller Construction, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	General Conditions	1	LS	\$92,997.00	\$92,997.00	\$66,619.00	\$66,619.00	\$20,300.00	\$20,300.00	\$40,000.00	\$40,000.00
X	2	Permit Fees, Bond, and Insurance.	1	LS	\$3,674.34	\$3,674.34	\$16,000.00	\$16,000.00	\$10,850.00	\$10,850.00	\$7,502.00	\$7,502.00
X	3	Furnish and install hollow metal (18 gauge) frames and solid core doors. 11 Birch wood doors to code	11	EA	\$1,663.00	\$18,293.00	\$2,200.00	\$24,200.00	\$2,940.60	\$32,346.60	\$2,796.00	\$30,756.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					Schaefer General Contracting		The Cao Group, LLC		Ulloa Management Group, LLC		Waller Construction, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	4	Furnish and install lever handle commercial grade locks and passage sets	1	LS	\$1,815.00	\$1,815.00	\$5,000.00	\$5,000.00	\$7,736.40	\$7,736.40	\$1,250.00	\$1,250.00
X	5	Remove two doors and frames, reverse the swing direction and re-install	2	EA	\$175.00	\$350.00	\$1,500.00	\$3,000.00	\$984.90	\$1,969.80	\$1,500.00	\$3,000.00
X	6	Remove two barn doors and re-install one in the new lobby	1	LS	\$390.00	\$390.00	\$1,500.00	\$1,500.00	\$885.60	\$885.60	\$750.00	\$750.00
X	7	Furnish and install all metal stud 20-gauge framing and any 2" x 4" boards for required installation	1	LS	\$82,875.00	\$82,875.00	\$15,000.00	\$15,000.00	\$14,436.20	\$14,436.20	\$0.00	\$0.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					Schaefer General Contracting		The Cao Group, LLC		Ulloa Management Group, LLC		Waller Construction, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	8	Furnish and install 5/8" type XP Fire Shield Mold, Mildew, and Moisture Resistant or Equivalent Drywall. Double both sides for the firewalls and single both sides for the rest of the framing. Fire walls to go tight to the roof deck. All other walls are 9'-0"	1	LS	\$0.00	\$0.00	\$50,000.00	\$50,000.00	\$34,267.60	\$34,267.60	\$31,370.00	\$31,370.00
X	9	Clean Concrete Flooring and Fill any holes before installing the carpet.	1	LS	\$249.00	\$249.00	\$15,000.00	\$15,000.00	\$5,295.60	\$5,295.60	\$1,458.00	\$1,458.00
X	10	Furnish and Install Insulation for sound deadening all walls with 3.5" fiberglass batts	1	LS	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$6,572.50	\$6,572.50	\$5,382.00	\$5,382.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					Schaefer General Contracting		The Cao Group, LLC		Ulloa Management Group, LLC		Waller Construction, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	11	Furnish and Install materials to Insulate on top of the ceiling tiles and then apply 5ml vapor barrier.	1	LS	\$0.00	\$0.00	\$8,000.00	\$8,000.00	\$11,665.40	\$11,665.40	\$3,802.00	\$3,802.00
X	12	Furnish and Install 2' x 4' ceiling acoustical ceiling tiles at 8' AFF	1	LS	\$14,280.00	\$14,280.00	\$20,000.00	\$20,000.00	\$38,791.70	\$38,791.70	\$5,100.00	\$5,100.00
X	13	Provide the paint and any materials needed to complete the painting of the walls with two coats Pro-Mar by Sherwin Williams (or equivalent) except 2 offices will be determined on color	1	LS	\$12,000.00	\$12,000.00	\$8,000.00	\$8,000.00	\$8,837.00	\$8,837.00	\$8,740.00	\$8,740.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					Schaefer General Contracting		The Cao Group, LLC		Ulloa Management Group, LLC		Waller Construction, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	14	Furnish and Install HVAC: remove and dispose of A/C # 4. Relocate A/C # 02 to the # 4 pad. Install new 4 ton Heatpump A/C unit @ 2 location. All condensate to drain outside.	1	LS	\$21,628.00	\$21,628.00	\$25,000.00	\$25,000.00	\$9,861.60	\$9,861.60	\$30,730.00	\$30,730.00
X	15	Furnish and Install All A/C duct work, adjustable vent, all returns with filters, and materials.	1	LS	\$0.00	\$0.00	\$30,000.00	\$30,000.00	\$22,958.20	\$22,958.20	\$0.00	\$0.00
X	16	Provide and install two non-opening windows in the warehouse office to code. One 8' x 4' double pane and one 2.5' x 4' double pane.	1	LS	\$19,035.00	\$19,035.00	\$20,000.00	\$20,000.00	\$4,025.60	\$4,025.60	\$10,654.00	\$10,654.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					Schaefer General Contracting		The Cao Group, LLC		Ulloa Management Group, LLC		Waller Construction, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	17	Demolition of overhead structure above single warehouse office room 13.	1	LS	\$2,976.00	\$2,976.00	\$3,500.00	\$3,500.00	\$1,615.30	\$1,615.30	\$2,500.00	\$2,500.00
X	18	Furnish and Install Commercial Carpet in all office space and 2 hallways, except the warehouse office room 13. Low Pile Nylon	1	LS	\$17,407.00	\$17,407.00	\$12,000.00	\$12,000.00	\$39,737.20	\$39,737.20	\$5,778.00	\$5,778.00
X	19	Furnish and Install All electrical wiring, switches, receptacles, data ports, Cat 6 wiring (one extra drop per location for spares), switch plates, and breakers.	1	LS	\$35,333.00	\$35,333.00	\$40,000.00	\$40,000.00	\$32,914.80	\$32,914.80	\$27,025.00	\$27,025.00

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

BID TABLE					Schaefer General Contracting		The Cao Group, LLC		Ulloa Management Group, LLC		Waller Construction, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	20	Furnish and Install 20 LED dimmable light fixtures 2' x 4' (for the offices only) and any accessories required for installation.	20	EA	\$353.80	\$7,076.00	\$1,000.00	\$20,000.00	\$389.70	\$7,794.00	\$0.00	\$0.00
X	21	Furnish and Install 14 LED non-dimmable light fixtures 2' x 4' (for hallways, walkways, and two small A/C rooms and any accessories required for installation.	14	EA	\$344.00	\$4,816.00	\$950.00	\$13,300.00	\$362.80	\$5,079.20	\$0.00	\$0.00
X	22	Furnish and Install 10 LED Exit/Emergency light combos and any accessories required for installation	10	EA	\$186.20	\$1,862.00	\$650.00	\$6,500.00	\$309.10	\$3,091.00	\$0.00	\$0.00
Total						\$337,056.34		\$412,619.00		\$321,031.30		\$215,797.00

ALTERNATE CARPET (Table 1 of 2)

Not a basis of award. Provide pricing in the event the County decides to employ a different floor covering.

EVALUATION TABULATION
ITB No. 25-C01122/JG
Parks and Recreation Office Expansion

ALTERNATE CARPET					APD Construction LLC		ENVISION		LEMA Construction		New Vista Builders Group		Property Services GC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
	1	**Optional** Furnish and Install Tarkett Color Spectrum II or equivalent Carpet. Color TBD	1	LS	\$10,630.00	\$10,630.00	\$3,956.00	\$3,956.00	\$105,963.00	\$105,963.00	\$4,000.00	\$4,000.00	\$15,000.00	\$15,000.00
Total						\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

ALTERNATE CARPET (Table 2 of 2)

Not a basis of award. Provide pricing in the event the County decides to employ a different floor covering.

ALTERNATE CARPET					Schaefer General Contracting		The Cao Group, LLC		Ulloa Management Group, LLC		Waller Construction, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
	1	**Optional** Furnish and Install Tarkett Color Spectrum II or equivalent Carpet. Color TBD	1	LS	\$25,948.00	\$25,948.00	\$2,000.00	\$2,000.00	\$55,650.00	\$55,650.00	\$0.00	\$0.00
Total						\$0.00		\$0.00		\$0.00		\$0.00

Felicia Holmes, CPPB, CPPO, NIGP-CPP

For: Carla Rossiter-Smith MSM, PMP, GPC
Chief Procurement Officer
