THE GANGBOX NEWS

JUNE | JULY 2021

PAVARINI
CONSTRUCTION & DEVELOPMENT, LLC.

WHAT'S HAPPENING AT PAVARINI

HAPPY FATHER'S DAY

PCD wishes a Happy Father's Day to all fathers,
in particular to those that work in the construction industry.

Image: Adobe Stock

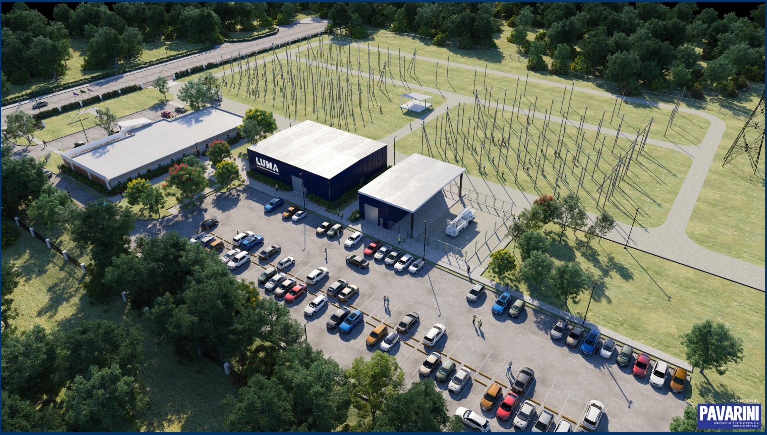
PRESS RELEASE

LUMA COLLEGE FOR TECHNICAL TRAINING

SAN ISIDRO INDUSTRIAL PARK, CANÓVANAS, PUERTO RICO

PCD was selected to design and build the LUMA College for Technical Training, a training school for LUMA Energy LLC employees. The facility design is complete, and construction is scheduled to begin immediately at the San Isidro Industrial Park facility in Canóvanas. The campus will include three primary buildings. The main building will have classrooms and offices for administrative services. A second structure will have a laboratory that simulates a power distribution network with load banks for practical training for participants. A warehouse for equipment and materials will support the other structures. The training program will be complemented by a practical training area, with power poles, transmission lines, towers and training wells.

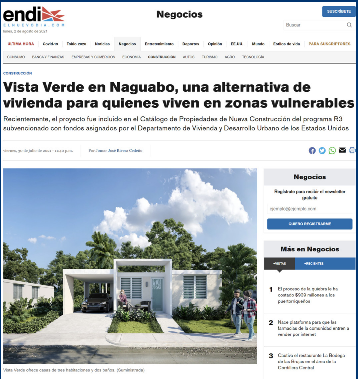
The main building is 9,900 square feet that houses 10 offices, two classrooms, a study room, reception, lobby, and student areas. The second building in the complex is a 5,900-square-foot warehouse with open and uncovered areas. The laboratory area is 6,400 square feet and also has 85 parking lots, six of them for people with disabilities. The project's area totals 22,874 square feet.


LUMA
ARCHITECTURE BY
PAVARINI

LCTT campus design.

PRESS INTERVIEW

George Pavarini, PCD President, was interviewed by the Business/Construction section of the "El Nuevo Día" newspaper about the housing project Vista Verde, developed by Pavarini Land Development, Inc.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ELNUEVODIA.COM
Negocios
SUSCRÍBETE
Buscar
ÚLTIMA HORA
Covid-19
Tokio 2020
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Entretenimiento
Deportes
Opinión
EE.UU.
Mundo
Estilos de vida
PARA SUSCRIPTORES
CONSUMO
BANCA Y FINANZAS
EMPRESAS Y COMERCIOS
ECONOMÍA
CONSTRUCCIÓN
AUTOS
TURISMO
AGRO
TECNOLOGÍA
ejemplo@ejemplo.com
QUIERO REGISTRARME
+VISTAS
+RECIENTES

lunes, 2 de agosto de 2021

CONSTRUCCIÓN

Vista Verde en Naguabo, una alternativa de vivienda para quienes viven en zonas vulnerables

Recientemente, el proyecto fue incluido en el Catálogo de Propiedades de Nueva Construcción del programa R3 subvencionado con fondos asignados por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos

viernes, 30 de julio de 2021 - 11:40 p.m. Por Jomar José Rivera Cedeño

Vista Verde ofrece casas de tres habitaciones y dos baños. (Suministrada)

Negocios

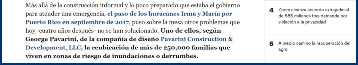
Regístrate para recibir el newsletter gratuito

Más en Negocios

1 El proceso de la quiebra le ha costado $939 millones a los puertorriqueños

2 Nace plataforma para que las farmacias de la comunidad entren a vender por internet

3 Cautiva el restaurante La Bodega de las Brujas en el área de la Cordillera Central



Más allá de la construcción informal y lo poco preparado que estaba el gobierno para atender una emergencia, el paso de los huracanes Irma y María por Puerto Rico en septiembre de 2017, puso sobre la mesa otros problemas que hoy -cuatro años después- no se han solucionado. **Uno de ellos, según George Pavarini, de la compañía de diseño Pavarini Construction & Development, LLC, la reubicación de más de 250,000 familias que viven en zonas de riesgo de inundaciones o derrumbes.**

4 Zoom alcanza acuerdo extrajudicial de $85 millones tras demanda por violación a la privacidad

5 A medio camino la recuperación del agro

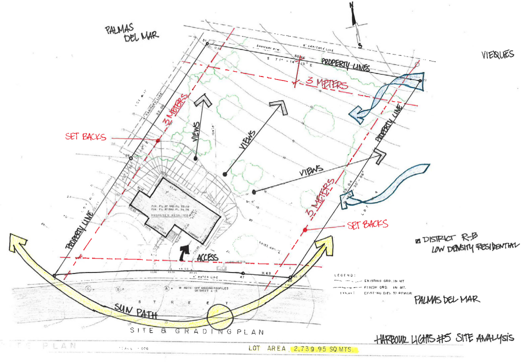
"Vista Verde in Naguabo, a housing alternative for those who live in vulnerable areas" Retrived from: https://www.elnuevodia.com/negocios/construccion/notas/vista-verde-en-naguabo-una-alternativa-de-vivienda-para-quienes-viven-en-zonas-vulnerables/

NEW PROJECT AWARD

HARBOUR LIGHTS 5

PALMAS DEL MAR, HUMACAO, PUERTO RICO

PCD was awarded a Design and Build contract for the renovation and expansion of the single-family residence in Palmas del Mar.


PALMAS DEL MAR
N
S
VIEQUES
PROPERTY LINES
3 METERS
3 METERS
3 METERS
SET BACKS
SET BACKS
VIEWS
VIEWS
VIEWS
PROPERTY LINE
PROPERTY LINE
ACCESS
☒ DISTRICT R-B
LOW DENSITY RESIDENTIAL
LEGEND:
EXISTING GRD. IN MT.
FINISH GRD. IN MT.
EXISTING ELEV. TO REMAIN
PALMAS DEL MAR
STREET
SUN PATH
SITE & GRADING PLAN
HARBOUR LIGHTS #5 SITE ANALYSIS
LOT AREA 2,739.95 SQ.MTS.

Project Site Analysis.

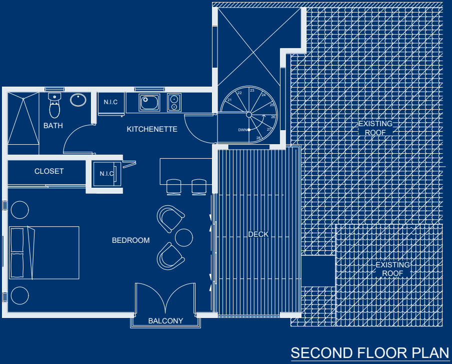
NEWS FROM THE DESIGN STUDIO

SHELL CASTLE 40

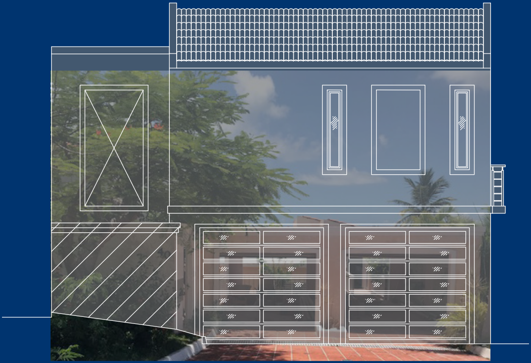
PALMAS DEL MAR, HUMACAO, PUERTO RICO

SERVICE PROVIDED: DESIGN - BUILD

PCD has completed the schematic design for the addition of a master bedroom suite and the replacement of the existing garage for the single-family residence in Palmas del Mar. The design scope includes: a master bedroom suite, kitchenette area, bathroom and renovation of the existing garage.


BATH
N.I.C
KITCHENETTE
CLOSET
N.I.C
BEDROOM
DECK
EXISTING ROOF
EXISTING ROOF
BALCONY
DWN
SECOND FLOOR PLAN

Schematic Second Floor Plan Design.



Schematic Facade Design.

FIELD REPORTS

SHELL CASTLE 40

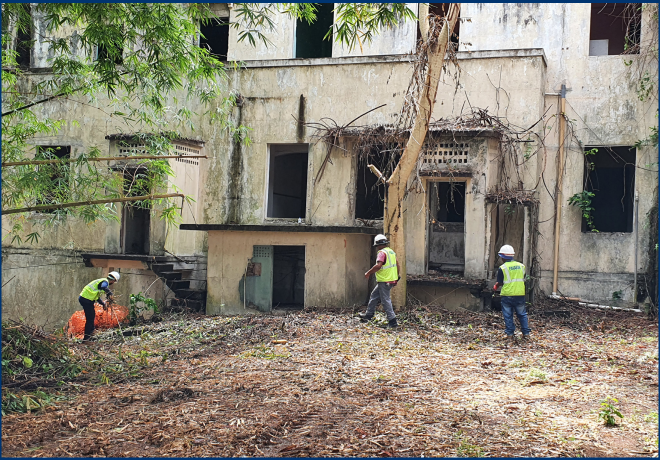
HUMACAO, PUERTO RICO

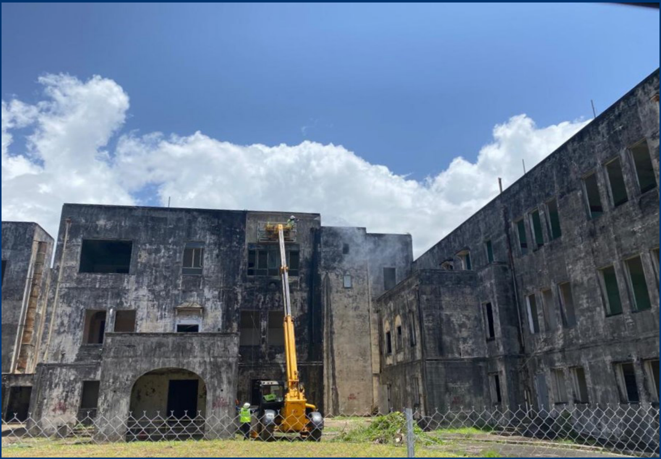
PCD has **substantially completed the renovation work** of the residential project. Installation of lighting fixtures and finishes continue in progress.

CASA SABAI

FORMER DR. ALEJANDRO RUIZ SOLER HOSPITAL
BAYAMÓN, PUERTO RICO

Exterior cleaning and preservation work continue in progress including site clearing, installation of the project's perimeter cyclone fence for security measures, and the cleaning and power washing of the building's facade and roof.





Power washing on building's facade work in progress.

Roof preservation work in progress.

SAFETY IS A CORE VALUE

Moises Agosto, PCD Safety Director, presenting the Weekly Tool Box meeting in the Casa Sabai project.

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INC.

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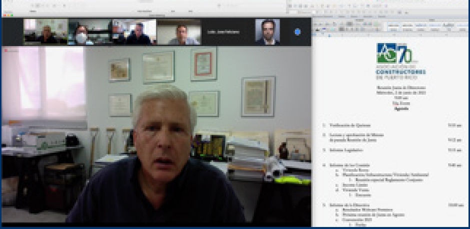
PAVARINI
JCB

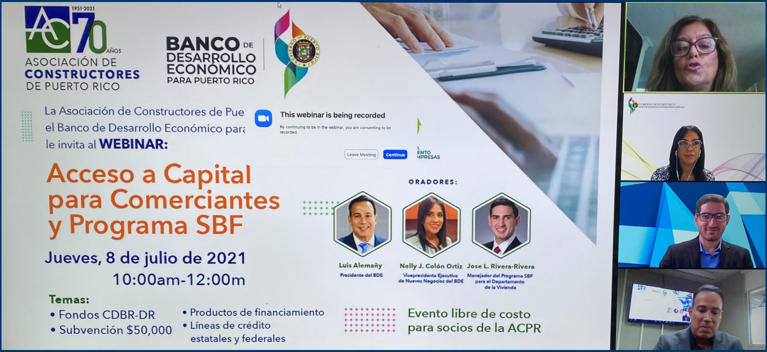
THE PUNCHLIST

PRBA:
Puerto Rico Builder's Association Webcasts

George Pavarini, PCD President, participated in the
PRBA: Puerto Rico Builder's Association Board monthly meeting.



PCD participated in the “Access to Capital for Traders and SBF Program” webinar provided by the PRBA: Puerto Rico Builder’s Association.


1951-2021
70 AÑOS
ASOCIACIÓN DE CONSTRUCTORES DE PUERTO RICO
BANCO DE DESARROLLO ECONÓMICO PARA PUERTO RICO
ORADORES:
Leave Meeting
Continue

This webinar is being recorded

By continuing to be in the webinar, you are consenting to be recorded.

La Asociación de Constructores de Pue
el Banco de Desarrollo Económico para
le invita al **WEBINAR:**

Acceso a Capital para Comerciantes y Programa SBF

Jueves, 8 de julio de 2021
10:00am-12:00m

Luis Alemañy
Presidente del BDE

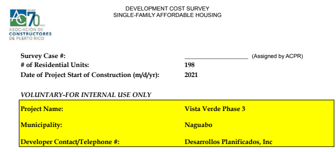
Nelly J. Colón Ortiz
Vicepresidenta Ejecutiva de Nuevos Negocios del BDE

Jose L. Rivera-Rivera
Manejador del Programa SBF para el Departamento de la Vivienda

Temas:
- Fondos CDBR-DR
- Subvención $50,000
- Productos de financiamiento
- Líneas de crédito estatales y federales

Evento libre de costo para socios de la ACPR

PCD worked through the PRBA: Puerto Rico Builder’s Association to survey developments compatible with the R3 Relocation Program in order to evaluate the total development cost of single-family housing and evaluate factors contributing to cost escalations.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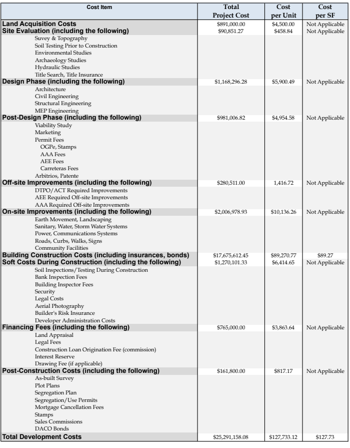
70 AÑOS
ASOCIACIÓN DE CONSTRUCTORES DE PUERTO RICO

DEVELOPMENT COST SURVEY
SINGLE-FAMILY AFFORDABLE HOUSING

Survey Case #:	____________ (Assigned by ACPR)
# of Residential Units:	198
Date of Project Start of Construction (m/d/yr):	2021

VOLUNTARY-FOR INTERNAL USE ONLY

Project Name:	Vista Verde Phase 3
Municipality:	Naguabo
Developer Contact/Telephone #:	Desarrollos Planificados, Inc



Cost Item	Total Project Cost	Cost per Unit	Cost per SF
Land Acquisition Costs	$891,000.00	$4,500.00	Not Applicable
Site Evaluation (including the following)	$90,851.27	$458.84	Not Applicable
Suvey & Topography			
Soil Testing Prior to Construction			
Environmental Studies			
Archaeology Studies			
Hydraulic Studies			
Title Search, Title Insurance			
Design Phase (including the following)	$1,168,296.28	$5,900.49	Not Applicable
Architecture			
Civil Engineering			
Structural Engineering			
MEP Engineering			
Post-Design Phase (including the following)	$981,006.82	$4,954.58	Not Applicable
Viability Study			
Marketing			
Permit Fees			
OGPe, Stamps			
AAA Fees			
AEE Fees			
Carreteras Fees			
Arbitrios, Patente			
Off-site Improvements (including the following)	$280,511.00	1,416.72	Not Applicable
DTPO/ACT Required Improvements			
AEE Required Off-site Improvements			
AAA Required Off-site Improvements			
On-site Improvements (including the following)	$2,006,978.93	$10,136.26	Not Applicable
Earth Movement, Landscaping			
Sanitary, Water, Storm Water Systems			
Power, Communications Systems			
Roads, Curbs, Walks, Signs			
Community Facilities			
Building Construction Costs (including insurances, bonds)	$17,675,612.45	$89,270.77	$89.27
Soft Costs During Construction (including the following)	$1,270,101.33	$6,414.65	Not Applicable
Soil Inspections/Testing During Construction			
Bank Inspection Fees			
Building Inspector Fees			
Security			
Legal Costs			
Aerial Photography			
Builder's Risk Insurance			
Developer Administration Costs			
Financing Fees (including the following)	$765,000.00	$3,863.64	Not Applicable
Land Appraisal			
Legal Fees			
Construction Loan Origination Fee (commission)			
Interest Reserve			
Drawing Fee (if applicable)			
Post-Construction Costs (including the following)	$161,800.00	$817.17	Not Applicable
As-built Survey			
Plot Plans			
Segregation Plan			
Segregation/Use Permits			
Mortgage Cancellation Fees			
Stamps			
Sales Commissions			
DACO Bonds			
Total Development Costs	$25,291,158.08	$127,733.12	$127.73

Puerto Rico Chapter of the Associated General Contractors of America (AGCPR)

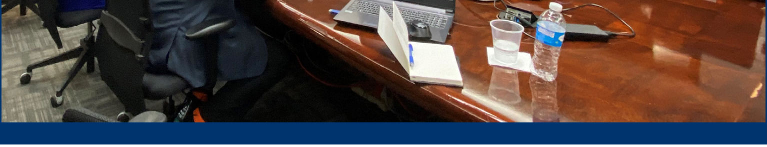
PCD attended the **AGCPR Member's Luncheon Meeting with the Honorable Manuel Cidre, Secretary of the Department of Economic Development and Commerce as the meeting's speaker.**

George Pavarini and Lorena Gil alongside Honorable Manuel Cidre, Secretary of the Department of Economic Development and Commerce.

Department of Economic Development and Commerce

DEPARTAMENTO DE
DESARROLLO ECONÓMICO
Y COMERCIO
DDEC

PCD presented to the Honorable Manuel Cidre Miranda,
Secretary of the Department of Economic Development and Commerce
conceptual projects for the economic development of Puerto Rico.



OFFICE HOURS

LCTT project
Sub Contractor Meeting

LCTT Project
Pre Construction Meeting

Weekly Staff Meetings

PCD On-Site Supervisor,
Jonathan Rivera, at the LCTT Project

PCD Team
during the OpenSpace
Onboarding Meeting

LCTT Project
On-Site Meeting

PAVARINI
LAND DEVELOPMENT, INC.

VISTA VERDE

Pavarini Land Development, Inc. continues with the Vista Verde housing project sales and has scheduled multiple housing closings on the available properties.

"Building is about getting around the obstacles that are presented to you."
– Jeremy Renner

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