



January 21, 2026

Grand Panama Beach Resort Owners' Association
11800 Front Beach Road
Panama City Beach, FL 32407

Attention: Lindsay Williams, CAM

Project: **Grand Panama Beach Resort - Column and Skybridge Restoration**

Regarding: **Bid Tabulation and Recommendations**

Ms. Williams:

On behalf of the Association, BECI conducted an in-person Pre-Bid Meeting on December 16, 2025 and solicited the procurement of bids from five (5) separate contractors. The purpose of this letter is to provide the Association with a tabulation of the bids recently received for the Column and Skybridge Restoration project, along with our recommendations for the proposed work and further analysis of the bids.

On January 15, 2026, BECI received timely bids from the five contractors invited to the Pre-Bid Meeting. All bids were delivered directly to the Association to the attention of Lindsay Williams, CAM, while copies of the bids were emailed to BECI.

The attached bid tabulation sheet summarizes the bids that we received. For a full and complete description of each bid item, please refer to our Bid Proposal Form (Section 00300 of the Project Manual). Our Bid Form included (2) two Base Bids and (4) four individual unit costs (including hourly unit costs for skilled and unskilled labor) to help provide the Association with detailed cost data for the project.

The Bid Form also included separate costs for a Payment and Performance Bond, as well as an Estimated Time of Completion. The Payment and Performance Bond is not included within the submitted price for either Base Bid. It is the Association's choice to accept or decline the bond.

Although we do not anticipate any major unforeseen conditions, restoration work always has some level of uncertainty. For this reason, we recommend that the Association budgets a contingency fund for this project. This contingency fund will account for any unforeseen conditions that may arise during the project. Based on our experience with restoration projects and the size of this project, we recommend a contingency of approximately twenty percent (20%) of the Total Contract Value. The contingency should not be added to the Contract cost but should be available for the Association's use during the project, should it become necessary.

The time of completion section reflects the number of calendar days each contractor indicates it will take to complete Base Bid Nos. 1 and 2. The durations submitted provide the Association a gauge for the time frame that they should anticipate the work taking for each contractor. Seashore Construction, Inc. provided a start date as early as February 2026, as opposed to Southern Wall Systems providing a start date of 30 days after a signed contract or 1 week after receipt of permits. Both C-Sharpe and Suncoast Restoration and Waterproofing, LLC provided start dates in August of 2026. We recommend negotiating time limits, starting dates, and incorporating a penalty clause into the successful bidder's contract once the Association has selected which scope items to move forward with.

Based on the submitted information, it is our opinion that all bidders can perform the scope of work and are priced relatively competitively, with Suncoast Restoration & Waterproofing, LLC and C-Sharpe Co., LLC being an outliers. It should also be that Valcourt Building Services of Florida, LC did not submit a bid for Base Bid No. 2 - Skybridge Restoration. Seashore Construction, Inc. and Southern Wall Systems II, LLC are the most competitive bidders for the project. Currently, Seashore Construction, Inc. has the lowest competitive combined base bid of \$909,270.00. Southern Wall Systems II, LLC's bid duration is the lowest of all the bidders at a combined 73 days. In comparison of the two (2) most competitive bids, there is approximately a 16% variance between the lowest competitive base bid (Seashore Construction, Inc.) and the highest competitive base bid (Southern Wall Systems II, LLC).

BECI recommends that the Association analyze the bids carefully and determine which duration is most acceptable. It is recommended that project cost as well as duration be reviewed. We also recommend that the Association establish a budget of approximately **\$1,173,449.00** for the project. This cost includes the cost of the lowest competitive bid (\$909,270.00), a 20% contingency, and BECI's Services for Pre-Construction (\$7,500.00), Contract Administration (\$66,825.00, based on Seashore's duration of 230 days or 33 weeks at \$2,025.00/wk), and Post-Construction (\$8,000.00). *It should be noted that BECI's contract with the Association provided an assumed duration of 16-weeks and not the 33 weeks bid by Seashore.*

In closing, the bids shall remain subject to acceptance or rejection for the period of sixty (60) calendar days from the date the bids were submitted. However, if the goal is to start the project in August, it would be necessary to execute a Contract with the selected Contractor, or at a minimum provide them with a Notice to Proceed, no later than May 31, 2026. As stated above, we recommend that consideration be given to interviewing bidders that are of interest to the Association to negotiate time limits, start dates, and penalty clauses.

Should you have questions or wish to discuss any part of the bid or the bid tabulation in detail, please contact our Destin office.

Respectfully Submitted,
BECI



Gordon Porter, REWO, FAA sUAS
Senior Project Manager I

Attachment: Bid Tabulation Spreadsheet (1 Page).

			Seashore Construction, Inc.	Southern Wall Systems II, LLC	Valcourt Exterior Building Services of Florida, LC	C-Sharpe Co., LLC	Suncoast Restoration & Waterproofing, LLC
Base Bid							
1	Base Bid No. 1: Column Restoration		\$587,170.00	\$580,390.00	\$761,864.00	\$782,427.00	\$1,097,670.00
2	Base Bid No. 2: Skybridge Restoration		\$322,100.00	\$484,741.00	No Bid	\$835,632.00	\$739,450.00
	Base Bid Total		\$909,270.00	\$1,065,131.00	\$761,864.00	\$1,618,059.00	\$1,837,120.00
Bond							
1	Payment & Performance Bond	%	1.75%	1.50%	1.25%	1.30%	1.50%
Unit Costs							
1	Remove and Replace Deteriorated Light-Gauge Metal Framing	LF	\$7.50	\$7.84	\$14.50	\$18.00	\$25.50
2	Prepare and Treat Corroded Light-Gauge Metal Framing	LF	\$9.00	\$4.05	\$13.00	\$10.00	\$23.00
3	Repair Corroded Steel "L" Angle Framing Members	LF	\$25.00	\$97.87	No Bid	\$45.00	\$160.00
4	Vertical Partial Depth Concrete Repairs	SF	\$75.00	\$154.35	No Bid	\$145.00	\$120.00
	Time and Material						
	For Skilled Labor	HR	\$78.00	\$55.00	\$85.00	\$75.00	\$55.00
	For Unskilled Labor	HR	\$65.00	\$46.00	\$85.00	\$60.00	\$45.00
	Contractor Mark-up	%	20%	15%	30%	20%	20%
Time of Completion							
1	For Base Bid No. 1	DAYS	170	40	90	95	135
2	For Base Bid No. 2	DAYS	60	33	No Bid	95	100
	Date BIDDER can proceed with a Full Crew & Equipment to Commence Mobilization	DATE	Feb-2026	30 Days After Signed Contract or 1 Week After Permit	Within 45 Days	Aug-2026	08/17/26
	Date BIDDER can procure all necessary materials on-site with a Full Crew and Equipment to commence installation	DATE	Feb-2026	30 Days After Signed Contract or 1 Week After Permit	Within 45 Days	Aug-2026	08/24/26