



Town of _____

Micanopy

Florida

April 14, 2026

AGENDA ITEM: CDBG-CV Construction Award – New Micanopy Community Center

BACKGROUND:

The Town of Micanopy has completed the competitive bidding process for the construction of the New Micanopy Community Resource Center, funded through the Community Development Block Grant – Coronavirus (CDBG-CV) program. Bids were publicly opened on April 6, 2026, with four contractors submitting responsive proposals.

The Town’s project architect, Paul Stresing Associates, Inc., conducted a detailed review of all bid submissions for completeness, responsiveness, and compliance with the bid requirements.

Following this review, the architect, in coordination with the grant administrator, recommends award of the project to Hoffman Construction as the lowest responsive and responsible bidder. The recommended base bid amount is **\$1,820,280**, with no deductive alternates applied.

The bid tabulation confirms that Hoffman Construction submitted a complete and compliant bid package and provided all required documentation, including bid bond and contractor qualifications.

Additionally, the contractor has indicated the ability to meet the project’s required completion deadline, which is critical to maintaining compliance with CDBG-CV funding timelines.

ANALYSIS:

The procurement process was conducted in accordance with applicable federal and state requirements for CDBG-funded projects. All bids were evaluated for responsiveness and responsibility, and the recommendation is based on both cost and compliance.

Awarding the contract to Hoffman Construction ensures the Town can proceed expeditiously with construction and remain on schedule to meet grant deadlines, which is essential to avoid jeopardizing funding.

FISCAL IMPACT:

The total construction award is **\$1,820,280**, which will be funded through the Town’s CDBG-CV grant allocation. No additional local funds are anticipated beyond those already budgeted for the project.

706 NE Cholokka Blvd.
PO Box 137, Micanopy, FL 32667-0137
(352) 466-3121 Town Hall (352) 466-4912 Fax
townhall@micanopytown.com

RECOMMENDED MOTION:

Move to award the construction contract for the New Micanopy Community Resource Center CDBG-CV project to Hoffman Construction in the amount of \$1,820,280, and authorize the Mayor to execute all necessary contract documents, subject to review and approval by the Town Attorney.

PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN

Paul R. Stresing, President
Certificate of Authorization No. AA-0003377
Florida Architectural License No. AR0013985

American Institute of Architects
National Council of Architectural
Registration Boards

April 7, 2026

Via E-Mail: SSamario@micanopytown.com

Ms. Sara S. Samario, ICMA-CM, Town Administrator
Town of Micanopy
706 NE Cholokka Blvd, PO Box 137
Micanopy, FL 32667

RE: New Micanopy Community Center Contractor Recommendation

Dear Ms. Samario:

I have reviewed the 4/6/26 Bid Submission for the New Micanopy Community Center for completeness and accuracy and earlier today I discussed my findings with the Grant Administration. Four contractors submitted a bid to your office and each were reviewed in detail immediately after the Public Bid Opening.

It is both the grant administrator Fred Fox Enterprises and my recommendation to award the project to the Low Qualified Contractor Hoffman Construction for a Base Bid amount of \$1,820,280. There were no conditions attached to the Bid and the Contractor will provide a statement of his ability to meet the August 30th 2026 Grant Deadline. With this recommendation, would you please return the Bid Bonds to the three remaining General Contractors immediately.

If you have any questions, or if I can be of further assistance please let me know.

Respectfully,



PAUL R. STRESING, AIA/NCARB

PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
CA No. AA0003377

BID TABULATION FORM

Arch Project No: **25-860**
Project Name: **New Micanopy Community Center**
Bid Opening Date: **April 6, 2026**

Opened By: Paul Stresing
Tabulated By: Cindy Bishop
Posted By: Cindy Bishop
Witnessed by: Sara Samario, Cindy Bishop
Date/Time: 4/6/2026 @ 3:15 P.M.

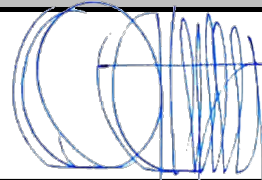
		CONTRACTORS						
ENCLOSURES		Mercedes Weston	Talent Builders	Scherer Construction	Gnv Payne Construction Group	Hoffman Construction		
Bid Proposal Form			Yes	Yes	Yes	Yes		
Bid Bond			Yes	Yes	Yes	Yes		
Drug Free Workplace			Yes	Yes	Yes	Yes		
Public Entity Form			Yes	Yes	Yes	Yes		
Addendum - None			Yes	Yes	Yes	Yes		
List of Subcontractors				Yes	Yes	Yes		
BASE BID			\$ 2,174,190.00	\$ 1,797,573.00	\$ 1,970,869.00	\$ 1,820,280.00		
ALTERNATES/ACCEPTANCE	ALT (Y/N)							
Deductive Alternate No. 1: 40yr Arch Shingle Roof System	N		\$ 44,150.00	\$ 26,000.00	\$ 34,300.00	\$ 71,000.00		
Deductive Alternate No. 2: Two Circulation Desks	N		\$ 13,430.00	\$ 18,000.00	\$ 28,590.00	\$ 16,811.00		
Deductive Alternate No. 3: Kitchen Equipment	N		\$ 28,265.00	\$ 18,000.00	\$ 27,470.00	\$ 7,500.00		
Exclusions & Notations		Lt.Ga framing Sub/Incomplete	No	Yes	No	No		
TOTAL BID Base Bid + Accepted Alternates		Subcontractor Incomplete Bid	\$ 2,174,190.00	\$ 1,797,573.00	\$ 1,970,869.00	\$ 1,820,280.00	\$ -	\$ -

Recommendation

After reviewing the bid proposals for compliance of the bid requirements I offer the following recommendation for your consideration.

Award Base Bid at \$1,820,280 plus deductive Alt. of <-\$0.00>

Total Award Amount \$1,820,280 to Hoffman Construction for Base Bid and no Deductive Alternates



Paul R. Stresing, AIA

Hoffman Construction Inc

Bid Proposal Form

(Submit in duplicate on Contractor's letterhead)

Date: April 6th 2026

Time: 3 pm

To: Town of Micanopy
Sara Samario, Town
Administrator/Clerk
706 NE Chokolka Boulevard
P.O. Box 137
Micanopy, Florida 32667

RE: Town of Micanopy

Micanopy Community Center

Project Bid #: 2026-03

CDBG Grant #: 22CV-S32

PSA Project # xx-xxx

Town of Micanopy:

The undersigned, hereinafter called "Bidder", having visited the site of the proposed project and familiarized himself/herself with the local conditions, nature and extent of the Work, and having examined carefully the drawings, specifications, the Form of Agreement, and other Contract Documents with the Bond Requirements therein, proposed to furnish all labor, materials, equipment and other items, facilities, and services for the proper execution and completion of the referenced construction, in full accordance with the Drawings and Specifications prepared by the firm of **Paul Stresing Associates, Inc.**, in full accordance with the Advertisement for Bids, Instructions to Bidders, Agreement, and all other documents relating thereto on file in the office of the Architect/Engineer and if awarded the Contract, to complete the said work within the time limits specified for the following bid price:

TRENCH SAFETY (Where Applicable)

Provide price for trench safety for trench excavations in excess of five (5) feet deep in accordance with the Trench Safety Act, Chapters 90-96, Laws of Florida and OSHA Standard 29 C.F.R. s.1926.650 Subpart P.

The Contractor herein verifies that he/she is aware of the Trench Safety Act and has in his/her bid all costs related to the requirement of this Act.



Certified by Contractor

A. BASE BID

One million eight hundred twenty thousand two hundred eighty Dollars (\$1,820,280⁰⁰)

1. ~~ADD~~ ALTERNATE: Shingle Roof Deduct.

- Seventy one thousand Dollars (\$71,000)

2. ~~ADD~~ ALTERNATE: Circulation Desks Deduct

Deduct Sixteen thousand eight hundred eleven Dollars (\$16,811)

3. Deductive alt - Kitchen Equipment - \$7,500

There is enclosed a certified check, cashier's check, treasurer's check, bank draft, or Bid Bond in the total amount of **not less than five percent (5%) of the Base Bid** payable to the Town of Micanopy as a guarantee for the purpose set out in the Instructions to Bidders.

The Bidder hereby agrees that:

- A. The Base Bid proposal and alternates shall remain in full force and effect for a period of thirty (30) calendar days after the time of the opening of this proposal and that the Bidder will not revoke or cancel this proposal or withdraw from the competition within the said thirty (30) calendar days.
- B. In the event the Contract is awarded to this Bidder, he/she will enter into a formal written Agreement with the Owner in accordance with the accepted bid within ten (10) calendar days after the Town Commission has taken formal action to accept his/her bid and will furnish to the Owner a Contract Performance Bond and Labor and Material Bond with good and sufficient sureties, satisfactory to the Owner, in the amount of 100% of the accepted bid, the form and terms of which shall fully comply with Section 255.05, Florida Statutes. The Bidder further agrees that in the event of the Bidder's default or breach of any of the agreements of this proposal, the said bid deposit shall be forfeited as liquidated damages.

Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period.

Addendum No.	Dated
1, 2, 3, 4	3/25 - 3/31/26

Florida Construction Industries Licensing Board of Certification

Joe Hoffmann
(Name of Holder)

CGC 058445
(Certificate No.)

In witness thereof, the Bidder has hereunto set his/her signature and affixed his/her seal this day of 6th April, A.D. 2026.

(Corporate Seal)

By:

[Signature]
Joe Hoffmann - Pres.

Print Name and Title:

Company Name:

Hoffmann Construction Inc.

Address:

635 S.W. 186 St
Newberry, Fla 32669

Phone Number and Facsimile:

352-494-0229