



TO: Latoya Clark-Forbes, Purchasing Agent
Purchasing Division
FROM: Richard Tornese, Director
Highway Construction and Engineering Division, Parks Planning and Design Section
SUBJECT: Solicitation No.: PNC2119537C1
Renovation of Boulevard Gardens Community Center

Recommended Vendor: Primus Construction Services, Inc.
Recommended Group(s)/Line Item(s): Line Items 01-01 through 01-05
Initial Award Amount: \$711,600.00 Potential Total Amount: \$711,600.00
Initial Contract Term: Fixed Purchase Contract Term, including Renewals: Fixed Purchase

CONCURRENCE:

The agency has reviewed Vendor's response(s) for specification compliance and Vendor responsibility. I
 have reviewed all documents including the Vendor Questionnaire and after careful evaluation, I concur with recommendation for award to the Vendor.

FINANCIAL BACKGROUND/D & B REPORT: (check one)

- I am satisfied with the Vendor's financial background and/or rating and payment performance.
- Not applicable Payment and Performance Bond is required for Award.

LITIGATION HISTORY: (check one).

- I have reviewed the Litigation History Form and there is no issue of concern.
- Refer to additional information from the Office of the County Attorney to address an issue/concern.

PAST PERFORMANCE: (check all that apply)

I have reviewed the Vendor's past Performance Evaluations in Contracts Central and:

- Vendor received an overall rating ≥ 2.59 on all evaluations.
- No evaluations within the past three years contained any items rated a score of 2 or less.
- Vendor received a rating ≤ 2.59 on an evaluation(s). Refer to additional information.
- Vendor received a score of ≤ 2 on an individual item(s). Refer to additional information.
- Past evaluations are not relevant to the scope of this contract.
- No past Performance Evaluations exist in Contracts Central.

AND

- Reference Verification Forms are attached.

OR

- Reference Verification Forms are not required: Commodity only purchase (less than \$250,000); Service less than \$50,000 and the Vendor has a Performance Evaluation within the past three years.

NON-CONCURRENCE:

- I do not concur. Detailed reason for non-concurrence is attached.

TYPED NAME OF SIGNER: Richard C. Tornese, P.E. TITLE: Director
(Individual authorized to administer the contract.)

SIGNATURE:  DATE: 1/21/2020



Vendor Reference Verification Form

Broward County Solicitation No. and Title: PNC2119537C1, Renovation of Boulevard Gardens Community Center

Reference for: (Name of Firm) Primus Construction Services, Inc.
 Organization/Firm Name providing reference: ARF Financial
 Contact Name/Title: Maria Interiano
 Contact E-mail: minteriano@arffinancial.com
 Contact Phone: 786-281-8669
 Name of Referenced Project: 17435 NW Building Renovation and 2 Stories Addition
 Contract No. N/A
 Contract Amount: \$289,000
 Date Services Provided: 2019

(list date range or date services began until "current")

Vendor's role in Project: Prime Vendor Sub-consultant/Sub-contractor
 Would you use this vendor again? Yes No If No, please specify in Additional Comments (below).

Description of services provided by Vendor:
Complete renovation and addition of 2-story single family home.

Please rate your experience with the referenced Vendor:	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service				
a. Responsive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Accuracy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Vendor's Organization				
a. Staff expertise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Professionalism	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Turnover	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Timeliness of:				
a. Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Comments: (provide on additional sheet if needed)

References Checked By
 Name: Mauricio Sigal, P.E. Title: Construction Project Manager
 Division/Department: HCED / Parks Date of Verification: December 26, 2019



Vendor Reference Verification Form

Broward County Solicitation No. and Title: PNC2119537C1, Renovation of Boulevard Gardens Community Center

Reference for: (Name of Firm) Primus Construction Services, Inc.
 Organization/Firm Name providing reference: New Life Pentecostal Church
 Contact Name/Title: Abidemi "A.J." Ajayi
 Contact E-mail: imediba81@gmail.com
 Contact Phone: 954-330-6047
 Name of Referenced Project: New Life Pentecostal Church Construction
 Contract No.
 Contract Amount: \$749,000
 Date Services Provided: 2014 - 2019

(list date range or date services began until "current")

Vendor's role in Project: Prime Vendor Sub-consultant/Sub-contractor
 Would you use this vendor again? Yes No If No, please specify in Additional Comments (below).

Description of services provided by Vendor:
 Primus Construction is the prime contractor in the construction of a new worship sanctuary for New Life Pentecostal Church.

Please rate your experience with the referenced Vendor:	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service				
a. Responsive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Accuracy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Vendor's Organization				
a. Staff expertise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Professionalism	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Turnover	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Timeliness of:				
a. Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Comments: (provide on additional sheet if needed)

References Checked By
 Name: Mauricio Sigal, P.E. Title: Construction Project Manager
 Division/Department: HCED / Parks Date of Verification: December 26, 2019



Vendor Reference Verification Form

Broward County Solicitation No. and Title: PNC2119537C1, Renovation of Boulevard Gardens Community Center

Reference for: (Name of Firm) Primus Construction Services, Inc.
 Organization/Firm Name providing reference: Broward County
 Contact Name/Title: David Samter
 Contact E-mail: dsamter@broward.org
 Contact Phone: 954-816-0391
 Name of Referenced Project: North Homeless Assistance Center Kitchen Renovation
 Contract No. D2113050C1
 Contract Amount: \$539,000
 Date Services Provided: 2018

(list date range or date services began until "current")

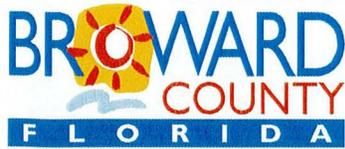
Vendor's role in Project: Prime Vendor Sub-consultant/Sub-contractor
 Would you use this vendor again? Yes No If No, please specify in Additional Comments (below).

Description of services provided by Vendor:
Renovation of an existing warming kitchen to a full service cooking kitchen including new mechanical, electrical and plumbing systems. Work was coordinated with the facility dining services so as not to interrupt meal service. Demolition work and final appliance installation were conducted after hours to avoid negative impact to the facility services.

Please rate your experience with the referenced Vendor:	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service				
a. Responsive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Accuracy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Deliverables	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Vendor's Organization				
a. Staff expertise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Professionalism	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Turnover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Timeliness of:				
a. Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Deliverables	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional Comments: (provide on additional sheet if needed)
The contractor was very proactive in resolving field conditions and inspector comments. There was a delay in delivery of some kitchen appliances however due to a concurrent delay in resolution of an HVAC design issue, the contractor was not held responsible for the late project completion. The final result was a quality project and the contractor is recommended for projects of similar size and complexity.

References Checked By
 Name: Mauricio Sigal, P.E. Title: Construction Project Manager
 Division/Department: HCED / Parks Date of Verification: December 26, 2019



Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: January 22, 2020

TO: Richard C. Tornese, P.E., Director
HCED / Parks Planning and Design

FROM: Mauricio Sigal, Construction Project Manager 
HCED / Parks Planning and Design

SUBJECT: **Past Performance Evaluation for Primus Construction
Bid for Boulevard Gardens Community Center**

The concurrences used for Primus Construction on the bid for Renovations of Boulevard Gardens Community Center (PNC2119537C1) uncovered a rating of 2 on a single item from a previous County Project.

The previous project was The North Homeless Assistance Center Kitchen Renovation completed in 2018. The question was "How well did the vendor manage delivery of necessary equipment and material for the project?" The previous County PM gave a score of 2 due to late delivery schedule of equipment by Vendor to avoid paying storage fees or risk on-site theft. The issue was resolved with a non-compensable time extension since there were delays from the County's Test and Balance contractor at the same time.

On a more recent project (EHP Concession Building Repairs) with the same vendor, there were no delays caused by the vendor due to equipment order schedules.

Project: 100744 (CMD 7743-2015-00) - North Homeless Assistance Center - Kitchen Renovation
 Construction Contract: D2113050C1 - North Homeless Assistance Center Kitchen Renovation
 Prime Vendor: PRIMUS CONSTRUCTION SERVICES INC

PM: David Samter

CA: Ariadna Musarra

Final Construction Evaluation - Status: Approved

Evaluation Rated By Using Agency: **CONSTRUCTION MANAGEMENT DIVISION**

Final Eval Raw Score: **3.69** Final Goal Raw Score: **5.00** Weighted Score: **3.76**

PRIMUS CONSTRUCTION SERVICES INC Is CONDITIONALLY RECOMMENDED For Future Contracts

Remarks: The North Homeless Assistance Center - Kitchen Renovation project scope included new cooking equipment and finishes in an existing kitchen facility along with installation of upgraded HVAC, electrical, plumbing and fire suppression systems. The Prime Vendor was required to coordinate the construction schedule and sequencing around the food service operations for the homeless facility which required some phases be performed after hours. The Prime Vendor achieved project milestones on schedule however the equipment package was ordered during the holiday season which resulted in delivery delays. Several key pieces of equipment were significantly late due to an error by the equipment vendor. Due to a concurrent delay as a result of scheduling problems with Broward County's Test and Balance contractor, non-compensable delay days were added to the project schedule. Despite the project completion being delayed, the Prime Vendor delivered a quality job and is recommended for projects of similar scale, complexity and scope.

Rated By: **David Samter** On **8/10/2018**

Reviewed By: **Ariadna Musarra** On **8/14/2018**

Numerical Score : 3.69

Project Management	Category Average: 3.7
How well did the vendor cooperate with the Contract Administrator, other County personnel and the consultant?	4
How closely did vendor conform with specifications, drawings and other requirements?	4
How appropriate was the staff assigned to do the work to ensure a quality product on a timely basis?	3
How actively did the vendor communicate with subvendors and others involved in project?	3
How adequate and effective was the vendor's coordination and control of subvendors' work and documentation?	3
How proactively did the vendor participate in the resolution of disputes?	4
How timely were the notices of inspection requests?	4
	4

How well did the vendor control the project by providing recommendations, addressing issues, participating in decision making, and working with government officials and the County?	
How clean did the vendor keep the work site on a continuous basis?	3
How well did the vendor conform to the permit requirements?	5
Comments:	

Business Practices **Category Average: 3.67**

How was the vendor's compliance with the United States Occupational Safety and Health Administration (OSHA) and Broward County's Risk Management Division, Safety and Occupational Health Section requirements? Consider the vendor's established safety program, compliance with standards, safety practices, accident prevention, etc.	4
How well did the vendor manage business relationships with subvendors by ensuring that subvendors were fully paid for work that had been completed to specifications? (This information can be verified through subvendor complaints or liens for non-payment)	4
How well did the vendor manage business relationships with subvendors by ensuring that subvendors were promptly paid?	3
How well did the vendor follow Broward County procedure in reporting changes of sub vendors?	N/A
Comments:	

Cost Control **Category Average: 4.25**

How actively did the vendor pursue/take aggressive action in obtaining documents such as building permits, Certificate of Occupancy and other required documents on a timely basis?	5
How actively did the vendor participate in overcoming problems with other vendors, building officials, and/or regulatory agencies?	5
How valid were the claims for extra costs?	4
How well did the vendor comply with the prevailing wage rate policy?	3
How well did the vendor comply with the County's Living Wage rate policy (if applicable)?	N/A
Comments:	

Timeliness **Category Average: 3.14**

How well did the vendor manage delivery of necessary equipment and material for the project?	2
How timely and accurate were payment requests when submitted?	3
How well did the vendor meet the schedule of deliverables established at the beginning of the project?	3
How well did the vendor conform with schedule of work in progress in order to meet the planned completion dates for Phase Completion?	3
	3

How well did the vendor conform with schedule of work in progress in order to meet the planned completion dates for Substantial Completion?	
How well did the vendor conform with schedule of work in progress in order to meet the planned completion dates for Final Completion?	4
How effectively did the vendor communicate with the Contract Administrator and other County personnel as well as the consultant?	4
Comments:	

Change Order Management	Category Average: 3.75
Did the vendor provide independent estimates of the value of changes?	No
How accurate and timely were the preliminary estimates of the value of change orders/amendments provided by the vendor?	4
How accurate and timely were change orders/amendments processed with the proper documentation?	4
How fair and timely did the vendor prepare, negotiate and make recommendations to the County regarding change orders/amendments?	3
How appropriate were the vendor's recommendations for time extensions based on the actual circumstances and reviewed against the contract requirements?	4
Comments:	

Quality Of Work	Category Average: 4
How accessible was the work for inspection?	4
How close were the equipment and materials to the specifications?	4
How closely were industry standard construction methods followed?	5
How responsive and competent were superintendents, supervisors and workers?	3
Comments:	

Project Closeout	Category Average: 3.75
How well did the project meet specified standards when inspected?	5
How complete and accurate was the documentation provided at the completion of the project, including punch list, warranties, operation, appropriate manuals and Certificate of Occupancy from the appropriate jurisdiction?	3
How clean did the vendor leave the worksite by completely disposing of debris in a legal manner?	4
How accurate and timely were the vendor's final project accounting documents sent to Broward County?	3
Comments:	