



November 11, 2025

Bid -IFB 2025-033
HVAC & Refrigeration Systems Services

Procurement Department

Enclosed please find our Bid package as requested. As the Incumbent Contractor we would like to qualify our offer and explain the submission related to the increases to the previous Contract awarded 5 years ago.

The (2) existing 400-ton Centrifugal Chillers at the Public Safety Building are no longer under Factory warranty as we have been informed. This Contractual burden now falls on the awarded Contractor to cover the labor costs and the City to share the costs of the parts to rebuild these machines if a major failure occurs during the term of this contract. This additional liability and exposure has brought about an additional cost increase.

It has also been requested to include the Ice Machines currently being serviced throughout the City in different facilities as part of the HVAC Contract this cost has been adjusted and included were applicable throughout the City.

Additionally, the city has added three sites not covered under the current contract.

Sincerely,

Antonio Perez

Antonio Perez
Weathertrol Maintenance



Bid Response

Bid:

**City of Coral Gables
HVAC & Refrigeration Systems Services**

IFB 2025-033

Submitted by:

Weathertrol Maintenance Corporation
2301 NW 109 Ave
Suite 101
Miami, FL 33172

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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

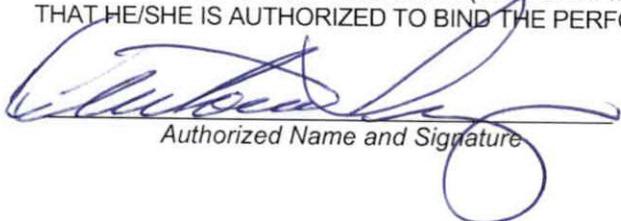
BIDDER ACKNOWLEDGEMENT

<p>IFB No. IFB 2025-033</p> <p>IFB Title: HVAC & Refrigeration Systems Services</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Bid response must be received prior to 2:00 p.m., on November 12 November 26, 2025, via INFOR and may not be withdrawn for 90 calendar days.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: Weatherrol Maintenance Corporation	FEIN or SS Number: 59-1262109
Complete Mailing Address: 2301 NW 109 Ave Ste 101 Miami, FL 33172	Telephone No. 305-908-1000
Indicate type of organization below: Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> Other: <input type="checkbox"/>	Cellular No.
Bid Bond / Security Bond: N/A	Fax No.: 305-908-1039
	Email: TPerez@WTROL.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 SUBMITTAL IS BASED UPON ALL CONDITIONS AS LISTED IN THE IFB DOCUMENTS AND THAT THE BIDDER HAS MADE NO CHANGES IN THE IFB 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 IFB PERTAINS. FURTHER, BY SIGNING BELOW PREFERABLY IN BLUE INK ALL IFB PAGES ARE ACKNOWLEDGED AND ACCEPTED, AS WELL AS, ANY SPECIAL INSTRUCTION SHEET(S), IF APPLICABLE. THE UNDERSIGNED HEREBY DECLARES (OR CERTIFIES) ACKNOWLEDGEMENT OF THESE REQUIREMENTS AND THAT HE/SHE IS AUTHORIZED TO BIND THE PERFORMANCE OF THIS IFB FOR THE ABOVE BIDDER.


President
11/25/2025

Authorized Name and Signature
Title
Date

SOLICITATION SUBMISSION CHECKLIST

Invitation for Bids (IFB) No. IFB 2025-033

COMPANY NAME: (Please Print): <u>WEATHERCONTROL MAINTENANCE</u>
Phone: <u>305-908-1000</u> Email: <u>TPEREZ@WTRCL.COM</u>

A response package numbered by page must be submitted ELECTRONICALLY via INFOR. 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. Please ensure the following are properly identified on the following sections in the Bid Bond (if applicable), and Addendum Acknowledgement. PAGE # 2
- 3) Fill out, sign, and submit the Bidder's Acknowledgement Form. PAGE #
- 4) Fill out and submit this Solicitation Submission Checklist. PAGE #
- 5) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE #
- 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 4.10 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 # 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 A - Reference Form bidders must demonstrate 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 #
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 Line Items Tab.
- 9) Fill out, sign, notarize, and submit the Contractor's Affidavit and Schedules A through O. PAGE #
- 10) Complete Employer E-Verify Affidavit. (Refer to Section 4.26) PAGE #
- 11) Complete the Lobbyist Registration Form (Attachment D) PAGE #
- 12) Affirm in writing firm's compliance with the City of Coral Gables' Local Preference Ordinance 2009-53, § 2, 11-17-2009/Procurement Code Sec. 2-696, at the time of submission of a response to this bid to be eligible for



November 7, 2025

Enclosed please find the Technicians, licenses and EPA certification, as well as some additional Certificates that qualify the experience needed. These Technicians will be the ones that at one point or another may find themselves providing our Services to the City of Coral Gables. Please advise if you have need of additional certifications not all have been able to be gathered due to the constraints of time.

Name:	Years of Trade Experience	Name:	Years of Trade Experience
Antonio Perez	46	Yoel Estrada	4
Julio Hernandez	28	Rolando Hernandez	2
Mariano Coca	24	Maikel Herrera	1
Giovanni Garcia	19	Hamid Jindani	13
Alvaro Garcia	27	Raymond Mesa	3
Jaime Julio	25	Rolando Ruiz	1
Ramon Vazquez	18	Jorge Silva	1
Boris Poddubny	26	Thomas Martens	30
Adrian Rodriguez	19	Florin Samoila	12
Yoandys Perez	19	Total:	<u>362 / Years of Experience</u>
Christopher Somellin	6		
Alexis Morales	2		
Jose Pravia	2		
Sachel Ribot	23		
Angel Pargas	11		

CERTIFICATE OF COMPETENCY



ANTONIO PEREZ

Mechanical Journeyman

NOT FOR CONTRACTING

CC# CMJ-950

EXPIRES 08/31/2019

Air Conditioning, Refrigeration, and Pipefitting Education Committee

Representing
United Association Pipefitters Local Union #725 and Mechanical Contractors Association of South Florida



January 26, 2005

Weatherrol Maintenance Corporation
7260 N.E. 4th Avenue
Miami, FL 33138

Gentlemen:

The Journeyman Certification Committee is pleased to inform you that **ANTONIO PEREZ**, an Employee of your firm has completed Journeyman Certification courses in:

- Trane PCV Centrifugal Machines
- Trane CVHE Centrifugal Machines
- Dunham Bush Screw Machines

The Journeyman Training Committee is proud of this mechanic and proud of the fact that he has chosen to keep pace with the everchanging technology of our industry.

We also thank you for your encouragement and participation in the Journeyman Certification Program.

Sincerely,

Jeffrey S. Schwartz
Director of Training

JSS/ew



13201 NW 45th Ave., Miami, FL 33054 305-685-0311 Fax: 305-685-1169
www.airconditioningschool.com



235

Puron®

CERTIFIED TECHNICIAN



2005-2006

ANTONIO L PEREZ

BTJ PIPEFITTER

03-03-1981
INITIATED

1064254
CARD NUMBER

LOCAL 725

MIAMI FL

United Association



Certificate of CFC Qualification



Antonio L. Perez

Name

Card / SS No. **013-54-** LU No. **725**

has been certified as required by 40 CFR, Part 82, Subpart F

TYPE I 03/31/94 TYPE III 03/31/94

TYPE II 03/31/94 UNIVERSAL 03/31/94

EPA-608 Technician Certification Program [EPA-Approved 9-30-93]

BROWARD COUNTY, FLORIDA

has awarded a **CERTIFICATE OF COMPETENCY**
MECHANICAL JOURNEYMAN

CC# **CMJ-950**

Reference

95-09

To **PEREZ, ANTONIO L**

INACTIVE - NOT FOR CONTRACTING

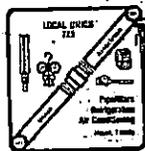
CONTROL # **8441**

EXPIRES **8/31/95**

AUDIT #16414

61

Air Conditioning, Refrigeration and Pipefitting Education Committee



THIS CERTIFICATE IS AWARDED TO

ANTONIO L. PEREZ

For having completed an Advanced Course in

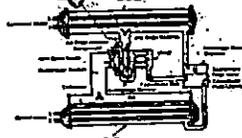
REFRIGERANT RECOVERY & CFC HANDLING

in accordance with the High Standard of Craftsmanship
of the Air Conditioning, Refrigeration and Pipefitting Industry.

Done this 27th day of April 1997.

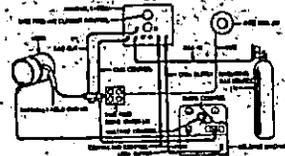
Wayne K. Masur

Chairman



Robert Thompson

Secretary



Miami, Florida





awards this

Certificate of Achievement

to

ANTONIO L. PEREZ

for completing all the requirements of the

"48/50DJ,DK ELECTRONIC CONTROLS"

Charlie Wade

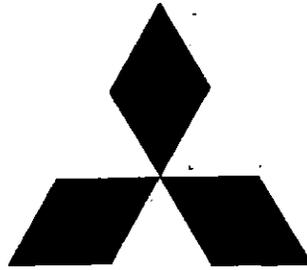
INSTRUCTOR

DECEMBER 3 & 5, 1991

DATE

FLORIDA AIR CONDITIONERS
DIVISION/CAIN & BULTMAN

DISTRIBUTOR



**Mitsubishi Electric & Electronics USA, Inc.
HVAC Advanced Products Division**

presents this certificate to

Tony Perez

of

Weatherrol Maintenance

for successfully completing the **City Multi Diamond Designer Level 1 Seminar**

Mitsubishi Electric HVAC Advanced Products Division is authorized by IACET to offer 1.00 CEUs for this program.

Training conducted October 02, 2008 to October 02, 2008

Ken Brown
Training Manager
HVAC Division

Tony Hayes
National Service Manager
HVAC Division





Certificate of Completion

This Certificate of Completion is hereby granted to

Tony Perez

to certify that he has completed to satisfaction

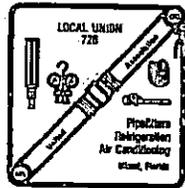
Commercial Service Training

provided by ClimateMaster, Inc™ on February 20, 2013

Training consisted of: ClimateMaster™ Water source Heat Pump refrigerant circuitry and components, "system approach" to troubleshooting, refrigerant component diagnostics, training including touch-feel test charts for TXV and reversing valve diagnostics, superheat and sub-cooling analysis, proper refrigerant charging techniques, CXM/DXM microprocessor and warning/fault flash code training, safety circuit wiring and sensor troubleshooting and diagnostics, proper evacuation recharging techniques, and ClimaDry de-humidification circuit training and troubleshooting.

John Lane
Supervisor, Technical Services

Air Conditioning, Refrigeration and Pipefitting Education Committee



**"CERTIFIED/REGISTERED CONTRACTOR
CONTINUOUS EDUCATION PROGRAM"**

CONSTRUCTION INDUSTRY LICENSING BOARD PROVIDER NO. 04A0079

Certificate of Completion

This certifies that

ANTONIO PEREZ

has completed 4 hours

in the C.I.L.B. Approved Course

HVAC MAINTENANCE AND REPAIR

04A0079-18A

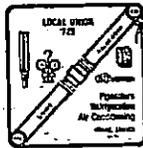
Done this 15 day of April 19 99

Wayne K. Mosier
Course Instructor

L. Arthur W. W...
Sponsor Representative

Miami, Florida

Air Conditioning, Refrigeration and Pipefitting Education Committee



THIS CERTIFICATE IS AWARDED TO

ANTONIO L. PEREZ

For having completed an Advanced Course in

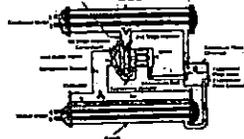
PNEUMATICS

in accordance with the High Standard of Craftsmanship
of the Air Conditioning, Refrigeration and Pipefitting Industry.

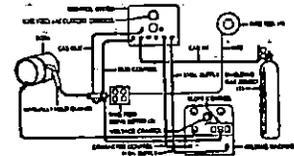
Done this 19th day of AUGUST 19 92.

Wayne K. Masur
Chairman

[Signature]
Secretary



Miami, Florida



CERTIFICATE OF COMPETENCY



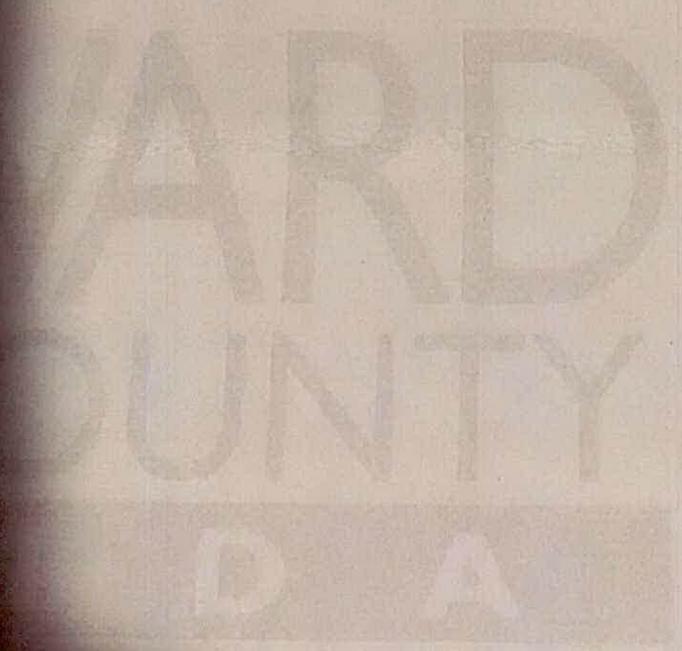
GIOVANNI J. GARCIA

Mechanical Journeyman

NOT FOR CONTRACTING

CC# 19-CMJ-21608-X

EXPIRES 08/31/2022



**BROWARD COUNTY, FLORIDA /
CERTIFICATE OF COMPETENCY**

MECHANICAL JOURNEYMAN

**CC# 05-CMJ-11494-X
COCA, MARIANO**

NOT FOR CONTRACTING

EXPIRES 08/31/2022

Account

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BCS Home

Home

License Information

Expiration Date: 08/31/2026
 CC Number: 05-CMJ-11494-X
 License Issued: 03/29/2005
 License Category: Mechanical Journeyman
 License Status: Licensed

Contractor Information

Contractor Name: COCA, MARIANO A.
 Email Address: MCOCAM@YAHOO.COM
 Contracting Firm:
 Contracting Firm Phone:
 Contracting Firm Address:

Temporary License

Temporary License
 Expiration Date:

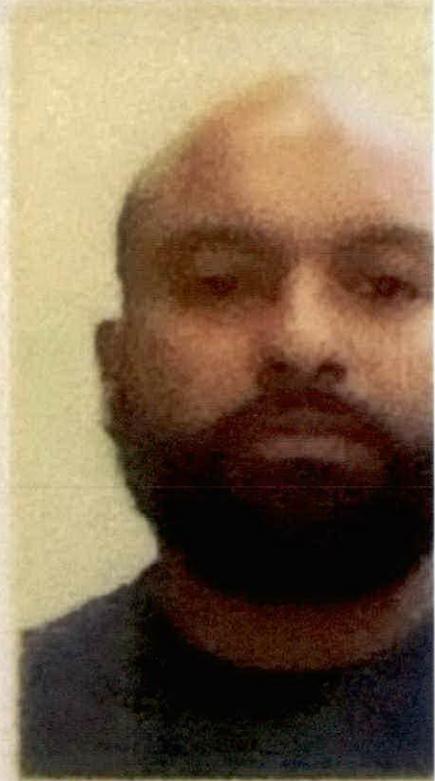
Restrictions

Restrictions:

CERTIFICATE OF COMPETENCY



ME R. JULIO



Mechanical Journeyman

NOT FOR CONTRACTING

#06-CMJ-13021-X

EXPIRES 08/31/20

CERTIFICATE OF COMPETENCY



MON A. VAZQUEZ

Mechanical Journeyman

NOT FOR CONTRACTING

13-CMJ-18368-X

EXPIRES 2027-08-31



**CERTIFICATE
of
COMPLETION**

Presented To:

Ramon Vazquez

For successfully completing:

MLV-01 Multi V Installation Essentials

On:

November 11, 2025

Life's Good.



Certificate of Completion

This is to certify that

Ramon Vazquez

Participated in:

Daikin VRV Service & Troubleshooting Level 1 TC-9

9/14/2016

PDH: 2 Hours 0 Minutes

Daikin Texas Technology Park
19001 Kermier Rd.
Waller, Texas 77484
training@daikincomfort.com

Contact Information:
training@daikincomfort.com

A handwritten signature in black ink, appearing to read "Stuart Wemer".

Stuart Wemer
Director of Technical Services



Certificate of Completion

This is to certify that

Ramon Vazquez

Participated in:

Daikin VRV IV Installation TC-5 - VRVIVL1

9/7/2016

PDH: 2 Hours 0 Minutes

Daikin Texas Technology Park
19001 Kermier Rd.
Waller, Texas 77484
training@daikincomfort.com

Contact Information:
training@daikincomfort.com

A handwritten signature in black ink, appearing to read "Stuart Werner".

Stuart Werner
Director of Technical Services



Certificate of Completion

This is to certify that

Ramon Vazquez

Participated in:

Daikin VRV IV Commissioning TC-5

9/8/2016

PDH: 1 Hours 0 Minutes

Daikin Texas Technology Park
19001 Kermier Rd.
Waller, Texas 77484
training@daikincomfort.com

Contact Information:
training@daikincomfort.com

A handwritten signature in black ink, appearing to read "Stuart Werner".

Stuart Werner
Director of Technical Services

CERTIFICATE OF COMPETENCY

BROWARD
COUNTY



HAMID D JINDANI

Mechanical Journeyman

NOT FOR CONTRACTING

CC# 16-CMJ-20199-X

EXPIRES 08/31/2018

UNITED ASSOCIATION

2023-2025 MEMBERSHIP CARD

BUILT ON EXCELLENCE
ALWAYS ESSENTIAL



ALVARO J GARCIA
BTJ PIPEFITTER REFRIGERATION

10-03-2017
INITIATED

1171524
CARD NUMBER

LOCAL 725

MIAMI FL



United Association

EPA Section 608
Technician Certification
[EPA-Approved 9-30-93]



RAMON VAZQUEZ

ID#: 1757595332 LU#: 725

*Has been certified as required
by 40 CFR, Part 82, Subpart F*

Type I: 02/23/2009
Type II: 02/23/2009
Type III: 02/23/2009
Universal: 02/23/2009





This card acknowledges that the recipient has successfully completed a
10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Giovanni Garcia

Andrea Foster-Mack
(Trainer name - print or type)

10/13/2014
(Course end date)



United Association
EPA Section 608
Technician Certification
[EPA Approved 9-30-93]



GIOVANNI J. GARCIA
ID#: 1101313178 LU#: 725

*Has been certified as required
by 40 CFR, Part 82, Subpart F*

Type I: 10/14/2015
Type II: 10/14/2015
Type III: 10/14/2015
Universal: 10/14/2015

visit www.escogroup.org to update your address or to replace a lost
card/certificate. Please maintain this document for your records as

Certificate No.: 1502669572850

Giovanni Garcia

has successfully passed the
certification exam for:



**Low GWP Refrigerant Safety:
A2L Refrigerants**



ESCO institute

www.escogroup.org

(800)726-9696

...R CONDITIONING
MIAMI, FLORIDA

CERTIFICATE OF COMPETENCY



BORIS PODDUBNY

Mechanical Journeyman

NOT FOR CONTRACTING

CC# 12-CMJ-17938-X

EXPIRES 2027-08-31



United Association
EPA Section 608
Technician Certification
[EPA Approved 9-30-93]



BORIS PODDUBNY
ID#: 1041265704 LU#: 725

*Has been certified as required
by 40 CFR, Part 82, Subpart F*

Type I: 02/23/2009
Type II: 02/23/2009
Type III: 02/23/2009
Universal: 02/23/2009

esco institute

Program EPA Approved

December 28, 1993

CERTIFICATE NO. **0363850253500**

NAME: **HAMID D. JINDANI**

has been certified as a

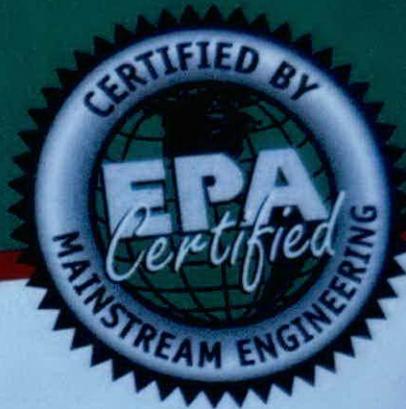
UNIVERSAL

technician as required by 40CFR part 82 subpart F



EPA Certified

Mainstream Engineering
Corporation
Technician Certification



HVAC Technician Certification
EPA Clean Air Section 608
40 CFR part 82, Subpart F
Program Certification Date: Jan. 26, 1994

YOEL O ESTRADA
P15C2B63E598AALLO

has successfully passed a **Universal**
exam on how to responsibly handle refrigerants as required
by EPA's National Recycling and Emission Reduction Program.



**Mainstream Engineering
Corporation**
Technician Certification



HVAC Technician Certification
EPA Clean Air Section 608
40 CFR part 82, Subpart F
Program Certification Date: Jan. 26, 1994

ADRIAN RODRIGUEZ
P36A3E5B6MMNMLMM1

has successfully passed a **Universal**
exam on how to responsibly handle refrigerants as required
by EPA's National Recycling and Emission Reduction Program.



Certificate No.: 1465069208670

ADRIAN RODRIGUEZ PALOMINO

has successfully passed the
certification exam for:

**Low GWP Refrigerant Safety:
A2L Refrigerants**



esco institute

www.escogroup.org

(800)726-9696



esco institute

Program EPA
Approved
December 28, 1993

Certificate No.: 1343376083420

RAYMOND MESA

has successfully passed a

UNIVERSAL

exam on how to responsibly handle
refrigerants as required by EPA's
National Recycling and Emission
Reduction Program

www.escogroup.org • (800)726-9696

**Mainstream Engineering
Corporation**
Technician Certification



**HVAC Technician Certification
EPA Clean Air Section 608**

40 CFR part 82, Subpart F

Program Certification Date: Jan. 26, 1994

SACHEL RIBOT

P2B13C12D644EC1D0

has successfully passed a **Universal**
exam on how to responsibly handle refrigerants as required
by EPA's National Recycling and Emission Reduction Program.





esco institute

Program EPA
Approved
December 28, 1993

Certificate No.: 1222000083420

ANGEL J. PARGASLOREA

has successfully passed a

UNIVERSAL

exam on how to responsibly handle
refrigerants as required by EPA's
National Recycling and Emission
Reduction Program

www.escogroup.org • (800)726-9696



esco institute

Program EPA
Approved
December 28, 1993

Certificate No.: 1170351572870

Christopher Somellian

has successfully passed a

UNIVERSAL

exam on how to responsibly handle
refrigerants as required by EPA's
National Recycling and Emission
Reduction Program

www.escogroup.org • (800)726-9696

Certificate No.: 1170351572812

Christopher Somellian

has successfully passed the
certification exam for:

**Low GWP Refrigerant Safety:
A2L Refrigerants**



esco institute

www.escogroup.org

(800)726-9696



esco institute

Program EPA
Approved
December 28, 1993

Certificate No.: **1347847572870**

Jose Luis Pravia

has successfully passed a

UNIVERSAL

exam on how to responsibly handle
refrigerants as required by EPA's
National Recycling and Emission
Reduction Program

www.escogroup.org

(800)726-9696

Mainstream Engineering Corporation

Technician Certification

HVAC Technician Certification
EPA Clean Air Section 608

40 CFR part 82, Subpart F

Program Certification Date: Jan. 26, 1994

ALEXIS MORALES

P1EC70731706FA711

has successfully passed a **Universal** exam on how to responsibly handle refrigerants as required by EPA's National Recycling and Emission Reduction Program.



QwikProducts
by Mainstream Engineering



Ron DeSantis, Governor

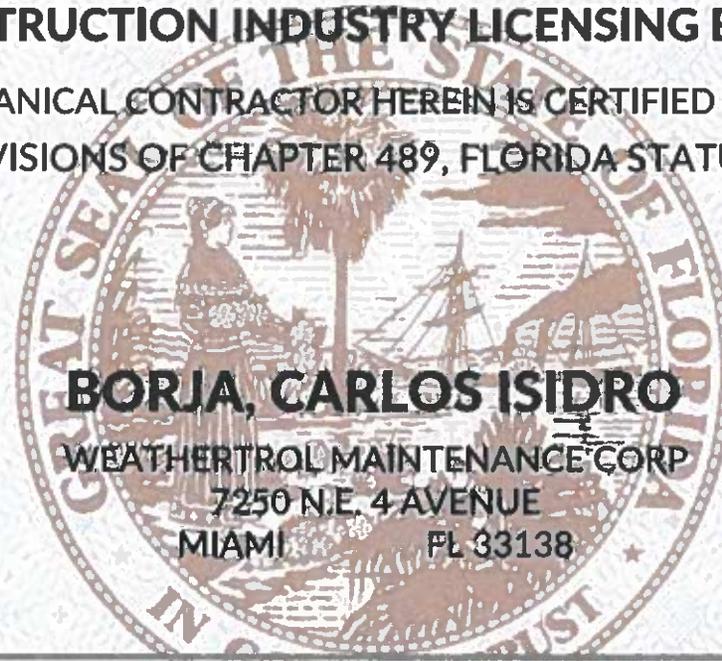
Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

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



BORJA, CARLOS ISIDRO
WEATHERTROL MAINTENANCE CORP
7250 N.E. 4 AVENUE
MIAMI FL 33138

LICENSE NUMBER: CMC056875

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/29/2024

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.



Boris Poddubny
Miami, FL, USA
Bpoddubny@wtrol.com

PROFESSIONAL SUMMARY

HVAC General Foreman with over **25 years of experience** in commercial, municipal, institutional and industrial HVAC systems. Extensive expertise in **chillers, building automation systems, electrical controls and large-tonnage mechanical equipment**. Proven professional with a strong background in **team supervision, troubleshooting, preventive maintenance, system reliability and operational reporting**. Recognized for maintaining safe, efficient and code-compliant HVAC operations across complex municipal facilities.

CORE COMPETENCIES

HVAC General Foreman
Chiller Service & Overhauls (Screw & Centrifugal)
Building Automation Systems (BMS)
Preventive & Corrective Maintenance
DX Systems & Hydronic Systems
Cooling Towers & Pumps
Electrical Diagnostics & Controls
VFDs, Solid-State Starters
Team Leadership & Field Supervision
OSHA & NFPA 70 Compliance

PROFESSIONAL EXPERIENCE

Weathertrol Maintenance Corp. – Miami, FL

General Foreman | 2022 – Present

Oversee HVAC operations for the **City of Coral Gables**, managing multiple municipal facilities and leading teams responsible for routine maintenance, corrective repairs and system reliability. Coordinate work activities to ensure safe execution, operational continuity and compliance with applicable codes, standards and municipal requirements.

Direct service and maintenance of **DX air-cooled systems, centrifugal chillers, system controllers and BMS-related components**, both on-site and remotely. Prepare service documentation, maintenance records and operational reports. Support coordination with city personnel and contractors to maintain consistent system performance.

Provide additional service support for the **Miami-Dade Public School District** and private sector accounts, performing maintenance and service on various types of chillers and HVAC equipment.

Trane Italy SRL – Rome, Italy

Chiller Mechanic | 2022

Performed inspection, maintenance and service of chiller equipment throughout Southern Italy. Supported Trane customer accounts and daily service operations while complying with European safety, environmental and operational standards.

Obtained **F-Gas Certification** and completed additional safety training.

Weathertrol Maintenance Corp. – Miami, FL

Journeyman R1 Chiller Mechanic | 2007 – 2022

Provided technical assistance to support safe and efficient HVAC operations. Performed troubleshooting, diagnostics and repairs of complex chillers and mechanical systems.

Performed detailed inspections and maintained service logs, including analysis of chiller performance and power consumption. Supervised **eddy current testing**, oil sampling for analysis and glycol concentration verification in closed-loop systems.

Conducted inspections and repairs of **cooling towers, primary and secondary pumps**, motors, electrical panels, power supply systems and safety components. I specialized in troubleshooting **electronic control boards, variable frequency drives, solid-state starters, Turbocor compressors and pneumatic controls**.

Performed overhauls of **screw and centrifugal chillers up to 500 tons**, including compressor rebuilding, motor bearing replacement, slide valve rebuilding, IGV repairs, impeller alignment and controller programming and modifications.

Rebuilt semi-hermetic compressors and repaired water pumps by replacing seals, bearings and internal components. Performed cooling tower gearbox repairs, shaft seal replacement, fan blade installation and motor alignment. Completed wiring and replacement of **wye-delta panels and solid-state starters** and addressed power conditions.

Certified on **Danfoss Turbocor compressors**. Proficient with **SMT software, Metasys, Trane TechView, ComfortLink, and Building Automation Systems**. Demonstrated strong leadership, organization and attention to detail while maintaining compliance with **OSHA and NFPA 70** requirements.

Trinity Air Conditioning – Miami, FL

HVAC Service & Installation Technician | 2005 – 2007

Performed installation, troubleshooting, maintenance and repair of **DX systems** for residential and commercial facilities. Inspected air-cooled chillers, rooftop units and ventilation equipment.

Fabricated and installed ductwork according to specifications. Serviced HVAC systems up to **100 tons**, including water pumps. Maintained and repaired walk-in coolers, freezers and rack systems.

ARS Miami – Miami, FL

HVAC Installer | 2003 – 2005

Installed DX systems for residential and commercial applications. Fabricated and installed ductwork, followed construction drawings and performed system startups.

Master Temp S.R.L – Lima, Peru

HVAC Apprentice | 2001 – 2003

Assisted with installation and service of DX systems for residential and commercial buildings. Fabricated and installed metal ductwork and exhaust systems.

LICENSES & CERTIFICATIONS

EPA Universal Certification
HVAC Journeyman License
BTJ Pipefitter Refrigeration
OSHA Construction Safety and Health
Low-GWP Refrigerant Safety (A2L)

EDUCATION & TECHNICAL TRAINING

A/C Technician & Pipefitter Apprenticeship Program, Local 725 – 2012

Major: Air Conditioning and Refrigeration

Miami Lakes Educational Center – 2012

Air Conditioning, Heating, Ventilation & Refrigeration

ATI Career Training Center – 2001

CETPRO Gamor – Lima, Peru – 2002

Electrical Installations and Controls Wiring

Danfoss Turbocor Training – 2016

Compressor Operation, Service & Repair

Annual Continuing Education (Ongoing)

LANGUAGES

English
Spanish
Italian

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY



267534

RECEIPT NO.

RENEWAL

267534

BUSINESS NAME/LOCATION

WEATHERTROL MAINTENANCE

CORP

7250 NE 4TH AVE

MIAMI, FL 33138-5335



EXPIRES
SEPTEMBER 30, 2026

Must be displayed at place of business

Pursuant to County Code

Chapter 8A - Art. 9 & 10

OWNER

WEATHERTROL MAINTENANCE

CORP

Worker(s)

10

SEC. TYPE OF BUSINESS

196

GENERAL MECHANICAL

CONTRACTOR

CMC056875

**PAYMENT RECEIVED
BY TAX COLLECTOR**

45.00 07/25/2025

WFED1-25-017253

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. 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



miamidade.gov

OFFICIAL DOCUMENT

Regulatory and Economic Resources
 Environmental Resources Management
 701 NW 1st Court • 7th Floor
 Miami, Florida 33136-3912
 T 305-372-6600 F 305-372-6893

Permit No: APCF-001727-2025/2026 (CERT)-NR
 Permit Issued To: WEATHERTROL MAINTENANCE CORP.
 Facility Location: 7250 NE 4 AVE
 MIAMI, FL 33138-

Contact Name/Address:
 Attn: Carlos Borja
 WEATHERTROL MAINTENANCE CORP.
 7250 NE 4 AVENUE
 MIAMI, FL 33138-

STRATOSPHERIC OZONE PROTECTION ANNUAL OPERATING PERMIT

DESCRIPTION OF FACILITY/EQUIPMENT

This document, issued under the provisions of Chapter 24, Miami-Dade County Environmental Protection Ordinance, shall be valid from 01-JUL-2025 through 30-JUN-2026. The above named permittee is hereby authorized to operate the pollution control facility that consists of the following:

The permittee is authorized to handle and purchase refrigerants containing ozone-depleting compounds utilized in refrigeration systems.

This facility is subject to conditions listed below and in the following pages (if any) of this permit.

SPECIFIC CONDITIONS

1. This permit only authorizes the permittee to handle and purchase in Miami-Dade County those refrigerants classified under the Clean Air Act as containing ozone-depleting compounds. The purchase of such refrigerants in Miami-Dade County shall only be conducted through distributors permitted by the Department. The bulk sale of refrigerants is not authorized. Only the sale of refrigerants by the pound during repair and service is acceptable. For the listing of ozone-depleting compounds and information on the phase out of these compounds, please visit the following USEPA internet site: <https://www.epa.gov/ozone-layer-protection>.
2. This permit shall not be considered an authorization to install, service, repair, salvage or dismantle refrigeration systems. It is the responsibility of the permittee to obtain all required licenses, certifications, permits and/or approvals from the federal, state and local agencies having jurisdiction over said activities.
3. The release of refrigerants containing ozone depleting compounds into the ambient air during installation, service, repair, salvage or dismantling of any refrigeration system is prohibited. Exceptions to the refrigeration release prohibition are covered under Sections 608 and 609 of the Clean Air Act. Refrigerants must be recovered and recycled using USEPA approved equipment. Refrigerants that are recovered for reclamation shall be stored in DOT approved containers.
4. Refrigerants shall only be handled by technicians holding a valid certification issued in accordance with the requirements of Section 608 of the Clean Air Act.
5. All refrigerant recovery/recycling equipment must be properly maintained to ensure continued operating efficiency of at least 90% refrigerant recovery. The permittee shall demonstrate that recovery/recycling equipment is in good working condition, when requested by Department personnel.
6. For a minimum of two (2) years, the permittee shall maintain records documenting the handling of refrigerants that shall include the following: (i) Quantities and types of refrigerants purchased including the date of purchase; (ii) The name and address of the customer whose refrigeration system was serviced; (iii) Amount of refrigerant used (added to the unit) and amount of refrigerant(s) recovered/recycled; (iv) In the event that the recovered refrigerant is recycled and charged back into the refrigeration system, a statement regarding the refrigerant recovery, recycle and recharge must be included in the records; (v) Address of the reclaiming facility where the refrigerant was sent for reclamation; (vi) Dates and invoices for the transaction of the

Lisa M. Spadafina, Director
 Division of Environmental Resources Management (DERM)
 Miami-Dade County Department of Regulatory and Economic Resources



miamidade.gov

OFFICIAL DOCUMENT

Regulatory and Economic Resources
 Environmental Resources Management
 701 NW 1st Court • 7th Floor
 Miami, Florida 33136-3912
 T 305-372-6600 F 305-372-6893

Permit No: IW5-006258-2025/2026 (REG)-TASO
 Permit Issued To: WEATHERTROL MAINTENANCE, CORP.
 Facility Location: 7250 NE 4 AVE
 MIAMI, FL 33138-

Contact Name/Address:

Attn: Carlos Borja
 WEATHERTROL MAINTENANCE, CORP.
 7250 NE 4 AVE
 MIAMI, FL 33138-

INDUSTRIAL WASTE 5 ANNUAL OPERATING PERMIT

DESCRIPTION OF FACILITY/EQUIPMENT

This document, issued under the provisions of Chapter 24, Code of Miami-Dade County Environmental Protection Ordinance, shall be valid from May 01, 2025 through April 30, 2026. The above named permittee is hereby authorized to operate the pollution control facility at the above location which consists of the following:

Industrial facilities handling or storing materials specific to the operation; served by sanitary sewer.

This facility is subject to conditions listed below and in the following pages (if any) of this permit.

SPECIFIC CONDITIONS

1. Fresh materials and wastes, if allowed, shall be properly stored and disposed of in compliance with applicable County, State and Federal regulations.
2. Fresh materials and wastes shall not be discharged into septic tanks, storm drains, soakage pits, or onto ground surface.
3. Used empty drums shall be stored in an area protected from the elements.
4. Aboveground storage facilities as defined in Chapter 24, Code of Miami-Dade County, shall be subject to Department approval prior to construction.
5. Fresh materials and wastes, if allowed, shall be stored in labeled containers. If indoors, materials and wastes shall be stored away from traffic areas, entry ways, and drainage structures and may require Department approved secondary containment. If outdoors, materials and wastes shall be stored in Department approved secondary containment.
6. Receipts and/or manifests, as applicable, pertaining to the disposal of all industrial wastes shall be maintained on site and shall be provided to Department personnel for review upon request. At a minimum, disposal documentation shall include clear information about the date of pickup, name of the generator of the wastes, the name of the approved waste hauler, and the nature and quantity of the materials recovered and transported off-site. Records shall be kept on site for a period of three years.
7. Used batteries shall be kept indoors or on an impervious covered area sheltered from the elements. The exchange of unwanted batteries between the permittee and the supplier or manufacturer shall be recorded on disposal manifests, copies of which shall be provided to Department personnel upon request. Records shall be kept on site for a period of three years.
8. Prior to disposal as solid waste, materials such as used rags (paper or cloth), spray booth filters, dry cleaning filters, sandblasting media, powder coating, etc., resulting from on-site processes shall be profiled and proven to be non-hazardous in accordance with parameters set and approved by the Department. Used rags may be recycled by an approved rag service or handled as hazardous waste unless proven otherwise by a hazardous waste profile.
9. Discharges to the public sanitary sewer system shall meet the sanitary sewer discharge limitations and pretreatment standards outlined in Section 24-42.4, Code of Miami-Dade County. An approved sampling port shall be provided at the point past which no further treatment is given by the facility to the waste.

Lisa M. Spadafina, Director
 Division of Environmental Resources Management (DERM)
 Miami-Dade County Department of Regulatory and Economic Resources



CITY OF CORAL GABLES REFERENCE FORM
IFB No. 2025-033 HVAC & Refrigeration Systems Services

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 Citywide HVAC
 Owner Name City of Coral Gables
 Contact Person Mr. Ralph Rodriguez
 Contact Telephone No. 305-733-0259
 Email Address: rrodriguez1@coralgables.com
 Yearly Budget/Cost \$395,504.00 +
 Dates of Contract From: 2007 To: Current
 Project Description Maintenance, Service & Installs

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

2. Project Name/Location HVAC Center Contract
 Owner Name Miami Dade County Public Schools
 Contact Person Mr. Luis Diaz
 Contact Telephone No. 786-256-4978
 Email Address: LUISMDIAZ@DADE.SCHOOLS.NET
 Yearly Budget/Cost 1.2 Million +
 Dates of Contract From: 2019 To: Current
 Project Description Maintenance, Service and all repairs needed for the Maintenance Service Center of (Homestead)



3. Project Name/Location AHUAC Chiller Contract
Owner Name Miami Dade County Public Schools
Contact Person Mr. Arturo Garcia
Contact Telephone No. 786-283-0130
Email Address: AR.GARCIA@DADE.SCHOOLS.NET
Yearly Budget/Cost 1.5 Millions
Dates of Contract From: 2010 To: 2022
Project Description MAINTENANCE GARD 3
Chiller & AHUAC maintenance
& service/Current only
SUPPORTING ON TIME AND MATERIAL
WORK AS NEEDED
4. Project Name/Location Loan Depot Park (Marlins)
STADIUM
Owner Name Florida Marlins/Dade County
Contact Person Mr. Danny Hernandez
Contact Telephone No. 786-991-7957
Email Address: DHERNANDEZ@MARLINS.COM
Yearly Budget/Cost \$325,000.00 +
Dates of Contract From: 2014 To: CURRENT
Project Description AHUAC - maintenance, service
and installs. All during
annual projects, emergencies
& TIME AND MATERIAL WORK



5. Project Name/Location Critical Contract
 Owner Name Miami Dade County
 Contact Person Mr. Diosdado Jose Fernandez
 Contact Telephone No. 786-774-6432
 Email Address: DSFERNANDEZ@MIAMI-AIRPORT.COM
 Yearly Budget/Cost \$476,192.00 +
 Dates of Contract From: 2016 To: 2021
 Project Description HURC, MAINTENANCE AND SERVICES. AFTER CONTRACT EXPIRED HAVE BEEN INVOLVED IN EMERGENCY REPAIRS & INSTALS OF CHILDS THROUGH FPL @ MIA

BIDDER INFORMATION:

Company Name: WeatherTROL MAINTENANCE
 Representative: ANTONIO (Tony) PEREZ
 Address: 2301 N.W. 109 Ave. Suite 101 Miami, FL 33172
 Telephone No.: 305-979-5256
 Fax No.: N/A
 Email Address: TPEREZ@WTROL.COM

List of Current Contracts with City of Coral Gables

- 1- IFB2018-015 City HVAC Service and Maintenance - Citywide
Dates 2018- Present

City of Coral Gables Additional Offices- Installation of HVAC system at 245 Minorca. Work being performed as a subcontractor for Gavarrette, Inc as the general contractor. Work is on going under Master Permit MECB25-09-1410

RESPONDENT'S AFFIDAVIT

SOLICITATION: IFB 2025-033 HVAC & Refrigeration Systems Services

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 R shall be relied upon by Owner awarding the contract and such information is warranted by Respondent to be true and correct. The discovery of any omission or misstatements that materially affects the Respondent'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 Respondent that has submitted the attached solicitation response*). Schedules A through R 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 – RESPONDENT'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
- SCHEDULE J – APPENDIX A, 44 C.F.R. PART 18-CERTIFICATION REGARDING LOBBYING - BYRD ANTI-LOBBYING AMENDMENT
- SCHEDULE K – CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION
- SCHEDULE L – FEDERAL GRANT FUNDING SPECIAL PROPOSAL CONDITIONS
- SCHEDULE M – WORK HOURS & SAFETY CERTIFICATION
- SCHEDULE N – SAFETY ACCIDENT PREVENTION
- SCHEDULE O – PROHIBITION ON TELECOMMUNICATIONS EQUIPMENT OR SERVICES
- SCHEDULE P – BUILD AMERICA, BUY AMERICA ACT (BABAA)
- SCHEDULE Q – EQUAL EMPLOYMENT OPPORTUNITY
- SCHEDULE R – BREACH OF CONTRACT DURING EMERGENCY RECOVERY PERIODS FOR NATURAL DISASTERS

This affidavit is to be furnished to the City of Coral Gables with the solicitation response. It is to be filled in, executed by the Respondent 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.

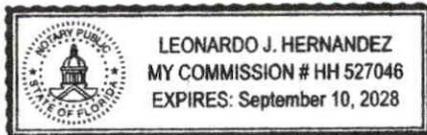
Antonio Perez
Authorized Name and Signature
President
Title
11/11/25
Date

STATE OF Florida
COUNTY OF Miami-Dade

On this 11 day of November, 2025, before me the undersigned Notary Public of the State of Florida, personally appeared ANTONIO PEREZ
(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.

[Signature]
NOTARY PUBLIC, STATE OF Florida



Leonardo J. Hernandez
(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 represent 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 Respondent) 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 Respondent) 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 Antonio Perez
(Owner, Partner, Officer, Representative or Agent)

of the Respondent that has submitted the attached response.

- 2. He/she is fully informed with respect to the preparation and contents of the attached 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 Respondent's officers or employees are employed by the City, indicate name and relationship below.

Name: _____ Relationship: _____

Name: _____ Relationship: _____

- 4. No lobbyist or other Respondent 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

Vendors must submit a certification with their bid/proposal certifying they have a drug- free workplace in 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.

SCHEDULE "D" CITY OF CORAL GABLES – RESPONDENT'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: Weathertron Maintenance

Address: 2301 NW. 109 Ave Suite 101 Miami, FL 33172
Street City State Zip Code

Telephone No: (305) 908-1000 Fax No: () N/A Email: TPerez@wtrn.com

How many years has your company been in business under its present name? 21 Years

If Respondent is operating under Fictitious Name, submit evidence of compliance with Florida Fictitious Name Statue:

Under what former names has your company operated? : _____

At what address was that company located? _____

Is your company certified? Yes ___ No ___ If Yes, **ATTACH COPY** of Certification.
Is your company licensed? Yes ___ No ___ If Yes, **ATTACH COPY** of License

Has your company or its senior officers ever declared bankruptcy?
Yes ___ No If yes, explain: _____

LEGAL INFORMATION:

Please identify each incident **within the last five (5) years** where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Respondent'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)**:

N/A

Has your company ever been debarred or suspended from doing business with any government entity?
Yes ___ No 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, 229 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:

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. **[Please 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 IFB is accepted, to enter in a Contract with the CITY to perform and furnish all work as specified or indicated in the IFB and Contract Documents within the Contract time indicated in the IFB 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 Invitation for Bid.

Addendum No. <u>1</u> Date <u>11/7/25</u>	Addendum No. _____ Date _____
Addendum No. <u>2</u> Date <u>11/12/2025</u>	Addendum No. _____ Date _____
Addendum No. _____ Date _____	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.

SCHEDULE "J" - APPENDIX A, 44 C.F.R. PART 18-CERTIFICATION REGARDING LOBBYING

BYRD ANTI-LOBBYING AMENDMENT - 31 U.S.C. 1352, as amended

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

APPENDIX A, 44 CFR PART 18--CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements
(To be submitted with each bid or offer exceeding \$100,000)

The undersigned [Company] certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, Weatherhol Maintenance Corp, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

V. Markos Signature of Company's Authorized Official

Vivian Markos, sec Name and Title of Company's Authorized Official

11-11-25 Date

SCHEDULE "K" – CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

Government Debarment & Suspension Instructions

1. By signing and submitting this form, the prospective lower tier participant is providing the certification set out in accordance with these instructions.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person(s) to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549, at 2 C.F.R. Parts 180 and 417. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this form that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this form that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the System for Award Management (SAM) database.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph (5) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

**Certification Regarding Debarment, Suspension,
Ineligibility and Voluntary Exclusion
Lower Tier Covered Transactions**

The following provides a debarment and suspension clause. It incorporates an optional method of verifying that contractors are not excluded or disqualified.

Suspension and Debarment

- (1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- (2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- (3) This certification is a material representation of fact relied upon by the City. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- (4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

[READ INSTRUCTIONS ON PREVIOUS PAGE BEFORE COMPLETING CERTIFICATION]

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency;
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this solicitation

Vivian Martens, Secretary
Printed Name and Title of Authorized Representative

[Signature]
Signature

11/11/25
Date

SCHEDULE "L" FEDERAL GRANT FUNDING SPECIAL PROPOSAL CONDITIONS

This procurement is fully or partially Federally Grant funded. Respondent certifies that it shall comply with the applicable clauses as enumerated below.

1. **Drug Free Workplace Requirements:** Drug-free workplace requirements in accordance with Drug Free Workplace Act of 1988 (Pub I 100-690, Title V, Subtitle D) All proposers entering into Federal funded contracts over \$100,000 must comply with Federal Drug Free workplace requirements as Drug Free Workplace Act of 1988.
2. **Respondent's Compliance:** The Respondent shall comply with all uniform administrative requirements, cost principles, and audit requirements for federal awards.
3. **Conflict of Interest:** The Respondent must disclose in writing any potential conflict of interest to the city or pass-through entity in accordance with applicable Federal policy.
4. **Program Fraud and False or Fraudulent Statements or Related Acts:** The Respondent acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.
5. **Mandatory Disclosure:** The Respondent must disclose in writing all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award.
6. **Socioeconomic Contracting:** The Respondent must take all necessary affirmative steps identified in 2 C.F.R. § 200.321(b)(1)-(5) to ensure small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms are considered when possible. If subcontracts are to be let, prime proposer will require compliance by all sub-contractor. Prior to contract award, the Respondent shall document efforts to utilize business from the aforementioned socioeconomic business groups including what firms were solicited as suppliers and/or subcontractor as applicable and submit this information with their bid submittal. Information regarding certified M/WBE firms can be obtained from:
 - Florida Department of Management Services (Office of Supplier Diversity)
 - Florida Department of Transportation
 - Minority Business Development Center in most large cities and
 - Local Government M/DBE programs in many large counties and cities
7. **Davis-Bacon Act:** If applicable to this contract, the Respondent agrees to comply with all provisions of the Davis Bacon Act as amended (40 U.S.C. 3141-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. Respondents are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, Respondents are required to pay wages not less than once per week. If the grant award contains Davis Bacon provisions, the decision to award a contract shall be conditioned upon the acceptance of the prevailing wage determination issued by the Department of Labor as included as a part of this solicitation.
8. **Copeland Anti-Kickback Act:** If applicable to this contract, the Contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. Part 3 as may be applicable, which are incorporated by reference into this contract. The Contractor or Subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The Prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these contract clauses. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.
9. **Contract Work Hours and Safety Standards Act: (40 U.S.C. 3701–3708):** Where applicable, all contracts awarded in excess of \$100,000 that involve the employment of mechanics or laborers must be in compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations

(29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each Respondent is required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

10. Clean Air Act (42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251–1387): Where applicable, contractors must comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q.) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations will be reported to FEMA and the Regional Office of the Environmental Protection Agency (EPA).

a) Clean Air Act

- i. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
- ii. The contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to FEMA and the appropriate EPA Regional Office.
- iii. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

b) Federal Water Pollution Control Act

- i. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- ii. The contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the FEMA and the appropriate EPA Regional Office.
- iii. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

11. Suspension and Debarment: This contract is a covered transaction for purposes of 2 C.F.R. Part 180 and 2 C.F.R. Part 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

The contractor must comply with 2 C.F.R. Part 180, subpart C and 2 C.F.R. Part 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters.

This certification is a material representation of fact relied upon by the City. If it is later determined that the contractor did not comply with 2 C.F.R. Part 180, subpart C and 2 C.F.R. Part 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

The bidder or proposer agrees to comply with the requirements of 2 C.F.R. Part 180, subpart C and 2 C.F.R. Part 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

12. Rights to Inventions Made Under a Contract or Agreement: If the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the recipient or sub-recipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that

“funding agreement,” the recipient or sub-recipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.

13. Procurement of Recovered Materials: In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired —

- a) Competitively within a timeframe providing for compliance with the contract performance schedule;
- b) Meeting contract performance requirements; or
- c) At a reasonable price.

Information about this requirement, along with the list of EPA-designated items, is available at [Comprehensive Procurement Guideline \(CPG\) Program | US EPA](#). The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act and in guidelines of the EPA at 40 C.F.R. Part 247.

The Contractor should, to the greatest extent practicable and consistent with the law, purchase, acquire, or use products and services that can be reused, refurbished, or recycled; contain recycled content, are biobased, or are energy and water efficient; and are sustainable.

14. Record Retention: Respondent will retain of all required records pertinent to this contract for a period of three years, beginning on a date as described in 2 C.F.R. §200.333 and retained in compliance with 2 C.F.R. §200.333.

15. Federal Changes: Respondent shall comply with all applicable Federal agency regulations, policies, procedures and directives, including without limitation those listed directly or by reference, as they may be amended or promulgated from time to time during the term of the contract.

16. DHS Seal, Logo, and Flags: The City of Coral Gables must obtain written permission from DHS prior to using the DHS seals, logos, crests, or reproductions of flags, or likenesses of DHS agency officials. This includes use of DHS component (e.g., FEMA, CISA, etc.) seals, logos, crests, or reproductions of flags, or likenesses of component officials.

17. Compliance with Federal Law, Regulations, and Executive Orders and Acknowledgement of Federal Funding: This is an acknowledgement that FEMA financial assistance may be used to fund all or a portion of the contract. The Respondent will comply with all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

18. No Obligation by Federal Government: The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the recipient or subrecipient, Respondent, or any other party pertaining to any matter resulting from the contract.

19. Providing Good, Safe Jobs to Workers

a) Creating Good Jobs

Pursuant to FEMA Information Bulletin No. 520, the contractor will comply with all applicable federal labor and employment laws. To maximize cost efficiency and quality of work, the contractor commits to strong labor standards and protections for the project workforce by creating an effective plan for ensuring high-quality jobs and complying with federal labor and employment laws. The contractor acknowledges applicable minimum wage, overtime, prevailing wage, and health and safety requirements, and will incorporate Good Jobs Principles wherever appropriate and to the greatest extent practicable.

20. Buy Clean: The City of Coral Gables encourages the use of environmentally friendly construction practices in the performance of this Agreement. In particular, the City encourages that the performance of this agreement includes considering the use of low-carbon materials which have substantially lower levels of embodied greenhouse-gas emissions associated with all relevant stages of production, use,

and disposal, as compared to estimated industry averages of similar materials or products as demonstrated by their environmental product declaration.

- 21. Termination for Default (Breach or Cause):** If a contract is entered into, the Respondent acknowledges that if it fails to perform in the manner called for in the contract, or if the Respondent fails to comply with any other provisions of the contract, the City may terminate the contract for default. Termination shall be effected by serving a notice of termination to the Respondent setting forth the manner in which the Respondent is in default. The Respondent will only be paid the contract price for supplies delivered and accepted, or services performed in accordance with the manner of performance set forth in the contract.
- 22. Safeguarding Personal Identifiable Information:** Respondent will take reasonable measures to safeguard protected personally identifiable information and other information designated as sensitive by the awarding agency or is considered sensitive consistent with applicable Federal, state and/or local laws regarding privacy and obligations of confidentiality.
- 23. Prohibition on Utilization of Cost Plus a Percentage of Cost Contracts:** The City will not award contracts containing Federal funding on a cost-plus percentage of cost basis.
- 24. Energy Policy and Conservation Act (43 U.S.C. §6201):** All contracts except micro-purchases (\$3,000 or less, except for construction contracts over \$2,000). Contracts shall comply with mandatory standards and policies relating to energy efficiency, stating in the state energy conservation plan issued in compliance with the Energy Policy and Conservation act. (Pub. L. 94-163, 89 Stat. 871) [53 FR 8078, 8087, Mar. 11, 1988, as amended at 60 FR 19639, 19645, Apr. 19, 1995].
- 25. Build America, Buy America Act (BABAA) for Architectural and/or Engineering Contracts:** Contractors and subcontractors agree to incorporate the Buy America Preference into planning and design when providing architectural and/or engineering professional services for infrastructure projects. Consistent with the Build America, Buy America Act (BABAA) Pub. L. 117-58 §§ 70901-52, no federal financial assistance funding for infrastructure projects will be used unless all the iron, steel, manufactured projects, and construction materials used in the project are produced in the United States.
- 26. Domestic Preferences for Procurement:** As appropriate and to the extent consistent with law, the Respondent should, in accordance with Section 2-699 of the City Code and 2 C.F.R. § 200.322 under Title 2 of the Code of Federal Regulations, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). For purposes of this clause:

 - a. "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
 - b. "Manufactured products" means, items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.
- 27. Contract with the Enemy:** In accordance with 2 C.F.R. 200.215, it is acknowledged that no services under this contract are to be performed outside the United states and its territories nor in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities. As the person authorized to sign this statement, I certify that this company complies/will comply fully with the above applicable requirements and all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives.

I further acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract and that any subcontractor utilized will also be required to comply with the requirements above.

DATE: 11-11-25

SIGNATURE: 

COMPANY: WeatherTROL Maint.

NAME: Augusto Perez

ADDRESS: 2301 NW. 109 AVE.
SUITE 101
MIAMI, FL 33172

TITLE: PRESIDENT

E-MAIL: TPEREZ@WTTROL.COM

PHONE NO.: 305-979-5256 CELL

**SCHEDULE "M" - CONTRACTOR CERTIFICATION WORK HOURS AND SAFETY STANDARDS
ADDENDUM**

This certification is incorporated as part of the contract for IFB 2025-033 HVAC & Refrigeration System Services.

The Contractor acknowledges and certifies that in accordance with the mandatory requirement that this provision be set forth in all FEMA related contracts, that it shall comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5).

Under 40 U.S.C. s. 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week.

The requirements of 40 U.S.C. s. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

More particularly, as set forth in 29 CFR §.5.5(b) which provides the required contract clauses:

(1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages and interest from the date of the underpayment. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchpersons and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of \$32 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1).

(3) *Withholding for unpaid wages and liquidated damages.*

- i. *Withholding Process.* The City may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for any unpaid wages; monetary relief, including interest; and liquidated damages required by the clauses set forth in this paragraph (b) on this contract, any other federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act that is held by the same prime contractor (as defined in § 5.2). The necessary funds may be withheld from the contractor under this contract, any other federal contract with the same prime contractor, or any other federally assisted contract that is subject to the Contract Work Hours and Safety Standards Act and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld.
- ii. *Priority to withheld funds.* The Department has priority to funds withheld or to be withheld in accordance with paragraph (a)(2)(i) or (b)(3)(i) of this section, or both, over claims to those funds by:

- (A) A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;
- (B) A contracting agency for its procurement costs;
- (C) A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;
- (D) A contractor's assignee(s);
- (E) A contractor's successor(s); or
- (F) A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901-3907.

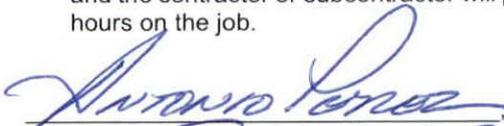
(4) *Subcontracts.* The contractor or subcontractor must insert in any subcontracts the clauses set forth in paragraphs (b)(1) through (5) of this section and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor is responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (5). In the event of any violations of these clauses, the prime contractor, and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and associated liquidated damages and may be subject to debarment, as appropriate.

(5) *Anti-retaliation.* It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

- i. Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the Contract Work Hours and Safety Standards Act (CWHSSA) or its implementing regulations in this part;
- ii. Filing any complaint, initiating, or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under CWHSSA or this part;
- iii. Cooperating in any investigation or other compliance action, or testifying in any proceeding under CWHSSA or this part; or
- iv. Informing any other person about their rights under CWHSSA or this part.

Further Compliance with the Contract Work Hours and Safety Standards Act

- (1) The contractor or subcontractor must maintain regular payrolls and other basic records during the course of the work and must preserve them for a period of three years after all the work on the prime contract is completed for all laborers and mechanics, including guards and watchpersons, working on the contract. Such records must contain the name; last known address, telephone number, and email address; and social security number of each such worker; each worker's correct classification(s) of work performed; hourly rates of wages paid; daily and weekly number of hours actually worked; deductions made; and actual wages paid.
- (2) Records to be maintained under this provision must be made available by the contractor or subcontractor for inspection, copying, or transcription by authorized representatives of the Department of Homeland Security, the Federal Emergency Management Agency, and the Department of Labor, and the contractor or subcontractor will permit such representatives to interview workers during working hours on the job.

 hereby certifies that it shall adhere to the Work Hours and Safety Standards regulations throughout the duration of this Contract as set forth above.

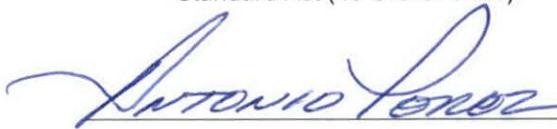

Contractor Signature

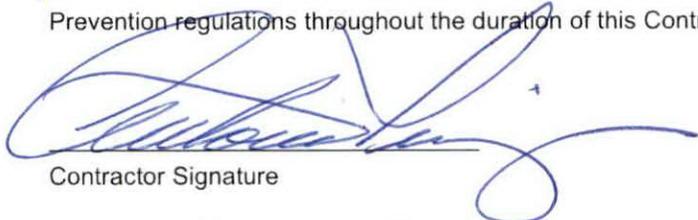
11-11-2025
Date

SCHEDULE "N" – SAFETY ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State and local laws governing safety, health, and sanitation (23 CFR 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract.
2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Construction Work Hours and Safety Standards Act (40 U.S.C. 3704).
3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carryout the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standard Act (40 U.S.C. 3704).

 Antonio Lopez, hereby certifies that it shall adhere to the Safety Accident Prevention regulations throughout the duration of this Contract as set forth above.


Contractor Signature

11-11-25
Date

SCHEDULE "O" – PROHIBITION ON CONTRACTING FOR COVERED TELECOMMUNICATIONS EQUIPMENT OR SERVICES

(a) *Definitions.* As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services, as used in this clause—

(b) *Prohibitions.*

- 1) Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug. 13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.
- 2) Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:
 - i. Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
 - ii. Enter, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
 - iii. Enter, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or
 - iv. Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

(c) *Exceptions.*

- 1) This clause does not prohibit contractors from providing—
 - i. A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
 - ii. Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.
- 2) By necessary implication and regulation, the prohibitions also do not apply to:
 - i. Covered telecommunications equipment or services that:
 - a. Are not used as a substantial or essential component of any system; and
 - b. Are not used as critical technology of any system.
 - ii. Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

(d) *Reporting requirement.*

- 1) In the event the contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.
- 2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:

- i. Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.
- ii. Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts.* The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments.

SCHEDULE "P" – BUILD AMERICA, BUY AMERICA ACT (BABAA)

Contractors and their subcontractors who apply or bid for an award for an infrastructure project subject to the domestic preference requirement in the Build America, Buy America Act shall file the required certification to the City with each bid or offer for an infrastructure project, unless a domestic preference requirement is waived by FEMA. Contractors and subcontractors certify that no federal financial assistance funding for infrastructure projects will be provided unless all the iron, steel, manufactured products, and construction materials used in the project are produced in the United States. BABAA, Pub. L. No. 117-58, §§ 70901-52. Contractors and subcontractors shall also disclose any use of federal financial assistance for infrastructure projects that does not ensure compliance with BABAA domestic preference requirements. Such disclosures shall be forwarded to the recipient who, in turn, will forward the disclosures to FEMA, the federal agency; subrecipients will forward disclosures to the pass-through entity, who will, in turn, forward the disclosures to FEMA.

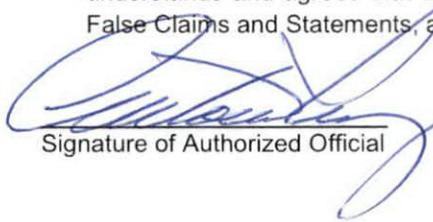
For FEMA financial assistance programs subject to BABAA, contractors and subcontractors must sign and submit the following certification to the next tier (e.g., subcontractors submit to the contractor; contractors submit to the recipient or subrecipient) each bid or offer for an infrastructure project that has not been waived by a BABAA waiver:

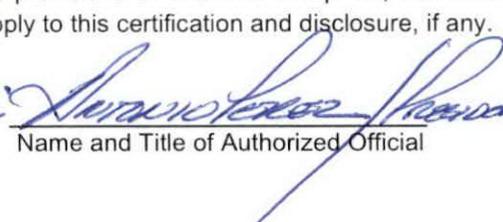
"The undersigned certifies, to the best of their knowledge and belief, that:

The Build America, Buy America Act (BABAA) requires that no federal financial assistance for "infrastructure" projects is provided "unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States." Section 70914 of Public Law No. 117-58, §§ 70901-52.

The undersigned certifies that for the IFB 2025-033 - HVAC & Refrigeration System Services that the iron, steel, manufactured products, and construction materials used in this contract are in full compliance with the BABAA requirements including:

1. All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
2. All manufactured products purchased with FEMA financial assistance must be produced in the United States. For a manufactured product to be considered produced in the United States, the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55% of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation.
3. All construction materials are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.
4. The Weathervol Mankone (insert name of contractor or subcontractor), certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Weathervol Mankone (insert name of contractor or subcontractor) understands and agrees that the provisions of 31U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.


Signature of Authorized Official


Name and Title of Authorized Official

11-11-25
Date

SCHEDULE "Q" – EQUAL EMPLOYMENT OPPORTUNITY - (2 CFR Part 200, Appendix II(C); 41 CFR § 61-1.4; 41 CFR § 61-4.3)

Applicability: except as otherwise provided under 41 CFR Part 60, applies to all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3.

During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following.

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

- (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
- (3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
- (4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, to the extent not revoked, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, to the extent not revoked, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, to the extent not revoked, and such other sanctions

may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

- (8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, to the extent not revoked, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, to the extent not revoked, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.



Signature of Company's Authorized Official

Name and Title of Company's Authorized Official

11-11-25 Date

SCHEDULE "R" – FLA. STAT. 252.505 - BREACH OF CONTRACT DURING EMERGENCY RECOVERY PERIODS FOR NATURAL DISASTERS

Pursuant to FLA Stat. 252.505 Sec. 19: Effective January 1, 2026

Should a Contractor fail to adhere to their contractual obligations for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, a penalty will be accessed in accordance with the aforementioned statute.

A Contractor that breaches such contract during an emergency recovery period shall pay a \$5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages.



Signature of Company's Authorized Official

Name and Title of Company's Authorized Official

11-11-25

Date



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

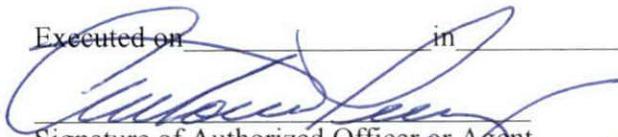
Employer E-Verify Affidavit

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:

59-1262109
Federal Work Authorization User Identification Number
11-11-2025
Date of Authorization

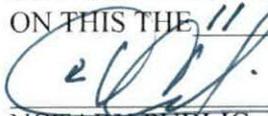
I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ in _____ (city), _____ (state).

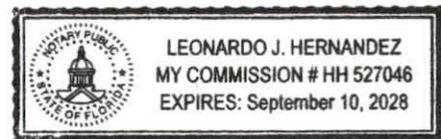

Signature of Authorized Officer or Agent

Antonio Perez / President
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 11 DAY OF November, 2025.


NOTARY PUBLIC

My Commission Expires:
September 10th, 2028





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:

407366
Federal Work Authorization User Identification Number
01-21-2026
Date of Authorization

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

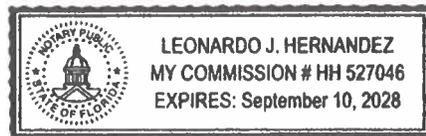
Executed on 01/21/2026 in Hiami (city), FL (state).


Signature of Authorized Officer or Agent

Antonio Lopez, President
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 21 DAY OF January, 2026.


NOTARY PUBLIC
My Commission Expires:
September 10th, 2028



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

SOLICITATION NAME/NUMBER: IFB-2025-033 HVAC & REGENERATION

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: _____
Date: _____
Title: _____
Bidder/Proposer Name: _____