

CITY OF CORAL GABLES, FL



**BID SUBMITTAL FOR:
IFB 2026-008**

Granada Golf Course Rain Shelter Construction

SUBMISSION BY:



**PF Management and Construction, LLC
7300 N Kendall Drive 2nd Floor, Suite 202
Phone: 786-885-2050
Contact: Carlos Diez-Arguelles
Email: carlos@pf-mgt.com**

April 21, 2026

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CITY OF CORAL GABLES, FL

2800 SW 72nd Avenue, Miami, FL 33155
 Finance Department / Procurement Division
 Tel: 305-460-5102/ Fax: 305-261-1601

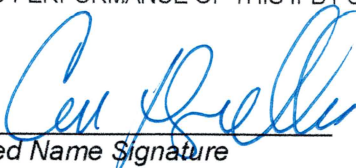
BIDDER ACKNOWLEDGEMENT

| | |
|--|---|
| <p>IFB No.: 2026-008</p> <p>IFB Title: Granada Golf Course Rain Shelter Construction</p> <hr/> <p>A cone of silence is in effect with respect to this IFB. The Cone of Silence prohibits certain communication between potential vendors and the City. For further information, please refer to the City Code Section 2-1027 of the City of Coral Gables Procurement Code.</p> | <p>Electronic Bid response must be received prior to 2:00 p.m., on April 7, 2026, via INFOR and may not be withdrawn for 90 calendar days. Submittals received after the specified date and time will not be accepted.</p> <p>Contact: Michael Angrand Title: Procurement Specialist Telephone: 305-460-5103 Facsimile: 305-261-1601 Email: mangrand@coralgables.com / contracts@coralgables.com</p> |
|--|---|

| | |
|--|---|
| Bidder Name: PF Management and Construction, LLC | FEIN or SS Number: 82-2782164 |
| Complete Mailing Address: 7300 N Kendall Dr. 2nd Floor, Suite 202 Miami, FL 33156 | Telephone No. 786-885-2050 Cellular No. 305-335-1653 |
| Indicate type of organization below: Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> Other: <input type="checkbox"/> | Fax No.: |
| Bid Bond / Security Bond <input type="text" value="5"/> % | Email: carlos@pf-mgt.com |

ATTENTION: THIS FORM ALONG WITH ALL REQUIRED IFB FORMS MUST BE COMPLETED, SIGNED (PREFERABLY IN BLUE INK), AND SUBMITTED WITH THE BID PRIOR TO THE SUBMITTAL DEADLINE. FAILURE TO DO SO MAY RENDER YOUR BID NON-RESPONSIVE.

THE BIDDER CERTIFIES THAT THIS BID IS BASED UPON ALL CONDITIONS AS LISTED IN THE BID DOCUMENTS AND THAT THE BIDDER HAS MADE NO CHANGES IN THE BID DOCUMENT AS RECEIVED. THE BIDDER FURTHER AGREES, IF THE BID IS ACCEPTED, THE BIDDER WILL EXECUTE AN APPROPRIATE AGREEMENT FOR THE PURPOSE OF ESTABLISHING A FORMAL CONTRACTUAL RELATIONSHIP BETWEEN THE BIDDER AND THE CITY OF CORAL GABLES, FOR THE PERFORMANCE OF ALL REQUIREMENTS TO WHICH THIS BID PERTAINS. FURTHER, BY CHECKING THE AGREE BOX LISTED BELOW AND BY SIGNING BELOW **PREFERABLY IN BLUE INK** ALL IFB PAGES ARE ACKNOWLEDGED AND ACCEPTED, AS WELL AS, ANY SPECIAL INSTRUCTION SHEET(S), IF APPLICABLE. I AM AUTHORIZED TO BIND PERFORMANCE OF THIS IFB FOR THE ABOVE BIDDER.

| | | |
|--|--|---|
| Carlos Diez-Arguelles  <hr style="border: 0.5px solid black;"/> Authorized Name Signature | Managing Principal <hr style="border: 0.5px solid black;"/> Title | April 20, 2026 <hr style="border: 0.5px solid black;"/> Date |
|--|--|---|

SOLICITATION SUBMISSION CHECKLIST

Invitation for Bids (IFB) No. 2026-008

COMPANY NAME: (Please Print): PF Management and Construction, LLC

Phone: 786-885-2050 Email: carlos@pf-mgt.com

-- NOTICE --

BEFORE SUBMITTING YOUR SOLICITATION, MAKE SURE YOU HAVE:

A response package numbered by page must be submitted. Please provide the PAGE NUMBER of your solicitation response (PLEASE DO NOT SUBMIT AN ENTIRE COPY OF THE ORIGINAL SOLICITATION) in the blanks provided as to where compliance information is located in your Submittal for each of the required submittal items listed below:

- 1) Title Page: Show the IFB number and title, the name of your firm, address, telephone number, name of contact person, e-mail address, and date. PAGE # 1
- 2) Provide a Table of Contents in accordance with the Bid Format, Section 6.2. Clearly identify the material by section and page number. PAGE # 2
- 3) Fill out, sign, and submit the Bidder's Acknowledgement Form. PAGE # 3
- 4) Fill out and submit this Solicitation Submission Checklist. PAGE # 4
- 5) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # 6
- 6) List all contracts which the Bidder has performed (past and present) for the City of Coral Gables. The City will review all contracts the Bidder has performed for the City in accordance with Section 4.8 Evaluation of Bids (c) (4) which states the City may consider "Bidder's unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City". PAGE # 12 As such the Proposer must list and describe all work performed for Coral Gables and include for each project:
 - a. Name of the City Department for which the services are being performed,
 - b. Scope/description of work,
 - c. Awarded value of the contract/current value
 - d. Effective dates and term of the contract
 - e. City project manager's name and phone number,
 - f. Statement of whether the Proposer was the prime contractor or subcontractor, and
 - g. Results of the project.
- 7) Business Experience and References – Using the required Attachment F - Reference Form bidders must demonstrate the requirements as outlined in Section 3. *References submitted in any other format will not be accepted.* All references must outline the specific dates when the service(s) were provided and cover the full minimum number of years of experience as stated in Section 3. PAGE # 13

Note: Do not include work/services performed for the City of Coral Gables or City employees as references.

- 8) Bid Pricing: Complete in INFOR on the Lines tab.
- 9) A Bid Bond, a certified check, cashier's check, Treasurer's check or bank draft of any State or National Bank, in accordance with Sections 1.13 and 1.15. AN ORIGINAL COPY OF THE BOND MUST BE RECEIVED PRIOR THE DEADLINE/CLOSING DATE & TIME OF THE SOLICITATION IN ORDER FOR YOUR

SUBMITTAL TO BE CONSIDERED RESPONSIVE. **The bond must be delivered DIRECTLY to the Procurement Office located at 2800 SW 72nd Avenue, Miami, FL 33155.** The office is open during normal business hours M-F, 8am-5pm (excluding City recognized Holidays). PAGE # 16

- 10) Fill out, sign, notarize, and submit the Bidder's Affidavit and Schedules A through I. PAGE # 19
- 11) Complete the Employer E-Verify Affidavit (Refer to Section 4.81) PAGE # 27
- 12) Complete the Lobbyist Registration Form (Attachment E) PAGE # 28

-- NOTICE --
BEFORE SUBMITTING YOUR BID MAKE SURE YOU...

- 1. Carefully read and have a clear understanding of the IFB, including the Specifications/Scope of Work and enclosed Construction Agreement (*draft*).
- 2. Carefully follow the "Submittal Instructions" and "Bid Format" outlined in Section 6 of the IFB and provide **an electronic response package**. DO NOT INCLUDE A COPY OF THE ORIGINAL SOLICITATION.
- 3. Prepare and submit your **RESPONSE** electronically via INFOR.
- 4. Make sure your bid is submitted prior to the submittal deadline. **Late bids will not be accepted.**

FAILURE TO SUBMIT THIS CHECKLIST AND THE REQUESTED DOCUMENTATION MAY RENDER YOUR BID NON-RESPONSIVE AND CONSTITUTE GROUNDS FOR REJECTION. THESE PAGES MUST BE RETURNED WITH YOUR BID PACKAGE. PLEASE NOTE THAT IT IS THE BIDDER'S RESPONSIBILITY TO MAKE SURE THE BID BOND IS RECEIVED BY THE PROCUREMENT OFFICE AND SHOULD NOT BE DELIVERED TO ANY OTHER SITE OR DEPARTMENT.



CITY OF CORAL GABLES REFERENCE FORM
IFB No. 2026-008 Granada Golf Course Rain Shelter Construction

Complete the form as indicated below, to provide the required information as outlined in Section 3 of the solicitation. The City shall contact the companies listed below to verify the work performed on behalf of your company. All fields must be completed.

Reference # 1 must cover the minimum three (3) year period from the issuance date of this solicitation.

1. Project Name/Location Epiphany Catholic School - Pre-K Classroom Courtyard
5557 SW 57th Ave Miami, FL 33155

Owner Name Archdiocese of Miami, Inc.

Contact Person David Prada, AIA

Contact Telephone No. 305-951-4058

Email Address: dprada@theadom.org

Yearly Budget/Cost \$589,075.00

Dates of Contract From: June 2024 To: August 2024

Project Description New construction of a courtyard and future playground that included
sitework, paving, drainage, perimeter CBS walls with ornamental metal panels, gates,
landscaping and irrigation.

Additional References must cover similar engagements satisfactorily performed in the last five (5) years.

2. Project Name/Location Phase 1 Summer 2025 Improvements
3161 Santa Barbara Blvd. Naples, FL 34116

Owner Name BridgePrep Academy, Inc.

Contact Person Robert Farkas

Contact Telephone No. 219-406-3163

Email Address: rfarkas@pmsitx.com

Yearly Budget/Cost \$288,584.34

Dates of Contract From: July 2025 To: August 2025

Project Description Interior renovations across the classrooms, main corridors, and
entrances. Work consisted of selective demolition, drywall, painting,
replacement of main entrances storefronts, flooring and finishes



3. Project Name/Location Vue at Brickell Condominium - Concrete Restoration & Repairs to 04 line
1250 S Miami Avenue Miami, FL 33155
- Owner Name Vue at Brickell Condominium Association, Inc
- Contact Person Owner Representative - Sinisa Kolar
- Contact Telephone No. 786-882-2777
- Email Address: skolar@thefalcongroup.us
- Yearly Budget/Cost \$302,444.12
- Dates of Contract From: February 2024 To: April 2024
- Project Description Concrete restoration and stucco repairs to exterior facade of drop 04
The work consisted of post tension cable repair, stucco delamination
New stucco application and exterior painting of the building facade.
4. Project Name/Location Epiphany Catholic School - Stucco & Waterproofing Repairs at Cafe Building
5557 SW 57th Ave Miami, FL 33155
- Owner Name Epiphany Catholic School
- Contact Person Fr. Jose Alvarez
- Contact Telephone No. 305-667-4911
- Email Address: frjalvarez@epiphanycatholicchurch.com
- Yearly Budget/Cost \$47,060.00
- Dates of Contract From: June 2024 To: July 2024
- Project Description Stucco repairs to the SW wall above the cafeteria kitchen, elastomeric
sealing of the entire parapet perimeter, and waterproofing the entire
parapet. Apply paint finish to work area to match building exterior.



5. Project Name/Location Estero Plaza
19911 Ryffel Way Ft. Myers, FL 33867

Owner Name Estero Plaza, LLC

Contact Person Olga Maria Braceras

Contact Telephone No. 305-978-2287

Email Address: fortisconstructionsolutions@gmail.com

Yearly Budget/Cost \$2,488,000.00

Dates of Contract From: January 2025 To: November 2025

Project Description Construction of a new shopping center consisting of sitework, underground utilities, paving, drainage, concrete foundations, masonry, roofing, doors, windows, stucco, painting, mechanical, plumbing, and electrical installations.

BIDDER INFORMATION:

Company Name: PF Management and Construction, LLC
Representative: Carlos Diez-Arguelles
Address: 7300 N Kendall Dr. 2nd Floor, Suite 202 Miami, FL 33156
Telephone No.: 786-885-2050
Fax No.: _____
Email Address: carlos@pf-mgt.com



CITY OF CORAL GABLES REFERENCE FORM
IFB No. 2026-008 Granada Golf Course Rain Shelter Construction

Complete the form as indicated below, to provide the required information as outlined in Section 3 of the solicitation. The City shall contact the companies listed below to verify the work performed on behalf of your company. All fields must be completed.

Reference # 1 must cover the minimum three (3) year period from the issuance date of this solicitation.

1. Project Name/Location Camilo Development dba: 1233 SW, LLC, 2023 SW, LLC, 9000 NW 25 Ave, LLC

Owner Name Camilo Caroso

Contact Person Camilo Caroso

Contact Telephone No. (786)678-7574

Email Address: camilocaroso@gmail.com

Yearly Budget/Cost \$319,572

Dates of Contract From: 11/2022 To: 04/2024

Project Description Renovations to existing residencial rental portfolio including misc. concrete, framing/drywall, capentry, cabinetry, windows/doors, flooring and misc. MEP.

Additional References must cover similar engagements satisfactorily performed in the last five (5) years.

2. Project Name/Location _____

Owner Name _____

Contact Person _____

Contact Telephone No. _____

Email Address: _____

Yearly Budget/Cost _____

Dates of Contract From: _____ To: _____

Project Description _____



3. Project Name/Location _____

Owner Name _____

Contact Person _____

Contact Telephone No. _____

Email Address: _____

Yearly Budget/Cost _____

Dates of Contract From: _____ To: _____

Project Description _____

4. Project Name/Location _____

Owner Name _____

Contact Person _____

Contact Telephone No. _____

Email Address: _____

Yearly Budget/Cost _____

Dates of Contract From: _____ To: _____

Project Description _____



5. Project Name/Location _____

Owner Name _____

Contact Person _____

Contact Telephone No. _____

Email Address: _____

Yearly Budget/Cost _____

Dates of Contract From: _____ To: _____

Project Description _____

BIDDER INFORMATION:

Company Name: PF Management & Construction, LLC

Representative: Carlos Diez-Arguelles

Address: 7300 N. Kendall Dr., Suite 202 Miami, FL 33156

Telephone No.: (786)885-2050

Fax No.: N/A

Email Address: carlos@pf-mgt.com



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PF MANAGEMENT & CONSTRUCTION, LLC

Filing Information

| | |
|-----------------------------|------------------------------|
| Document Number | L17000191648 |
| FEI/EIN Number | 82-2782164 |
| Date Filed | 09/14/2017 |
| Effective Date | 09/08/2017 |
| State | FL |
| Status | ACTIVE |
| Last Event | LC AMENDMENT AND NAME CHANGE |
| Event Date Filed | 03/06/2023 |
| Event Effective Date | 01/25/2019 |

Principal Address

4722 SW 74th Ave
Miami, FL 33155

Changed: 01/25/2024

Mailing Address

4722 SW 74th Av
Miami, FL 33155

Changed: 01/25/2024

Registered Agent Name & Address

DIEZ-ARGUELLES, CARLOS J
7029 SW 53 LN
MIAMI, FL 33155

Name Changed: 01/25/2019

Address Changed: 01/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

DIEZ-ARGUELLES, CARLOS J
4722 SW 74th Ave
Miami, FL 33155

Title MGR

EVANS, NOEL
4722 SW 74th Av
Miami, FL 33155

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2023 | 02/08/2023 |
| 2024 | 01/25/2024 |
| 2025 | 01/13/2025 |

Document Images

| | |
|--|--|
| 01/13/2025 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2024 -- ANNUAL REPORT | View image in PDF format |
| 03/06/2023 -- LC Amendment and Name Change | View image in PDF format |
| 02/08/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/18/2021 -- ANNUAL REPORT | View image in PDF format |
| 02/24/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2019 -- REINSTATEMENT | View image in PDF format |
| 09/14/2017 -- Florida Limited Liability | View image in PDF format |

Ron DeSantis, Governor



Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

DIEZ ARGUELLES, CARLOS

PF MANAGEMENT & CONSTRUCTION, LLC
4722 SW 74 AVE
MIAMI FL 33155

LICENSE NUMBER: CGC1532786

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/13/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





City of Coral Gables Contracts:

PF Management and Construction does not have any past and/or current contracts with the City of Coral Gables.



CITY OF CORAL GABLES REFERENCE FORM
IFB No. 2026-008 Granada Golf Course Rain Shelter Construction

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Owner Name Estero Plaza, LLC

Contact Person Olga Maria Braceras

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Representative: Carlos Diez-Arguelles
Address: 7300 N Kendall Dr. 2nd Floor, Suite 202 Miami, FL 33156
Telephone No.: 786-885-2050
Fax No.: _____
Email Address: carlos@pf-mgt.com

BID BOND

STATE OF FLORIDA }
COUNTY OF MIAMI DADE }SS.
CITY OF CORAL GABLES }

KNOWN ALL MEN BY THESE PRESENTS, That
PF Management & Construction _____, as Principal, and
FCCI Insurance Company _____, as Surety, are held
and firmly bonded unto the City of Coral Gables as Owner in the penal sum of
Dollars (\$Amount of 5%), lawful money of the United States, for the payment of which sum
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and
successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has
submitted to the City of Coral Gables the accompanying Bid, signed and dated
April 6th, 2026 for

**Granada Golf Course Rain Shelter Construction
IFB 2026-008
CORAL GABLES, FLORIDA**

in accordance with the Plans and Specifications therefore, the call for Bids or Proposals,
and the Instructions to Bidders, all of which are made a part hereof by reference as if fully
set forth herein.

NOW, THEREFORE,

- (a) If the Principal shall not withdraw said bid within thirty (30) days after date of opening of the same, and shall within ten (10) days after written notice being given by the City Manager or his designee, of the award of the contract, enter into a written contract with the City, in accordance with the bid as accepted, and give bond with good and sufficient surety or sureties, as may be required for the faithful performance and proper fulfillment of such contract,
- (b) in the event of the withdrawal of said bid or proposal within the period specified, or the failure to enter into such contract and give such bond within the time specified, if the Principal shall pay the City the difference between the amount specified in said bid or proposal and the amount for which the City may procure the required work and/or supplies, if the latter amount be in excess of the former, the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

BID BOND

IN WITNESS HEREOF, the above bounded parties have executed this instrument under their several seals this 6th day of April, A.D., 20 26, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

WITNESS

(If Sole Ownership or Partnership, Two (2) Witnesses Required. If Corporation, Secretary Only will attest and affix seal).

(1) [Signature]
Signature

Jorge Zubigueneli
Name

(2) [Signature]
Signature

CARLOS DIEZ-ARAUJELLOS
Name

WITNESS:

(1) Erika Caceres
Signature

Erika Caceres
Name

(2) Yahaira PARRALES
Signature

Yahaira PARRALES
Name

PRINCIPAL

PF Management Construction
Name of Firm

[Signature] (SEAL)
Signature of Authorized Officer

Noel Evans, President
Name and Title

7300 N. Kendall Dr, Suite # 202
Business Address

Miami Florida
City, State

SURETY:

FCCI Insurance Company
Corporate Surety

Joshua Roberto (SEAL)
Attorney-In-Fact

6300 University Parkway
Business Address

Sarasota Florida
City, State

RGI Bonding, PLLC
Name of Local Agency



GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

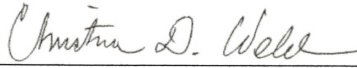
Joshua Roberts; Orlando Cruz; John Burke

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed \$30,000,000.00): \$30,000,000.00


This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 20th day of December, 2024.

Attest: 
Christina D. Welch, President
FCCI Insurance Company




Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

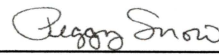
State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027


Notary Public

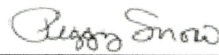
State of Florida
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

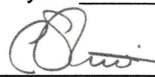

Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 6th day of April, 2026




Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

BIDDER'S AFFIDAVIT


SOLICITATION: 2026-008 Granada Golf Course Rain Shelter Construction

SUBMITTED TO: City of Coral Gables
Procurement Division
2800 SW 72 Avenue
Miami, Florida 33155

The undersigned acknowledges and understands the information contained in response to this solicitation and the referenced Schedules A through I shall be relied upon by Owner awarding the contract and such information is warranted by the Bidder to be true and correct. The discovery of any omission or misstatements that materially affects the Bidder's ability to perform under the contract shall be cause for the City to reject the solicitation submittal, and if necessary, terminate the award and/or contract. I further certify that the undersigned name(s) and official signatures of those persons are authorized as (*Owner, Partner, Officer, Representative or Agent of the bidder that has submitted the attached response*). Schedules A through I are subject to Local, State and Federal laws (as applicable); both criminal and civil.

- SCHEDULE A – STATEMENT OF CERTIFICATION
- SCHEDULE B – NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT
- SCHEDULE C – DRUG-FREE STATEMENT
- SCHEDULE D – BIDDER'S QUALIFICATION STATEMENT
- SCHEDULE E – CODE OF ETHICS, CONFLICT OF INTEREST, AND CODE OF SILENCE
- SCHEDULE F – AMERICANS WITH DISABILITIES ACT (ADA)
- SCHEDULE G – PUBLIC ENTITY CRIMES
- SCHEDULE H – ACKNOWLEDGEMENT OF ADDENDA
- SCHEDULE I – UNITED STATES PRODUCED IRON AND STEEL IN PUBLIC WORKS PROJECTS

This affidavit is to be furnished to the City of Coral Gables with its solicitation response. It is to be filled in, executed by the bidder and notarized. If the response is made by a Corporation, then it should be executed by its Chief Officer. This document MUST be submitted with the solicitation response.

| | | |
|--|---|---|
| <p>Carlos Diez-Arguelles </p> <hr/> <p style="text-align: center;"><i>Authorized Name and Signature</i></p> | <p>Managing Principal</p> <hr/> <p style="text-align: center;"><i>Title</i></p> | <p>4/20/26</p> <hr/> <p style="text-align: center;"><i>Date</i></p> |
|--|---|---|

STATE OF Florida

COUNTY OF Miami-Dade

On this 20 day of April, 2026, before me the undersigned Notary Public of the State of FL, personally appeared Carlos Diez-Arguelles
(Name(s) of individual(s) who appeared before Notary

And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.


NOTARY PUBLIC, STATE OF FL

Jose Gonzalez
(Name of notary Public; Print, Stamp or Type as Commissioned.)



NOTARY PUBLIC
SEAL OF OFFICE:

Personally know to me, or Produced
Identification:

(Type of Identification Produced)

SCHEDULE "A" - CITY OF CORAL GABLES – STATEMENT OF CERTIFICATION

Neither I, nor the company, hereby represented has:

- a. employed or retained for a commission, percentage brokerage, contingent fee, or other consideration, any company or person (other than a bona fide employee working solely for me or the company) to solicit or secure this contract.
- b. agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any company or person in connection with carrying out the contract, or
- c. paid, or agreed to pay, to any company, organization or person (other than a bona fide employee working solely for me or the company) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the contract except as here expressly stated (if any):

SCHEDULE "B" - CITY OF CORAL GABLES - NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT

1. He/she is the Partner
(Owner, Partner, Officer, Representative or Agent)

of the bidder that has submitted the attached bid response.

2. He/she is fully informed with respect to the preparation and contents of the attached bid response and of all pertinent circumstances respecting such response;
3. Said response is made without any connection or common interest in the profits with any other persons making any response to this solicitation. Said response is on our part in all respects fair and without collusion or fraud. No head of any department, any employee or any officer of the City of Coral Gables is directly or indirectly interested therein. If any relatives of bidder's officers or employees are employed by the City, indicate name and relationship below.

Name: _____ Relationship: _____

Name: _____ Relationship: _____

4. No lobbyist or other bidder is to be paid on a contingent or percentage fee basis in connection with the award of this Contract.

SCHEDULE "C" CITY OF CORAL GABLES – VENDOR DRUG-FREE STATEMENT

Preference may be given to bidders submitting a certification with their bid/proposal certifying they have a drug-free workplace in accordance with Section 287.087, Florida Statutes. This requirement affects all public entities of the State and becomes effective January 1, 1991. The special condition is as follows:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under solicitation a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under solicitation, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

The company submitting this solicitation has established a Drug Free work place program in accordance with State Statute 287.087

SCHEDULE "D" CITY OF CORAL GABLES – BIDDER'S QUALIFICATION STATEMENT

The undersigned declares the truth and correctness of all statements and all answers to questions made hereinafter:

GENERAL COMPANY INFORMATION:

Company Name: PF Management and Construction, LLC

Address: 7300 N Kendall Dr. 2nd Floor, Suite 202 Miami, FL 33156
Street City State Zip Code

Telephone No: (786)885-2050 Fax No: () Email: carlos@pf-mgt.com

How many years has your company been in business under its present name? 3 Years

If company is operating under Fictitious Name, submit evidence of compliance with Florida Fictitious Name Statute:

Not Applicable

Under what former names has your company operated? : P&F Management Solutions, LLC

At what address was that company located? _____

Is your Company Certified? Yes X No _____ If Yes, **ATTACH COPY** of Certification.

Is your Company Licensed? Yes X No _____ If Yes, **ATTACH COPY** of License

Has your company or its senior officers ever declared bankruptcy?

Yes _____ No X If yes, explain: _____

LEGAL INFORMATION:

Please identify each incident ***within the last five (5) years*** where a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the bidder's rights, remedies or duties under a contract for the same or similar type services to be provided under this solicitation (***A response is required. If applicable please indicate "none" or list specific information related to this question. Please be mindful that responses provided for this question will be independently verified***):

None

Has your company ever been debarred or suspended from doing business with any government entity?

Yes _____ No X If Yes, explain _____

SCHEDULE "E" CITY OF CORAL GABLES – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE

THESE SECTIONS OF THE CITY CODE CAN BE FOUND ON THE CITY'S WEBSITE, UNDER GOVERNMENT, CITY DEPARTMENT, PROCUREMENT, PROCUREMENT CODE (CITY CODE CHAPTER 2 ARTICLE VIII); SEC 2-1023; SEC 2-606; AND SEC 2-1027, RESPECTIVELY.

IT IS HEREBY ACKNOWLEDGED THAT THE ABOVE NOTED SECTIONS OF THE CITY OF CORAL GABLES CITY CODE ARE TO BE ADHERED TO PURSUANT TO THIS SOLICITATION.

SCHEDULE "F" CITY OF CORAL GABLES - AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT

I understand that the above named firm, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any sub-contractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and service, transportation, communications, access to facilities, renovations, and new construction.

The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 U.S.C. 12101,12213 and 47 U.S.C. Sections 225 and 661 including Title I, Employment; Title 11, Public Services; Title III, Public Accommodations and Services Operated by Private Entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.

The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Sections 5553.501-553.513, Florida Statutes

The Rehabilitation Act of 1973, 29 U.S.C. Section 794

The Federal Transit Act, as amended, 49 U.S.C. Section 1612

The Fair Housing Act as amended, 42 U.S.C. Section 3601-3631

SCHEDULE "G" CITY OF CORAL GABLES - STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

1. I understand that a "public entity crime" as define in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any Proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
2. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
3. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

4. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Must indicate which statement below applies.]**

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list.

[Attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

SCHEDULE "H" CITY OF CORAL GABLES - ACKNOWLEDGEMENT OF ADDENDA

1. The undersigned agrees, if this bid response is accepted, to enter in a Contract with the CITY to perform and furnish all work as specified or indicated in the solicitation, any associated addendum and Contract Documents within the contract time indicated in the solicitation and in accordance with the other terms and conditions of the solicitation and contract documents.
2. Acknowledgement is hereby made of the following Addenda, if any (identified by number) received since issuance of the applicable solicitation.

Addendum No. 1 Date 3/20/26 Addendum No. Date

Addendum No. 2 Date 4/6/26 Addendum No. Date

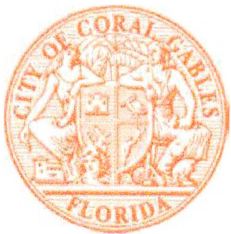
Addendum No. 3 Date 4/13/26 Addendum No. Date

Failure to adhere to changes communicated via any addendum may render your response non-responsive.

SCHEDULE "I" CITY OF CORAL GABLES - FLORIDA STATUTES SECTION 255.0993 USE OF US PRODUCED IRON AND STEEL IN PUBLIC WORKS PROJECTS.

1. The US Produced Iron and Steel Products legislation requires that iron and steel products permanently incorporated in the product be produced in the United States. This requirement shall not apply if:
 - (a) The project is federal funded;
 - (b) Iron and steel products are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality;
 - (c) The use of US produced Iron or Steel products will raise the total project cost by more than 20 percent;
 - (d) Complying with the requirements of the legislation is inconsistent with the public interest.
2. For projects that use iron and steel, minimal use of foreign iron and steel is permitted if:
 - (a) the materials are incidental or ancillary to the primary product and are not separately identified in the project specifications;
 - (b) The cost of the foreign materials does not exceed 0.1% of the total contract cost, or \$2,500, whichever is greater. The cost of the materials considered is the value of the materials when they are delivered to the project.
3. The following items are not considered iron or steel products and are exempt from the requirements of paragraph (a): Electrical components, equipment, systems and appurtenances, including supports, covers, shielding, and other appurtenances related to an electrical system, necessary for operation or concealment, **except transmission and distribution poles** (these are not exempt).

The City reserves the right to request any and all supporting documentation for proof of compliance with the requirements of the statutes.



**City of Coral Gables
Finance Department/Procurement Division**

Employer E-Verify Affidavit

By executing this affidavit, the undersigned employer verifies its compliance with F.S. 448.095, stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in F.S. 448.095 which prohibits the employment, contracting or sub-contracting with an unauthorized alien. The undersigned employer further confirms that it has obtained all necessary affidavits from its subcontractors, if applicable, in compliance with F.S. 448.095, and that such affidavits shall be provided to the City upon request. Failure to comply with the requirements of F.S. 448.095 may result in termination of the employer's contract with the City of Coral Gables. Finally, the undersigned employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

82-2782164
Federal Work Authorization User Identification Number
09-14-2017
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 4/20/2026 in Miami (city), FL (state).

Carlos Diez-Arguelles
Signature of Authorized Officer or Agent

Carlos Diez-Arguelles Managing Principal
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 20 DAY OF April, 2026.

JOSE GONZALEZ
NOTARY PUBLIC
My Commission Expires:
MY COMMISSION EXPIRES 10-23-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 805820



**City of Coral Gables
Finance Department/Procurement Division**

Employer E-Verify Affidavit

By executing this affidavit, the undersigned employer verifies its compliance with F.S. 448.095, stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in F.S. 448.095 which prohibits the employment, contracting or sub-contracting with an unauthorized alien. The undersigned employer further confirms that it has obtained all necessary affidavits from its subcontractors, if applicable, in compliance with F.S. 448.095, and that such affidavits shall be provided to the City upon request. Failure to comply with the requirements of F.S. 448.095 may result in termination of the employer's contract with the City of Coral Gables. Finally, the undersigned employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

2939334
Federal Work Authorization User Identification Number
January 22, 2026
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

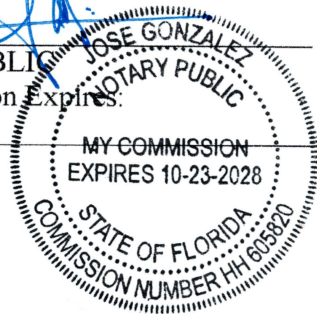
Executed on 6/9/26 in Miami (city), FL (state).


Signature of Authorized Officer or Agent

Carlos Diez-Arguelles Managing Principal
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 18 DAY OF June, 2026.


NOTARY PUBLIC
My Commission Expires:



CITY OF CORAL GABLES
FINANCE DEPARTMENT/PROCUREMENT DIVISION
LOBBYIST REGISTRATION FORM

SOLICITATION NAME/NUMBER: 2026-008

The Bidder/Proposer certifies that it understands if it has retained a lobbyist(s) to lobby in connection with this specific competitive solicitation that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 as outlined below:

Lobbyist means an individual, firm, corporation, partnership, or other legal entity employed or retained, whether paid or not, by a principal, or that contracts with a third-party for economic consideration to perform lobbying activities on behalf of a principal.

Lobbying activity means any attempt to influence or encourage the passage or defeat of, or modification to, governmental actions, including, but not limited to, ordinances, resolutions, rules, regulations, executive orders, and procurement actions or decisions of the city commission, the mayor, any city board or committee, or any city personnel. The term "lobbying activity" encompasses all forms of communication, whether oral, written, or electronic, during the entire decision-making process on actions, decisions, or recommendations which foreseeably will be heard or reviewed by city personnel. This definition shall be subject to the exceptions stated below.

Procurement matter means the city's processes for the purchase of goods and services, including, but not limited to, processes related to the acquisition of: technology; public works; design services; construction, professional architecture, engineering, landscape architecture, land surveying, and mapping services; the purchase, lease or sale of real property; and the acquisition, granting, or other interest in real property.

City personnel means those city officials, officers and employees who are entrusted with the day-to-day policy setting, operation, and management of certain defined city functions or areas of responsibility, even though ultimate responsibility for such functions or areas rests with the city commission, with the exception of the City Attorney, Deputy City Attorney, and Assistant City Attorneys, advisory personnel (members of city advisory boards and agencies whose sole or primary responsibility is to recommend legislation or give advice to the city commission); and any employee of a city department or division with the authority to participate in procurement matters, when the communication involves such procurement.

Affidavit requirement. The following provisions shall apply to certain individuals who, in procurement matters participate in oral presentations or recorded negotiation meetings and sessions:

- a. The principal shall list on an affidavit form, provided by the City, all technical experts or employees of the principal whose normal scope of employment does not include lobbying activities and whose sole participation in the city procurement matter involves an appearance and participation in a city procurement matter involves an appearance and participation in an oral presentation before a city certification, evaluation, selection, technical review or similar committee, or recorded negotiation meetings or sessions.
- b. No person shall appear before any procurement committee or at any procurement negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal's presentation or negotiation team or has registered as a lobbyist. For purposes of this subsection only, the listed members of the oral presentation or negotiation team shall not be required to separately register as lobbyists or pay any registration fees. The affidavit will be filed by the city procurement staff with the city clerk at the after the proposal is submitted or prior to the recorded negotiation meeting or session. Notwithstanding the foregoing, any person who engages in lobbying activities in addition to appearing before a procurement committee to make an oral presentation, or at a recorded procurement negotiation meeting or session, shall comply with all lobbyist registration requirements.

The Bidder/Proposer hereby certifies that: (select one)

It has not retained a lobbyist(s) to lobby in connection with this competitive solicitation; however, if one is retained anytime during the competitive process and prior to contract execution for this project, the lobbyist will properly register with the City Clerk's Office within two (2) business days of being retained with copy to the city procurement staff.

It has retained a lobbyist(s) to lobby in connection with this competitive solicitation and certified that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables

CITY OF CORAL GABLES
FINANCE DEPARTMENT/PROCUREMENT DIVISION
LOBBYIST REGISTRATION FORM

Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section and that the required affidavit has been properly filed

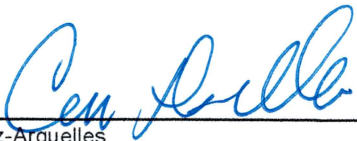
It is a requirement of this solicitation that the following information be provided for all lobbyists retained to lobby in connection with this solicitation be listed below:

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Name of Lobbyist: _____
Lobbyist's Firm (if applicable): _____
Phone: _____
E-mail: _____

Authorized Signature:  _____
Printed Name: Carlos Diez-Arquelles
Date: 4/20/26
Title: Managing Principal
Bidder/Proposer Name: PF Management and Construction, LLC



Management &
Construction

Local Preference Affirmation:

PF Management and Construction is a local Maimi-Dade County business.

Main Office Location: 7300 N Kendall Drive 2nd Floor, Suite 202
Miami, FL 33156

Warehouse Location:

Local Business Tax Receipt:

002303

Local Business Tax Receipt

Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY

7353771

BUSINESS NAME/LOCATION
PF MANAGEMENT & CONSTRUCTION
4722 SW 74TH AVE
MIAMI FL 33155-4417

OWNER
PF MANAGEMENT & CONSTRUCTION
C/O CARLOS DIEZ ARGUELLES QUALIFIER

Worker(s) 1

RECEIPT NO.
RENEWAL
7647724



SEC. TYPE OF BUSINESS
196 GENERAL BUILDING CONTRACTOR
CGC1532786



EXPIRES
SEPTEMBER 30, 2026

Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

**PAYMENT RECEIVED
BY TAX COLLECTOR**
\$75.00 08/26/2025
PTBTC-25-145439



This Local Business Tax Receipt only confirms payment of the Local BusineTax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.


The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit mdctaxcollector.gov



Management &
Construction
CGC1532786



 The Vue | Brickell, FL - Concrete Restoration

THE COMPANY PROFILE

PF Management & Construction is a full-service construction management firm dedicated to transforming visions into reality through owner representation and general contracting services. Our team has a wealth of experience across multiple sectors including commercial, healthcare, institutional, industrial, residential, and mixed use.

VISION & ABOUT US

PF Management & Construction is driven by a clear vision: to be a leading construction firm known for innovative solutions, exceptional quality, safety, and lasting relationships that enhance and enrich communities. We combine our extensive experience and a strategic approach to bring projects to life.

OUR PRINCIPALS

Carlos Diez-Arguelles brings over 25 years of construction experience across multiple sectors with a deep knowledge of structures and constructability that delivers real value in the field. Noel Evans complements that with a master's in construction management and a high level of expertise in contract negotiations, innovative project procurement strategies and strength in operations help ensure every project is delivered on time and within budget.

CONTACT US

786-885-2050
7300 N Kendall Dr #202
Miami, FL 33156

www.pf-mgt.com
contact@pf-mgt.com