

December 18, 2025



Ms. Valerie Mundy, P.E.
Public Works Director
Town of Eatonville
307 East Kennedy Boulevard
Eatonville, FL 32751

1117 East Robinson Street
Orlando, Florida 32801
Phone: 407.425.0452
Fax: 407.648.1036
www.cphengineers.com

Re: Town of Eatonville Vereen Lift Station Improvements
Invitation to Bid No. 00020-0-2025
Engineer's Bid Review and Recommendation
CPH Project No. 2400941

Dear Ms. Mundy:

Project Description

The Town of Eatonville received eight (8) bid packages for the Town of Eatonville Vereen Lift Station Improvements Bid No. 00020-0-2025 on December 4, 2025. The project includes the following:

- Demolish existing lift station site including existing wet well, valve vault, electrical instrumentation and controls system, fencing, generator pad, one (1) manhole, 45 LF of gravity sewer, and 45 LF of existing force main.
- Remove existing sidewalk, of one (1) storm inlet, and RCP pipe.
- Install one (1) temporary bypass system.
- Install sanitary sewer including approximately 52 LF of 8" PVC gravity main, lining of one (1) existing sanitary sewer manhole, and one (1) doghouse manhole.
- Line one (1) existing sanitary sewer manhole.
- Install one (1) duplex pump station with wet well, above ground valve assembly, lift station pumps and appurtenances, 4-inch emergency pump-out connection, electrical and controls equipment, site fencing, water service, and hoist.
- Install one (1) new 5' x 11' concrete generator pad and one (1) 40KW Diesel Generator. Existing Generator to be salvaged. (Additive Alternate)
- Install 45 feet of 4" PVC force main.
- Install one (1) concrete flume.
- Test installed systems.
- Restore and site clean-up.

Bid Tabulation

CPH prepared a bid tabulation of three (3) lowest responsive Contractor's bids and the engineer's opinion of probable construction cost (OPCC) (see attached Bid Tabulation). The Bid appears reasonable for the work effort necessary to complete the project. Note that Sequoia Construction Group LLC was deemed unresponsive as they were not able to meet the financial requirements and US Water Services Corporation was deemed unresponsive as the signed Florida Trench Safety Statement was not provided with the bid package.

Apparent Rank	Contractor	Base Bid	Bid with Additive Alternate
1	Sequoia Construction Group LLC	\$854,730.00	\$855,730.00
	SanPik, Inc	\$962,350.00	\$1,052,350.00
2	AMCON Development Group LLC	\$978,056.00	\$1,072,953.00
3	US Water Services Corporation	\$999,768.00	\$1,161,890.00
	Midsouth, Inc.	\$1,070,602.50	\$1,183,372.50

Engineer's Opinion of Probable Construction Costs	\$848,400.00	\$983,400.00
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The bidder was responsive in submitting the following:

- Bid Form
- Bid Security
- Florida Trench Safety

Recommendation

The apparent lowest bidder was responsive in submitting requested evidence of Responsibility Requirements and Bidder Evaluation Submittal Requirements.

SanPik, Inc. is the apparent responsive low bidder. SanPik, Inc. has submitted the required documents with their bid and has been deemed responsive. CPH attempted to contact up to three (3) references to determine the quality of work previously provided by the contractor (see attached Reference Check table).

Based on review of the proper licenses, experience as a prime contractor, and references, SanPik, Inc. appears to be a qualified and responsible contractor to perform the construction of the subject project. Therefore, we recommend the Town award the Project to SanPik, Inc..

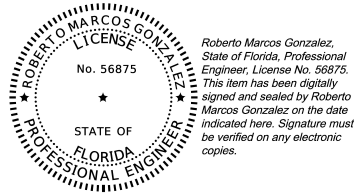
Please note that we have not reviewed any financial data as we are not accounting professionals. If such a review is required, we recommend either a review by your Finance Department, or your financial adviser/accountant. Also, the contractor bonds and insurance should be reviewed prior to execution of the agreement.

Closing

We appreciate the opportunity to assist the Town on this important project. If you have any questions, or if you require any additional information please contact Roberto M. Gonzalez, P.E. at (407) 425-0452.

Sincerely,

CPH Consulting, LLC



Roberto M. Gonzalez

Roberto M. Gonzalez, P.E.
Senior Project Manager

Marisha Provan

Marisha E. Provan, P.E.
Senior Project Engineer

Attachments

Town of Eatonville									
Vereen Lift Station Improvments									
Bid Tabulation									
December 18, 2025									
	Sequoia Construction Group	SanPik	AMCON Development Group	U.S. Water Services Corporation	Midsouth	Prime Construction Group	Gregori Construction	Danus Utilities	Engineers Estimate
Line Items									
General Requirements (5%)	\$ 41,000.00	\$ 49,000.00	\$ 68,817.00	\$ 57,633.00	\$ 47,050.00	\$ 52,000.00	\$ 40,000.00	\$ 58,000.00	\$ 39,400.00
Maintenance of Traffic	\$ 12,285.00	\$ 5,000.00	\$ 2,643.00	\$ 44,571.00	\$ 22,170.00	\$ 12,000.00	\$ 10,000.00	\$ 7,500.00	\$ 11,000.00
Record Drawings and Project Closeout	\$ 8,800.00	\$ 25,000.00	\$ 15,296.00	\$ 46,926.00	\$ 10,250.00	\$ 12,000.00	\$ 10,000.00	\$ 20,000.00	\$ 11,000.00
Demolition and Site Work	\$ 190,270.00	\$ 85,000.00	\$ 187,683.00	\$ 120,197.00	\$ 130,666.60	\$ 90,500.00	\$ 45,000.00	\$ 125,000.00	\$ 120,500.00
Sanitary Sewer	\$ 50,290.00	\$ 30,000.00	\$ 59,537.00	\$ 64,892.00	\$ 41,810.90	\$ 64,000.00	\$ 205,000.00	\$ 85,000.00	\$ 35,500.00
Force Main	\$ 39,880.00	\$ 55,000.00	\$ 27,978.00	\$ 70,609.00	\$ 34,220.00	\$ 18,000.00	\$ 50,000.00	\$ 80,000.00	\$ 23,400.00
Lift Station	\$ 512,205.00	\$ 713,350.00	\$ 616,102.00	\$ 594,940.00	\$ 784,435.00	\$ 830,872.00	\$ 798,000.00	\$ 788,465.00	\$ 607,600.00
Total Base Bid	\$ 854,730.00	\$ 962,350.00	\$ 978,056.00	\$ 999,768.00	\$ 1,070,602.50	\$ 1,079,372.00	\$ 1,158,000.00	\$ 1,163,965.00	\$ 848,400.00
Additive Alternate: Diesel Generator Replacement	\$ 1,000.00	\$ 90,000.00	\$ 94,897.00	\$ 162,122.00	\$ 112,770.00	\$ 78,000.00	\$ 77,500.00	\$ 53,100.00	\$ 135,000.00
Total Base Bid with Additive Alternate	\$ 855,730.00	\$ 1,052,350.00	\$ 1,072,953.00	\$ 1,161,890.00	\$ 1,183,372.50	\$ 1,157,372.00	\$ 1,235,500.00	\$ 1,217,065.00	\$ 983,400.00

REFERENCE CHECKLIST

TOWN OF EATONVILLE - IFB NO. 00020-0-2025 TOWN OF EATONVILLE VEREEN LIFT STATION IMPROVEMENTS SANPIK, INC.

Item	Reference for:		
	No. 1	No. 2	No. 3
Project Name	Lift Station 53 at Round Lake Road	Lift Station #1 Relocation	TOHO LS 18 Scott Blvd. Sewer Rehabilitation
Owner / Client	City of Mount Dora	City of Maitland	TOHO Water Authority
Contact Name	George Marek	Karen McCullen	Lauren Shields
Contact Email	marekg@mountdora.gov	kmccullen@itsmymaitland.com	lshields@tohowater.com
Contact Phone	(352)-455-5547	407-875-2829	407-269-7750
Owner/Client Address	-	-	-
Contract Amount	\$2,231,021.00	\$6,000,000.00	\$5,300,000.00
Change Orders	-	-	-
Completed on Schedule/Date	Yes, January 2021-January 2022	Yes, September 2021-February 2023	Yes, April 2022-December 2024
Project Description	Construction of Lift Station 53	Relocation of Lift Station #1	Rehabilitation of LS 18 and associated sewer infrastructure
Comments –	- How was their quality of work? ❖ Excellent - Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ Self-perform - Was the job finished on schedule? ❖ Yes - Were they generally cooperative? ❖ Very Cooperative - Did they constantly request “extras” to the contract? ❖ No - Were there any financial claims for unpaid bills through the subcontractors? ❖ No - Were pay requests in accordance with work completed? ❖ Yes - Who was the Superintendent and did he do a good job? ❖ Cannot remember name, but did a good job - What is the overall evaluation of the company? ❖ Excellent. Would do business with Sanpik again given the chance.	- How was their quality of work? ❖ Very Good - Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ Self-Perform - Was the job finished on schedule? ❖ Yes, to an agreed upon modified schedule - Were they generally cooperative? ❖ Yes - Did they constantly request “extras” to the contract? ❖ No - Were there any financial claims for unpaid bills through the subcontractors? ❖ No - Were pay requests in accordance with work completed? Yes - Who was the Superintendent and did he do a good job? ❖ Tom Shipman and yes - What is the overall evaluation of the company? ❖ They are a competent and acceptable contractor and would be able to perform work in the city of Maitland as a low bidder	- How was their quality of work? ❖ Toho was satisfied with the quality of the work performed - Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ Combination of both self and sub - very common and no issues to report - Was the job finished on schedule? ❖ yes, job was even extended by Toho adding additional scope of work - Were they generally cooperative? ❖ I have never had an issue with SanPik – always very responsive and helpful - Did they constantly request “extras” to the contract? ❖ No - Were there any financial claims for unpaid bills through the subcontractors? ❖ No - Were pay requests in accordance with work completed? ❖ Yes - Who was the Superintendent and did he do a good job? ❖ Tyler Eldon - What is the overall evaluation of the company? ❖ Very happy with SanPik and its employees.

REFERENCE CHECKLIST

TOWN OF EATONVILLE - IFB NO. 00020-0-2025 TOWN OF EATONVILLE VEREEN LIFT STATION IMPROVEMENTS AMCON DEVELOPMENT GROUP LLC

Item	Reference for:		
	No. 1	No. 2	No. 3
Project Name	Lift Station No. 1 Replacement	Lift Sation No. 12 Rehabilitation	Bill Frederick Park Station Upgrades
Owner / Client	City of Palm Bay	City of Daytona Beach	City of Orlando
Contact Name	Peter Carr	Frank O'Keefe	Michael Vinson
Contact Email	321-952-3410 ext. 7336	386-671-8886	
Contact Phone	Peter.carr@palmbayflorida.org	OKeefeFrank@Daytonabeach.gov	michael.vinson@cityoforlando.net
Owner/Client Address	Palm Bay Fl 32907	125 Basin Street, Suite 131 Daytona Beach, FL 32114	400 S. Orange Ave Orlando, FL 32801
Contract Amount	\$1,643,981.96	\$950,831.71	\$1,812,900.07
Change Orders			
Completed on Schedule/Date	No, 02/2024-07/2025	Yes, 04/2024-09/2025	06/2022 – 09/2024
Project Description	Replacement of lift station 1	Rehabilitation of lift station 12	Rehabilitation of six (6) lift stations
Comments –	- How was their quality of work? ❖ The finished product turned out good, but the project took longer than expected. - Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ 85% of the work performed was done by subcontractors - Was the job finished on schedule? ❖ The final completion date was June 12th, 2025 and we had to grant them more time for some difficulty dealing with ground water on the site, the lift station was put into service in September - Were they generally cooperative? ❖ Communication was a little rough in the beginning of the project but got better as the project progressed - Did they constantly request “extras” to the contract? ❖ Yes – to add more time to the project - Were there any financial claims for unpaid bills through the subcontractors? ❖ No - Were pay requests in accordance with work completed? ❖ Yes - Who was the Superintendent and did he do a good job? ❖ Zach Amkraut & yes - What is the overall evaluation of the company? ❖ C	- How was their quality of work? ❖ Their quality work was very good, no issues during installation of the lift station - Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ They contracted out the electrical and some of the manhole lining. The manhole lining was completed by one of the few certified in the area - Was the job finished on schedule? ❖ Yes - Were they generally cooperative? ❖ Very much so, they communicated very well throughout the project - Did they constantly request “extras” to the contract? ❖ No - Were there any financial claims for unpaid bills through the subcontractors? ❖ No - Were pay requests in accordance with work completed? - Yes - Who was the Superintendent and did he do a good job? ❖ Zach, did a great job, nothing but praise by the City inspectors and Field Operation crews. - What is the overall evaluation of the company? ❖ I have told AMCON that I would like them to bid on future lift station projects for the City of Daytona Beach	- How was their quality of work? ❖ - Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ - Was the job finished on schedule? ❖ - Were they generally cooperative? ❖ - Did they constantly request “extras” to the contract? ❖ - Were there any financial claims for unpaid bills through the subcontractors? ❖ - Were pay requests in accordance with work completed? ❖ - Who was the Superintendent and did he do a good job? ❖ - What is the overall evaluation of the company? ❖ NO RESPONSE RECEIVED

REFERENCE CHECKLIST

TOWN OF EATONVILLE - IFB NO. 00020-0-2025 TOWN OF EATONVILLE VEREEN LIFT STATION IMPROVEMENTS MIDSOUTH, INC.

Item	Reference for:		
	No. 1	No. 2	No. 3
Project Name	Sumter Co Us 301 and Cr 470 Office Site Utility Expansion	Rainbow Springs WRF	Commerce 429
Owner / Client	Sumter County BOCC	FGUA	Earthmovers
Contact Name	Deborah Snyder	Arnel Santos	Denver Lee
Contact Email	-	-	-
Contact Phone	352-689-4400	407-629-6900	352-266-8826
Owner/Client Address	319 E Anderson Ave, Bushnell FL 33513	280 Wekiva Springs Rd, Longwood, FL 32708	5606 N US Hwy 441, Ocala, FL 34475
Contract Amount	\$1,960,000	\$1,900,000	\$5,400,000
Change Orders			
Completed on Schedule/Date	Yes	Yes	Yes
Project Description	Offsite utility extension for new government complex	Decomission WRF Install LS and FM Directional Drill	Sanitary System & LS/Off-Site FM
Comments –	1. How was their quality of work? ❖ Good 2. Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ Mostly Self-Performed 3. Was the job finished on schedule? ❖ Yes 4. Were they generally cooperative? ❖ Yes, 1 minor issue, more work was needed than the plans and there was some push back with the number of change orders 5. Did they constantly request “extras” to the contract? ❖ Just the one Issue 6. Were there any financial claims for unpaid bills through the subcontractors? ❖ No 7. Were pay requests in accordance with work completed? ❖ Yes 8. Who was the Superintendent and did he do a good job? ❖ Don't know but Yes 9. What is the overall evaluation of the company? ❖ Good	1. How was their quality of work? ❖ Acceptable 2. Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ Self-perform 3. Was the job finished on schedule? ❖ Yes 4. Were they generally cooperative? ❖ Yes 5. Did they constantly request “extras” to the contract? ❖ No 6. Were there any financial claims for unpaid bills through the subcontractors? ❖ No 7. Were pay requests in accordance with work completed? ❖ Yes 8. Who was the Superintendent and did he do a good job? ❖ Don't remember but Yes 9. What is the overall evaluation of the company? ❖ Good, one of the better companies to work with	1. How was their quality of work? ❖ Good 2. Did the Contractor self-perform the work or did they subcontract a lot of it? ❖ Self-perform 3. Was the job finished on schedule? ❖ Yes 4. Were they generally cooperative? ❖ Yes 5. Did they constantly request “extras” to the contract? ❖ No 6. Were there any financial claims for unpaid bills through the subcontractors? ❖ No 7. Were pay requests in accordance with work completed? ❖ Yes 8. Who was the Superintendent and did he do a good job? ❖ Arron, yes 9. What is the overall evaluation of the company? ❖ Good, not perfect but better than most, is working with again soon.