

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



January 18, 2023
Sent via email: kris.dean@lrecd.org

Loxahatchee River District
Kris Dean, P.E.
Deputy Executive Director &
Director of Engineering
2500 Jupiter Park Drive
Jupiter, FL 33458

Re: Science Center at Jupiter Inlet Lighthouse Outstanding Natural Area
Bid Review and Recommendation
LRD Project No. ITB #22-009-00119
CMA Project No. 494.001

Dear Mr. Dean,

Chen Moore and Associates (CMA) has conducted a review of the three (3) bids received on January 10, 2023 for the Science Center at Jupiter Inlet Lighthouse Outstanding Natural Area – ITB #22-009-00119. The bids were provided by All-Site Construction, Inc., DiPompeo Construction Corp., and Waypoint Contracting, Inc. The lowest bidder is All-Site Construction, Inc with a total submitted bid of \$2,506,430.97. The engineer’s lump sum estimate was approximately \$1,320,013.31.

The bid schedule for all three (3) bidders was reviewed for accuracy. Errors were present in the All-Site Construction, Inc bid. Per the ITB Article 2, Item 11, discrepancies in the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. The resulting total bid for All-Site Construction, Inc is \$2,506,430.97. The other two (2) bids received did not have any errors. However, the bid provided by DiPompeo Construction Corp. omitted bid prices for items 9.2 – 9.6 and stated that the costs were included in Item 9.1. **All-Site Construction, Inc., failed to provide a hard copy of the bid bond by January 12 at 2:00pm. Per Article 1 – Instructions to Bidders this results in the All-Site Construction Inc. bid to be deemed incomplete making Waypoint Contracting, Inc. the lowest bidder with a total submitted bid of \$3,334,985.00.**

The references submitted by Waypoint Contracting, Inc. were verified as part of the bidding services process. Five (5) references were contacted, and responses were received from two (2) references. The reference check included questions verifying type of work completed, contractor performance during the project, and experience with site development project for public entities. The feedback from references indicates that the contractor performed the work satisfactorily. One (1) of these references has work that was of similar scope to the subject project. The other reference cited a project that is similar to a very small part of the subject project.

The engineer’s estimate was prepared utilizing data from RSMeans, which is an industry standard for cost estimating. However, considerable fluctuations in the market pricing for materials and labor may affect the project cost beyond the available source data. The lowest bid price of \$3,334,985.00 is 253% higher than the engineer’s estimate.

In conclusion, Waypoint Contracting, Inc. was identified as the lowest bidder, has references that indicated satisfactory work, and provided required documentation, however CMA believes the bidder’s price to be out of

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line with the current understanding of the scope of work and the market conditions and recommends rejection of the bids.

Respectfully Submitted,



CHEN MOORE AND ASSOCIATES
Suzanne Dombrowski, P.E.
Principal Engineer / Palm Beach Office Leader