

PRICE ANALYSIS

Bid No. PNC2115232C1
Residential Sound Insulation Program - Group 3800L1
Agency: Aviation Department
Purchasing Agent: Michal Durden

Date Bid Posted: October 12, 2017
Date Bid Opened: November 15, 2017
Bid Submittals: 2
Declinations: 0



Description			Recommended Vendor S&L Specialty Contracting, Inc.	Probable Cost Estimate prepared by The Jones Payne Group July-17	% Difference
Item		Unit	Total Home Price	Total Home Estimate	from Estimate
1	826 NW 8th Avenue	Each	\$65,000.00	\$52,654.10	23.4%
2	2796 SW 46th Court	Each	\$48,000.00	\$35,936.91	33.6%
3	4361 SW 34th Lane	Each	\$56,000.00	\$43,512.77	28.7%
4	814 NW 8th Avenue	Each	\$65,000.00	\$49,864.68	30.4%
5	2249 SW 47th Street	Each	\$35,000.00	\$29,530.05	18.5%
6	4409 SW 35th Avenue	Each	\$87,000.00	\$73,425.93	18.5%
7	3080 SW 46th Court	Each	\$70,000.00	\$57,729.07	21.3%
8	817 NW 13th Avenue	Each	\$64,000.00	\$52,915.59	20.9%
9	4408 SW 34th Terrace	Each	\$103,000.00	\$76,248.05	35.1%
10	2780 SW 46th Court	Each	\$77,000.00	\$63,786.90	20.7%
11	710 NW 14th Avenue	Each	\$60,000.00	\$48,681.75	23.2%
12	4730 SW 25th Terrace	Each	\$65,000.00	\$48,032.81	35.3%
13	4665 SW 28th Avenue	Each	\$61,000.00	\$46,772.46	30.4%
14	4731 SW 25th Terrace	Each	\$68,000.00	\$57,743.86	17.8%
15	4601 SW 32nd Avenue Unit A	Each	\$24,000.00	\$19,068.35	25.9%
16	4601 SW 32nd Avenue Unit B	Each	\$28,000.00	\$21,476.73	30.4%
17	4601 SW 32nd Avenue Unit C	Each	\$27,000.00	\$21,476.73	25.7%
18	4601 SW 32nd Avenue Unit D	Each	\$27,000.00	\$21,476.73	25.7%
19	4601 SW 32nd Avenue Unit E	Each	\$23,000.00	\$19,178.00	19.9%
20	4601 SW 32nd Avenue Unit F	Each	\$27,000.00	\$21,476.73	25.7%
21	907 NW 8th Street	Each	\$69,000.00	\$53,998.34	27.8%
22	2233 SW 47th Street	Each	\$79,000.00	\$66,269.16	19.2%
23	734 NW 12th Avenue	Each	\$74,000.00	\$65,398.75	13.2%
24	2749 SW 47th Street	Each	\$78,000.00	\$66,094.56	18.0%
25	2411 SW 45th Street	Each	\$35,000.00	\$40,041.36	-12.6%
26	600 NE 3rd Street	Each	\$75,000.00	\$55,258.16	35.7%
27	4711 SW 35th Avenue	Each	\$58,000.00	\$48,374.66	19.9%
28	4656 SW 28th Way	Each	\$50,000.00	\$41,586.51	20.2%
29	4657 SW 28th Avenue	Each	\$49,000.00	\$41,013.36	19.5%
30	2740 SW 46th Court	Each	\$84,000.00	\$64,359.59	30.5%
31	4701 SW 25th Terrace	Each	\$66,000.00	\$51,621.10	27.9%
32	646 NE 2nd Place	Each	\$58,000.00	\$53,007.29	9.4%
33	2709 SW 46th Court	Each	\$87,000.00	\$53,491.36	62.6%
34	4710 SW 25th Terrace	Each	\$90,000.00	\$88,426.91	1.8%
35	505 NE 3rd Street	Each	\$86,000.00	\$58,211.24	47.7%
36	4406 SW 35th Avenue	Each	\$69,000.00	\$55,228.22	24.9%
37	3030 SW 46th Court	Each	\$69,000.00	\$50,440.95	36.8%
38	4751 SW 26th Terrace	Each	\$102,000.00	\$67,907.08	50.2%
39	2100 SW 47th Street Unit A	Each	\$35,000.00	\$28,758.90	21.7%
40	2100 SW 47th Street Unit B	Each	\$27,000.00	\$20,757.90	30.1%
41	2100 SW 47th Street Unit C	Each	\$27,000.00	\$20,757.90	30.1%
42	2100 SW 47th Street Unit D	Each	\$35,000.00	\$28,758.90	21.7%
43	4409 SW 27th Terrace	Each	\$79,000.00	\$63,437.88	24.5%
44	4617 SW 34th Terrace	Each	\$55,000.00	\$45,036.61	22.1%
45	4405 SW 35th Avenue	Each	\$70,000.00	\$53,626.75	30.5%
46	4530 SW 34th Drive	Each	\$51,000.00	\$38,538.86	32.3%

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Item		Unit	Total Home Price	Total Home Estimate	from Estimate
47	4417 SW 34th Terrace	Each	\$63,000.00	\$62,372.04	1.0%
48	4521 SW 25th Avenue	Each	\$56,000.00	\$42,084.80	33.1%
49	2772 SW 46th Court	Each	\$76,000.00	\$62,613.87	21.4%
50	931 Nautilus Isle	Each	\$63,000.00	\$51,743.55	21.8%
51	605 NE 2nd Place	Each	\$114,000.00	\$119,983.37	-5.0%
52	4581 SW 32nd Avenue Unit A	Each	\$41,000.00	\$36,833.08	11.3%
53	4581 SW 32nd Avenue Unit B	Each	\$37,000.00	\$32,115.08	15.2%
54	4581 SW 32nd Avenue Unit C	Each	\$37,000.00	\$32,115.08	15.2%
55	4581 SW 32nd Avenue Unit D	Each	\$37,000.00	\$32,115.08	15.2%
56	4581 SW 32nd Avenue Unit E	Each	\$41,000.00	\$36,833.08	11.3%
57	613 NE 2nd Place	Each	\$69,000.00	\$53,709.68	28.5%
58	814 Argonaut Isle	Each	\$57,000.00	\$38,649.24	47.5%
59	4749 SW 24th Avenue	Each	\$54,000.00	\$45,184.83	19.5%
60	515 NE 2nd Place	Each	\$64,000.00	\$49,397.17	29.6%
61	3021 SW 46th Court	Each	\$61,000.00	\$47,125.86	29.4%
62	1406 Argonaut Isle	Each	\$56,000.00	\$43,700.85	28.1%
63	2765 SW 47th Street	Each	\$77,000.00	\$76,610.30	0.5%
64	2788 SW 46th Court	Each	\$74,000.00	\$56,047.36	32.0%
65	4724 SW 24th Avenue	Each	\$61,000.00	\$51,444.51	18.6%
66	4665 SW 33rd Avenue Unit A (front)	Each	\$23,000.00	\$23,743.08	-3.1%
67	4665 SW 33rd Avenue Unit B (front)	Each	\$24,000.00	\$23,718.90	1.2%
68	4665 SW 33rd Avenue Unit C (front)	Each	\$24,000.00	\$23,718.90	1.2%
69	4665 SW 33rd Avenue Unit D (front)	Each	\$24,000.00	\$23,743.08	1.1%
70	4665 SW 33rd Avenue Unit A (rear)	Each	\$30,000.00	\$29,164.73	2.9%
71	4665 SW 33rd Avenue Unit B (rear)	Each	\$26,000.00	\$24,666.08	5.4%
72	4665 SW 33rd Avenue Unit C (rear)	Each	\$26,000.00	\$25,174.08	3.3%
73	4665 SW 33rd Avenue Unit D (rear)	Each	\$32,000.00	\$29,564.08	8.2%
74	4540 SW 34th Drive	Each	\$76,000.00	\$62,704.36	21.2%
75	3020 SW 46th Court	Each	\$96,000.00	\$74,410.68	29.0%
76	4483 Treasure Cove Drive	Each	\$31,000.00	\$20,797.98	49.1%
77	4711 SW 25th Avenue	Each	\$52,000.00	\$45,584.73	14.1%
78	3070 SW 46th Court	Each	\$80,000.00	\$57,701.57	38.6%
79	4396 SW 25th Terrace Unit A	Each	\$52,000.00	\$48,353.75	7.5%
80	4396 SW 25th Terrace Unit B	Each	\$48,000.00	\$44,549.97	7.7%
81	3040 SW 46th Court	Each	\$61,000.00	\$43,333.24	40.8%
82	4681 SW 28th Avenue	Each	\$59,000.00	\$49,446.35	19.3%
83	4640 SW 28th Way	Each	\$65,000.00	\$52,007.69	25.0%
84	809 NW 8th Avenue	Each	\$74,000.00	\$60,509.54	22.3%
85	4540 SW 34th Avenue	Each	\$62,000.00	\$49,651.86	24.9%
86	4601 SW 29th Terrace	Each	\$46,000.00	\$42,305.66	8.7%
87	4598 SW 35th Avenue	Each	\$70,000.00	\$62,147.23	12.6%
88	4632 SW 33rd Avenue Unit A	Each	\$36,000.00	\$28,346.15	27.0%
89	4632 SW 33rd Avenue Unit B	Each	\$29,000.00	\$23,627.15	22.7%
90	4632 SW 33rd Avenue Unit C	Each	\$29,000.00	\$23,627.15	22.7%
91	4632 SW 33rd Avenue Unit D	Each	\$34,000.00	\$26,058.15	30.5%
92	4634 SW 33rd Avenue Unit A	Each	\$38,000.00	\$36,346.15	4.6%

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Item		Unit	Total Home Price	Total Home Estimate	from Estimate
93	4634 SW 33rd Avenue Unit B	Each	\$29,000.00	\$24,127.15	20.2%
94	4634 SW 33rd Avenue Unit C	Each	\$31,000.00	\$31,627.15	-2.0%
95	4634 SW 33rd Avenue Unit D	Each	\$36,000.00	\$26,558.15	35.6%
96	4640 SW 33rd Avenue Unit A	Each	\$38,000.00	\$28,846.15	31.7%
97	4640 SW 33rd Avenue Unit B	Each	\$29,000.00	\$23,627.15	22.7%
98	4640 SW 33rd Avenue Unit C	Each	\$29,000.00	\$23,627.15	22.7%
99	4640 SW 33rd Avenue Unit D	Each	\$34,000.00	\$26,058.15	30.5%
100	4642 SW 33rd Avenue Unit A	Each	\$37,000.00	\$29,472.15	25.5%
101	4642 SW 33rd Avenue Unit B	Each	\$29,000.00	\$24,127.15	20.2%
102	4642 SW 33rd Avenue Unit C	Each	\$29,000.00	\$24,127.15	20.2%
103	4642 SW 33rd Avenue Unit D	Each	\$36,000.00	\$34,058.15	5.7%
104	809 NW 9th Avenue	Each	\$75,000.00	\$63,172.43	18.7%
105	4535 SW 30th Way	Each	\$127,000.00	\$93,738.27	35.5%
106	601 NE 2nd Place	Each	\$89,000.00	\$51,839.97	71.7%
107	3060 SW 46th Court	Each	\$53,000.00	\$35,180.11	50.7%
108	4720 SW 25th Avenue	Each	\$70,000.00	\$58,735.49	19.2%
109	2732 SW 46th Court	Each	\$55,000.00	\$43,898.52	25.3%
110	526 NE 3rd Street	Each	\$68,000.00	\$46,973.60	44.8%
111	706 NW 8th Street	Each	\$92,000.00	\$69,510.29	32.4%
112	4581 SW 35th Avenue	Each	\$90,000.00	\$80,990.54	11.1%
	Permits	Allowances	\$ 375,000.00	\$ 353,588.00	6.1%
	TOTAL (112 Homes & Allowances):		\$ 6,573,000.00	\$ 5,400,954.49	21.70%
	Payment/Performance Bonds & Insurance	Lump Sum	\$ 141,000.00	Not included	
	Mobilization	Lump Sum	\$ 50,000.00	Not included	
	Total Recommended Award:		\$ 6,764,000.00		

Note: Price analysis performed by The Jones Payne Group, Inc. See pages 4 thru 6.

November 27, 2017

Monica Capelluto, AIA, LEED AP, NCARB
Expansion Project Administrator
Broward County Aviation Department
Ft. Lauderdale–Hollywood International Airport
2200 SW 45 St
Dania Beach, FL 33312

**RE: Concurrence of Bid for No. PNC2115232C1
Voluntary Residential Sound Insulation Program (Group L1)**

Dear Ms. Capelluto,

To assist you in the recommendation process for the Fort Lauderdale-Hollywood International Airport Voluntary Residential Sound Insulation Program's contract award for Bid Group L1, The Jones Payne Group has completed a review of the bids submitted in response to the solicitation for this contract.

Broward County Procurement Department received two bids on November 15, 2017 from S&L Specialty Contracting, Inc. and DEC Contracting Group, Inc. S&L submitted the lowest bid.

Bid Group	Consultant Probable Cost (CPC)	S&L Specialty Contracting, Inc.	DEC Contracting Group, Inc.
L1	\$5,400,955 ¹	\$6,389,000	\$6,595,129.23
% Diff. from CPC	n/a	18.3%	22.1%

¹ Includes estimated permitting fees of 7%

S&L's bid is more than 10% higher than the CPC and required further analysis to provide bid concurrence. In order to determine the potential cause of this differential, we provided a breakdown of the apparent low bid, by the following disciplines: architectural, mechanical, electrical and hazardous material abatement costs. This allows for better analysis of the differences between the consultant's probable cost and S&L's bid.

	Consultant's Probable Cost (CPC)	S&L Specialty Contracting Bid
Full Bid Amount	\$5,400,955 ¹	\$6,389,000 ²
% Diff. from CPC	-	18.3%
Architectural Only	\$4,193,072 ³	\$5,393,900 ⁴
% Diff. from CPC	-	28.6%
Mechanical Only	\$483,664	\$499,700
% Diff. from CPC	-	3.3%
Electrical Only	\$163,131	\$359,700
% Diff. from CPC	-	120.5%
Arch/Mech/Elec Only	\$4,839,867	\$6,253,300
% Diff. from CPC	-	29.2%
Hazardous Materials	\$207,500	\$135,700
% Diff. from CPC	-	-34.6%

¹ Includes estimated permitting fees of 7% (\$353,588)

² Excludes permitting costs (to be added by Purchasing)

³ Does not include performance and payment bonds and mobilization costs

⁴ Includes performance and payment bonds and mobilization costs (\$191,000)

Two primary areas of concern are S&L's higher architectural and electrical bid values. Accordingly, we conducted an analysis of each discipline. Following is a summary of our analysis of each item:

Architectural Bid Analysis:

- Due to the 28% differential between the cost estimate and the bid, we contacted the two primary window manufacturers, St. Cloud Windows and Sound Control Systems (Larson) in an effort to substantiate S&L's higher architectural costs. Representatives from both companies have verbally indicated they have implemented price increases of approximately 11-15% for their 2018 projects.. We have requested written confirmation from both manufacturers for reference. Accordingly, a 15% cost adjustment to the CPC architectural estimate to account for these cost increases will bring the architectural cost differential to 7.6%. The CPC was submitted to BCAD as part of the Group L deliverable in July, 2016, and did not include this price increase. The Jones Payne Group has noticed similar price increases in other airport projects across the country.
- Permitting fees were removed from the CPC because they were not a line item in the bid.
- The \$191,000 for S&L's performance and payment bonds and mobilization have been added to the CPC architectural costs.

Electrical Bid Analysis:

- S&L's bid indicates Belcher Enterprises will be providing electrical work. The Letter of Intent between S&L and Belcher is for \$276,980. S&L's total bid for electrical work is \$359,700. This is \$82,720 higher than Belcher's commitment.
- Accordingly, we are requesting a Schedule of Values from the Contractor's electrician for further analysis.

These changes, with exception to the Electrical issues, are reflected in the table below:

	Consultant's Probable Cost (CPC) excluding permitting	S&L Specialty Contracting Bid
Full Bid Amount	\$5,867,328 ⁵	\$6,389,000
% Diff. from CPC	-	8.9%
Architectural Only	\$5,013,033 ⁶	\$5,393,900 ⁷
% Diff. from CPC	-	7.6%
Mechanical Only	\$483,664	\$499,700
% Diff. from CPC	-	3.3%
Electrical Only	\$163,131	\$359,700
% Diff. from CPC	-	120.5%
Arch/Mech/Elec Only	\$4,839,867	\$6,253,300
% Diff. from CPC	-	29.2%
Hazardous Materials	\$207,500	\$135,700
% Diff. from CPC	-	-34.6%

⁵ Excludes permitting costs, includes 15% architectural cost increase and includes performances and payment bonds and mobilization costs.

⁶ Includes 15% architectural cost increase and includes performances and payment bonds and mobilization costs

⁷ Includes performance and payment bonds and mobilization (\$191,000)

With these adjustments, the bid is within 10% of the probable cost estimate, and we would concur with an award to S&L Specialty Contracting.

Sincerely,

The Jones Payne Group, Inc.



Diane Bryant Carter,
Principal Program Director