

Facilities Operations, Maintenance  
Carl Nicoleau, Chief Maintenance and Operations Officer

**SUBJECT:                   AWARD JOB ORDER CONTRACTS**

**JOC22OC-4, JOC22OC-5, JOC22OC-6**  
**OPEN MARKET CONTRACTS**

**JOC22SC-3 and JOC22SC-4**  
**SHELTERED MARKET SMALL BUSINESS ENTERPRISE**

**JOC22MC-2**  
**SHELTERED MARKET MICRO BUSINESS ENTERPRISE**

**COMMITTEE:           FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC**  
**PLAN:                   EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES**

Introduction

Job Order Contracting (JOC) is a construction delivery method used to perform a wide variety of pre-defined tasks and maintenance related activities awarded based on competitively bid adjustment factors. As the need arises, projects are formulated and assigned to the awarded contractor and work orders are issued based on the unit prices established in the task catalog book multiplied by the adjustment factor submitted by the corresponding JOC firm.

Three contracts were advertised as Open Market contracts, two contracts were advertised as sheltered market for Small Business Enterprise (SBE) firms and one contract was advertised as sheltered market for Micro Business Enterprise (MBE) firms pursuant to School Board Policy 6320.02. The bid documents were widely advertised to the contracting community to ensure maximum opportunity and foster competition.

Twenty-nine (29) contractors attended the mandatory pre-bid meeting on October 11, 2022. Bids were opened on November 3, 2022. The bid tabulation results are shown in Attachment A.

Recommendation

Based on the bid result the Board has the right to limit the number of Job Order Contracts awarded to or held by a single bidder or contractor. To benefit from the most favorable prices while ensuring adequate capacity to perform JOC work, staff is recommending award to: Unitech Builders Corp., FHP Tectonics Corporation and J.R.T. Construction, Co. for the open market contract. Staff is recommending award to JCI International, Inc. and Carivon Construction Co. for the Small Business Enterprise sheltered market contract. Staff is recommending award to Alta Home Remodeling Co. dba Alta Quality Builders for the Micro Business Enterprise sheltered market contract.

The initial term of the open market and sheltered market contracts shall be for one year with two possible one-year renewal options, under the same terms and conditions. The initial maximum value of the Open Market Contract is \$2,000,000. The initial maximum value for the Small Business Enterprise Contract is \$500,000. The initial maximum value for the Micro Business Enterprise Contract is \$200,000.

If the initial maximum value is reached prior to expiration of the contract term/renewal(s), the Superintendent or his/her designee may extend the maximum value twice for increments equal to the contractual limits within the contract/renewal term, provided the contractor produces a new Public Construction Performance and Guarantee Bond and a Public Construction Payment Bond for the increased contract amount.

The adjustment factors bid by the recommended contractors are favorable to the District and are in line with previously awarded JOC contracts.

The three open market contracts have a mandatory 25% Small/Micro Business Enterprise (S/MBE) subcontractor participation goal for each year of the contract. Individual projects with a construction estimate over \$300,000 will be presented to the Office of Economic Opportunity Goal Setting Committee for Minority/Women Business Enterprise (M/WBE) project specific goals.

For the purposes of bid analysis only, a Weighted Factor was calculated based on 90% for Item #1 plus 10% for Item #2.

Funding for these contracts will be appropriated through individual projects and includes General Obligation Bond work and ESSER Funding.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

1) Award Open Market JOC Contracts No. JOC22OC-4, JOC22OC-5, JOC22OC-6 for one year with two possible one-year renewal options, under the same terms and conditions. The maximum initial value is \$2,000,000. If the maximum value is reached prior to expiration of the contract term/renewal(s), the Superintendent or his/her designee may extend the maximum value twice for increments equal to the contractual limits within the contract/renewal term, provided the contractor produces a new Public Construction Performance and Guarantee Bond and a Public Construction Payment Bond for the extended contract amount to:

a. Contract #JOC22OC-4  
Unitech Builders Corp.  
16115 SW 117 Avenue, Suite 23  
Miami, Florida 33177  
Weighted Factor: 0.7999  
M/WBE (Hispanic American)

b. Contract #JOC22OC-5  
FHP Tectonics Corporation  
2301 NW 33 Court, Unit 113  
Page 2 of 6

Fort Lauderdale, Florida 33308

Weighted Factor: 0.8000

Non-Certified

c. Contract #JOC22OC-6

J.R.T. Construction, Co.

3050 NW 77 Court

Doral, Florida 33122

Weighted Factor: 0.9199

M/WBE (Hispanic American)

- 2) Sheltered Market Small Business Enterprise (SBE) JOC Contracts No. JOC22SC-3 and JOC22SC-4 for one year with two possible one-year renewal options, under the same terms and conditions. The maximum initial value is \$500,000. If the maximum value is reached prior to expiration of the contract term/renewal(s), the Superintendent or his/her designee may extend the maximum value twice for increments equal to the contractual limits within the contract/renewal term, provided the contractor produces a new Public Construction Performance and Guarantee Bond and a Public Construction Payment Bond for the extended contract amount to:

d. Contract #JOC22SC-3

JCI International, Inc.

12315 SW 132 Court

Miami, Florida 33186

Weighted Factor: 0.9599

SBE Tier-1 M/WBE (Hispanic American)

e. Contract #JOC22SC-4

Carivon Construction Company

12171 SW 131 Ave

Miami, Florida 33186

Weighted Factor: 1.0439

SBE Tier-2 (Hispanic American)

- 3) Sheltered Market Micro Business Enterprise (MBE) JOC Contracts No. JOC22MC-2 for one year with two possible one-year renewal options, under the same terms and conditions. The maximum initial value is \$200,000. If the maximum value is reached prior to expiration of the contract term/renewal(s), the Superintendent or his/her designee may extend the maximum value twice for increments equal to the contractual limits within the contract/renewal term, provided the contractor produces a new Public Construction Performance and Guarantee Bond and a Public Construction Payment Bond for the extended contract amount to:

- f. Contract #JOC22MC-2  
Alta Home Remodeling Co. dba Alta Quality Builders  
15358 SW 62 Street  
Miami, Florida 33193  
Weighted Factor: 0.9999  
M/WBE (Hispanic American) MBE Tier -2, VBE

**Attachment A**

**BID TABULATION RESULTS**

<b>PROJECT NUMBER:</b>	<b>JOC22OC-4</b>	<b>OPEN MARKET CONTRACT</b>		
<b>BIDDERS</b>	<b>WEIGHTED FACTOR</b>	<b>NORMAL WORKING HOURS</b>	<b>OTHER THAN NORMAL WORKING HOURS</b>	<b>Recommendation</b>
<b>Unitech Builders Corp.</b>	<b>0.7999</b>	<b>0.7999</b>	<b>0.7999</b>	<b>Award JOC22OC-4</b>
FHP Tectonics Corporation	0.8000	0.8000	0.8000	
J.R.T. Construction, Co.	0.8999	0.8999	0.8999	
JCI International, Inc.	1.0000	1.0000	1.0000	
Carivon Construction Company	1.0375	1.0373	1.0396	
LEGO Construction Company	1.0909	1.0897	1.1015	
RJ Spencer Const., LLC. dba RJS Construction	9.2750	9.2500	9.5000	

<b>PROJECT NUMBER:</b>	<b>JOC22OC-5</b>	<b>OPEN MARKET CONTRACT</b>		
<b>BIDDERS</b>	<b>WEIGHTED FACTOR</b>	<b>NORMAL WORKING HOURS</b>	<b>OTHER THAN NORMAL WORKING HOURS</b>	<b>Recommendation</b>
<del>Unitech Builders Corp.</del>	<del>0.7999</del>	<del>0.7999</del>	<del>0.7999</del>	<b>Award JOC22OC-5</b>
<b>FHP Tectonics Corporation</b>	<b>0.8000</b>	<b>0.8000</b>	<b>0.8000</b>	
J.R.T. Construction, Co.	0.9099	0.9099	0.9099	
JCI International, Inc.	1.0000	1.0000	1.0000	
Carivon Construction Company	1.0375	1.0373	1.0396	
LEGO Construction Company	1.0909	1.0897	1.1015	
RJ Spencer Const., LLC. dba RJS Construction	9.2750	9.2500	9.5000	

<b>PROJECT NUMBER:</b>	<b>JOC22OC-6</b>	<b>OPEN MARKET CONTRACT</b>		
<b>BIDDERS</b>	<b>WEIGHTED FACTOR</b>	<b>NORMAL WORKING HOURS</b>	<b>OTHER THAN NORMAL WORKING HOURS</b>	<b>Recommendation</b>
<del>Unitech Builders Corp.</del>	<del>0.7999</del>	<del>0.7999</del>	<del>0.7999</del>	Recommended for JOC22OC-4
<del>FHP Tectonics Corporation</del>	<del>0.8000</del>	<del>0.8000</del>	<del>0.8000</del>	
<b>J.R.T. Construction, Co.</b>	<b>0.9199</b>	<b>0.9199</b>	<b>0.9199</b>	<b>Award JOC22OC-6</b>
JCI International, Inc.	1.0000	1.0000	1.0000	

Carivon Construction Company	1.0375	1.0373	1.0396
LEGO Construction Company	1.0909	1.0897	1.1015
RJ Spencer Const., LLC. dba RJS Construction	9.2750	9.2500	9.5000

<b>PROJECT NUMBER:</b>	<b>JOC22SC-3</b>	<b>SHELTERED MARKET SMALL BUSINESS ENTERPRISE</b>		
<b>BIDDERS</b>	<b>WEIGHTED FACTOR</b>	<b>NORMAL WORKING HOURS</b>	<b>OTHER THAN NORMAL WORKING HOURS</b>	<b>Recommendation</b>
<b>JCI International, Inc.</b>	<b>0.9599</b>	<b>0.9599</b>	<b>0.9599</b>	<b>Award JOC22SC-3</b>
Alta Home Remodeling Co. dba Alta Quality Builders	0.9999	0.9999	0.9999	
Carivon Construction Co.	1.0439	1.0437	1.0458	
RJ Spencer Construction LLC. dba RJS Construction	9.1024	9.9999	1.0249	

<b>PROJECT NUMBER:</b>	<b>JOC22SC-4</b>	<b>SHELTERED MARKET SMALL BUSINESS ENTERPRISE</b>		
<b>BIDDERS</b>	<b>WEIGHTED FACTOR</b>	<b>NORMAL WORKING HOURS</b>	<b>OTHER THAN NORMAL WORKING HOURS</b>	<b>Recommendation</b>
JCI International, Inc.	0.9599	0.9599	0.9599	Recommended for JOC22SC-3
Alta Home Remodeling Co. dba Alta Quality Builders	0.9999	0.9999	0.9999	Non-responsive. Not SBE
<b>Carivon Construction Co.</b>	<b>1.0439</b>	<b>1.0437</b>	<b>1.0458</b>	<b>Award JOC22SC-4</b>
RJ Spencer Construction LLC. dba RJS Construction	9.1024	9.9999	1.0249	

<b>PROJECT NUMBER:</b>	<b>JOC22MC-2</b>	<b>SHELTERED MARKET MICRO BUSINESS ENTERPRISE</b>		
<b>BIDDERS</b>	<b>WEIGHTED FACTOR</b>	<b>NORMAL WORKING HOURS</b>	<b>OTHER THAN NORMAL WORKING HOURS</b>	<b>Recommendation</b>
<b>Alta Home Remodeling Co. dba Alta Quality Builders</b>	<b>0.9999</b>	<b>0.9999</b>	<b>0.9999</b>	<b>Award JOC22MC-2</b>
Cami-Axle Construction Corp	1.0655	1.0655	1.0655	