



**TO:** Danea Cohen-Ebanks, Purchasing Agent  
Purchasing Division  
**FROM:** Carlos Puentes, Deputy Director  
Broward County Convention Center  
**SUBJECT:** Solicitation No.: PNC2113992C1  
Broward County Convention Center Concession Stand Renovation

Recommended Vendor: Pioneer Construction Management Services, Inc.  
Recommended Group(s)/Line Item(s): All line items  
Initial Award Amount: \$1,269,954.21 Potential Total Amount: N/A  
Initial Contract Term: Fixed-contract Contract Term, including Renewals: N/A

**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 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 Contracts Central and:

- Vendor received an overall rating  $\geq 2.59$  on all evaluations.
- No evaluations within the past three years contained any items rated a score of 2 or less.
- Vendor received a rating  $\leq 2.59$  on an evaluation(s). Refer to additional information.
- Vendor received a score of  $\leq 2$  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: CARLOS PUENTES TITLE: DEPUTY DIRECTOR, GFLCVB/BCCC  
(Individual authorized to administer the contract.)

SIGNATURE:  DATE: November 14, 2017



**Vendor Reference Verification Form**

Broward County Solicitation No. and Title: Bid No. PNC2113992C1 - Broward County Convention Center  
Concession Stand Renovation

Reference for: (Name of Firm) Pioneer Construction Management Services, Inc.  
 Organization/Firm Name providing reference: Southeast Overtown/Park Community Redevelopment Agency  
 Contact Name/Title: Brian Zeltsman  
 Contact E-mail: bsletsman@miamigov.com  
 Contact Phone: 305-679-6827  
 Name of Referenced Project: Overtown Performing Arts Ctr & Culinary Arts Training Facility  
 Contract No.  
 Contract Amount: \$3,315,000  
 Date Services Provided: July 2016

(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:**

Rehabilitated existing historic church into a performing arts center with a commercial kitchen, classrooms and offices.

**Please rate your experience with the referenced Vendor:**

	Needs Improvement	Satisfactory	Excellent	Not Applicable
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1. Vendor's Quality of Service

- |                 |                          |                                     |                          |                          |
|-----------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Responsive   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Accuracy     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Professionalism | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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)**

*(Handwritten signature)*

References Checked By  
Name: Carlos Puentes

Division/Department: Convention Center

Title: Deputy Dir Convention Center

Date of Verification: November 05, 2017



**Vendor Reference Verification Form**

Broward County Solicitation No. and Title: Bid No. PNC2113992C1 - Broward County Convention Center  
Concession Stand Renovation

Reference for: (Name of Firm) Pioneer Construction Management Services, Inc.  
 Organization/Firm Name providing reference: Miami Dade Public Schools  
 Contact Name/Title: Peter de La Hora  
 Contact E-mail: phorra@dadeschools.net  
 Contact Phone: 305-995-2638  
 Name of Referenced Project: Center for Int'l Education, a Cambridge Associate school  
 Contract No.  
 Contract Amount: \$681,470.00  
 Date Services Provided: 2015

(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:**  
 Pioneer Construction provided construction services for MDCPS at the facility and a couple of other projects, they have completed the projects within the budget and scheduled time.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Accuracy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Professionalism	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)**

References Checked By  
 Name: Carlos Puentes Title: Deputy Director  
 Division/Department: GFLCVB/BCCC Date of Verification: November 08, 2017



**Vendor Reference Verification Form**

Broward County Solicitation No. and Title: Bid No. PNC2113992C1 - Broward County Convention Center  
Concession Stand Renovation

Reference for: (Name of Firm) Pioneer Construction Management Services, Inc.  
 Organization/Firm Name providing reference: Broward County Convention Center  
 Contact Name/Title: Carlos Puentes  
 Contact E-mail: cpuentes@broward.org  
 Contact Phone: 954-914-1668  
 Name of Referenced Project: Walk-in cooler/freezer replacement  
 Contract No.  
 Contract Amount: \$184,700  
 Date Services Provided: 2014

(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:**  
 Replaced existing walk-in coolers and freezer in the main kitchen.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Accuracy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 checked="" 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)**  
 At start-up there was an issue with the walk in cooler and freezer maintaining proper temperature which was ultimately resolved with assistance from the manufacturer.

References Checked By  
 Name: Carlos Puentes  
 Division/Department: Convention Center  
 Title: Deputy Director Convention Center  
 Date of Verification: 11/13/2017