



TO: Paul A. Davidson, Purchasing Agent, Sr.
Purchasing Division
FROM: Gasser Douge, Engineering Unit Supervisor/Contract Administrator
Broward County Aviation Department
SUBJECT: Solicitation No.: PNC2127807C1
FLL Exit Roadway Improvements

Recommended Vendor: Home Express, Corp.
Recommended Group(s)/Line Item(s): PNC2127807-01-01 through PNC2127807-01-2019 plus bid all
Initial Award Amount: \$ 11,974,922.81 Potential Total Amount: \$ 11,974,922.81
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, which includes license requirements (if applicable). 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 Provide explanation if choosing this option

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 ContractsCentral 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 ContractsCentral.

AND

Reference Verification Forms are attached.

OR

Reference Verification Forms are not required: Commodity only purchase (less than \$250,000); Service less than \$100,000 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, including the reference to any bid requirement.

TYPED NAME OF SIGNER: Gasser Douge TITLE: Engineering Unit Supervisor/Contract
(Individual authorized to administer the contract.)

SIGNATURE: Digitally signed by Gasser Douge Date: 2024.07.25 12:59:59 -04'00' DATE:



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
320 Terminal Drive, Suite 200 • Fort Lauderdale, Florida 33315 • 954-359-6100

Date: June 13, 2024
To: Paul Davidson, Purchasing Agent, Purchasing Division
Thru: Gasser Dougé, P.E., Contract Administrator/Engineering Unit Supervisor *GD*
From: Fernando Blanco, Construction Project Manager *FB*
Subject: **Finding of Non-Concurrence**
FLL Exit Roadway Improvements – BCAD CIP#: 104549
Solicitation #: PNC2127807C1 (re-bid)
Bidder: Home Express Corp, dba HE Builders

Broward County Aviation Department (BCAD) performed a review of the bid submittal provided by the Home Express Corp. dba HE Builders (“HEB”). BCAD does not recommend awarding this solicitation to HEB for the following reasons:

References provided by HEB do not meet the qualification requirements of the bid documents: Vendor Questionnaire, Question 32, requires bidders to provide at least three (3) references meeting the following criteria: *(1) completed work of a similar nature, (2) project completed in the past three years, and (3) contact person with firsthand knowledge of the project/contract.* HEB provided three references in the bid submittal. The three contacts listed provided excellent reviews. However, the work performed on all three projects are not similar to the scope or complexity of this solicitation, and therefore do not meet (1) scope of work of similar nature. Please refer to the attached Vendor Reference Verification Forms which outline HEB’s previous work experience, summarized below:

- Reference #1: Residential housing development
- Reference #2: Installation of utilities for construction trailers
- Reference #3: Interior renovation and remodeling at Port of Miami

Termination of contract #PNC2122969C1 for Broward County Homeless Assistance Center: HEB was awarded the above contract on October 10, 2021, with construction beginning in 2022. During the construction phase there were multiple issues between HEB and Construction Management Division (CMD) that were documented in the (Contracts Central) Periodic Construction Evaluation form. The issues included, but were not limited to, the following:

- Failure to properly staff the project to ensure its completion within the time specified within the contract.
- Failure to abide by OSHA safety requirements.
- Failure to submit required shop drawings and initiate material procurement within the time specified within the contract.

- Failure to provide proper justification and documentation for change orders.
- Failure to complete work in a manner sufficient to satisfy contract specifications and County standards.

CMD issued four (4) Notices to Cure to HEB in 2023 to address construction issues to complete the project. HEB failed to resolve the issues related to the cure notices resulting in delays in completing the project. HEB was given an overall rating of 2.13 (poor) on their evaluation. Included in the evaluation is a note from Construction Management Division not recommending HEB for future contracts. As such, the County terminated the Contract on September 12, 2023.

In summary, HEB does not demonstrate the capability or experience to successfully execute and complete the Exit Roadways and Improvements project (PNC2127807C1). BCAD does not concur to award Bid No. PNC2127807C1 to HEB due to a lack of relevant prior experience, documented performance issues and the recent termination of the contract for the Homeless Assistance Center project (PNC2122969C1).

Attachments: Three Vendor Reference Verification Forms
(Contracts Central) Periodic Evaluation Form, approved March 14, 2024
User Concurrence of Award form

cc: Mike Pacitto, Aviation Chief Development Officer
Mariana Pitiriciu, Enterprise Director of Capital Projects
Renee Spence, Administrative Officer
Kathy Davis, Contract/Grant Administrator, Sr.
Sierra Callwood, Contract/Grant Administrator
Jeanne Augustin-Budde, Contract/Grant Administrator

Vendor Reference Verification Form for Bids and Quotes

Broward County Solicitation No. and Title: PNC2127807C1-FLL Exit Roadway Improvements

Reference for (Name of Firm): Home Express Corp. (dba HE Builders)

Organization/Firm Name providing reference: Lehigh Acres Development

Contact Name: Chenia Veiga

Title: Project Manager

Contact Email: manager@lehighacresdevelopment.com

Contact Phone: (305) 979-4027

Name of Referenced Project: Lehigh Acres (Lehigh, FL)

Contract No.

Contract Amount: 17,901,193.27

Date Services Provided: May 2022

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

Vendor's role in Project: Prime Vendor Subconsultant/Subcontractor

Would you use this vendor again? Yes No If No, please specify in Additional Comments (below).

Description of services provided by Vendor:

26 home residential development in Lehigh, FL, that included civil site improvements, clearing and grubbing, drainage, paving.

Please rate your experience with the referenced Vendor:	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
3. Timeliness of:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Fernando Blanco

Fernando Blanco

Digitally signed by Fernando
Blanco
Date: 2024.06.11 12:40:55 -04'00'

Title: Construction Project Manager

Division/Department: BCAD/Airport Development

Date of Verification: 06/05/2024

Vendor Reference Verification Form for Bids and Quotes

Broward County Solicitation No. and Title: PNC2127807C1-FLL Exit Roadway Improvements

Reference for (Name of Firm): Home Express Corp (dba HE Builders)

Organization/Firm Name providing reference: MossHunt

Contact Name: Tim Talbert

Title:

Contact Email: ttalbert@mosscm.com

Contact Phone: (954) 650-1496

Name of Referenced Project: Provide electrical/plumbing connections for trailers for HuntMoss at T5.

Contract No.

Contract Amount: 300,000.00

Date Services Provided: 11/23-ongoing

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

Vendor's role in Project: Prime Vendor Subconsultant/Subcontractor

Would you use this vendor again? Yes No If No, please specify in Additional Comments (below).

Description of services provided by Vendor:

Provided permitting, electrical, plumbing services for HuntMoss for three construction trailers related to the Terminal 5 project.

Please rate your experience with the referenced Vendor:

	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Staff expertise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
3. Timeliness of:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Fernando Blanco

Fernando Blanco Digitally signed by Fernando Blanco
Date: 2024.06.11 12:41:31 -04'00'

Title: Construction Project Manager

Division/Department: BCAD/Airport Development

Date of Verification: 06/03/2024

Vendor Reference Verification Form for Bids and Quotes

Broward County Solicitation No. and Title: PNC2127807C1-FLL Exit Roadway Improvements

Reference for (Name of Firm): Home Express Corp (dba HE Builders)

Organization/Firm Name providing reference: Port of Miami

Contact Name: Frank Ramirez

Title: Project Manager

Contact Email: frank.ramirez@miamidade.gov

Contact Phone: (305) 347-5508

Name of Referenced Project: New video wall and LAN room relocation

Contract No.

Contract Amount: 2,127,840.00

Date Services Provided: 10/2019-04/2021

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

Vendor's role in Project: Prime Vendor Subconsultant/Subcontractor

Would you use this vendor again? Yes No If No, please specify in Additional Comments (below).

Description of services provided by Vendor:

Relocate LAN room and video monitoring wall to new command center facility. Remodel of conference room into offices.

Please rate your experience with the referenced Vendor:	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
3. Timeliness of:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Fernando Blanco

Fernando Blanco

Digitally signed by Fernando Blanco
Date: 2024.06.11 12:42:03 -04'00'

Title: Construction Project Manager

Division/Department: BCAD/Airport Development

Date of Verification: 06/03/2024

**BOARD OF COUNTY COMMISSIONERS, BROWARD COUNTY, FLORIDA
PERIODIC CONSTRUCTION EVALUATION
OF PRIME VENDOR - HE BUILDERS HOME EXPRESS CORP
RATING PERIOD FROM 7/14/2022 TO 9/12/2023**

FIXED CONTRACT - CONSTRUCTION		
Project Nbr / Contract Nbr / Title 105059 / PNC2122969C1 / Central HAC - Sewer Pipe Replacement and Repairs		Commission District(s) 8
Award Amount \$1,262,590.00	Change Amount (\$389,005.95)	Total Cost \$873,584.05
EVALUATION SUMMARY - EVALUATED BY USING AGENCY: CONSTRUCTION MANAGEMENT DIVISION		
<p>HE BUILDERS HOME EXPRESS CORP is NOT RECOMMENDED For Future Contracts, due to the following. Remarks: Construction Management Division is not recommending Home Express Corp, d/b/a HE Builders for future use. After the Contract with the County was fully executed, HE Builders requested additional negotiations to increase the Contract price and refused to start construction when the County issued the Notice to Proceed for Construction. Furthermore, during the construction of Phase 1 of the project, the County issued four 10-Day Notices to Cure on March 7, 2023, May 25, 2023, June 16, 2023, and on August 31, 2023. Due to failure to cure continual delays and defective work, HE Builders was terminated by the County on September 12, 2023.</p>		Numerical Score 2.13
Overall Rating	POOR	
Unsatisfactory (1.0 - 1.8) Poor (1.81 - 2.59) Fair (2.60 - 3.19) Good (3.20 - 4.49) Excellent (4.50 - 5.00)		

COUNTY CONTACT INFORMATION	
Overseeing Division CONSTRUCTION MANAGEMENT DIVISION	
Contract Administrator Ariadna Musarra	Email: amusarra@broward.org
Project Manager PAMELA SANGUINO	Email: psanguino@broward.org

APPROVED EVALUATION	
Rated By PAMELA SANGUINO Date: 3/14/2024	Reviewed By Ariadna Musarra Date: 3/14/2024

BOARD OF COUNTY COMMISSIONERS, BROWARD COUNTY, FLORIDA
PERIODIC CONSTRUCTION EVALUATION
OF PRIME VENDOR - HE BUILDERS HOME EXPRESS CORP
RATING PERIOD FROM 7/14/2022 TO 9/12/2023

A) Project Management		Section Score: 2.33
Evaluation Question		Rating
1. How effectively did the vendor communicate with the Contract Administrator and other County personnel as well as the consultant?		3 - Fair
2. How well did the vendor cooperate with the Contract Administrator, other County personnel and the consultant?		2 - Poor
3. How closely did vendor conform with specifications, drawings and other requirements?		3 - Fair
4. How appropriate was the staff assigned to do the work to ensure a quality product on a timely basis?		1 - Unsatisfactory
5. How actively did the vendor communicate with subvendors and others involved in project?		3 - Fair
6. How adequate and effective was the vendor's coordination and control of subvendors' work and documentation?		N/A
7. How proactively did the vendor participate in the resolution of disputes?		2 - Poor
8. How timely were the notices of inspection requests?		3 - Fair
9. 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?		2 - Poor
10. How clean did the vendor keep the work site on a continuous basis?		2 - Poor
Comments: HE Builders failed to properly staff the project to ensure its completion within the contractual time. HE Builders failed to provide recommendations to address field issues and decided to stop the work on multiple occasions. In addition, HE Builders communication with County personnel was not effective at meetings, the Contractor was contentious and disrespectful at times.		
B) Business Practices		Section Score: 2.00
Evaluation Question		Rating
1. 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.		2 - Poor
2. 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)		N/A
3. How well did the vendor manage business relationships with subvendors by ensuring that subvendors were promptly paid?		N/A
4. How well did the vendor follow Broward County procedure in reporting changes of sub vendors?		N/A
Comments: HE Builders created a security breach at the Central HAC facility, by allowing their personnel to access the facility through an unsupervised exit door. In addition, the County had to remind HE Builders multiple times to keep work areas clean and free of debris, to service their overflowing dumpster, for their personnel to wear OSHA approved masks for protection when grinding concrete slabs and to provide proper dust control.		

**BOARD OF COUNTY COMMISSIONERS, BROWARD COUNTY, FLORIDA
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C) Cost Control		Section Score: 2.33
Evaluation Question	Rating	
1. 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?	3 - Fair	
2. How actively did the vendor participate in overcoming problems with other vendors, building officials, and/or regulatory agencies?	3 - Fair	
3. How valid were the claims for extra costs?	1 - Unsatisfactory	
4. How well did the vendor comply with the prevailing wage rate policy?	N/A	
5. How well did the vendor comply with the County's Living Wage rate policy (if applicable)?	N/A	
Comments: HE builders claims for additional costs were inflated. When HE Builders was asked to provide the necessary back-up documentation to negotiate change orders, it was not provided or it was exaggerated and muddled, since contractual work was included in change order requests. HE Builders refused to provide False Claim affidavits.		
D) Timeliness		Section Score: 1.67
Evaluation Question	Rating	
1. How well did the vendor manage delivery of necessary equipment and material for the project?	2 - Poor	
2. How timely and accurate were payment requests when submitted?	2 - Poor	
3. How well did the vendor meet the schedule of deliverables established at the beginning of the project?	2 - Poor	
4. How well did the vendor conform with schedule of work in progress in order to meet the planned completion dates for Phase Completion?	1 - Unsatisfactory	
5. How well did the vendor conform with schedule of work in progress in order to meet the planned completion dates for Substantial Completion?	1 - Unsatisfactory	
6. How well did the vendor conform with schedule of work in progress in order to meet the planned completion dates for Final Completion?	N/A	
7. How effectively did the vendor communicate with the Contract Administrator and other County personnel as well as the consultant?	2 - Poor	
Comments: HE Builders failed to properly execute the work in timely manner. HE Builders delayed the submittal process and material procurement for the project. In some cases, original approved submittals were not purchased and later unavailable, requiring substitutions and additional coordination, delaying the completion of base contract work. HE Builders failed to meet the project schedule and did not provide a proper delay recovery schedule acceptable to the County, after several 10-Day Notices to Cure were issued.		

**BOARD OF COUNTY COMMISSIONERS, BROWARD COUNTY, FLORIDA
PERIODIC CONSTRUCTION EVALUATION
OF PRIME VENDOR - HE BUILDERS HOME EXPRESS CORP
RATING PERIOD FROM 7/14/2022 TO 9/12/2023**

E) Change Order Management		Section Score: 1.25
Evaluation Question		Rating
1. Did the vendor provide independent estimates of the value of changes?		No
2. How accurate and timely were the preliminary estimates of the value of change orders/amendments provided by the vendor?		1 - Unsatisfactory
3. How accurate and timely were change orders/amendments processed with the proper documentation?		2 - Poor
4. How fair and timely did the vendor prepare, negotiate and make recommendations to the County regarding change orders/amendments?		1 - Unsatisfactory
5. How appropriate were the vendor's recommendations for time extensions based on the actual circumstances and reviewed against the contract requirements?		1 - Unsatisfactory
<p>Comments: HE Builders submitted inflated change orders and refused to provide False Claim affidavits. Change order negotiation meetings with HE Builders were contentious, and they continually failed to provide the proper back-up documentation. HE Builders did not understand the County's Change Order (CO) processes for Estimated CO, Unilateral CO, and reconciliation of change orders. Instead, HE Builders decided to track change order costs as time and materials and submitted a plethora of RFI's asking for directive on how to proceed.</p>		
F) Quality Of Work		Section Score: 2.75
Evaluation Question		Rating
1. How accessible was the work for inspection?		3 - Fair
2. How close were the equipment and materials to the specifications?		3 - Fair
3. How closely were industry standard construction methods followed?		2 - Poor
4. How responsive and competent were superintendents, supervisors and workers?		3 - Fair
<p>Comments: Materials were not close to the specification. Submittals were not processed by HE Builders in timely manner, causing multiple requests for substitutions. For example, toilet partitions submittals were delayed, affecting the construction schedule significantly.</p>		
G) Project Closeout		Section Score: 2.50
Evaluation Question		Rating
1. How well did the project meet specified standards when inspected?		2 - Poor
2. 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 - Fair
3. How clean did the vendor leave the worksite by completely disposing of debris in a legal manner?		2 - Poor
4. How accurate and timely were the vendor's final project accounting documents sent to Broward County?		3 - Fair
<p>Comments: The quality of the work did not meet the specified standards, for example poor floor tile installation created concerns regarding potential tripping hazards due to uneven, lifted tiles on the floor. In addition, walls were out-of-plumb, which created issues with accent tile bands on wall corners that protrude, instead of being flush with the wall. Moreover, HE Builders caused damage to landscape areas by cleaning paint brushes and dumping hazardous waste materials, such as paint, in storm catch basins. There are also ongoing issues with poor installation or missing waterproof sealant at restroom vanities.</p>		