



**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:** April 4, 2025

**TO:** Ariadna Musarra, Director  
Construction Management Division

**THRU:** Sandy-Michael McDonald, 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

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

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 February 28, 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
<b>CBE Total</b>	<b>\$910,950.68</b>

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 is approved by CMD as “biddable contract items” and 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
<b>CBE Total</b>	<b>\$1,679,911.87</b>

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
<b>CBE Total</b>	<b>\$391,210.37</b>

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	\$542,310.35**
<b>CBE Total</b>	<b>\$542,310.35</b>

Reported Payment to Prime: \$1,295,244.67

Reported Payment to CBE: \$542,310.35\*\*

CBE Participation Attainment:  $\$542,310.35 / \$1,295,244.67 = 41.87\%$

*\*\*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**

CBE Vendor Name	Paid to CBE
CWJ Universal Enterprises, Inc.	\$195,708.00
Diversified Mechanical Systems and Sheetmetal, Inc.	\$25,654.02
Door Supply Of Florida, Inc	\$132,216.14
Mills Electric Service Inc	\$815,181.19
Misc. Metal Fabrication, LLC	\$22,289.00
<b>CBE Total</b>	<b>\$1,191,048.35</b>

Reported Payment to Prime: \$2,786,366.45

Reported Payment to CBE: \$1,191,048.35

CBE Participation Attainment:  $\$1,191,048.35 / \$2,786,366.45 = 41.79\%$

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

CBE Vendor Name	Paid to CBE
CWJ Universal Enterprises, Inc.	\$32,214.20
Door Supply Of Florida, Inc	\$9,765.00
El Leon Construction, Inc.	\$264,384.00**
MGM General Contracting, Inc.	\$2,201,161.40
Misc Metal Fab, LLC	\$20,610.90
Palm Construction Services Inc.	\$101,774.25
Skilcon Inc	\$14,842.00**
State-Line Products of South Florida, Inc.	\$28,552.50
Stoner & Associates, Inc.	\$0.00
<b>CBE Total</b>	<b>\$2,673,304.25</b>

Reported Payment to Prime: \$5,789,528.63

Reported Payment to CBE: \$2,673,304.25\*\*

CBE Participation Attainment:  $\$2,673,304.25 / \$5,789,528.63 = 46.16\%$

*\*\*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**

	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.	\$796,794.23
Smith Building, Inc.	\$1,050,076.68
State-Line Products of South Florida, Inc.	\$63,284.97
<b>CBE Total</b>	<b>\$3,503,241.48</b>

Reported Payment to Prime: \$5,824,913.90

Reported Payment to CBE: \$3,503,241.48

CBE Participation Attainment:  $\$3,503,241.48 / \$5,824,913.90 = 60.14\%$

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

CBE Vendor Name	Paid to CBE
Pipecon Corporation, Inc.	\$349,253.00
<b>CBE Total</b>	<b>\$349,253.00</b>

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 February 28, 2025**

Project Name	Paid To Prime	Paid to CBE	Current Individual CBE Participation	Project Status
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	\$1,295,244.67	\$542,310.35	41.87%	in progress
East Wing Enabling	\$2,786,366.45	\$1,164,507.73	41.79%	in progress
East Wing Gen & Switchgear Replace	\$5,789,528.63	\$2,672,314.85	46.16%	in progress
Felony North Wing Clerk of Courts Relocation	\$5,824,913.90	\$3,503,241.48	60.14%	in progress
Main Jail Water Meter	\$610,092.84	\$349,253.00	57.25%	completed
<b>TOTAL</b>	<b>\$24,671,188.75</b>	<b>\$11,241,230.35</b>		
<b>Overall CBE Participation Attainment</b>			<b>45.56%</b>	

- **Table 10: Current funding request for Enabling Work for 500 Car Garage, PNC2119163P1 – 107594**

<b>Enabling Projects for the 500-Car Garage – FGMP 8 Summary - PNC2119163P1 – 107594</b>			
<b>Phases</b>	<b>FGMP8 Amount</b>	<b>Biddable Amounts*</b>	<b>Status</b>
FGMP 8A – Preparatory Work for Abatement	\$2,510,413.00	\$850,002.00	Completed
FGMP 8B – Abatement of Central & West Buildings	\$8,130,390.00	\$1,276,553.00	In progress
FGMP 8C – Demolition of Central & West Buildings	\$17,597,743.00	\$12,205,063.00	Pending Approval
<b>FGMP 8 Total:</b>	<b>\$28,238,546.00</b>	<b>\$14,331,618</b>	

\*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: CBE commitment remains 30.00%**

- Proposed Amount: **\$25,728,133.00**
- Revised Contract Amount for **Enabling Projects for the 500-Car Garage**: \$28,238,546.00

Stiles Pirtle Joint Venture (Prime) has achieved 45.56% CBE participation through February 28, 2025, and is exceeding the overall committed CBE participation by 15.56% 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: Maribel Feliciano, Assistant Director, OESBD  
Olga Sheyner, Small Business Development Specialist, OESBD  
Ian Harvey, Expansion Project Administrator, CMD  
Jennifer Schiappa, Contract/Grant Administrator Senior, CMD