

Office of School Facilities  
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT:** AUTHORIZATION TO APPROVE THE PREQUALIFICATION  
OF CONTRACTORS FOR EDUCATIONAL FACILITIES  
CONSTRUCTION

**COMMITTEE:** FACILITIES AND CONSTRUCTION REFORM

**LINK TO STRATEGIC  
FRAMEWORK:** FINANCIAL EFFICIENCY/STABILITY

Background

School Board Policy 6334, Florida Statutes and State Requirements for Educational Facilities § 4 (SREF) require school districts to prequalify contractors prior to bidding construction contracts, construction management, design-build, and any other construction services application for a one (1) year period or for a specific project. The Office of Economic Opportunity and the Contractor Prequalification Review Committee (Committee) administer compliance in accordance with SREF and School Board Policy requirements. The criterion for prequalification is based on the single bid limit amount of the largest completed project of similar size and scope. The aggregate bid limit amount is determined by the company's surety bonding.

On Thursday, October 16, 2014 and Thursday, November 6, 2014, the Committee evaluated and recommended for Board approval one (1) new application and two (2) single bid limit increase applications for contractor prequalification. (See Attachment "A")

REVISED

For Informational Purpose Only – Attachment "B"

Sixteen (16) companies received single license renewals of which one (1) company received an increase to the aggregate bond limit and one (1) company received a decrease to the single bid limit.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve one (1) new application and two (2) single bid limit increase applications for contractor prequalification.

REVISED

BAW:mm

**REVISED**  
**F-80**

The first part of the document discusses the importance of maintaining accurate records. It highlights that proper record-keeping is essential for tracking progress, identifying trends, and ensuring accountability. The text emphasizes the need for consistency and thoroughness in data collection and reporting.

The second part of the document focuses on the challenges faced during the implementation phase. It notes that resource constraints, time pressures, and communication gaps can significantly hinder the success of the project. The author suggests that proactive planning and regular communication are key to overcoming these obstacles.

The third part of the document provides a detailed analysis of the results achieved. It compares the actual outcomes against the initial objectives and benchmarks. The analysis shows that while some targets were met, there were notable areas for improvement, particularly in the areas of efficiency and cost management.

The fourth part of the document offers recommendations for future projects. It suggests that lessons learned from this experience should be applied to refine processes, improve resource allocation, and enhance communication strategies. The author concludes by expressing confidence in the team's ability to tackle future challenges effectively.

In conclusion, this document provides a comprehensive overview of the project's lifecycle, from initial planning to final evaluation. It serves as a valuable reference for stakeholders and offers practical insights into the complexities of project management. The author hopes that these findings will contribute to the overall success of future initiatives.

The following table summarizes the key performance indicators (KPIs) tracked throughout the project. This data provides a clear snapshot of the project's financial and operational health, highlighting both strengths and areas requiring attention.

The project was completed on schedule and within budget, demonstrating the effectiveness of the team's collaboration and the project manager's leadership. The final report is a testament to the hard work and dedication of all team members involved.

**ATTACHMENT "A"**

November 19, 2014, Board Agenda Item F-80

**NEW**

**JASPER ENTERPRISES, INC.**  
1366 NW 54 St.  
Miami, FL 33142

Single Bid Limit: \$500,378.00  
Aggregate Bid Limit: \$1,000,000.00  
Type of Work: Painting Contractor  
Type of Prequalification: New  
M/WBE Certification: AM  
SBE Certification: Yes

President: Eric Sweet

**INCREASE TO SINGLE BID LIMIT**

**ASSET BUILDERS, LLC DBA MESSAM CONSTRUCTION**  
18300 NW 62 Ave., Suite 320  
Miami, FL 33015

Single Bid Limit: \$2,500,000.00  
Aggregate Bid Limit: \$5,000,000.00  
Type of Work: General Contractor  
Type of Prequalification: Increase to Single Bid Limit  
M/WBE Certification: Yes  
SBE & MBE Certification: Yes

President: Wayne Messam; Angela Messam

ADDED

Current General Certificate Amounts are: Single Bid Limit \$200,000.00 and Aggregate Bids Limit \$200,000.00.

**JWR CONSTRUCTION SERVICES, INC.**  
1311 W. Newport Ctr. Dr., Suite C  
Deerfield Beach, FL 33442

Single Bid Limit: \$12,056,064  
Aggregate Bid Limit: \$30,000,000.00  
Type of Work: General Contractor  
Type of Prequalification: Increase to Single Bid Limit  
M/WBE Certification: No  
SBE Certification: No

President: Jerry W. Dubois

Current General Certificate Amounts are: Single Bid Limit \$3,052,412.00 and Aggregate Bid Limit \$30,000,000.

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MEMORANDUM

TO: SAC, NEW YORK

FROM: SAC, NEW YORK

DATE: 1/15/41

SUBJECT: [Illegible]

RE: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

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**ATTACHMENT "B"**  
November 19, 2014 Board Agenda Item F-80

**RENEWALS**  
(for Informational purpose only)

State Requirement for Educational Facilities mandates that prequalification certificates shall be renewed annually. Applications are reviewed to ensure compliance, and certificates may be increased and/or decreased pursuant to the bond amounts secured by the contractor. Bid limits shall not exceed the contractor's bonding capacity.

**RENEWALS**

**AARYA Construction & Design, Inc.**  
7657 NW 50 St.  
Miami, FL 33166

President: Sam F. Sami

Single Bid Limit:	\$8,100,00.00
Aggregate Bid Limit:	\$20,000,000.00
Type of Work	General Contractor
Type of Prequalification	Renewal
M/WBE Certification	No
SBE Certification	Yes

REVISED

**ACME ORGANIZATION, INC.**  
697 North Miami Ave., Loft 3-J  
Miami, FL 33136

President: Frank O. Adetu

Single Bid Limit:	3,000,000.00
Aggregate Bid Limit:	10,000,000.00
Type of Work	General Contractor
Type of Prequalification	Renewal
M/WBE Certification	AM
SBE Certification	Yes

**BEAUCHAMP CONSTRUCTION CO., INC.**  
2100 Ponce de Leon Blvd., Suite 825  
Miami, FL 33134

President: Dean A. Thomas

Single Bid Limit:	20,000,000.00
Aggregate Bid Limit:	200,000,000.00
Type of Work	General Contractor
Type of Prequalification	Renewal
M/WBE Certification	No
SBE Certification	No

ADDED

**CARIVON CONSTRUCTION COMPANY**  
12171 SW 131 Ave.  
Miami, FL 33136

President: Ivonne Munne

Single Bid Limit:	\$7,500,000.00
Aggregate Bid Limit:	\$12,000,000.00
Type of Work	General Contractor
Type of Prequalification	Renewal
M/WBE Certification	HF
SBE Certification	Yes

**RENEWALS Cont'd: ATTACHMENT "B" November 19, 2014 Board Agenda Item F-80**

**CHEROKEE ENTERPRISES, INC.**  
 14474 Commerce Way  
 Miami Lakes, FL 33016

Single Bid Limit: \$5,000,000.00  
 Aggregate Bid Limit: \$20,000,000.00  
 Type of Work Pollutant Storage Systems Contractor  
 Type of Prequalification Renewal

President: Christine Franklin

M/WBE Certification No ] REVISÉD  
 SBE Certification No

**COOL-BREEZE AIR CONDITIONING CORP.**  
 13120 SW 130 Terr.  
 Miami, FL 33186

Single Bid Limit: \$1,300,000.00  
 Aggregate Bid Limit: \$4,000,000.00  
 Type of Work Class A Air Conditioning Contractor  
 Type of Prequalification Renewal

President: Frank Crawley

M/WBE Certification No  
 SBE Certification No

**DAYBREAK DESIGN/BUILD GROUP, LLC**  
 8101 SW 72 Ave., #321W  
 Miami, FL 33143

Single Bid Limit: \$180,000.00  
 Aggregate Bid Limit: \$500,000.00  
 Type of Work General Contractor  
 Type of Prequalification Renewal

President: Arron Palmer

M/WBE Certification AM  
 SBE & MBE Certification Yes

**DECKTIGHT ROOFING SERVICES INC.**  
 6680 NW 17 Ave.  
 Ft. Lauderdale, FL 33309

Single Bid Limit: \$1,153,274.00  
 Aggregate Bid Limit: \$12,000,000.00  
 Type of Work Roofing Contractor  
 Type of Prequalification Renewal

President: Richard Spreen

M/WBE Certification No  
 SBE Certification No

**GOLDEN FENCE COMPANY, INC.**  
 13230 SW 132 Ave., #7  
 Miami, FL 33186

Single Bid Limit: \$98,000.00  
 Aggregate Bid Limit: \$200,000.00  
 Type of Work Fencing Contractor  
 Type of Prequalification Renewal

President: Meily Garcia Peraza

M/WBE Certification HF  
 SBE & MBE Certification Yes

REVISÉD

ADDED

**RENEWALS Cont'd: ATTACHMENT "B" November 19, 2014 Board Agenda Item F-80**

**J.R.T. CONSTRUCTION CO.**  
 8857 NW 117 St.  
 Hialeah Gardens, FL 33018

President: Jeovanni R. Tarafa

Single Bid Limit: \$2,423,586.00  
 Aggregate Bid Limit: \$8,000,000.00  
 Type of Work: General Contractor  
 Type of Prequalification: Renewal  
 M/WBE Certification: HM  
 SBE Certification: Yes

ADDED

**LATITE ROOFING AND SHEET METAL, LLC**  
 2280 W. Copans Rd.  
 Pompano Beach, FL 33069

President: Steven J. Struve

Single Bid Limit: \$1,600,000.00  
 Aggregate Bid Limit: \$20,000,000.00  
 Type of Work: Roofing Contractor  
 Type of Prequalification: Renewal  
 M/WBE Certification: No  
 SBE Certification: No

REVISED

**MARVELOUS ELECTRIC CONTRACTOR, INC.**  
 9600 NW 24 Ave.  
 Miami, FL 33147

President: Marvin Tilley

Single Bid Limit: \$496,000.00  
 Aggregate Bid Limit: \$2,000,000.00  
 Type of Work: Electrical Contractor  
 Type of Prequalification: Renewal  
 M/WBE Certification: AM  
 SBE Certification: Yes

**NATIONAL FIRE PROTECTION, LLC**  
 3125 W. Commercial Blvd.  
 Ft. Lauderdale, FL 33309

President: George Buell

Single Bid Limit: \$4,082,000.00  
 Aggregate Bid Limit: \$600,000,000.00  
 Type of Work: Fire Alarm Contractor  
 Type of Prequalification: Renewal  
 M/WBE Certification: No  
 SBE Certification: No

ADDED

**PREMIER AIRCONDITIONING & REFRIGERATION, INC.**  
 2165 W 10 Ct.  
 Hialeah, FL 33010

President: Jose Hernandez

Single Bid Limit: \$250,000.00  
 Aggregate Bid Limit: \$1,000,000.00  
 Type of Work: HVAC Contractor  
 Type of Prequalification: Renewal  
 M/WBE Certification: HM  
 SBE Certification: Yes

**RENEWALS Cont'd: ATTACHMENT "B" November 19, 2014 Board Agenda Item F-80**

**SOLARES ELECTRICAL SERVICES, INC.**  
 10421 NW 28 St., D105  
 Doral, FL 33172

Single Bid Limit: \$2,265,266.00  
 Aggregate Bid Limit: \$15,000,000.00  
 Type of Work Electrical Contractor  
 Type of Prequalification Renewal  
 M/WBE Certification HM  
 SBE Certification Yes

President: Andres Solares

REVISED

**STONEHENGE CONSTRUCTION LLC**  
 7300 N. Kendall Dr., Suite 470  
 Miami, FL 33156

Single Bid Limit: \$1,500,000.00  
 Aggregate Bid Limit: \$3,000,000.00  
 Type of Work General Contractor  
 Type of Prequalification Renewal  
 M/WBE Certification HM  
 SBE Certification Yes

President: Alejandro J. Duarte

REVISED

**INCREASE TO AGGREGATE BID/BOND LIMIT**

**Dura Floor, Inc. d/b/a Dura Bond Company**  
 142 NW 29 St.  
 Miami, FL 33127

Single Bid Limit: \$250,000.00  
 Aggregate Bid Limit: \$1,500,000.00  
 Type of Work Flooring Contractor  
 Type of Prequalification Renewal – Increase to Aggregate Bid Limit  
 M/WBE Certification No  
 SBE Certification No

President: William Canary

Current Flooring Certificate Amounts are: Single Bid Limit \$250,000.00, Aggregate Bid Limit \$500,000.00 and Aggregate Bond Limit \$500,000.00

**DECREASE TO AGGREGATE BID/BOND LIMIT**

**TEAM CONTRACTING, INC.**  
 13911 SW 42 St., Suite 209  
 Miami, FL 33175

Single Bid Limit: \$3,923,441.00  
 Aggregate Bid Limit: \$30,000,000.00  
 Type of Work General Contractor  
 Type of Prequalification Renewal  
 M/WBE Certification HM  
 SBE & MBE Certification Yes

President: Julio C. Batista

ADDED

Current General Certificate Amounts are: Single Bid Limit \$3,923,441.00, Aggregate Bid Limit \$40,000,000.00 and Aggregate Bond Limit \$40,000,000.00