



FERGUSON
GLASGOW
SCHUSTER
SOTO, INC.

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■ Architecture
■ Planning
■ Interior Design

April 15, 2008

City of Coral Gables Public Works
2800 SW 72nd Ave.
Bldg 6
Miami, FL 33155

Attn: Boriana Cloutier

Re: Interior Refurbishment – Men's Locker rooms
Central Police Station First Floor
Bid Analysis

Dear Boriana,

I reviewed the package on 4/11/08 which included the Bid Tabulation Form, Bid form for each of 4 bidders, Schedule of Values for some of the bidders, signature page and experience record/references for all the bidders, and Vendor/Bidder Background Information for some of the bidders. The four bids were as follows, in order of lowest to highest:

1. Diegon, LLC	\$117,193
2. Design Build Int.	\$142,355
3. T & G Constructors	\$182,000
4. Gavarette	\$188,900

The budget for the project was \$162,542. Both the first and second bidders submitted bids below the City's budget amount.

I have some concerns with the substantial differences between the first, second and third bids – which typically reflects that some bidders may have missed a requirement. However, in reviewing Diegon's Schedule of Values it appears that they have included all the principal categories of work for the project, with the exception of hollow metal frames (which may be included with the wood door line item). The values scheduled for painting, plumbing, HVAC and electrical are much lower than was shown on the budget, but they are included in their schedule.

A search of the State of Florida licensing portal shows that Diegon is licensed as a General Contractor in the State of Florida. The site does not list any licensing complaints for Diegon, LLC. They are also registered with the State of Florida Secretary of State.

We attempted to contact several of the references. We were able to speak with one reference, from a developer's office, which advised us that they had done work with their firm for several years, and a couple directly with her. The projects included a building and interior build-out work. She said that they were very responsive and that "we would be lucky to hire him".

Based on the above mentioned review of the information that you provided, we do not see any reason to prevent the City from awarding the contract to Diegon, LLC.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Natividad Soto, AIA
President

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