

Office of Facilities Design & Construction
Raul F. Perez, Chief Facilities Design & Construction Officer

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

COMMITTEE: FACILITIES AND CONSTRUCTION

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

Background

School Board Policy 6334, *Florida State Statutes and State Requirements for Educational Facilities* – Section 4 (SREF) require school districts to prequalify construction services contractors for a one (1) year period or for a specific project prior to providing construction services to the school district.

The Office of Economic Opportunity (OEO) and the Contractor Prequalification Review Committee (CPRC) facilitate compliance for Miami-Dade County Public Schools in accordance with SREF and all applicable School Board policies.

On Monday, September 18, 2023, the OEO and the CPRC evaluated and recommended Board approval of **one (1) new** application. Fifteen (15) renewal applications are submitted for informational purposes only.

On Monday, October 16, 2023, the OEO and CPRC evaluated and approved twenty-four (24) renewal applications submitted to the Board for informational purposes only.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, approve the prequalification certificate for one (1) new application for educational facilities, as listed on Attachment “A”.

F-80

NEW APPLICATIONS

Board Action Required

Attachment "A"

Skanska USA Building, Inc.
350 E Las Olas Boulevard
Suite 1100
Fort Lauderdale, Florida 33310
President: Paul Hewins

Single Bid limit:
Aggregate Bid Limit:
Discipline:
Type of Prequalification:
M/WBE & VBE Certification:
SBE/MBE Certification:

\$80,620,766
\$100,000,000,000
General Contractor
First-Time Applicant
Non-Certified
N/A

RENEWAL APPLICATIONS

No Board Action Required

Attachment "B"

A-1 Property Services Group, Inc. 6925 NW 42 Street Miami, Florida 33166 President: Yosvany Madruga	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$603,280 \$5,000,000 General Contractor Renewal Yes Hispanic-American N/A
A-1 Property Services Group, Inc. 6925 NW 42 Street Miami, Florida 33166 President: Yosvany Madruga	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$603,280 \$5,000,000 Roofing Contractor Renewal Yes Hispanic-American N/A
All-Tech Electric, Inc. 1723 W 37 Street Bay 6 Hialeah, Florida 33012 President: Lluall Llanes	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$500,000 \$1,000,000 Electrical Contractor Renewal No Hispanic-American SBE Tier-1
Arbor Electrical Service, Inc. dba Mr. Wireman Electric 4611 S. University Drive Suite 463 Davie, Florida 33328 President: Margaret Anglin	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$400,000 \$1,500,000 Electrical Contractor Renewal Yes African-American MBE Tier-2
Asset Builders, LLC dba Messam Construction 3600 SW Red Road Suite 303 Miramar, Florida 33025 President: Angela Messam	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$15,000,000 \$30,000,000 General Contractor Renewal Yes African-American SBE Tier-2

RENEWAL APPLICATIONS

No Board Action Required

Attachment "B"

AudioVideo Technical Services, Inc. 14629 SW 104 Street Suite 162 Miami, Florida 33186 President: Cristina Guerra	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$130,388 \$500,000 Specialty Electrical Contractor Renewal Yes Hispanic-American MBE Tier-1
Betancourt Construction & Associates, LLC 5940 S.W. 73 Street Suite 205 Miami, Florida 33143 President: Michael Betancourt	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$7,500,000 \$20,000,000 Building Contractor Renewal Yes Hispanic-American SBE Tier-1
Caliste Construction, LLC 633 NE 167 Street Suite 315 North Miami Beach, Florida 33162 President: Wayne Caliste	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$2,500,000 \$5,000,000 Building Contractor Renewal No African-American MBE Tier-2
Coltec Engineering, Inc. 12169 SW 131 Avenue Miami, Florida 33186 President: Lorenzo A. Fernandez	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$4,599,000 \$40,000,000 Mechanical Contractor Renewal Yes Non-Certified N/A
CPM Builders N.A., LLC 9000 NW 15 Street Unit 5 Doral, Florida 33172 President: Francisco Arteaga	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$5,000,000 \$15,000,000 General Contractor Renewal No Non-Certified N/A

RENEWAL APPLICATIONS

No Board Action Required

Attachment "B"

CWJ Universal Enterprises, Inc. 1126 South Federal Highway Suite 212 Fort Lauderdale, Florida 33316 President: Chris Washington	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$83,500 \$3,000,000 Gypsum Drywall Contractor Renewal No African-American N/A
D. W. Recreation Services, Inc. 2500 NW 79 Avenue Suite 258 Doral, Florida 33122 President: Candace West	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$750,000 \$3,000,000 Building Contractor Renewal No Non-Minority Women SBE Tier-2
D. W. Recreation Services, Inc. 2500 NW 79 Avenue Suite 258 Doral, Florida 33122 President: Candace West	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$750,000 \$3,000,000 General Contractor Renewal No Non-Minority Women SBE Tier-2
Forbes Construction, LLC 1500 Douglas Road Suite 200 Coral Gables, Florida 33134 President: John R. Forbes	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$6,362,176 \$75,000,000 General Contractor Renewal No Non-Certified N/A
Francis Engineering, Inc. dba Francis Fire Protection 1232 SW 31 Avenue Fort Lauderdale, Florida 33312 President: Orrette A. Francis	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$2,000,000 \$8,000,000 Fire Protection Systems Contractor Renewal No African-American N/A

RENEWAL APPLICATIONS

No Board Action Required
Attachment "B"

Gulf Building, LLC 1121 East Broward Boulevard Fort Lauderdale, Florida 33301 President: John Scherer	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$22,733,714 \$300,000,000 General Contractor Renewal No Non-Certified N/A
James B. Pirtle Construction Co., Inc. dba Pirtle Construction Company 500 W Cypress Creek Road, Suite 100 Fort Lauderdale, Florida 33309 President: Michael Geary	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$41,829,764 \$500,000,000 General Contractor Renewal Yes Non-Certified N/A
JRT Construction Co. 3050 NW 77 Court Doral, Florida 33122 President: Jeovanni Tarafa	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$19,089,942 \$38,000,000 General Contractor Renewal Yes Hispanic-American N/A
Kendall Electric, Inc. 6705 SW 145 Street Palmetto Bay, Florida 33158 President: Ramon Bardelas	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$4,574,574 \$20,000,000 Electrical Contractor Renewal Yes Hispanic-American SBE Tier-2
Lee Electrical & Controls Support, LLC 6815 Biscayne Boulevard, Suite 103 #426 Miami, Florida 33138 President: Herbert Lee	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$500,000 \$700,000 Electrical Contractor Renewal Yes African-American MBE Tier-2

RENEWAL APPLICATIONS

No Board Action Required

Attachment "B"

MBR Construction, Inc. 1020 NW 51 Street Fort Lauderdale, Florida 33309 President: Michael Boss	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$8,513,946 \$50,000,000 General Contractor Renewal No Non-Certified N/A
MCQ Construction Services, Inc. dba MCQ Group 10773 NW 58 Street Suite 510 Doral, Florida 33178 President: Pablo A. Gonzalez	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$467,738 \$15,000,000 General Contractor Renewal Yes Hispanic-American SBE Tier-1
MCQ Construction Services, Inc. dba MCQ Group 10773 NW 58 Street Suite 510 Doral, Florida 33178 President: Pablo A. Gonzalez	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$467,738 \$15,000,000 Roofing Contractor Renewal Yes Hispanic-American SBE Tier-1
Paragon Construction Unlimited, Inc. 10424 NW 6 Street Pembroke Pines, Florida 33026 President: Jeffrey Strump	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$400,000 \$750,000 General Contractor Renewal Yes Asian-American SBE Tier-1
Paragon Construction Unlimited, Inc. 10424 NW 6 Street Pembroke Pines, Florida 33026 President: Jeffrey Strump	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$400,000 \$750,000 Roofing Contractor Renewal Yes Asian-American SBE Tier-1

RENEWAL APPLICATIONS

No Board Action Required
Attachment "B"

Precad, Inc. dba Prudentis Roofing 7003 N. Waterway Drive Suite #202 Miami, Florida 33155 President: Francisco Garza	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$2,200,000 \$4,400,000 Roofing Contractor Renewal Yes Hispanic-American SBE Tier-1
Simpson Environmental Services, LLC (a subsidiary of Simpson Acquisition, LLC) 8607 Gall Boulevard Zephyrhills, Florida 33541 President: Tim Yaeger	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$822,228 \$15,000,000 Asbestos Contractor Renewal Yes Non-Certified N/A
Simpson Environmental Services, LLC (a subsidiary of Simpson Acquisition, LLC) 8607 Gall Boulevard Zephyrhills, Florida 33541 President: Tim Yaeger	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$822,228 \$15,000,000 General Contractor Renewal Yes Non-Certified N/A
Simpson Environmental Services, LLC (a subsidiary of Simpson Acquisition, LLC) 8607 Gall Boulevard Zephyrhills, Florida 33541 President: Tim Yaeger	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$822,228 \$15,000,000 Mechanical Contractor Renewal Yes Non-Certified N/A
Simpson Environmental Services, LLC (a subsidiary of Simpson Acquisition, LLC) 8607 Gall Boulevard Zephyrhills, Florida 33541 President: Tim Yaeger	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$822,228 \$15,000,000 Mold Remediator Contractor Renewal Yes Non-Certified N/A

RENEWAL APPLICATIONS

No Board Action Required
Attachment "B"

Sunshine State Air Conditioning, Inc.
4960 NW 165 Street
Suite B11
Miami Gardens, Florida 33014
President: Mauricio Correa

Current Single Bid Limit: \$2,664,000
Aggregate Bid Limit: \$25,000,000
Discipline: Class A Air Conditioning Contractor
Type of Prequalification: Renewal
Prior Work: No
M/WBE & VBE Certification: Hispanic-American
SBE/MBE Certification: SBE Tier-2

The Bec Group Services, Inc.
4259 SW 72 Avenue
Miami, Florida 33155
President: Francisco Espinosa

Current Single Bid Limit: \$10,000,000
Aggregate Bid Limit: \$50,000,000
Discipline: General Contractor
Type of Prequalification: Renewal
Prior Work: No
M/WBE & VBE Certification: Non-Certified
SBE/MBE Certification: N/A

Thermal Concepts, Inc.
2201 College Avenue
Davie, Florida 33317
President: Lawrence Maurer

Current Single Bid Limit: \$15,000,000
Aggregate Bid Limit: \$30,000,000
Discipline: Class A Air Conditioning Contractor
Type of Prequalification: Renewal
Prior Work: No
M/WBE & VBE Certification: Non-Certified
SBE/MBE Certification: N/A

Tirone Electric, Inc.
6151 Pembroke Road
Hollywood, Florida 33023
President: Rosina Tirone

Current Single Bid Limit: \$3,500,000
Aggregate Bid Limit: \$7,500,000
Discipline: Electrical Contractor
Type of Prequalification: Renewal
Prior Work: No
M/WBE & VBE Certification: Non-Minority Women
SBE/MBE Certification: N/A

Trane U.S., Inc.
2884 Corporate Way
Miramar, Florida 33025
President: Donald Simmons

Current Single Bid Limit: \$31,265,716
Aggregate Bid Limit: \$300,000,000
Discipline: General Contractor
Type of Prequalification: Renewal
Prior Work: Yes
M/WBE & VBE Certification: Non-Certified
SBE/MBE Certification: N/A

RENEWAL APPLICATIONS

No Board Action Required

Attachment "B"

Trane U.S., Inc. 2884 Corporate Way Miramar, Florida 33025 President: Donald Simmons	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$196,512 \$300,000,000 Class A Air Conditioning Contractor Renewal Yes Non-Certified N/A
Trane U.S., Inc. 2884 Corporate Way Miramar, Florida 33025 President: Donald Simmons	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$17,874,668 \$300,000,000 Mechanical Contractor Renewal Yes Non-Certified N/A
Universal Electric of Florida 6784 NW 17 Avenue Fort Lauderdale, Florida 33309 President: Phillip Kroyman	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$4,246,514 \$20,000,000 Electrical Contractor Renewal No Non-Certified N/A
Votum Construction, LLC 1405 W. Colonial Drive Suite A Orlando, Florida 32804 President: Vernice Atkins-Bradley	Current Single Bid Limit: Aggregate Bid Limit: Discipline: Type of Prequalification: Prior Work: M/WBE & VBE Certification: SBE/MBE Certification:	\$2,000,000 \$12,000,000 General Contractor Renewal Yes African-American SBE Tier-1

Legend:

- **N/A (Not Applicable)** - The noted firm does not meet the eligibility requirements or elects not to participate in Miami-Dade County Public Schools Small/Micro, Minority/Women-owned and Veteran Business Enterprise Programs.
- **Prior Work (Yes or No)** - The noted firm indicates if work was awarded in the previous twelve (12) months as a prime and/or a subcontractor on any District project.

Certification Programs by Size Standards

Industry	Micro Business Enterprise Program	Small Business Enterprise Program	Minority/Women & Veteran Business Programs
Professional Services A/E	Tier 1 – Less than \$300,000* Tier 2 – Less than \$500,000*	Tier 1 – Less than \$1,000,000* Tier 2 – Less than \$2,000,000*	Net worth of \$5,000,000 or less
Professional Services Non-A/E	Tier 1 – Less than \$300,000* Tier 2 – Less than \$1,000,000*	Tier 1 – Less than \$2,000,000* Tier 2 – Less than \$4,000,000*	Net worth of \$5,000,000 or less
Goods and Services	Tier 1 – Less than \$300,000* Tier 2 – Less than \$1,000,000*	Tier 1 – Less than \$2,000,000* Tier 2 – Less than \$4,000,000*	Net worth of \$5,000,000 or less
Construction and Construction Related Specialty Trades	Tier 1 – Less than \$300,000* Tier 2 – Less than \$1,000,000*	Tier 1 – Less than \$3,000,000* Tier 2 – Less than \$6,000,000*	Net worth of \$5,000,000 or less

*Gross revenue averaged over a three-year period.