

September 15, 2025

Kerstin Kenty  
Project Manager (Jacobs Engineering)  
5401 W Kennedy Blvd, Suite 300  
Tampa, FL 33609

**Subject:** Engineer's Bid Award Recommendation  
**Project:** Pinellas County PS182 Rehabilitation Project

Dear Ms. Kenty:

We reviewed and evaluated the three bids submitted to the County on September 12, 2025 for the above-referenced Project and are pleased to present our findings. A summary of the bid prices for all bidders is summarized below. A detailed summary and comparison of the bids including a unit price breakdown for all bidders is included on attached **Table 1**.

|   | Contractor                              | Bid Total      | Comments |
|---|-----------------------------------------|----------------|----------|
| 1 | TLC Diversified                         | \$3,190,000.00 |          |
| 2 | Midsouth Inc.                           | \$3,440,323.00 |          |
| 3 | Cathcart Construction Company – FL, LLC | \$3,502,887.00 |          |

Pennoni previously reviewed the project reference submittal packages during the County's Phase 1 bidder qualification step to determine if all bidders were qualified (August 18, 2025). A summary of Pennoni's reference check evaluation is also attached (**Table 2**).

Per discussion with the County staff, it is assumed the County will review the phase 2 bid packages to ensure all required bid items have been submitted in accordance with the instructions to bidders to be considered a "responsive" bidder.

Based on our evaluation (and assumption that all bidder's are classified as "responsive"), TLC's bid appears sound and was found to be the low bidder. Accordingly, Pennoni recommends awarding the project to TLC for the reduced project scope in an amount of \$3,190,000.00

Please call us if you have any additional questions or comments. We appreciate the opportunity to serve Pinellas County on this important project.

Sincerely,

Pennoni



Steven Elias, P.E.  
Associate Vice President

Table 1 - Bid Breakdown

|                                                                                                            |                                                                             |                 |             |                       |                        |                  |                        |                                              |                        |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------|-------------|-----------------------|------------------------|------------------|------------------------|----------------------------------------------|------------------------|
| <b>BID NAME: Pump Station 182 Rehabilitation</b><br><b>PID No. 005221A</b><br><b>BID No. 25-0422-ITB-C</b> |                                                                             |                 |             |                       |                        |                  |                        |                                              |                        |
|                                                                                                            |                                                                             |                 |             | TLC Diversified, Inc. |                        | Midsouth Inc.    |                        | Cathcart Construction Company - Florida, LLC |                        |
| <b>Pay Item No.</b>                                                                                        | <b>Description</b>                                                          | <b>Quantity</b> | <b>Unit</b> | <b>UnitPrice</b>      | <b>Amount</b>          | <b>UnitPrice</b> | <b>Amount</b>          | <b>UnitPrice</b>                             | <b>Amount</b>          |
| Open Channel Drainage Repair                                                                               |                                                                             |                 |             |                       |                        |                  |                        |                                              |                        |
| 1                                                                                                          | Mobilization/Demobilization                                                 | 1.00            | LS          | \$416,000.00          | \$ 416,000.00          | \$141,630.00     | \$ 141,630.00          | \$298,000.00                                 | \$ 298,000.00          |
| 2                                                                                                          | Maintenance of Traffic                                                      | 1.00            | LS          | \$49,600.00           | \$ 49,600.00           | \$37,220.00      | \$ 37,220.00           | \$18,000.00                                  | \$ 18,000.00           |
| 3                                                                                                          | Bypass Pumping                                                              | 1.00            | LS          | \$114,100.00          | \$ 114,100.00          | \$679,310.00     | \$ 679,310.00          | \$132,000.00                                 | \$ 132,000.00          |
| 4                                                                                                          | Demolition                                                                  | 1.00            | LS          | \$174,400.00          | \$ 174,400.00          | \$81,490.00      | \$ 81,490.00           | \$450,000.00                                 | \$ 450,000.00          |
| 5                                                                                                          | Site Work                                                                   | 1.00            | LS          | \$371,013.00          | \$ 371,013.00          | \$377,140.00     | \$ 377,140.00          | \$295,000.00                                 | \$ 295,000.00          |
| 6                                                                                                          | Electrical Improvements (Control Panels, Materials, Installation, Start Up) | 1.00            | LS          | \$385,700.00          | \$ 385,700.00          | \$552,140.00     | \$ 552,140.00          | \$418,000.00                                 | \$ 418,000.00          |
| 7                                                                                                          | New Generator and ATS                                                       | 1.00            | LS          | \$226,300.00          | \$ 226,300.00          | \$171,170.00     | \$ 171,170.00          | \$170,000.00                                 | \$ 170,000.00          |
| 8                                                                                                          | Fiberglass Wetwell Liner                                                    | 1.00            | LS          | \$172,500.00          | \$ 172,500.00          | \$141,110.00     | \$ 141,110.00          | \$225,000.00                                 | \$ 225,000.00          |
| 9                                                                                                          | Wetwell Top Slab                                                            | 1.00            | LS          | \$14,700.00           | \$ 14,700.00           | \$44,320.00      | \$ 44,320.00           | \$35,000.00                                  | \$ 35,000.00           |
| 10                                                                                                         | Aluminum Access Hatches                                                     | 2.00            | EA          | \$5,800.00            | \$ 11,600.00           | \$5,560.00       | \$ 11,120.00           | \$30,000.00                                  | \$ 60,000.00           |
| 11                                                                                                         | Flygt Pump NP3171 - 25 HP                                                   | 3.00            | EA          | \$173,000.00          | \$ 519,000.00          | \$108,940.00     | \$ 326,820.00          | \$185,000.00                                 | \$ 555,000.00          |
| 12                                                                                                         | Pump Station Discharge and Manfield Piping                                  | 1.00            | LS          | \$179,600.00          | \$ 179,600.00          | \$306,340.00     | \$ 306,340.00          | \$230,000.00                                 | \$ 230,000.00          |
| 13                                                                                                         | 12" PVC Gravity Sewer Line                                                  | 20.00           | LF          | \$2,000.00            | \$ 40,000.00           | \$1,013.30       | \$ 20,266.00           | \$950.00                                     | \$ 19,000.00           |
| 14                                                                                                         | Header Pipe Pressure Transducer                                             | 1.00            | LS          | \$8,200.00            | \$ 8,200.00            | \$19,110.00      | \$ 19,110.00           | \$15,000.00                                  | \$ 15,000.00           |
| 15                                                                                                         | Flow Meter                                                                  | 1.00            | LS          | \$10,500.00           | \$ 10,500.00           | \$19,050.00      | \$ 19,050.00           | \$45,000.00                                  | \$ 45,000.00           |
| 16                                                                                                         | Odor Control Unit                                                           | 1.00            | LS          | \$168,900.00          | \$ 168,900.00          | \$184,200.00     | \$ 184,200.00          | \$210,000.00                                 | \$ 210,000.00          |
|                                                                                                            | <b>SANITARY SEWER</b>                                                       |                 |             |                       | <b>\$ 2,862,113.00</b> |                  | <b>\$ 3,112,436.00</b> |                                              | <b>\$ 3,175,000.00</b> |
| <b>UNSPECIFIED WORK</b>                                                                                    |                                                                             |                 |             |                       |                        |                  |                        |                                              |                        |
| 17                                                                                                         | UNSPECIFIED WORK (ALLOWANCE)                                                | 327,887.00      | EA          | \$ 1.00               | \$ 327,887.00          | \$ 1.00          | \$ 327,887.00          | \$ 1.00                                      | \$ 327,887.00          |
|                                                                                                            | <b>UNSPECIFIED WORK SUBTOTAL</b>                                            |                 |             |                       | <b>\$ 327,887.00</b>   |                  | <b>\$ 327,887.00</b>   |                                              | <b>\$ 327,887.00</b>   |
|                                                                                                            | <b>TOTAL BID</b>                                                            |                 |             |                       | <b>\$ 3,190,000.00</b> |                  | <b>\$ 3,440,323.00</b> |                                              | <b>\$ 3,502,887.00</b> |

**Table 2 - Reference Check Table**

|              |                         | <b>MIDSOUTH</b>                                                                                          | <b>TLC</b>                                                                                                                | <b>Cathcart</b>                                                   |
|--------------|-------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| Reference 1  | Question 1 <sup>1</sup> | Installed permanent bypass pump, converted tank to LS.<br>Redirection of flow and new backup diesel pump | 5 current projects. Yes for both                                                                                          |                                                                   |
|              | Question 2 <sup>2</sup> | 8/9. Very responsive, good with customers, good at                                                       | Really high 9                                                                                                             |                                                                   |
|              | Question 3 <sup>3</sup> | 9. Very professional                                                                                     | 10                                                                                                                        |                                                                   |
|              | Question 4 <sup>4</sup> | 9. Yes would hire again                                                                                  | 10. Consistently does CMAR projects for County                                                                            |                                                                   |
| Date of Call |                         | 8/18/2025                                                                                                | 8/15/2025                                                                                                                 | Message Left 8/18/2025                                            |
| Reference 2  | Question 1 <sup>1</sup> | Several of both projects.                                                                                | Yes to both. Several master LS's being maintained.<br>Required by County to have 24/7 bypass for<br>stations over 500 gpm |                                                                   |
|              | Question 2 <sup>2</sup> | 10                                                                                                       | 10                                                                                                                        |                                                                   |
|              | Question 3 <sup>3</sup> | 10                                                                                                       | 10                                                                                                                        |                                                                   |
|              | Question 4 <sup>4</sup> | 10. Would hire again                                                                                     | 10. Would hire again                                                                                                      |                                                                   |
| Date of Call |                         | 8/18/2025                                                                                                | 8/18/2025                                                                                                                 | Message Left 8/18/2025                                            |
| Reference 3  | Question 1 <sup>1</sup> | PS and PS Rehab                                                                                          |                                                                                                                           | 4 PS Projects                                                     |
|              | Question 2 <sup>2</sup> | 8/9                                                                                                      |                                                                                                                           | 9. Expedited projects and coordinated with<br>residents well      |
|              | Question 3 <sup>3</sup> | 8/9                                                                                                      |                                                                                                                           | 9. Unit prices were used and were fair                            |
|              | Question 4 <sup>4</sup> | 10. Would hire again                                                                                     |                                                                                                                           | 10. Would hire again                                              |
| Date of Call |                         | 8/18/2025                                                                                                | Message Left 8/18/2025                                                                                                    | Message Left 8/18/2025                                            |
| Reference 4  | Question 1 <sup>1</sup> | PS and PS Rehab. Required Bypass                                                                         |                                                                                                                           | Major 20" FM and thousands ft of pipe, but<br>LS left as is.      |
|              | Question 2 <sup>2</sup> | 9                                                                                                        |                                                                                                                           | 10                                                                |
|              | Question 3 <sup>3</sup> | 9. Fair pricing, and did nice work                                                                       |                                                                                                                           | 10. Good about costs and notifying when<br>field problems came up |
|              | Question 4 <sup>4</sup> | 9.5. Would hire again                                                                                    |                                                                                                                           | 10. Would hire again                                              |
| Date of Call |                         | 8/18/2025                                                                                                | Message Left 8/18/2025                                                                                                    | 8/18/2025                                                         |

Did they work on a PS and/or PS rehab project for them?

Rate their performance 1 (low) - 10 (high) on quality and adherence to design plans/specifications (7 being satisfied, 6 being not satisfied)

Rate their performance 1 (low) - 10 (high) being reasonable and fair for change order items (7 being satisfied, 6 being not satisfied)

Rate their performance 1 (low) - 10 (high) on overall satisfaction with performance and would hire them again (7 being satisfied, 6 being not satisfied)