



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex

115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

MEMORANDUM

DATE: December 8, 2025

TO: Ariadna Musarra, Director
Construction Management Division

THRU: Maribel Feliciano, Director
Office of Economic and Small Business Development

FROM: Donna-Ann Knapp, Small Business Development Manager
Office of Economic and Small Business Development

SUBJECT: Project No. PNC2119163P1 – Managing General Contractor (“MGC”) for
Broward County Judicial Projects
CBE Compliance Review
Prime Vendor: Stiles Pirtle Joint Venture

- **500-Car Secured Parking Garage & Plaza, PNC2119163P1– 100525 (FGMP 10A, 10B)**
- **Coca Cola Building Renovation, PNC2119163P1 – 104850 (Completed)**
- **Complex Trial Courtroom, PNC2119163P1 – 105373 (Completed)**
- **Copy Center Relocation, PNC2119163P1 – 105556 (Completed)**
- **Enabling Work for 500 Car Garage, PNC2119163P1 – 107594 (FGMP 8A, 8B, 8C)**
- **East Wing Enabling, PNC2119163P1 – 106727 (Completed)**
- **East Wing Generator & Switchgear Replacement PNC2119163P1 - 106730**
- **Felony North Wing Clerk of Courts Relocation, PNC2119163P1 - 104488**
- **Main Jail Water Meter, PNC2119163P1 – 106729 (Completed)**

The Office of Economic and Small Business Development (OESBD) has conducted a review of Stiles Pirtle Joint Venture’s County Business Enterprise (CBE) participation through October 31, 2025. The CBE goal for this contract is **30.00%**. Stiles Pirtle Joint Venture has committed to **30.00%** CBE participation.

• **Table 1: Coca Cola Building Renovation, PNC2119163P1 – 104850 (Completed)**

CBE Vendor Name	Paid to CBE
Allpro Fabricators & Erectors, Inc.	\$174,204.88
BD Construction and Development Inc	\$302,939.60
Florida Palm Construction, DBA Glades Plumbing	\$79,922.64
Gump Termite and Pest Control, Inc.	\$6,950.00
Mills Electric Service Inc	\$220,374.13
Skilcon Inc	\$126,559.43
CBE Total	\$910,950.68

Review of CBE Participation for Contract No. PNC2119163P1 – Managing General Contractor
("MGC") Broward County Judicial Projects

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Reported Payment to Prime: \$2,285,548.81*
Reported Payment to CBEs: \$910,950.68
CBE Participation Attainment: $\$910,950.68 / \$2,285,548.81 = 39.86\%$

**This amount was approved by CMD as "paid biddable contract items" and it is being used to calculate the CBE participation.*

• **Table 2: Complex Trial Courtroom, PNC2119163P1 – 105373 (Completed)**

CBE Vendor Name	Paid to CBE
Citizen Protection, Inc.	\$125,615.00
Cosugas LLC	\$587,221.93
Creative Terrazzo Systems, Inc	\$130,489.12
Door Supply Of Florida, Inc	\$213,440.47
Florida Palm Construction, DBA Glades Plumbing	\$49,036.00
Koldaire, Inc.	\$567,439.35
Misc. Metal Fabrication, LLC	\$6,670.00
CBE Total	\$1,679,911.87

Reported Payment to Prime: \$5,182,363.63
Reported Payment to CBEs: \$1,679,911.87
CBE Participation Attainment: $\$1,679,911.87 / \$5,182,363.63 = 32.42\%$

• **Table 3: Copy Center Relocation, PNC2119163P1 – 105556 (Completed)**

CBE Vendor Name	Paid to CBE
A & W Electric of Hollywood, Inc.	\$258,439.00
CWJ Universal Enterprises, Inc.	\$59,641.67
Diversified Mechanical Systems and Sheetmetal, Inc.	\$0.00
El Leon Construction, Inc.	\$0.00**
Florida Palm Construction, DBA Glades Plumbing	\$22,425.00
Merrick Industrial Management Corporation	\$33,535.93
Schedule 10 Specialists, Inc	\$9,627.15
Tropic Fence Inc	\$7,541.62
CBE Total	\$391,210.37

Reported Payment to Prime: \$897,129.82
Verified Payment to CBE: \$391,210.37
CBE Participation Attainment: $\$391,210.37 / \$897,129.82 = 43.61\%$

***Could not verify payment from this CBE. Prime contractor did not provide proof of payment.*

• **Table 4: Enabling Work for 500 Car Garage, PNC2119163P1 – 107594**

CBE Vendor Name	Paid to CBE
Arbor Electrical Service, Inc. dba Mr. Wireman Electric (FGMP 8A)	\$555,694.62**
Arbor Electrical Service, Inc. dba Mr. Wireman Electric (FGMP 8C)	\$0.00
Francis Engineering, Inc.	\$0.00
Pipecon Corporation, Inc.	\$165,043.00
Renco Development, Inc.	\$0.00
Skilcon, Inc.	\$0.00
Thousand and One Painting, Corp	\$0.00
Zoom Contracting Services LLC	\$0.00
CBE Total	\$720,737.62

Reported Payment to Prime: 8A is \$793,250.02 + 8C is \$304,076.90 = \$1,097,326.92

Reported Payment to CBE: \$720,737.62**

CBE Participation Attainment: \$720,737.62/\$1,097,326.92 = 65.68%

***OESBD was not able to verify this value in time of issuance of this memo. It will be verified at Final CBE Evaluation.*

• **Table 5: East Wing Enabling, PNC2119163P1 – 106727 (Completed)**

CBE Vendor Name	Paid to CBE
CWJ Universal Enterprises, Inc.	\$239,994.30
Diversified Mechanical Systems and Sheetmetal, Inc.	\$25,654.02
Door Supply Of Florida, Inc	\$143,635.04
Mills Electric Service Inc	\$815,181.19
Misc. Metal Fabrication, LLC	\$22,289.00
CBE Total	\$1,246,753.55

Reported Payment to Prime: \$2,877,903.53

Reported Payment to CBE: \$1,246,753.55

CBE Participation Attainment: \$1,246,753.55/\$2,877,903.53 = 43.32%

• **Table 6: East Wing Generator & Switchgear Replacement, PNC2119163P1 – 106730**

CBE Vendor Name	Paid to CBE
CWJ Universal Enterprises, Inc.	\$55,919.00
Door Supply Of Florida, Inc	\$10,995.00
El Leon Construction, Inc.	\$251,164.80**
MGM General Contracting, Inc.	\$2,201,161.40
Misc Metal Fab, LLC	\$21,755.95
Palm Construction Services Inc.	\$101,774.25
Skilcon Inc	\$11,743.90
State-Line Products of South Florida, Inc.	\$28,552.50
Stoner & Associates, Inc.	\$0.00
CBE Total	\$2,683,066.80

Reported Payment to Prime: \$6,016,264.29
Reported Payment to CBE: \$2,683,066.80
CBE Participation Attainment: $\$2,683,066.80 / \$6,016,264.29 = 44.60\%$

***OESBD was not able to verify this value in time of issuance of this memo. It will be verified at Final CBE Evaluation.*

• **Table 7: Felony North Wing Clerk of Courts Relocation, PNC2119163P1 – 104488**

CBE Vendor Name	Paid to CBE
A & W Electric of Hollywood, Inc.	\$1,084,564.42
Cosugas LLC	\$394,422.78
Demcon Group, LLC	\$114,098.40
Koldaire, Inc.	\$812,236.68
Smith Building, Inc.	\$1,050,076.68
State-Line Products of South Florida, Inc.	\$63,284.97
CBE Total	\$3,518,683.93

Reported Payment to Prime: \$5,824,913.90
Reported Payment to CBE: \$3,518,683.93
CBE Participation Attainment: $\$3,518,683.93 / \$5,824,913.90 = 60.41\%$

• **Table 8: Main Jail Water Meter, PNC2119163P1 – 106729 (Completed)**

CBE Vendor Name	Paid to CBE
Pipecon Corporation, Inc.	\$349,253.00
CBE Total	\$349,253.00

Reported Payment to Prime: \$610,092.84
Reported Payment to CBE: \$349,253.00
CBE Participation Attainment: $\$349,253.00 / \$610,092.84 = 57.25\%$

• **Table 9: Overall CBE Attainment through October 31, 2025**

Project Name	Paid To Prime	Paid to CBE	Current Individual CBE Participation	Project Status
500-Car Secured Parking Garage & Plaza (FGMP 10A & 10B)	\$0.00	\$0.00	0.00%	In negotiations/ Pending Approval
Coca Cola Building Renovation	\$2,285,548.81	\$910,950.68	39.86%	completed
Complex Trial Courtroom	\$5,182,363.63	\$1,679,911.87	32.42%	completed
Copy Center Relocation	\$897,129.82	\$391,210.37	43.61%	completed
Enabling Work for 500 Car Garage	\$1,097,326.92	\$720,737.62	65.68%	in progress
East Wing Enabling	\$2,877,903.53	\$1,246,753.55	43.32%	completed

East Wing Gen & Switchgear Replace	\$6,016,264.29	\$2,683,066.80	44.60%	in progress
Felony North Wing Clerk of Courts Relocation	\$5,824,913.90	\$3,518,683.93	60.41%	in progress
Main Jail Water Meter	\$610,092.84	\$349,253.00	57.25%	completed
TOTAL	\$24,791,543.74	\$11,500.567.82		
Overall CBE Participation Attainment			46.39%	

- **Table 10: Current funding request for 500-Car Secured Parking Garage & Plaza, PNC2119163P1–100525 (FGMP 10A, 10B)**

500-Car Secured Parking Garage & Plaza, PNC2119163P1–100525 (FGMP 10A, 10B) Summary			
Phases	FGMP8 Amount	Biddable Amounts*	Status
FGMP 10A – Procurement of Long Lead Items	\$15,130,420.00	\$11,945,882.00	In progress
FGMP 10B – Balance of Trades & Construction	\$51,735,776.00	\$39,000,431.00	In negotiations/ Pending Approval
FGMP 8 Total:	\$66,866,196.00	\$50,946,313.00	

*Biddable amounts do not include: Pre-construction Services, Insurances, Payment and Performance Bonds, Overhead and Profit, Owner's Allowance, Payroll, and certain General Conditions items.

Proposed Additional Funding for Master Agreement PNC2119163P1 and addition of FGMPs 10A & 10B: CBE commitment remains 30.00%

- Proposed Amount: **\$66,866,196.00**

Stiles Pirtle Joint Venture (Prime) has achieved **46.39%** CBE participation through October 31, 2025, and is exceeding the overall committed CBE participation by 16.39% under this Master Agreement.

Payment to the Prime and CBE firms was verified through an independent payment verification process. OESBD will continue to monitor this project, through its completion, for compliance with the CBE Program requirements.

cc: Nadia Hankerson, Assistant Director, OESBD
Olga Sheyner, Small Business Development Specialist, OESBD
Ian Harvey, Expansion Project Administrator, CMD
Jennifer Schiappa, Contract/Grant Administrator Senior, CMD