

# CITY OF CORAL GABLES

RFQ No. 2022-016

OCTOBER 25, 2022



**PLANS REVIEW**

**&**

**BUILDING INSPECTION SERVICES**

**CORAL GABLES**®

THE CITY BEAUTIFUL

**SUBMITTED BY:**

**C.A.P. GOVERNMENT, INC.**

**343 ALMERIA AVENUE**

**CORAL GABLES, FL 33134**

**(305) 448-1711**



cap government



# SECTION I:



cap government

# Title Page

**Submitted To:**

**City of Coral Gables**



**RFQ No. 2022-016**

**Request For Qualifications  
to Provide**



**Plan Review & Building Inspection Services**

**October 25, 2022  
2:00 P.M.**

**Submitted by:**

**C.A.P. Government, Inc.  
343 Almeria Avenue  
Coral Gables, FL 33134**

**Carlos A. Penin, PE  
[cap@capfla.com](mailto:cap@capfla.com)  
O:(305) 448.1711  
F: (305) 448.1712**

**[capfla.com](http://capfla.com)**

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# CITY OF CORAL GABLES, FL

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


## PROPOSER'S ACKNOWLEDGEMENT

<p><b>RFQ: Plans Review &amp; Building Inspection Services</b></p> <hr/> <p><b>RFQ No.: 2022-016</b></p> <p>A cone of silence is in effect with respect to this RFQ. 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><b>Electronic submittals must be received prior to 2:00 p.m., October 25, 2022, via PublicPurchase; and are to remain valid for 120 calendar days. Submittals received after the specified date and time will not be accepted.</b></p> <p>Contact: Eduardo Hernandez              Title: Procurement Specialist              Telephone: 305-460-5108              Email: <a href="mailto:ehernandez2@coralgables.com">ehernandez2@coralgables.com</a> / <a href="mailto:contracts@coralgables.com">contracts@coralgables.com</a></p>
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Proposer's Name: <b>C.A.P. Government, Inc.</b>	FEIN or SS Number: <b>65-0121594</b>
Complete Mailing Address: <b>343 Almeria Avenue                  Coral Gables, FL 33134</b>	Telephone No.: <b>(305) 448-1711</b>
Indicate type of organization below: Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> Other: <input type="checkbox"/>	Cellular No.: <b>(305) 458-6000</b>
Bid Bond / Security Bond (if applicable) <input type="checkbox"/> N/A <input type="checkbox"/> %	Fax No.: <b>(305) 448-1712</b>
	Email: <b>cap@capfla.com</b>

**ATTENTION: THIS FORM ALONG WITH ALL REQUIRED RFQ FORMS MUST BE COMPLETED, SIGNED (PERFERABLY IN BLUE INK), AND SUBMITTED WITH THE RESPONSE PRIOR TO THE SUBMITTAL DEADLINE. FAILURE TO DO SO MAY DEEM PROPOSER AS NON-RESPONSIVE.**

THE PROPOSER CERTIFIES THAT THIS SUBMITTAL IS BASED UPON ALL CONDITIONS AS LISTED IN THE RFQ DOCUMENTS AND THAT THE PROPOSER HAS MADE NO CHANGES IN THE RFQ DOCUMENT AS RECEIVED. THE PROPOSER FURTHER AGREES IF THE RESPONSE IS ACCEPTED, THE PROPOSER WILL EXECUTE AN APPROPRIATE AGREEMENT FOR THE PURPOSE OF ESTABLISHING A FORMAL CONTRACTUAL RELATIONSHIP BETWEEN THE PROPOSER AND THE CITY OF CORAL GABLES FOR THE PERFORMANCE OF ALL REQUIREMENTS TO WHICH THIS RFQ PERTAINS. FURTHER, BY SIGNING BELOW PREFERABLY IN **BLUE INK**, ALL RFQ 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 PERFORMANCE OF THIS RFQ FOR THE ABOVE PROPOSER.

 _____ Authorized Name and Signature <b>Carlos A. Penin</b>	President _____ Title	10/20/2022 _____ Date
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# **SOLICITATION SUBMISSION CHECKLIST**

## **Request for Qualifications (RFQ) No. 2022-016**

COMPANY NAME: (Please Print): C.A.P. Government, Inc.  
Phone: (305) 448-1711 Email: cap@capfla.com

**Please provide the PAGE NUMBER in the blanks provided as to where compliance information is located in your Submittal for each of the required submittal items listed below:**  
**SUBMITTAL - SECTION I: TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, AND MINIMUM QUALIFICATION REQUIREMENTS.**

- 1) Title Page: Show the RFQ 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 and in the same order as the respective "Sections" listed below. Clearly identify the material by section and page number. PAGE # 2
- 3) Fill out, sign, and submit the Proposer's Acknowledgement Form. PAGE # 3
- 4) Fill out and submit the Solicitation Submission Check List. PAGE # 4-6
- 5) Fill out, sign, notarize (as applicable), and submit the Proposer's Affidavits and Schedules A through H. PAGE # 7-15
- 6) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # 16-17
- 7) Fill out Employer E-Verify Affidavit. PAGE # 18
- 8) Fill out Lobbyist Registration & Oral Registration Forms. PAGE # 19-22
- 9) Professional building inspection and plans review services checklist. PAGE # 23

### **SUBMITTAL - SECTION II: EXPERIENCE AND QUALIFICATIONS**

#### **(i) FOR PROPOSER**

- 1) Provide a complete history and description of your company, including, but not limited to: the number of years in business, size, number of employees, office location where work is to be performed, copy of applicable licenses/certifications, credentials, capabilities and capacity to effectively meet the City's needs, relevant experience and proven track record of providing the scope of services as identified in this solicitation to public sector agencies. PAGE # 24-26
- 2) After receipt of responses, Proposers may be required to submit financial statements for each of their last two (2) complete fiscal years within five (5) calendar days, upon written request. Such statements should include, at a minimum, balance sheets (statements of financial position) and statements of profit and loss (statement of net income). Statements shall be certified by an independent Certified Public Accountant.

#### **(ii) FOR KEY PERSONNEL**

- 1) Provide a summary of qualifications, copy of applicable licenses/certifications, and experience, relevant to the scope of work, for all proposed key personnel - Inspectors/Examiners/Reviewers (including sub-consultants). Include resumes (listing experience, education, licenses/certifications) for your proposed key personnel and specify the role and responsibilities of each team member in providing the services outlined in the RFQ. Provide an organizational chart of all key personnel that will be used. PAGE # 27-79

**SUBMITTAL – SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH, AND METHODOLOGY**

- 1) Describe in detail, your approach and methodology to perform the services solicited herein., Include detailed information, as applicable, which addresses, but need not be limited to: Proposer’s understanding of the RFQ scope and requirements, strategies for assuring assigned work is completed on time. PAGE # 80-81
- 2) Provide the recent, current, and projected workload of the Proposer and key personnel that will be assigned to the City. Explain how this potential contract will fit into the Proposer’s workload. PAGE # 82

The detailed list should include at a minimum the following:

- a. The company/agency
  - b. Dates of services
  - c. Name/Contract # of the project
  - d. Scope
- 3) Describe the Proposer’s approach to recruitment and retention. Explain how proposer recruit and retains the best qualified employees for the needs of the city. PAGE # 83
  - 4) Describe Proposer’s approach to employee training and quality assurance. Explain the training proposer provides to employees and its quality assurance initiatives. PAGE # 83
  - 5) Describe the Proposer’s ability to address conflicts of interest. Explain how proposer will assure that there are not conflicts of interest with regard to employees working on any project for the city for which the proposer is assisting or representing private owners and developers. PAGE # 83

**SUBMITTAL – SECTION IV: PAST PERFORMANCE AND REFERENCES**

- 1) Provide detailed information on four (4) of the Proposer’s most recent and relevant projects similar in scope and nature to the services described in the solicitation. If planning to be included in both areas (General Specialty and Geotechnical) provide two (2) references under each specialty. PAGE # 84
- 2) List all contracts which the Proposer has performed (past and present) for the City of Coral Gables. The City will review all contracts the Proposer has performed for the City in accordance with Section 4.10 Evaluation of Responses (c) (4) which states the City may consider “Proposer’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 # 85

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.

- 3) Provide a list with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same. The City reserves the right to contact any reference as part of the evaluation process. PAGE # 86
- 4) 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 Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFP (**See Affidavit D**). PAGE # 86

**SUBMITTAL – SECTION V: AGREEMENT COMMENTS**

- 1) Please follow the instructions as outlined in Section 1.6 Agreement Execution. The acceptance of or any exceptions taken to the terms and conditions of the City's Agreement shall be considered a part of a Proposer's submittal and will be considered by the Evaluation Committee.

**-- NOTICE --**

**BEFORE SUBMITTING YOUR RFQ RESPONSE MAKE SURE YOU:**

1. Carefully read and have a clear understanding of the RFQ, including the Scope of Services and enclosed Professional Services Agreement (*draft*).
2. Carefully follow the Submission Requirements outlined in Section 6 of the RFQ.
3. **Prepare and submit ONE (1) ORIGINAL RESPONSE electronically via PublicPurchase.**
4. Make sure your Response is submitted prior to the submittal deadline. **Late responses will not be accepted.**

**FAILURE TO SUBMIT THIS CHECKLIST AND THE REQUESTED DOCUMENTATION MAY RENDER YOUR RESPONSE SUBMITTAL NON-RESPONSIVE AND CONSTITUTE GROUNDS FOR REJECTION. THIS PAGE IS TO BE RETURNED WITH YOUR RESPONSE PACKAGE.**



**PROPOSER'S AFFIDAVIT**

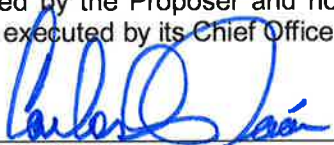
**SOLICITATION:** RFQ 2022-016 Plans Review and Building Inspection Services

**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 H shall be relied upon by Owner awarding the contract and such information is warranted by the Proposer to be true and correct. The discovery of any omission or misstatements that materially affects the Proposer'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 Proposer that has submitted the attached Response)*. Schedules A through H 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 – PROPOSER'S QUALIFICATION STATEMENT
- SCHEDULE E – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE
- SCHEDULE F – AMERICANS WITH DISABILITIES ACT (ADA)
- SCHEDULE G – PUBLIC ENTITY CRIMES
- SCHEDULE H – ACKNOWLEDGEMENT OF ADDENDA

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

 _____ <i>Authorized Name and Signature</i>	President _____ <i>Title</i>	10/20/2022 _____ <i>Date</i>
<i>Carlos A. Penin</i>		

STATE OF Florida

COUNTY OF Miami-Dade

On this 20th day of October, 2022, before me the undersigned Notary Public of the State of Florida, personally appeared Carlos A. Penin, PE  
(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.

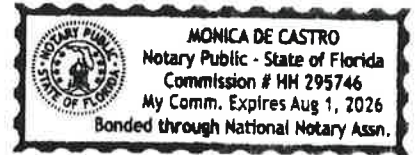
Monica de Castro  
NOTARY PUBLIC, STATE OF Florida

Monica De Castro  
(Name of notary Public; Print, Stamp or Type as Commissioned.)

Personally know to me, or Produced Identification:

\_\_\_\_\_  
(Type of Identification Produced)

NOTARY PUBLIC  
SEAL OF OFFICE:



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

Neither I, nor the firm, hereby represented has:

- a. employed or retained for a commission, percentage brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the Proposer) 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 firm or person in connection with carrying out the contract, or
- c. paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the Proposer) 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 Carlos A. Penin, PE  
*(Owner, Partner, Officer, Representative or Agent)*

of the Proposer 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 Proposer's officers or employees are employed by the City, indicate name and relationship below.

Name: N/A Relationship: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

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

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

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

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

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



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- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

**LICENSEE DETAILS**

2:03:01 PM 10/3/2022

**Licensee Information**

Name:	<b>C.A.P. GOVERNMENT, INC. (Primary Name)</b>
Main Address:	<b>343 ALMERIA AVENUE CORAL GABLES Florida 33134</b>
County:	<b>DADE</b>

**License Information**

License Type:	<b>Registry</b>
Rank:	<b>Registry</b>
License Number:	<b>5344</b>
Status:	<b>Current</b>
Licensure Date:	<b>07/06/1989</b>
Expires:	

**Special Qualifications**

**Qualification Effective**

--

**Alternate Names**

--

[View Related License Information](#)

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2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.

**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:
1. A predecessor or successor of a person convicted of a public entity crime; or 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
4. I understand that a “person” as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Must indicate which statement below applies.]**

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

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

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

**[Attach a copy of the final order]**

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



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

1. The undersigned agrees, if this RFQ is accepted, to enter in a Contract with the CITY to perform and furnish all work as specified or indicated in the RFQ, any associated addendum and Contract Documents within the contract time indicated in the RFQ 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 Request for Proposal.

Addendum No. 1 Date 10/17/2022      Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_      Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_      Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

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

## SECTION 3: MINIMUM QUALIFICATION REQUIREMENTS

### (A) PROPOSER SHALL:

- (1) Be regularly engaged in the business of providing the goods and/or services similar in scope and size as described in the Request for Qualifications "Scope of Services" for a minimum of five (5) years.

**C.A.P. Government, Inc. has been providing similar services in scope and size as described in this RFQ for over thirty-three (33) years.**

- (2) Be licensed, registered and practicing in the State of Florida as licensed Plan Examiner and Field Inspector.

**C.A.P. Government, Inc. is a licensed and registered firm practicing in the State of Florida. All of CAP's Plan Examiners and Field Inspectors are licensed, registered and practicing in the State of Florida.**

### (B) KEY PERSONNEL

- (1) All staff shall hold the standard inspector and plans examiner license from the State of Florida. Copies of licenses must be provided with your response.

**C.A.P. Government, Inc. inspectors and plans examiners are licensed in the State of Florida. Copies of licenses are enclosed in our response.**

- (2) All inspectors and plan reviewers are required to be licensed by Miami Dade County Board of Rules and Appeals in their respective trades as a plans examiner or field inspector. Copies of licenses must be provided with your response.

**C.A.P. Government, Inc. Inspectors and Plans Reviewers are licensed by the Miami-Dade Board of Rules and Appeals in their respective trades as plans examiners and field inspectors. Copies of BORA licenses are enclosed in our response.**

## KEY PERSONNEL

Name	Role	Years of Experience	License Information	BORA
<b>Management</b>				
Carlos A. Penin, PE	Principal-in-Charge	40	PE33216	N / A
Pedro Martinez	QA/QC Manager	20	BU2112, PX3825, BN6632, SRI155	✓
Katrina Fumagali	QA/QC Manager	10	AR99833	N / A
Carlos A. Del Pino, PE	Project Manager	25	PE59888	✓
<b>Structural/ Building</b>				
Luis Perez	Plans Examiner & Inspector	40	PE36145	✓
Jaime Cynaon, PE		30	PE65594, PX3417	✓
Carlos Ensenat		30	PE32566	✓
Ricardo Fernandez		32	AR0007304	✓
Leonardo Liguori		14	AR96554	✓
Marco Lux		30	PE62454	✓
Hugo Morales		Inspector	24	BN8602, SRI188
<b>Mechanical</b>				
Oscar Alvarez	Plans Examiner and Inspector	15	PX3324, BN6191	✓
Giuseppe Nediani		20	PE59435	✓
Ebel Morey Cuba		21	PX3725, BN6856	✓
<b>Electrical</b>				
Andres Gonzalez	Plans Examiner & Inspector	35	PE59336	✓
Alfredo Sanchez		15	PX3456, BN6442	✓
Jose Dabul	Inspector	14	BN7757	✓
<b>Plumbing</b>				
Victor Diaz	Plans Examiner and Inspector	20	PX2261, BN4474	✓
Miguel Pino		30	PX3544, BN6551	✓
<b>Zoning</b>				
Antonio Sanchez	Inspector	10	SRI45	✓
James Wagner		20	BN4270	✓



**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:

65-0121594

Federal Work Authorization User Identification Number  
07/17/2008

Date of Authorization

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

Executed on 09/20/2022 in Coral Gables (city), Florida (state).

  
\_\_\_\_\_  
Signature of Authorized Officer or Agent

Carlos A. Penin, PE  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 20th DAY OF October, 2022.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:  
08/01/2026

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

SOLICITATION NAME/NUMBER: \_\_\_\_\_

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

**N/A**

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:** \_\_\_\_\_

LOBBYIST AFFIDAVIT

Plans Review & Building Inspection Services /RFQ No. 2022-016

Solicitation Name/Number: \_\_\_\_\_

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

- a. The principal shall list below 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 an oral presentation before an evaluation, selection, technical review or similar committee, or recorded responsiveness, responsibility or negotiation meetings or sessions.
- b. No person shall appear before any procurement committee or at any procurement responsiveness, responsibility or negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal’s team pursuant to this affidavit or has registered as a lobbyist. For purposes affidavit 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.

This affidavit will be provided by the city procurement staff to the city clerk after the proposal is submitted or prior to the oral presentation. Any changes after the original affidavit is submitted by the proposer and prior to the oral presentations, an updated copy shall be presented to the Procurement Division and the City Clerk at least twenty-four (24) hours prior scheduled time for the oral presentation 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.

List of employees & technical experts:

NAME	TITLE	ROLE	COMPANY/FIRM
Carlos A. Penin, PE	President		C.A.P. Government, Inc.
Carlos Del Pino, PE			C.A.P. Government, Inc.

CITY OF CORAL GABLES  
FINANCE DEPARTMENT/PROCUREMENT DIVISION

LOBBYIST AFFIDAVIT

I do solemnly swear that all of the foregoing information is true and correct and I will fully comply with requirements of this affidavit and the associated City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section.

Authorized Signature: *Carlos A. Penin*

Printed Name: Carlos A. Penin, PE Title: President

Date: 10/05/2022

Bidder/Proposer's Name: C.A.P. Government, Inc.

NOTARY PUBLIC

STATE OF Florida

COUNTY OF Miami-Dade

On this 20th day of October, 20 22, before me the undersigned Notary Public of the State of Florida, personally appeared Carlos A. Penin, PE (Name(s) of individual(s) who appeared before Notary

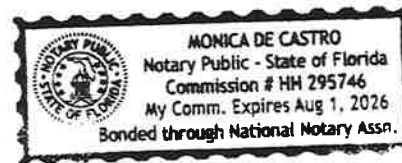
And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.

NOTARY PUBLIC, STATE OF Florida

*Monica de Castro* (Name of notary Public; Print, Stamp or Type as Commissioned.)

SEAL OF OFFICE:

Personally know to me, or Produced  
Identification:



(Type of Identification Produced)



**GROUP / SERVICES CHECKLIST**  
**RFQ 2022-016 Plans Review and Building Inspection Services**  
**Exhibit C**

Company Name: \_\_\_\_\_ FEI: \_\_\_\_\_

Indicate the proposer's specialized service areas under each group for which your company intends to be qualified to or wish to provide to the City

<b>General Specialty</b>	
Building Inspector with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Building Plans Examiner with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Electrical Inspector with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Electrical Plans Examiner with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Mechanical Inspector with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Mechanical Plans Examiner with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Plumbing Inspector with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Plumbing Plans Examiner with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Roofing Inspector with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Roofing Plans Examiner with the State of Florida Certification & Certification by the Miami-Dade County Board of Rules and Appeals	
Structural Plans Examiner with the State of Florida Registration a Professional Engineer (PE) in the Structural discipline & Certification by the Miami-Dade County Board of Rules and Appeals	
Zoning Inspector / Plan Reviewer with similar work in other jurisdiction in the State of Florida or experience as deemed appropriate	
<b>Geotechnical:</b>	
Soils, Foundations and Materials Testing – drilling, subsurface investigations and seismographic services	
Soils, Foundations and Materials Testing – geotechnical and materials engineering services	
Soils, Foundations and Materials Testing – concrete and asphalt testing services	
Soils, Foundations and Materials Testing – non-destructive testing and inspections	
Roof Testing and Consulting	
Roadway, Compaction and Water Infiltration Testing and Consulting	



## **SECTION II:** **EXPERIENCE AND** **QUALIFICATIONS**



cap government



## (i) PROPOSERS



cap government

## SECTION II: EXPERIENCE AND QUALIFICATIONS

**C.A.P. Government, Inc. (CAP)** was founded on **April 10, 1989**, by Mr. Carlos A. Penin, PE. In 1992 CAP entered into an agreement with the newly incorporated Village of Key Biscayne to offer the outsourcing of Building Department professional services. We have been doing so *continuously* since then.

Today CAP is recognized as the leading firm in providing Building Department services to six (6) educational clients and to over sixty-five (65) municipalities across Florida.

**In 2017, 2018, 2019, 2020, 2021 and again in 2022** our company has been ranked as a top 100 firm and recipient of this prestigious award at the Hot Firm & A/E Industry Awards Conference.



Alumni from the University of Florida have created and guided some of the most innovated and profitable business in the nation and the world.

**In 2017 and in 2018 CAP was recognized as one of the fastest-growing, Gator-owned businesses in the world.**

C.A.P. Government, Inc. is a State of Florida Corporation that operates out of three (3) offices in Florida. Our clients stretch throughout State of Florida. Our Coral Gables office location is where the services for the City will be performed.

### C.A.P. GOVERNMENT, INC.

**Miami-Dade** 343 Almeria Avenue  
Coral Gables, FL 33134

**Broward** 100 SE 12 Street  
Fort Lauderdale, FL 33316

**Palm Beach** 1910 N. Florida Mango Rd.  
W. Palm Beach, FL 33409

Our customer centered approach to these services has helped us build a team of over **250+** Professional Engineers, Architects, Building Code Administrators, Plans Examiners, Inspectors and Permit Technicians. **Our legacy of hard work and dedication has established us as a leader in our industry.**

For **thirty-three (33) years** CAP has maintained an exemplary track record of the professional management of all phases of the building and permitting process. CAP's expertise involves developing tailored solutions to plans review, inspections, and code compliance services exclusively to government entities.

**C.A.P. Government, Inc. (CAP) has been providing Plans Review and Building Inspection Services to the City of Coral Gables since 2015.**

The following information is provided to highlight CAP's relevant experience and proven track record of providing the scope of services identified in this RFQ with other public sector agencies.

## SECTION II: EXPERIENCE AND QUALIFICATIONS

<p style="text-align: center; font-weight: bold; color: #0056b3;">CITY OF AVENTURA</p> 	<p><b>Entity:</b> City of Aventura  <b>Contact:</b> Mr. Ronald J. Wasson, City Manager  <b>E-mail:</b> <a href="mailto:rwasson@cityofaventura.com">rwasson@cityofaventura.com</a>  <b>Address:</b> 19200 W Country Club Drive  Aventura, FL 33180  <b>Telephone:</b> 305.466.8910</p> <p><b><u>Services Provided</u></b>  Plans Review, Inspections and Building Code Administrator  <b>Dates of Services: 1995 to Present (27 Years)</b></p>
<p style="text-align: center; font-weight: bold; color: #0056b3;">CITY OF WESTON</p> 	<p><b>Entity:</b> City of Weston  <b>Contact:</b> Mr. Donald P. Decker, City Manager  <b>E-mail:</b> <a href="mailto:ddecker@westonfl.org">ddecker@westonfl.org</a>  <b>Address:</b> 17200 Royal Palm Blvd.  Weston, FL 33326  <b>Contact Telephone:</b> 954.385.2000</p> <p><b><u>Services Provided</u></b>  Plans Review, Inspections &amp; Building Code Administrator  <b>Dates of Services: 2005 – Ongoing (17 Years)</b></p>
<p style="text-align: center; font-weight: bold; color: #0056b3;">VILLAGE OF EL PORTAL</p> 	<p><b>Entity :</b> Village of El Portal  <b>Contact :</b> Ms. Christia E. Alou, Esq., Village Manager  <b>E-mail:</b> <a href="mailto:villagemanager@villageofelportal.org">villagemanager@villageofelportal.org</a>  <b>Address:</b> 500 NE 887 Street  El Portal, FL 33138  <b>Telephone:</b> 305.795-7880</p> <p><b><u>Services Provided</u></b>  Plans Review &amp; Inspections  <b>Dates of Services: 2004 to Present (18 Years)</b></p>
<p style="text-align: center; font-weight: bold; color: #0056b3;">CITY OF MIAMI BEACH</p> 	<p><b>Entity:</b> City of Miami Beach  <b>Contact:</b> Ms. Alina T. Hudak, City Manager  <b>E-mail:</b> <a href="mailto:citymanager@miamibeachfl.gov">citymanager@miamibeachfl.gov</a>  <b>Address:</b> 1700 Convention Center Drive  Miami Beach, FL 33139  <b>Telephone:</b> 305.673.7010</p> <p><b><u>Services Provided</u></b>  Plans Review &amp; Inspections  <b>Dates of Services: 2009 to Present (13 Years)</b></p>

## SECTION II: EXPERIENCE AND QUALIFICATIONS

We understand that after receipt of response, CAP may be required to submit financial statements for each of the two (2) complete fiscal years within five (5) calendar days, upon written request.

The following are C.A.P. Government, Inc's applicable licenses/certifications. State of Florida Department of State licenses, Department of Business and Professional Regulation (DBPR) and Local Business Tax Receipt.

### State of Florida Department of State

I certify from the records of this office that C.A.P. GOVERNMENT, INC. is a corporation organized under the laws of the State of Florida, filed on April 10, 1989.

The document number of this corporation is K80212.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on January 5, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this Fifth day of January, 2022*

*Randy P. Be...*  
Secretary of State

Tracking Number: 9221959091CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

### Local Business Tax Receipt

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

2252898

**BUSINESS NAME/LOCATION**  
CAP GOVERNMENT INC  
343 ALMERIA AVE  
CORAL GABLES, FL  
33134-5811

**OWNER**  
CAP GOVERNMENT INC

Employee(s) 55

**RECEIPT NO.**  
RENEWAL  
2369544

**EXPIRES**  
SEPTEMBER 30, 2023

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

**SEC. TYPE OF BUSINESS**  
212 P.A./CORP/PARTNERSHIP/FIRM

**PAYMENT RECEIVED BY TAX COLLECTOR**  
247.50 07/13/2022  
INT-22-358958

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 [www.miamidade.gov/taxcollector](http://www.miamidade.gov/taxcollector)

**CITY OF CORAL GABLES, FLORIDA**

LOCAL BUSINESS TAX RECEIPT

ANNUAL FIRE INSPECTION FEE RECEIPT

THIS IS NOT A BILL-DO NOT PAY

CUST. NO. 221296  
RECEIPT NO.  
BT-0025012513

## 2021-2022

**BUSINESS NAME:** CAP GOVERNMENT INC

**LOCATION:** 343 ALMERIA AVE

**DBA NAME:** CAP GOVERNMENT INC

CLASSIFICATION:	NO. OF UNITS	UNIT DESCRIPTION	AMOUNT PAID: \$
1 Professional Service Corporation			324.00
2			
3			
4			
5			
6			

SQUARE FOOTAGE OF SPACE: 2500

*BUSINESS TAX RECEIPT RENEWAL*

VALID ONLY AT LOCATION ABOVE.  
RECEIPT EXPIRES 09/30/2022

\*\* This receipt does not constitute authority to begin operating at this location without a Certificate of Use and Inspection Approval \*\*

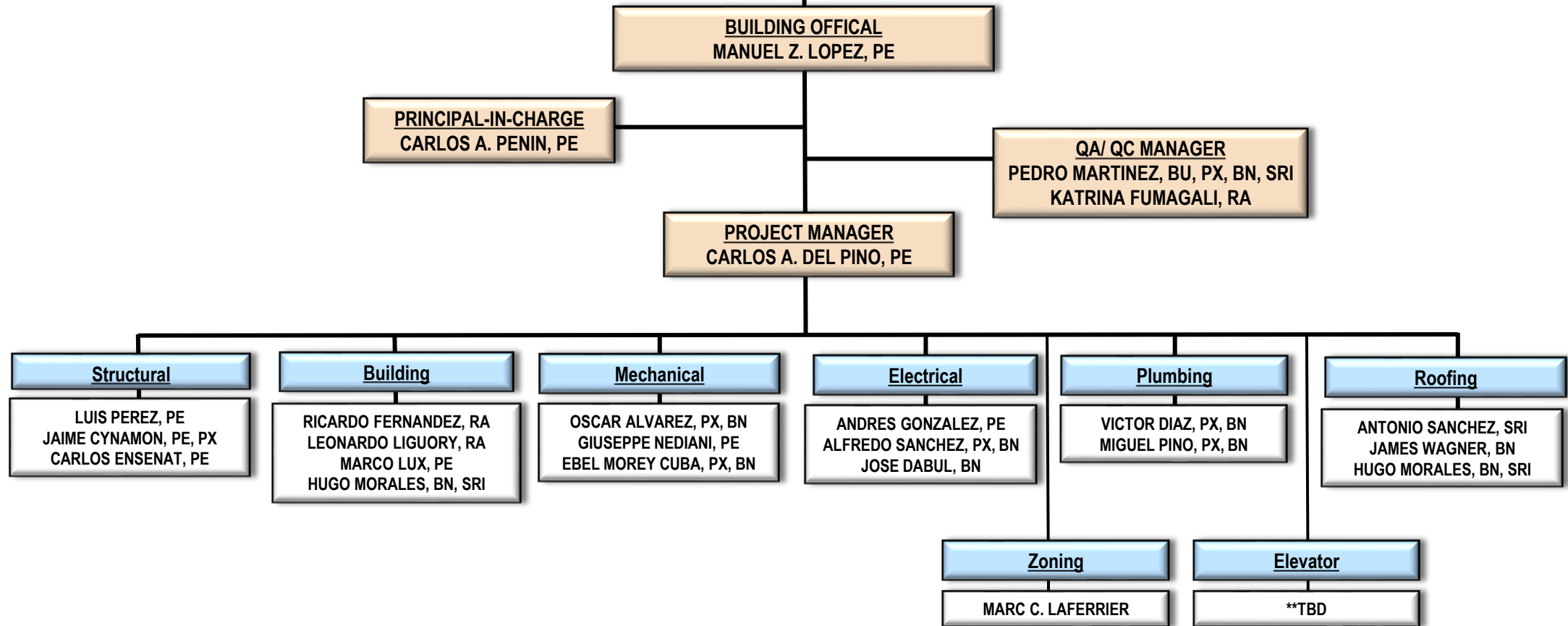


## (ii) KEY PERSONNEL



cap government

PX – Plans Examiner  
 BN – Inspector  
 BU – Building Official  
 PE – Professional Engineer  
 RA – Registered Architect  
 SRI – Standard Roofing Inspector



\*\*To Be Determined based on the City of Coral Gables needs.  
 CAP will provide an Elevator Inspector within  
 two (2) weeks of our contract start date.





## **CARLOS A. PENIN, PE PRINCIPAL IN CHARGE**

Mr. Penin has over forty (40) years of experience as a civil engineer comprehensive consulting engineering service. He has performed a wide variety of projects including highways, bridges, airport terminals airfields, water and sewer infrastructure; stadiums, various land development projects and environmental service. Mr. Penin experience includes managerial functions and various government appointments to industry organizations.

### **EDUCATION**

MS in Environmental and Urban Studies  
Florida International University

BS Civil Engineering  
University of Florida

### **STATE OF FLORIDA LICENSES**

Professional Engineer  
PE33216

### **WORK EXPERIENCE**

#### **President, C.A.P. Government, Inc.**

1989 – Present

President and founding principal of C.A.P.

Government, Inc. Mr. Penin serves in a management capacity overseeing the daily operations of the firm. His responsibilities include determining the strategic direction of the company and carrying out the strategic plan through overseeing operations, marketing and business development activities, contract oversight, and staff management. Developing functional roles and assigning responsibilities to employees who report to them.

#### **Regional Manager, Keith & Schnars, PA**

1984 – 1989

Responsible for management, scheduling, monitoring and liaison with regulatory agencies and local authorities on major land development projects.

#### **Project Engineer, Williams, Hatfield & Stoner, Inc.**

1980 – 1984

Responsible for project administration on Urban Road Developments and other assignments in South Florida.

#### **Civil Engineer, Ferendino/Grafton/Spillis/Candela**

1978 – 1980

Responsible for civil engineering design and construction inspection of government projects.

#### **Civil Engineer, Florida Quality Contractors**

1977 - 1978

Managed the preliminary stages of 72-unit condominium development and various other residential projects in South Florida.

Carlos A. Penin, PE  
President

# Carlos A. Penin , PE



Department of Business  
& Professional Regulation

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## ONLINE SERVICES

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[Unlicensed Activity Search](#)

[AB&T Delinquent Invoice & Activity List Search](#)

## LICENSEE DETAILS

2:09:01 PM 12/8/2021

### Licensee Information

Name:	<b>PENIN, CARLOS ANTONIO (Primary Name)</b>
Main Address:	<b>343 ALMERIA AVENUE CORAL GABLES Florida 33134</b>
County:	<b>DADE</b>
License Mailing:	<b>343 ALMERIA AVENUE CORAL GABLES FL 33134</b>
County:	<b>DADE</b>

### License Information

License Type:	<b>Professional Engineer</b>
Rank:	<b>Prof Engineer</b>
License Number:	<b>33216</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>03/25/1983</b>
Expires:	<b>02/28/2023</b>

**Special Qualifications**      **Qualification Effective**

<input type="text"/>
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**PEDRO J. MARTINEZ, BU, PX, BN  
BUILDING OFFICIAL /BUILDING  
PLANS EXAMINER & INSPECTOR**

Mr. Martinez has over twenty (20) years of experience working in Construction and with Building Codes. He has experience in technical equipment recommendation, design installation, software solutions implementation, testing and launching. Able to open bids, evaluate contractors and follow up contractual terms during project execution. Pedro also reads and analyzes blueprints with application of PMI standards in the construction field and in the IT field.

**EDUCATION**

Professional Engineer  
Civil Engineering Program with  
Construction Project Management  
Specialty.

**STATE OF FLORIDA LICENSES**

Building Code Administrator  
BU2112

Building Plans Examiner  
PX3825

Building Inspector  
BN6632

Certified General Contractor  
CGC1505503

Certified Roofing Contractor  
CCC1330997

Standard Roofing Inspector  
SRI155

**WORK EXPERIENCE**

**Building Official / Building Plans Examiner & Inspector,  
C.A.P. Government, Inc.**

2021 – Present

Determines the safety, technical, economic, and environmental concerns, but may also consider aesthetic and social factors. Analyzes, designs, plans, and research structural components and structural systems to achieve design goals and ensure the safety and comfort of users or occupants. Determines the structural soundness of buildings and construction projects. Tasks Include inspecting and assessing the structural quality of a building and ensuring compliance with zoning regulations, national building codes, and contract specifications.

**Operations Manager, Building Department,  
City of Miami Beach,**  
2020

Assist and provide training for permit intake team and reviewers for correct submission and markup of digitally submitted files. Assist in reviewing web pages content before publication. Assist property owners and contractors on correcting submission. Conduct online meetings with owners and designers to resolve review issues. Supervise department chiefs for effective management of permit reviews and inspections. Oversee the Building and Accessibility, Structural, Mechanical, Plumbing, Electrical, Flood, and Roofing Trade Chiefs about operations of the plan review and inspection activity of the department to facilitate thorough, prompt, consistent and courteous review of permit applications, plans and inspections: Serve as the City's Building Official in the absence of the Building Official

- Assist the Building Official with the following:
  - Planning and directing department activities
  - Assigning subordinates to investigate and resolve complaints received regarding alleged code violations
  - Reviewing and approving large scale building and development plans in the preliminary and final stages of review
  - Meeting with builders, engineers, architects, developers, attorneys, real estate agents, and the public to hear code concerns to resolve complaints

Pedro J. Martinez, BU, PX, BN  
Building Official/Building Plans Examiner & Inspector

**Sr. Building Inspector. City of Miami Beach, FL**

2018 – 2020

Building inspection of commercial and residential project within City limits. Verifying compliance with Florida Building Code, project plans and use of correct building techniques.

**Building Inspector, City of Doral, FL.**

2015 – 2018

**Owner, Qualifier, Avante Builders, Inc.**

2010

**Partner, Qualifier, Aledan Homes, Inc. New construction single family dwellings in Lee County, Glades County, Miami-Dade and Monroe County (Residential New Single Family)**

2003 – 2010

Interact with different cities and inspectors, manage advance to match pre-established bank or government draw schedules.


**Partner, Byte Shop South, Inc. Computer retail sales, network design and installations, inventory control systems.**

**Banking Software project manager, Eversystems, Inc.**

**Projects:**

- Residential development (**Residential, affordable housing, 300 units, project management**), Assistant project manager 300 single family homes. Paved roads, installed sewer, water and electrical services, built homes in rhythmic programming, to finish project in eighteen months. Assist in producing project timeline, selection of work crews, coordinate inspections assist in creating change orders due to low bearing capacity of the soil, requiring deeper than normal foundations.
- Edificios Mar del Sur, Agua Santa and Von Schroeder's (**Residential High Rise, 400 units**): Three high rise residential buildings with commercial platform at ground level and underground parking. Located on a hillside with. Assistant project manager for the projects, duration about 5 years. Selection and installation of water table lowering system, estimate and order required materials, inspect installation of structural elements, control concrete properties and record samples. Control concrete delivery yardage to coincide with trucks tickets. Negotiate timetables with subcontractors and equipment manufacturers, authorize advance payments to sub-contractors.
- Transformer patio, (**Civil Works**) 500KV, 2MWH \$40B project. Foundations for high voltage transmission transformers in hydroelectric plant. (Assistant Engineer) Worked in compensating thermal problems with mounting templates, developed proper technique for setting anchors, and preparation of high-volume concrete batches for foundations.
- Steel and concrete vehicular bridge (**Civil Works**), \$60M: Preparation of riverbed, piling (180 Ft Deep), transportation and mounting of bridge steel beams, preparation of special concretes. Structural design of road retaining walls and drainage. The bridge was in a remote location and required the

# Pedro J Martinez



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**LICENSEE DETAILS** 5:35:13 PM 6/17/2022

**Licensee Information**


Name:	MARTINEZ, PEDRO JOSE (Primary Name)
Main Address:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*

**License Information**

License Type:	Building Code Administrator
Rank:	Building Code A
License Number:	BU2112
Status:	Current,Active
Licensure Date:	09/28/2020
Expires:	11/30/2023

**Special Qualifications**

Qualification Effective	
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**LICENSEE DETAILS** 5:36:05 PM 6/17/2022

**Licensee Information**


Name:	MARTINEZ, PEDRO JOSE (Primary Name)
Main Address:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*

**License Information**

License Type:	Standard Plans Examiner
Rank:	Plans Examiner
License Number:	PX3825
Status:	Current,Active
Licensure Date:	02/24/2017
Expires:	11/30/2023

**Special Qualifications**

Qualification Effective	
Building	02/24/2017



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**LICENSEE DETAILS** 5:36:55 PM 6/17/2022

**Licensee Information**

Name:	MARTINEZ, PEDRO JOSE (Primary Name)
Main Address:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*

**License Information**

License Type:	Standard Inspector
Rank:	Inspector
License Number:	BN6632
Status:	Current,Active
Licensure Date:	02/20/2015
Expires:	11/30/2023

**Special Qualifications**

Qualification Effective	
Building	02/20/2015

**Miami-Dade Department of Regulatory and Economic Resources BOARD OF RULES AND APPEALS**

Hereby Certifies:



**Pedro J Martinez**

to perform duties as: "See Back" on behalf of: "See Back" as set forth in the Code of Miami-Dade County

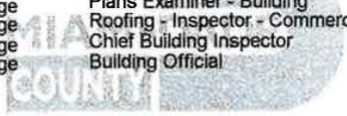
**YEAR APPROVED: 2022**

2154



Jaime D. Gascon, P.E.  
Secretary of the Board

REPRESENTING	DISCIPLINE
Aventura	Plans Examiner - Building
Aventura	Building Inspector - Structural
EI Portal	Roofing - Inspector - Commercial
EI Portal	Building Official
EI Portal	Plans Examiner - Building
EI Portal	Building Inspector - Structural
EI Portal	Chief Building Inspector
North Bay Village	Building Inspector - Structural
North Bay Village	Plans Examiner - Building
North Bay Village	Roofing - Inspector - Commercial
North Bay Village	Chief Building Inspector
North Bay Village	Building Official





## KATRINA FUMAGALI, RA ARCHITECT – PROJECT MANAGER

Ms. Fumagali has over ten (10) years of experience working as a Project Manager.

### EDUCATION

Master of Architecture  
Clemson University

Bachelor of Arts in Architecture  
Florida International University

High School Diploma  
Our Lady of Lourdes Academy

### STATE OF FLORIDA LICENSES

Architect  
AR99833

### SKILLS

- Autocad Architecture
- Autodesk Revit
- Sketchup
- Vray
- Adobe Indesign
- Adobe Photoshop
- Microsoft Office
- Model Making
- Laser Cutting
- Drafting
- Sketching

### WORK EXPERIENCE

#### **Architect Project Manager, C.A.P. Government, Inc.**

2021 – Present

Responsible for the management and development of architectural and building projects. Supervises a team of architects and oversees each step of the design and construction process of a building project.

#### **Project Manager, Mixed Use/ Residential Development, Wynwood Square, Miami, FL.**

2021

- Project Manager throughout construction documents, permitting, construction administration.
- Project Manager Assistant throughout entitlements, and construction documents
- Produced drawings for schematic design, design development and construction documents.

#### **Project Manager, Mixed Use/ Residential Development, Atelier / Flora Lofts, Dallas, TX.**

2021

- Project Manager throughout construction administration
- Produced construction documents, responded to city comments.

#### **Project Manager, Residential Development, Legions, Mimo Bay, Miami, FL.**

2020

- Project Manager throughout construction administration
- Managed the projects financials such as: invoicing, staffing, proposals, and contract management.

Katrina Fumagali, RA  
Architect Project Manager

# Katrina Fumagali, RA



Department of Business  
& Professional Regulation

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## LICENSEE DETAILS

11:25:02 AM 6/13/2022

### Licensee Information

Name:	<b>FUMAGALI, KATRINA ANN (Primary Name)</b>
Main Address:	<b>90 EDGEWATER DRIVE APT 1210 CORAL GABLES Florida 33133</b>
County:	<b>DADE</b>

### License Information

License Type:	<b>Architect</b>
Rank:	<b>Architect</b>
License Number:	<b>AR99833</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>11/06/2018</b>
Expires:	<b>02/28/2023</b>

### Special Qualifications

**Qualification Effective**

--

**Project Manager, Magic City Village, Entertainment Venue, Miami, FL.**

2019

- Project Manager throughout pre- design construction documents
- Prepared temporary use permit package and application
- Attended client introduction meeting in Montreal, Canada.
- Led weekly workshops with the client.
- Collaborated closely with manufacturers and consultants to develop permit drawings for prefabricated structures.
- Provided feedback on code analysis and design concepts for public park/ nightclub / stages / food trucks.

**Project Manager, Southgate Towers, Miami, FL.**

2015

- Project Manager throughout the construction administration phase for this historic building
- Attended weekly OAC meetings and performed site observations.
- Composed field reports and wrote numerous additional service proposals.
- Reviewed and answered RFI's and submittals.
- Assembled many permit submissions/ revisions to the City of Miami Beach and attended meetings with city officials and DERM reviewers.

**Intern Architect, M.C. Harry & Associates, Miami, FL.**

2010 – 2012

- Assisted with the design development correlating with contract documents on multiple projects such as: Miami Sunset Senior High School and FIU Health Services complex

**Intern, SDM Consulting Engineers, Miami, FL.**

2007

- Designed Engineering floor plans to meet architectural specifications.





**CARLOS A. DEL PINO, PE  
PROFESSIONAL ENGINEER  
PROGRAM DIRECTOR**

Mr. Carlos del Pino has over twenty-five (25) years of professional engineering experience as a civil and structural engineer in the design and construction management industry. He has served as a project and construction manager, project engineer and project coordinator. His expertise includes construction field engineering, special Inspections for Educational, commercial and residential projects.

**EDUCATION**

MS in Civil Engineering  
Polytechnic University of Puerto Rico

BS in Civil and Structural Engineering  
Central University of Las Villas, Cuba

**STATE OF FLORIDA LICENSES**

Professional Engineer  
PE59888

Certified Board of Rules and Appeals  
(BORA) Miami-Dade County

State Requirements for Educational  
Facilities (SREF)

**WORK EXPERIENCE**

**Program Director,  
C.A.P. Government, Inc.**

2007 – Present

Project Manager responsible for providing all necessary resources to perform Florida Building Code Compliance plans review and inspections services, including threshold inspections services, and coordination for various educational Institutions. Reviews building plans for compliance with construction codes and regulations; prepares written reports on code discrepancies and code violations; develops, maintains and updates records of codes and plan reviews; interprets codes ordinances and regulations and issues department codes. Determines the structural soundness of buildings and construction projects.

**Project Manager, Stadium Expansion, (Florida International University (FIU).**

Responsible for technical matters, assisting in the design review in the field of structural engineering and threshold inspections. The New Florida Panthers Football Stadium is a structural steel threshold structure for approximately 18,000 people with capacity for future expansion. The upper decks are made of metal deck and concrete slab.

**Project Manager, Parking Garage V & Stadium Expansion (Florida International University (FIU).**

Responsible for providing threshold inspections. This garage is a 6-level garage with approximately 750,000 gross square feet and up to 2,100 parking spaces. Project Manager responsible for technical matters, assisting with the threshold inspections. The New Florida Panthers Football Stadium is a structural steel threshold structure for approximately 18,000 people with capacity for future expansion. The north addition of the stadium concluded the original expansion and renovation of the structure, adding new ramps and seating capacity.

**Miami Dade College (MDC) Hialeah & Kendall Campus**

New Parking Garage and new and remodeled Buildings. Building 3000 remodeling and miscellaneous projects.

Carlos A. del Pino, PE  
Program Director, Professional Engineer

# Carlos A. Del Pino, PE



Florida  
**dbpr** Department of Business  
& Professional Regulation

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## LICENSEE DETAILS

3:45:31 PM 12/8/2021

### Licensee Information

Name:	<b>DEL PINO, CARLOS A. (Primary Name)</b>
Main Address:	<b>8040 S.W. 37 TERRACE MIAMI Florida 33155</b>
County:	<b>DADE</b>

### License Information

License Type:	<b>Professional Engineer</b>
Rank:	<b>Prof Engineer</b>
License Number:	<b>59888</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>05/28/2003</b>
Expires:	<b>02/28/2023</b>

### Special Qualifications

Special Qualifications	Qualification Effective
Civil	<b>05/28/2003</b>
Structural 1	<b>08/28/2007</b>

## Miami-Dade Department of Regulatory and Economic Resources BOARD OF RULES AND APPEALS



Hereby Certifies:

# Carlos A Del Pino

to perform duties as: "See Back"  
on behalf of: "See Back"  
as set forth in the Code of Miami-Dade County

**YEAR APPROVED: 2022**

1982



Jaime D. Gascon, P.E.  
Secretary of the Board

REPRESENTING  
Cutler Bay

DISCIPLINE  
Building Inspector - Structural



## **LUIS PEREZ, PE STRUCTURAL ENGINEER**

Mr. Perez has over forty (40) years of experience in structural design. Mr. Perez has vast experience in the design of low, mid- and high-rise structures utilizing a wide variety of construction materials, including reinforced concrete, structural steel, wood and masonry. He has design experience in educational facilities, hotels, office buildings, stadiums, condominiums and convention centers.

### **EDUCATION**

BS in Civil Engineer  
University of Havana

### **STATE OF FLORIDA LICENSES**

Structural Engineer  
PE36145

Board of Rules & Appeals (BORA)

### **WORK EXPERIENCE**

#### **Structural Engineer, C.A.P. Government, Inc.**

2015 – Present

Reviews building plans for compliance with construction codes and regulations; prepares written reports on code discrepancies and code violations; develops, maintains and updates records of codes and plan reviews; interprets codes ordinances and regulations and issues department codes. Determines the structural soundness of buildings and construction projects. Tasks include inspecting and assessing the structural quality of a building and ensuring compliance with zoning regulations, national building codes, and contract specifications.

#### **City of Miami Beach, Miami Beach**

2013 – 2015

Chief Structural Engineer for the City of Miami Beach Building Department.

#### **City of Miami Beach, Miami Beach**

2004 – 2013

Chief Structural Plans Examiner for the City of Miami Beach Building Department. Mr. Perez was responsible for the supervision of three (3) structural plans examiners and performing structural plans examination of building permits for the City of Miami Beach Building Department.

#### **Wolfberg Alvarez & Partners, (WA)**

1999 - 2004

Structural Engineering Director responsible for managing the Structural Engineering section of the company and acting as Engineer of Record for in-house WA Projects. Mr. Perez managed six (6) to ten (10) person section, composed of structural engineers, draftsmen and threshold inspectors. Responsible for all phases of projects: structural design and interdisciplinary coordination, construction coordination, and field inspections.

Luis Perez, PE  
Structural Engineer

**The Raul Puig Group, P.A.**

1993 - 1999

Chief Structural Engineer, responsible to produce all Structural Engineering for the firm involving the structural design, construction coordination, filed inspections for mid- and high-rise projects. Direct supervisor of four (4) engineers, six (6) draftsman, and five (5) inspectors.

**Bliss & Nyitray, Inc.**

1989 - 1993


Senior Structural Engineer responsible for design, coordination and direct supervision of draftsmen for large steel and concrete structures.

**Cantor, Seinuk, Puig & Associates**

1984 - 1988

Project Structural Engineer responsible for design, shop drawing review, field inspections and direct supervision of draftsmen for mid- and high-rise structures.

# Luis R. Perez, PE



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## LICENSEE DETAILS

9:51:54 AM 6/20/2022

### Licensee Information

Name:	PEREZ, LUIS R (Primary Name)
Main Address:	16944 SW 80TH COURT PALMETTO BAY Florida 33157-4739
County:	DADE
License Mailing:	16944 SW 80TH COURT PALMETTO BAY FL 331574739
County:	DADE

### License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	36145
Status:	Current,Active
Licensure Date:	08/02/1985
Expires:	02/28/2023

### Special Qualifications

Special Qualifications	Qualification Effective
Special Inspector	04/13/1999

Miami-Dade  
Department of Regulatory and Economic Resources  
**BOARD OF RULES AND APPEALS**


Hereby Certifies:  
**Luis R Perez**  
to perform duties as: "See Back"  
on behalf of: "See Back"  
as set forth in the Code of Miami-Dade County

**YEAR APPROVED: 2022**

1585

  
Jaime D. Gascon, P.E.  
Secretary of the Board

REPRESENTING	DISCIPLINE
Coral Gables	Plans Examiner - Structural
Doral	Plans Examiner - Structural
El Portal	Plans Examiner - Structural
Homestead	Plans Examiner - Structural
North Bay Village	Plans Examiner - Structural



## JAIME CYNAMON, PE, PX STRUCTURAL ENGINEER

Mr. Cynamon has over thirty (30) years of professional engineering experience as a civil engineer specializing in structural analysis, design, and inspections. His broad range of expertise includes providing design and inspections services to determine structural conditions and identify forensic related issues. Mr. Cynamon has also performed inspections and investigations of more than 260 schools, centers, and ancillary facilities. His assignments have included special projects such as roofing, fire sprinkler protection systems, and ADA renovations, where he was charged with ensuring that planning, design, construction, and maintenance activities fell within the required schedules and budgets.

### EDUCATION

BS in Civil Engineering  
Universidade Federal do Rio Janeiro

### STATE OF FLORIDA LICENSES

Professional Engineer  
PE65594

Structural Plans Examiner  
PX3416

Certified Board of Rules and Appeals  
Miami-Dade County (BORA)

State Requirements for Educational  
Facilities (SREF)

## WORK EXPERIENCE

### **Structural Plans Examiner & Inspector C.A.P. Government, Inc.**

2014 – Present

Reviews building plans for compliance with construction codes and regulations; prepares written reports on code discrepancies and code violations; develops, maintains and updates records of codes and plan reviews; interprets codes ordinances and regulations and issues department codes. Determines the structural soundness of buildings and construction projects. Tasks include inspecting and assessing the structural quality of a building and ensuring compliance with zoning regulations, national building codes, and contract specifications.

### **Senior Structural Engineers, Pistorino & Alam Consulting Engineers**

2013 – 2014

Responsible for inspection of existing structures for condition assessment, design of solutions for structural problems and forensic related issues.

### **Facilities Engineer, School Board of Broward County**

2007 - 2013

Responsibilities included reviewing construction documents to ensure constructability and compliance with applicable building codes, SBBC Design Criteria and standards, regulations, and educational specifications

### **Project Manager, Structural Department, School Board of Broward County**

2007 – 2007

### **Designer of Engineering, School Board of Broward County**

2003 - 2007



Jaime Cynamon, PE  
Structural Engineer

## CARLOS ENENAT, PE STRUCTURAL ENGINEER

Mr. Ensenat has over thirty (30) years of experience in structural engineering. He has designs ranging from high rise apartments, parking garages, office buildings to residential addition. Lastly, he holds a State of Florida license as a Professional Engineer.

### EDUCATION

Bachelor of Science  
Civil Engineering  
University of Florida

### STATE OF FLORIDA LICENSES

Professional Engineer  
PE32566

## WORK EXPERIENCE

### **Structural Engineer/Plans Examiner & Inspector, C.A.P. Government, Inc.**

2017 – Present

Reviews building plans for compliance with construction codes and regulations; prepares written reports on code discrepancies and code violations; develops, maintains and updates records of codes and plan reviews; interprets codes ordinances and regulations and issues department codes. Determines the structural soundness of buildings and construction projects. Tasks Include inspecting and assessing the structural quality of a building and ensuring compliance with zoning regulations, national building codes, and contract specifications.

### **President, Combined Engineering Sciences, Inc.**

1993- 2017

This position was responsible for consulting the firm in charge of design and administration of the company. Projects consisted of Residential condominiums, developments, custom homes, clubhouses, recreational parks, & commercial areas.

### **Structural Engineer, Cantor, Seinuk, Puig,**

1991-1993

Responsible for project management of:

- Crown Plaza Hotel, Orlando, FL 22 Story, Posttensioned flat plate and Shear Walls
- 36<sup>th</sup> Street FDR, New York, NY 30 Story, reinforced concrete & shear walls
- Lehrman Day School, Miami FL 5 Story Composite long span system.
- Other commercial and institutional projects

### **Structural Engineer, PRC Engineering**

1989-1991

Responsible for project management of:

- Sawgrass Toll Plazas, 56' waffle slab
- Radisson Hotel Complex, Port Everglades preliminary studies for 90 Million projects



Carlos Ensenat, PE  
Structural Engineer

**Structural Engineer, Carr Smith & Associates Inc.**

1986-1989

Responsible for project management of:

- Satellite D, Miami International Airport
- Radisson Hotel, Miami, FL 12 Story Posttensioned Shear Walls
- Investigation report on Light Towers for the Miami Orange Bowl.

**Structural Engineer, John Ross & Associates**

1982-1986

Responsible for three-dimensional computer modeling, project coordinator for:

- Terminal Extension North, Miami International Airport, 35 Million Project
- Government Center Rapid Transit Station, the major transit station of the Miami Rapid Transit System, 30 Million Project
- The Imperial at Brickell, Miami, FL, 30 Story condominium, Flat Plate & Shear Wall
- The Atlantis at Brickell, Miami, FL, 20 Story condominium. Flat Plate & Shear Wall

**Structural Engineer, Martinez & Associates.**

1979-1982

Responsible for the Design of:

- Trafalgar at Boca Raton, Boca Raton, FL, 20 Story condominium. Flat Plate & Shear Walls
- Chalet of San Marco, San Marco, FL, 20 Story condominium, Flat Plate & Shear Walls

Carlos Ensenat, PE  
Structural Engineer



# Jaime He Cynamon, PE



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**LICENSEE DETAILS** 2:11:50 PM 12/8/2021

**Licensee Information**

Name:	CYNAMON, JAIME H.E. (Primary Name)
Main Address:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*
License Location:	343 ALMERIA AVENUE CORAL GABLES FL 33134
County:	DADE

**License Information**

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	65594
Status:	Current,Active
Licensure Date:	01/18/2007
Expires:	02/28/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Structural 1	08/08/2006
Structural 2	02/16/2011
Advanced Building Code Course Credit	08/29/2018

**Miami-Dade**  
Department of Regulatory and Economic Resources  
**BOARD OF RULES AND APPEALS**

Hereby Certifies:

## Jaime HE Cynamon

to perform duties as: "See Back"  
on behalf of: "See Back"  
as set forth in the Code of Miami-Dade County


YEAR APPROVED: 2022

2123



Jaime D. Gascón, P.E.  
Secretary of the Board





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**LICENSEE DETAILS** 2:12:20 PM 12/8/2021

**Licensee Information**

Name:	CYNAMON, JAIME H.E. (Primary Name)
Main Address:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*
License Location:	343 ALMERIA AVENUE CORAL GABLES FL 33134
County:	DADE


**License Information**

License Type:	Standard Plans Examiner
Rank:	Plans Examiner
License Number:	PX3416
Status:	Current,Active
Licensure Date:	09/10/2012
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Building	09/10/2012

REPRESENTING	DISCIPLINE
El Portal	Plans Examiner - Structural
Homestead	Plans Examiner - Structural
Miami Beach	Plans Examiner - Structural
North Bay Village	Plans Examiner - Structural



# Carlos Ensenat, PE



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## LICENSEE DETAILS

4:09:11 PM 9/29/2022

### Licensee Information

Name:	<b>ENSENAT, CARLOS JR. (Primary Name)</b>
Main Address:	<b>1214 S.W. 12 COURT MIAMI Florida 331350000</b>
County:	<b>DADE</b>

### License Information

License Type:	<b>Professional Engineer</b>
Rank:	<b>Prof Engineer</b>
License Number:	<b>32566</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>08/23/1982</b>
Expires:	<b>02/28/2023</b>

### Special Qualifications

#### Qualification Effective

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**RICARDO J. FERNANDEZ, RA  
REGISTERED ARCHITECT**

Mr. Fernandez has over thirty- two (32) years of experience in both public and private sectors, hospitality, parks and recreation, government offices, and seaport architecture. He understands the sensitivities of new construction, reconstructions and remodeling projects. His programmatic and logistics skills are valuable and sought-after assets by the clients. His hands-on design, capacity for organization, leadership qualities and management style ensure that critical-to-quality; critical-to-budget and critical-to-schedule criteria and objectives are entirely satisfied.

**EDUCATION**

BS in Architecture  
University of Florida

Honors, AIA Scholastic Merit

**STATE OF FLORIDA LICENSES**

Registered Architect  
AR0007304

Certified Board of Rules and Appeals  
(BORA) Miami-Dade County

**WORK EXPERIENCE**

**Registered Architect,  
C.A.P. Government, Inc.**

2019 – Present

Reviews building plans for compliance with construction codes and regulations; prepares written reports on code discrepancies and code violations; develops, maintains and updates records of codes and plan reviews; interprets codes ordinances and regulations and issues department codes. Determines the structural soundness of buildings and construction projects. Tasks include inspecting and assessing the structural quality of a building and ensuring compliance with zoning regulations, national building codes, and contract specifications.

**President, Principal Architect, & Project Manager,  
Indigo Service Corporation**


1978 – 2019

- Delivered the following services to public and corporate clients in the U.S. and overseas markets; architectural, design, management and consulting firm services
- Delivered construction management, major building renovations and comprehensive cost analysis, project logistics and scheduling, ADA Audits, program management, inspections and value analysis and constructability reviews to municipalities, county governments, and agencies
- Construction experience is credited for creating attractive well-functioning projects and architectural, design and construction solutions that address immediate and future needs, in both large and small projects
- Successfully completed major Life Safety evaluations and deficiencies report for the Miami Beach Convention Center and the Miami Beach Theater of Performing Arts. The inspection process identified areas of improvements and alterations to meet future needs for multiple uses. Capital appropriations, schedules and logistic projections were also developed

Ricardo J. Fernandez, RA  
Registered Architect

- Managed the following contracts: Miami-Dade County (MDC) Parks & Recreation and Open Spaces Department, MDC Aviation Department MDC Internal Services Department (GSA), City of Miami,
- Department of Off-Street Parking, Department of Homeland Security, U.S. Department of State, Port of Houston Authority, Port of Miami, Cruise Lines; Carnival, Celebrity Costa, Disney, Holland-America, Royal Caribbean International, and Princess Cruises
- Responsible for the innovative design and construction management of Royal Caribbean International's \$20 million World Headquarters at the Port of Miami, delivered ahead of schedule and under budget
- Sub-consulted to AECOM (a fortune 500 Company and the largest A/E firm in the world) for program management work at the Port of Miami, also completed the fast-track Marine Stadium in Virginia Key
- Completed multi-year contracts with the City of Miami as consultant for Building and Zoning and Inspection Services

# Ricardo Fernandez, RA



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**LICENSEE DETAILS** 5:22:10 PM 2/14/2022

**Licensee Information**

Name:	<b>FERNANDEZ, RICARDO J (Primary Name)</b>
	<b>INDIGO SERVICE CORPORATION (DBA Name)</b>
Main Address:	<b>1900 SW 3RD AVE STE 800 MIAMI Florida 33129</b>
County:	<b>DADE</b>
License Mailing:	<b>PO BOX 140897 CORAL GABLES FL 33114-0897</b>
County:	<b>DADE</b>

**License Information**

License Type:	<b>Architect</b>
Rank:	<b>Architect</b>
License Number:	<b>AR0007304</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>12/01/1992</b>
Expires:	<b>02/28/2023</b>

**Special Qualifications**      **Qualification Effective**


**Miami-Dade  
Department of Regulatory and Economic Resources  
BOARD OF RULES AND APPEALS**

Hereby Certifies:


**Ricardo J Fernandez**

to perform duties as: "See Back"  
on behalf of: "See Back"  
as set forth in the Code of Miami-Dade County


**YEAR APPROVED: 2022**

2339


Jaime D. Gascon, P.E.  
Secretary of the Board



REPRESENTING	DISCIPLINE
Coral Gables	Building Inspector - Structural
Coral Gables	Plans Examiner - Building
Cutler Bay	Building Inspector - Structural
Cutler Bay	Plans Examiner - Building
EI Portal	Plans Examiner - Building
EI Portal	Building Inspector - Structural
North Bay Village	Building Inspector - Structural
North Bay Village	Plans Examiner - Building



**LEONARDO LIGUORI, RA  
BUILDING  
PLANS EXAMINER & INSPECTOR**

Mr. Liguori has over fourteen (14) years of experience working as a Registered Architect. Leonardo is a professional with strong work ethics, an education heavily focused on the technical areas of Architecture, an insider's viewpoint of most parties involved in the design and building process, and time and people management experience.

**EDUCATION**

Six- year degree in Architecture  
Uruguay State University

Computer Assisted Design (C.A.D.)

**STATE OF FLORIDA LICENSES**

Registered Architect  
AR96554



**WORK EXPERIENCE**

**Building Plans Examiner & Inspector,  
C.A.P. Government, Inc.**

2021 – Present

Reviews building plans for compliance with construction codes and regulations; prepares written reports on code discrepancies and code violations; develops, maintains and updates records of codes and plan reviews; interprets codes ordinances and regulations and issues department codes. Determines the structural soundness of buildings and construction projects. Tasks Include inspecting and assessing the structural quality of a building and ensuring compliance with zoning regulations, national building codes, and contract specifications.

**Architect, Pacheco – Martinez & Associates,  
L.L.C.**

2006 – 2015

Worked on the Design Development, and on the production of Construction Documents of high-end residential architecture.

**Project Architect- Saltz- Michaelson Architects  
2005**

Assisted on the Conceptual Design, and worked on the Design Development and the production of Construction Documents for diverse commercial projects including educational facilities, retail, and office spaces, gyms, etc.

**Architectural/ Structural Designer- Botkin- Parssi  
& Associates, Inc.**

2004 – 2005

Designed structural solutions for various types of projects including commercial, residential and hardscape.


**Senior Designer – Structural Systems – South  
Bay, Inc.**

2002 – 2004

Produced shop drawings and supervised the plant production of precast reinforced concrete walls, roof and deck slabs, and steel structural members.

Leonardo Liguori, RA  
Building Plans Examiner & Inspector

# Leonardo Liguori, RA



Department of Business & Professional Regulation

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## LICENSEE DETAILS

2:55:23 PM 1/4/2022

### Licensee Information

Name:	LIGUORI, LEONARDO (Primary Name)
Main Address:	300 BAYVIEW DRIVE #909 SUNNY ISLES BEACH Florida 33160
County:	DADE

### License Information

License Type:	Architect
Rank:	Architect
License Number:	AR96554
Status:	Current,Active
Licensure Date:	03/27/2013
Expires:	02/28/2023

### Special Qualifications

Special Qualifications	Qualification Effective

**Miami-Dade**  
Department of Regulatory and Economic Resources  
**BOARD OF RULES AND APPEALS**

Hereby Certifies:  
**Leonardo Liguori**  
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**YEAR APPROVED: 2022**

2394

MIAMI-DADE COUNTY

Jaime D. Gascon, P.E.  
Secretary of the Board

**REPRESENTING**

- Aventura
- Aventura
- Cutler Bay
- Cutler Bay
- El Portal
- El Portal
- North Bay Village
- North Bay Village

**DISCIPLINE**

- Plans Examiner - Building
- Building Inspector - Structural
- Plans Examiner - Building
- Building Inspector - Structural
- Building Inspector - Structural
- Building Inspector - Structural
- Plans Examiner - Building
- Building Inspector - Structural
- Plans Examiner - Building

MIAMI-DADE COUNTY

**MARCO LUX, PE  
SENIOR CIVIL ENGINEER**



Mr. Lux has over thirty (30) years of civil engineering design and construction experience for water resources projects, airport facilities, and transportation facilities.

**EDUCATION**

Masters in Transportation Engineering  
Florida International University  
FIU Miami, Florida – USA

Master's in Construction Management  
New Jersey Institute of Technology  
NJIT Newark, New Jersey – USA

Bachelor of Science Civil Engineering  
Universidad Del Norte  
Barranquilla, Colombia

**STATE OF FLORIDA LICENSES**

Civil Engineer  
PE62454

**WORK EXPERIENCE**

**Senior Civil Engineer,  
C.A.P. Government, Inc.**

July 2021-Present

Handles the design, construction, and maintenance of public structures. To ensure that each structure can withstand the wear and tear of constant use., and compliance with applicable standards and specifications.

**City of West Miami, FL.**

2018 – 2020

Responsible for the design of a French Drain System at various locations. Project Manager for construction of the French drain system, including review and approval of payment to the Contractor.

**FEMA, U.S. Highway Assessment**

2018

Mr. Lux service as a team leader in the assessment if local roadway damager from hurricane Mari and Irma in the Virgin Islands. More than 150 Structures inspected and surveyed, and reconstruction/rehabilitation calculated costs.

**Coordinator, Hurricane Irma Recovery, FDOT  
Districts 4 & 6**

The firm assisted Florida Department of Transportation (FDOT) District IV and VI at the past recovery operation. Twenty-for hours after the storm.

**Municipality of Lima, Evaluation of Highways  
Bridges along Pan-American Highway & Ramiro  
Priale Highway**

2013 - 2017

Responsible for evaluation and rehab. of more than 25 bridges along Pan Americana. Performed load rating analysis, cost benefit analysis, and manages ISO documentation.

**Evaluation of Highways Bridges along Pan-  
American Highway & Ramiro Priale Highway**

Cuidad Colon, Panama

2013 – 2014

Responsible for evaluation of rigid pavement. Pavement condition index evaluation (PCI) for

Marco Lux, PE  
Senior Civil Engineer



highways and load rating. Performed pavement failure assessment, cost benefit analysis, and managed ISO documentation.

**Resident Engineer in the reconstruction of the Fuel Farm  
Miami International Airport, MIA**

2010 – 2013

Resident Engineer for the reconstruction of the fuel farm a 50 million dollars facility with 36” and 30” concentric steel pipes and electronic substation to pump gasoline from the fuel farm to the apron terminals. Performed manual multidisciplinary subcontractor, reviewed shop drawings, conducted construction meetings and agenda. Revised payment application from contractor. Conducted meeting with clients and media. Managed construction costs, schedules, and budgets.

**Miami International Airport, MIA. North Terminal Development, NTD Miami,  
Florida Project Engineer for design of R/C Pavement, 21” thick, design of  
drainage**

2006 - 2010

Responsibilities include managing utility demolitions and utility relocations. Designed drainage system for the aprons. Designed 21” thick R/C. Pavement for aprons from A trough D. Reviewed shop drawings, conducted construction meetings and agenda.

**Project Engineer Miami International Airport, MIA. South Terminal  
Miami, Florida**

2003 – 2005

Responsibilities include design of drainage in the new parking area. Managed utility demolitions. Managed utility relocations. Designed drainage system for the parking lot and reviewed shop drawings, conducted construction meetings and agenda.

**Project Manager, Bridge Inspections, Florida Department of Transportation,  
Districts 1, 6 & 7**


2001 – 2005

- FDOT District One and Seven, On System Bridge Inspections, Sarasota, Florida; Bridge Inspector. The project encompassed the inspection of over 90 bridges in Sarasota and Manatee Counties. Bridge inspection reports and preparation of work order recommendations through asset management were implemented. PONTIS is utilized for the inspection and report preparation services for this project.
- FDOT District Six, On-System/Off-System Bridge Inspections, Miami, Florida; Inspector. The project consisted of the inspection of 334 bridges in Miami-Dade and Monroe Counties, including 11 movable bridges, and the load rating of approximately 50 bridges, completed in a period of 18 months. Underwater inspections were performed on 250 bridges that crossed a canal or waterway.

Marco Lux, PE  
Senior Civil Engineer

- FDOT District Six, On System Bridge Inspections, Miami, Florida; Inspector. The project consisted of the inspections of 43 bridges in Monroe County, including the original Seven Mile Bridge. Workorder recommendations were included in each report. PONTIS was utilized for the inspection and report preparation.
- FDOT District Six, Pidgin Key Bridge Inspection, Miami, Florida; Bridge Engineer. Marco performed an above-water and underwater bridge inspection services for the Pigeon Key Bridge, which is a fracture-critical bridge.
- In 2004, Mr. Lux was recognized for his extraordinary effort and dedication for the expeditious repair of the I-75 Big Slough Bridge.

# Marco Lux, PE



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### LICENSEE DETAILS

11:49:19 AM 10/4/2022

#### Licensee Information

Name:	<b>LUX, MARCO A. (Primary Name)</b>
Main Address:	<b>19331 GULFSTREAM ROAD CUTLER BAY Florida 33157</b>
County:	<b>DADE</b>

#### License Information

License Type:	<b>Professional Engineer</b>
Rank:	<b>Prof Engineer</b>
License Number:	<b>62454</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>02/14/2005</b>
Expires:	<b>02/28/2023</b>

Special Qualifications	Qualification Effective
<b>Civil</b>	<b>06/30/2004</b>

Miami-Dade  
Department of Regulatory and Economic Resources  
**BOARD OF RULES AND APPEALS**

Hereby Certifies:



Marco Lux

to perform duties as: "See Back"  
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YEAR APPROVED: 2022

2402


Jaime D. Gascon, P.E.  
Secretary of the Board



REPRESENTING	DISCIPLINE
Aventura	Plans Examiner - Building
Aventura	Building Inspector - Structural
EI Portal	Building Inspector - Structural
EI Portal	Plans Examiner - Building
MDC Unincorporated	Building Inspector - Structural
North Bay Village	Plans Examiner - Building
North Bay Village	Building Inspector - Structural



**HUGO A. MORALES, BN  
BUILDING & ROOFING  
INSPECTOR**



Mr. Morales has over twenty-four (24) years of experience working as a Building and Roofing Inspector. He has general knowledge in Project Management, Financial Management, General Accounting, MS Office (Word, Excel, Project, PowerPoint), and AutoCAD.

**EDUCATION**

Master of Science in Engineering Management  
Florida International University

Master of Science in Construction Management  
Florida International University

Graduate Certificate in Construction Engineering & Management  
Florida International University

Bachelor's in Architecture  
Pedro Hernandez Urena National University (UNPHU).

**STATE OF FLORIDA LICENSES**

Building Inspector  
BN8602

Standard Roofing Inspector  
SRI188

Home Inspector  
HI6131

Certified General Contractor  
CGC1508347

Certified Roofing Contractor  
CCC1327005

**WORK EXPERIENCE**

**Building & Roofing Inspector,  
C.A.P. Government, Inc.**

2021 – Present

Determines the structural soundness of buildings and construction projects. Tasks include inspecting and assessing the structural quality of a building and ensuring compliance with zoning regulations, national building codes, and contract specifications. Finds out the level of wear and tear on a roof, how much life it has left in it, and if there is a need for repair currently or soon in the future. Roof inspections involve looking for signs that indicate the wear on shingles and other roofing materials.

**Project Manager, Perkins Roofing Corp.  
Miami, FL.**

2021

**Manager, Astir Builders Corp.  
Miami, FL.**

2019

Business Qualifier.

**Project Manager/ Owner Representative.  
Miami Beach, FL.**

2019 – 2020

Seaside Development

**Estimates Specialist, Miami, FL.**

2018 – 2019

**Plans Reviewer, Miami, FL.**

2013 – 2018

**Roadway & Roadside Specialist, FL Department of  
Transportation Miami, FL.**

2008 – 2013

**Project Manager, IBA Consultants, Inc. Miami, FL.**

2003 – 2008

**Construction Inspector, Buckholz Traffic Engineering  
Fort Lauderdale, FL.**


2001 – 2002

**Senior Inspector, IBA Consultants, Inc.  
Miami, FL.**

1997 – 2001

Hugo A. Morales, BN  
Building & Roofing Inspector

# Hugo Morales, PX, BN



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**LICENSEE DETAILS** 3:54:14 PM 9/28/2022

**Licensee Information**

Name:	MORALES, HUGO ARTURO (Primary Name)
Main Address:	*Private Address* *Private Address*
	*Private Address*
	*Private Address*
	*Private Address*

**License Information**

License Type:	Standard Inspector
Rank:	Inspector
License Number:	BN8602
Status:	Current,Active
Licensure Date:	09/28/2022
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Building	09/28/2022

**Miami-Dade**  
 Department of Regulatory and Economic Resources  
**BOARD OF RULES AND APPEALS**

Hereby Certifies:

**Hugo A Morales**

to perform duties as: "See Back"  
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YEAR APPROVED: 2022

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**LICENSEE DETAILS** 3:52:50 PM 9/28/2022

**Licensee Information**

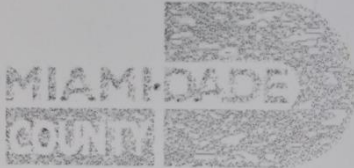
Name:	MORALES, HUGO ARTURO (Primary Name)
Main Address:	*Private Address* *Private Address*
	*Private Address*
	*Private Address*
	*Private Address*

**License Information**

License Type:	Standard Roofing Inspector (SRI)
Rank:	Std roofing Ins
License Number:	SRI188
Status:	Current,Active
Licensure Date:	06/14/2022
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective

<p><b>REPRESENTING</b></p> <p>Aventura Aventura</p>	<p><b>DISCIPLINE</b></p> <p>Roofing - Inspector - Residential Building Inspector - Structural</p>
	



**OSCAR ALVAREZ, PX, BN  
PLANS EXAMINER & INSPECTOR**

Mr. Alvarez has over fifteen (15) years of experience as a plan’s examiner and inspector. Mr. Alvarez holds a degree as a Mechanical Engineer. He is knowledgeable of State and Local codes and Laws governing building construction, mechanical, plumbing, gas, fire protection system construction and installation. He is licensed by the State of Florida as a fire safety, mechanical and plumbing plans examiner, and inspector.

**EDUCATION**

Mechanical Engineer  
University of Havana

Bachelor’s Degree Equivalent  
Certification 2006  
United States

National Fire Safety Inspector and  
Certification  
Miami Dade College

**STATE OF FLORIDA LICENSES**

Mechanical, Plumbing Plans Examiner  
PX3324

Mechanical, Plumbing Inspector  
BN6191

State Requirements for Educational  
Facilities (SREF)

Certified Board of Rules and Appeals  
Miami-Dade County (BORA)

**WORK EXPERIENCE**

**Mechanical & Plumbing Plans Examiner & Inspector,  
C.A.P. Government, Inc.**

2013 – Present

Reviews plans to ensure that the plans meet building codes and requirements of the state, county, and city where the construction is taking place. Responsible for closely inspection of mechanical, and other systems for commercial and residential sites, like appliances, boilers, elevators, gas and oil lines, and HVAC systems. Evaluate and approve or disapprove of the work done in accordance with local and state regulations. Examine and test new or existing plumbing systems in buildings to make sure they are installed.

**Experience includes:**

**Miami Dade College, Hialeah Campus, Hialeah, FL**

CAP Government, Inc. (CAP) was retained by Miami-Dade College to review the construction documents for compliance with the Florida Building Code. Mr. Alvarez is responsible for the Plans Examination and Inspection of the Mechanical and Fire and Life Safety component for this site.

**Miami Dade College, Kendall Campus, Miami, FL**


CAP has been involved in reviewing the Construction Documents for the improvements and remodeling work of the classrooms, laboratories, etc. CAP also inspects the above-referenced work for code-compliance purposes. An example of these services is the recently completed Building 3000 that was subjected to and extensive interior renovation. Mr. Alvarez was responsible for the Plans Examination and Inspection of the Mechanical and Fire and Life Safety component for this site.

**Florida International University, Miami, FL**

CAP is under contract to provide Plans Review and Inspections Services of the Designer’s Plans to ensure code compliance with the Florida Building Code and FIU Design Criteria Requirements. Mr. Alvarez has been involved in the plan’s examination and Inspection of the mechanical and fire and life safety component for these sites.

Oscar Alvarez, PX, BN  
Plans Examiner & Inspector

# Oscar Alvarez, PX, BN



Department of Business & Professional Regulation

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**LICENSEE DETAILS** 1:45:22 PM 12/8/2021

**Licensee Information**

Name:	ALVAREZ, OSCAR (Primary Name)
Main Address:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*

**License Information**

License Type:	Standard Plans Examiner
Rank:	Plans Examiner
License Number:	PX3324
Status:	Current,Active
Licensure Date:	05/20/2010
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Mechanical	05/20/2010
Plumbing	11/03/2014

**Miami-Dade**  
**Department of Regulatory and Economic Resources**  
**BOARD OF RULES AND APPEALS**



Hereby Certifies:

**Oscar Alvarez**

to perform duties as: "See Back"  
 on behalf of: "See Back"  
 as set forth in the Code of Miami-Dade County


**YEAR APPROVED: 2022**

2367



Jaime D. Gascon, P.E.  
 Secretary of the Board





Department of Business & Professional Regulation

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**LICENSEE DETAILS** 1:46:26 PM 12/8/2021

**Licensee Information**

Name:	ALVAREZ, OSCAR (Primary Name)
Main Address:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*
License Location:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*


**License Information**

License Type:	Standard Inspector
Rank:	Inspector
License Number:	BN6191
Status:	Current,Active
Licensure Date:	10/07/2008
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Mechanical	10/07/2008
Plumbing	07/30/2014

REPRESENTING	DISCIPLINE
El Portal El Portal North Bay Village	Plans Examiner - Mechanical Mechanical Inspector Mechanical Inspector



**GIUSEPPE NEDIANI, PE  
PROFESSIONAL ENGINEER**

Mr. Nediani has over twenty (20) years of experience as a Multi-disciplined Engineer. He has Mechanical, Structural, Electrical and Plumbing experience. He has performed Plans Review, Inspections, Engineering Studies and Reports along with concentration in Forensic Engineering. Mr. Nediani understands the Municipal Plans Review, Inspections process, Project Revision and Cost Estimating Processes in connection with both Commercial and Residential Project.

**EDUCATION**

Ph.D. in Mechanical Engineering  
University of Birmingham

MS Management Engineering /  
Mechanical Engineering  
Rensselaer Polytechnic Institute

**STATE OF FLORIDA LICENSES**

Professional Engineer  
PE59435

Board of Rules & Appeals (BORA)



**WORK EXPERIENCE**

**Mechanical, Electrical Plans Examiner & Inspector,  
C.A.P. Government, Inc.**

2017 – Present

Responsible for closely inspection of mechanical, and other systems for commercial and residential sites, like appliances, boilers, elevators, gas and oil lines, and HVAC systems. Evaluate and approve or disapprove of the work done in accordance with local and state regulations. Responsible for inspecting the installation of electrical systems and equipment to detect faulty wiring and ensure they comply with electrical codes and standards. Visits construction sites and residences, performs inspection, and makes recommendations for improvement.

**Project Manager, Seminole Tribe of South Florida**

2007 - 2017

**Construction Cost Estimator, MEP Engineering**

2012 – 2017

**Instructor, FIU & School of Professional Engineers**

2012 -2017

**MEP Engineer of Record, School of Professional  
Engineers**

2010 -2012

**Forensic Engineer, National Forensic,  
Consultants, Inc. (part time)**

2005 – 2007

**Instructor if Mechanical Engineering Conditioning,  
Mechanical & Electrical Systems of Buildings**

1985 – 2003

**Plant Engineer, Mechanical & Structural**

1976 - 1978, 1990 - 2000


**Designer, In a Tractor Trailer & Dump-Truck  
Manufacturing Firm**

1976 - 1978, 1982-1983

Giuseppe Nediani, PE  
Professional Engineer



# Giuseppe Nediani, PE



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**LICENSEE DETAILS** 10:22:44 AM 6/20/2022

**Licensee Information**


Name:	<b>NEDIANI, GIUSEPPE (Primary Name)</b>
Main Address:	<b>2301 COLLINS AVE, #1207 MIAMI BEACH Florida 33139</b>
County:	<b>DADE</b>
License Mailing:	<b>2301 COLLINS #1207 MIAMI BEACH FL 33139</b>
County:	<b>DADE</b>

**License Information**

License Type:	<b>Professional Engineer</b>
Rank:	<b>Prof Engineer</b>
License Number:	<b>59435</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>01/14/2003</b>
Expires:	<b>02/28/2023</b>

Special Qualifications	Qualification Effective
<b>Mechanical</b>	<b>10/23/2002</b>
<b>Structural 1</b>	<b>02/01/2005</b>
<b>Electrical &amp; Computer</b>	<b>10/24/2003</b>

**BOARD OF RULES AND APPEALS**



Hereby Certifies:

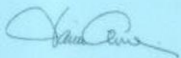
Giuseppe Nediani

to perform duties as: "See Back"  
on behalf of: "See Back"  
as set forth in the Code of Miami-Dade County

YEAR APPROVED: 2022

2283


Jaime D. Gascon, P.E.  
Secretary of the Board



REPRESENTING	DISCIPLINE
Aventura	Plans Examiner - Electrical - Residential
Aventura	Electrical Inspector
Aventura	Plans Examiner - Mechanical
Aventura	Mechanical Inspector
Aventura	Plans Examiner - Plumbing
Aventura	Plumbing Inspector
Aventura	Plans Examiner - Structural
Aventura	Plans Examiner - Structural
Cutler Bay	Mechanical Inspector
Cutler Bay	Plans Examiner - Plumbing
Cutler Bay	Plans Examiner - Electrical - Residential
Cutler Bay	Electrical Inspector
Cutler Bay	Plumbing Inspector
Cutler Bay	Plans Examiner - Mechanical
Cutler Bay	Electrical Inspector
EI Portal	Mechanical Inspector
EI Portal	Plans Examiner - Mechanical
EI Portal	Plans Examiner - Electrical - Residential

**EBEL MOREY CUBA, PX, BN  
MECHANICAL  
PLANS EXAMINER & INSPECTOR**



**WORK EXPERIENCE**

Mr. Morey is an experienced licensed mechanical contractor and air conditioning contractor, specializing in reviewing mechanical documents and field inspections.

**EDUCATION**

Degree in Economy and Commerce

Degree in HVACR

**STATE OF FLORIDA LICENSES**

Mechanical Plans Examiner  
PX3725

Mechanical Inspector  
BN6856

Certified Mechanical Contractor  
CMC1250692

Certified Air Conditioning Contractor  
CAC1817283

**Mechanical Plans Examiner & Inspector  
C.A.P. Government, Inc.**

2018 – Present

Responsible for inspection of mechanical, and other systems for commercial and residential sites, like appliances, boilers, elevators, gas and oil lines, and HVAC systems. Evaluate and approve or disapprove of the work done in accordance with local and state regulations. Reviews plans to ensure that the plans meet building codes and requirements of the state, county, and city where the construction is taking place.

**President, AC 2U Corp.**

2012 – 2018

Responsibilities included reviewing plans, equipment installation service and maintaining all types of mechanical equipment. Reviewed contracts with residential and commercial customers according to the different regulations.

**Foreman, Danajo Industrial**

2008 – 2012


Responsibilities included reviewing plans, equipment installation service and maintaining all types of mechanical equipment. Reviewed contracts with residential and commercial customers according to the different regulations.

**AC Technician, Copextel SA Ciba**

1997 – 2001

Responsibilities included installation of all mechanical equipment.

# Ebel Morey Cuba, PN, BN



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**LICENSEE DETAILS** 2:03:14 PM 12/8/2021

**Licensee Information**

Name:	MOREY CUBA, EBEL (Primary Name)
Main Address:	14944 SW 37TH ST MIAMI Florida 33185
County:	DADE

**License Information**

License Type:	Standard Plans Examiner
Rank:	Plans Examiner
License Number:	PX3725
Status:	Current,Active
Licensure Date:	05/10/2016
Expires:	11/30/2023

**Special Qualifications**

Qualification Effective	
Mechanical	05/10/2016


**Miami-Dade**  
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## Ebel Morey Cuba

to perform duties as: "See Back"  
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**Licensee Information**

Name:	MOREY CUBA, EBEL (Primary Name)
Main Address:	14944 SW 37TH ST MIAMI Florida 33185
County:	DADE

**License Information**

License Type:	Standard Inspector
Rank:	Inspector
License Number:	BN6856
Status:	Current,Active
Licensure Date:	05/10/2016
Expires:	11/30/2023

**Special Qualifications**

Qualification Effective	
Mechanical	05/10/2016

REPRESENTING	DISCIPLINE
Aventura	Plans Examiner - Mechanical
Aventura	Chief Mechanical Inspector
Aventura	Mechanical Inspector
Cutler Bay	Chief Mechanical Inspector
Cutler Bay	Plans Examiner - Mechanical
Cutler Bay	Mechanical Inspector
EI Portal	Plans Examiner - Mechanical
EI Portal	Mechanical Inspector
North Bay Village	Mechanical Inspector
North Bay Village	Plans Examiner - Mechanical



## ANDRES GONZALEZ, PE ELECTRICAL ENGINEER

Mr. Gonzalez is a CAP's chief electrical engineer. He has more than thirty-five (35) years of experience in electrical engineering design for residential, commercial, and industrial facilities; construction administration; project management; and industrial facilities start-up. Mr. Gonzalez currently performs plans review and inspection services throughout Miami-Dade County.

### EDUCATION

Electrical Engineer  
Polytechnic Superior Institute

BS in Engineering  
University Institute

### STATE OF FLORIDA LICENSES

Professional Engineer  
PE59336

Certified Board of Rules and Appeals  
Miami-Dade County (BORA)

State Requirements for Educational  
Facilities (SREF)

### WORK EXPERIENCE

#### **Electrical Engineer, C.A.P. Government, Inc.**

2007 – Present

Responsibilities include designing, testing, installing, and maintaining large – scale electrical systems that transmit and generate power.

#### **Chief Engineer, Arnold & Associates, Inc.**

1996 - 2007

Responsible for inspection of existing structures for condition assessment, design of solutions for structural problems and forensic related issues.


#### **Chief Engineer, Combinado de Componentes Electronics**

2007

Responsibilities included reviewing construction documents to ensure constructability and compliance with applicable building codes, SBBC Design Criteria and standards, regulations, and educational specifications.

Andres Gonzalez, PE  
Electrical Engineer

# Andres Gonzalez, PE



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**LICENSEE DETAILS** 4:45:49 PM 9/13/2022

**Licensee Information**

Name:	<b>GONZALEZ, ANDRES (Primary Name)</b>
Main Address:	<b>5800 W. 14TH AVENUE HIALEAH Florida 33012</b>
County:	<b>DADE</b>

**License Information**

License Type:	<b>Professional Engineer</b>
Rank:	<b>Prof Engineer</b>
License Number:	<b>59336</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>01/14/2003</b>
Expires:	<b>02/28/2023</b>

**Special Qualifications**      **Qualification Effective**


--	--

**Miami-Dade  
Department of Regulatory and Economic Resources  
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Hereby Certifies:  
**Andres Gonzalez**

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on behalf of: "See Back"  
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1971


Jaime D. Gascon, P.E.  
Secretary of the Board




**REPRESENTING**

Coral Gables  
Coral Gables  
Cutler Bay  
Cutler Bay  
EI Portal  
EI Portal  
North Bay Village  
North Bay Village

**DISCIPLINE**

Electrical Inspector  
Plans Examiner - Electrical  
Electrical Inspector  
Plans Examiner - Electrical  
Plans Examiner - Electrical  
Electrical Inspector  
Plans Examiner - Electrical  
Electrical Inspector



**ALFREDO SANCHEZ, PX, BN  
ELECTRICAL  
PLANS EXAMINER & INSPECTOR**



Mr. Sanchez has over fifteen (15) years of experience in the construction industries as electrical plans examiner, inspector. His experience includes the installations of conduit, termination, devices equipment switchboards, panel boards and transformers in electrical rooms, installation of telephone, data and fire alarm systems in new and existing construction. Installations of generators for emergencies in middle schools, high schools, restaurants, hotel buildings, baseball stadiums, hospitals, residential, and commercial installations.

**EDUCATION**

Bachelor's Degree  
Electrical Engineering

**STATE OF FLORIDA LICENSES**

Electrical Plans Examiner  
PX3456

Electrical Inspector  
BN6442

Electrical Contractor  
EC13004903

**WORK EXPERIENCE**

**Electrical Plans Examiner & Inspector  
C.A.P. Government, Inc.**

2014 – Present

Reviews plans to ensure that the plans meet building codes and requirements of the state, county, and city where the construction is taking place. Responsible for inspecting the installation of electrical systems and equipment to detect faulty wiring and ensure they comply with electrical codes and standards. Visits construction sites and residences, performs inspection, and makes recommendations for improvement.

**Electrical Plans Examiner & Inspector,  
Preferred Elect. Cont. Inc.**

2008 – 2014

Installed and maintained wiring, control, and lighting systems. Inspected electrical components, such as transformers and circuit breakers. Identified electrical problems using a variety of testing devices.

**Electrician, Dade Electrical Services, Inc.**

2005 – 2007

Carry out the maintenance and repair work of various electrical appliances efficiently. Worked on the installation of electrical equipment's. Identified electrical problems using a variety of testing devices.

**Electrician, Robert N. Lewis Electrical  
Contractor**

2004 – 2005

Identified electrical problems using a variety of testing devices.


**Electrician, Stryker Electric**

2003 - 2004

Arrived at properties equipped with the right tools for the job. Used the latest techniques in electrical service, construction, and maintenance.

Alfredo Sanchez, PX, BN  
Electrical Plans Examiner & Inspector

# Alfredo Sanchez, PX, BN



Department of Business & Professional Regulation

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**LICENSEE DETAILS** 1:30:54 PM 12/8/2021

**Licensee Information**

Name:	SANCHEZ, ALFREDO (Primary Name)
Main Address:	14206 SW 54TH STREET MIAMI Florida 33175
County:	DADE

**License Information**

License Type:	Standard Plans Examiner
Rank:	Plans Examiner
License Number:	PX3456
Status:	Current,Active
Licensure Date:	08/09/2013
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Electrical	08/09/2013

Miami-Dade  
Department of Regulatory and Economic Resources  
**BOARD OF RULES AND APPEALS**

Hereby Certifies:

## Alfredo Sanchez

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2105



Jaime D. Gascon, P.E.  
Secretary of the Board





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**LICENSEE DETAILS** 1:32:16 PM 12/8/2021

**Licensee Information**

Name:	SANCHEZ, ALFREDO (Primary Name)
Main Address:	14206 SW 54TH STREET MIAMI Florida 33175
County:	DADE

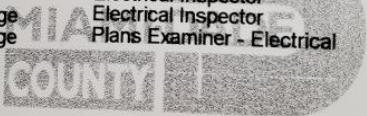
**License Information**

License Type:	Standard Inspector
Rank:	Inspector
License Number:	BN6442
Status:	Current,Active
Licensure Date:	07/09/2013
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Electrical Inspector	07/09/2013

REPRESENTING	DISCIPLINE
Aventura	Chief Electrical Inspector
Aventura	Plans Examiner - Electrical
Aventura	Electrical Inspector
Biscayne Park	Plans Examiner - Electrical
Biscayne Park	Electrical Inspector
Coral Gables	Electrical Inspector
Coral Gables	Plans Examiner - Electrical
El Portal	Plans Examiner - Electrical
El Portal	Electrical Inspector
North Bay Village	Electrical Inspector
North Bay Village	Plans Examiner - Electrical



**JOSE L. DABUL, BN  
ELECTRICAL INSPECTOR**

Mr. Dabul has fourteen (14) years of experience working as a Journeyman, Master Electrician, Electrical Contractor, and a Standard Electrical Inspector. He can read electrical diagrams, plan the layout of wiring systems, determine causes of operating errors and troubleshooting. Jose has installed and connected Power Buster, horn, strobe light, smoke detector, heat detector, TRI, and holder. Mr. Dabul has vast knowledge in installing, maintaining, and repairing electrical wiring, equipment, and fixture.

**STATE OF FLORIDA LICENSES**

Electrical Inspector  
BN7757

Certified Electrical Contractor  
EC13009839

Certified Electrical Contractor  
EC13010218

**WORK EXPERIENCE**

**Electrical Inspector,  
C.A.P. Government, Inc.**

2021 – Present  
Responsible for inspecting the installation of electrical systems and equipment to ensure they comply with electrical codes and standards. Visits commercial and residential construction sites, performs inspection, and cites code deviations when applicable.

**Solares Electrical Services**

- 2015 – 2019
- Connection motor three- phase and single-phase following NEC (wire, breaker, and overload size). Circuit controls start and stop operating relay of electric contactor.
  - Mechanical installation and electrical connection of three phases panel.
  - Connection of electric contactors with control circuit (with photocell and timer), for systems light in parking place.
  - Electrical connection of split-unit.
  - Run pipe and electric connection of variable frequency drive (VF) of AHU.
  - Sensors switch Power Pack connection.
  - Installation services disconnect.
  - Pull wire of three way and four-way systems.
  - Connection of wire to transformer.
  - Run pipe EMT and rigid.
  - Electrical connection of AHU and compressor.
  - Run pipe and pull wire of lights systems, power, and F/A.
  - Read blueprint.

**Major Electrical System**

- 2008 – 2015
- Connection motor three- phase and single-phase following NEC (wire, breaker, and overload size). Circuit controls start and stop operating relay of electrical contractor.
  - Pull wire.
  - Run pipe.
  - Installation panel.
  - Connection circuit breaker.

Jose L. Dabul, BN  
Electrical Inspector



**Ram**

2005 – 2007

- Run Pipe
- Pull Wire
- Read Prints

**Davco Electrical**

2005

- Run Pipe
- Pull Wire
- Read Electrical Diagram

**Skilled Electrical Connection**

2004 – 2005

- Plan layout of wiring systems
- Troubleshooting
- Connect wire to circuit breakers

**North Ridge Electric**

2003 – 2004

- Install panel board
- Connect teeder in the panel
- Bend and run rigid pipe, EMT for light system

**Bryant Electric**

2003


- Install pipe that brings teeder to the panel
- Installation and connection of electrical contractors (line, load, and control)

**Superior Electrical Contractor**

2000 – 2003

Run pipe, pull wires from light systems and power sources.

# Jose Dabul, BN



Florida  
**dbpr** Department of Business & Professional Regulation

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## LICENSEE DETAILS

6:48:17 PM 12/29/2021

### Licensee Information

Name:	DABUL, JOSE LUIS (Primary Name)
Main Address:	*Private Address* *Private Address* *Private Address* *Private Address* *Private Address*

### License Information

License Type:	Standard Inspector
Rank:	Inspector
License Number:	BN7757
Status:	Current,Active
Licensure Date:	07/12/2019
Expires:	11/30/2023

### Special Qualifications

Special Qualifications	Qualification Effective
Electrical Inspector	07/12/2019

Miami-Dade  
Department of Regulatory and Economic Resources  
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Hereby Certifies:

**Jose L Dabul**

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2412



Jaime D. Gascon, P.E.  
Secretary of the Board

**REPRESENTING**

Cutler Bay  
El Portal  
North Bay Village

**DISCIPLINE**

Electrical Inspector  
Electrical Inspector  
Electrical Inspector



**VICTOR DIAZ, PX, BN  
PLUMBING  
PLANS EXAMINER & INSPECTOR**



**WORK EXPERIENCE**

Mr. Diaz has more than twenty (20) years in the plumbing industry with deep knowledge of the plumbing systems and the various methods of installing, maintaining and repairing plumbing equipment's. Ability to interrupt the necessary codes while performing inspection on plumbing equipment's, familiarity with OSHA safety regulations, State and Federal laws, skilled to read and interpret blueprints and technical manuals.

**STATE OF FLORIDA LICENSES**

Plumbing Plans Examiner  
PX2261

Plumbing Inspector  
BN4474

Plumbing Contractor  
CFC058010

**Plumbing Plans Examiner & Inspector  
C.A.P. Government, Inc.**

2009 – Present

Reviews plans to ensure that the plans meet building codes and requirements of the state, county, and city where the construction is taking place. Examine and test new or existing plumbing systems in buildings to make sure they are installed.


**Manager & field Supervisor, Southwest Plumbing Services, Inc.**

1992 – 2014

Supervised plumbers, coordinate jobs and complete plumbing installations. Site work, groundwork, above slab, top out, fixture set out, and punch out. Safety coordinator oversee quality work is performed by all plumbers and apprentices, able to train personnel to become Journeyman plumbers and foremen. Work included residential custom homes, commercial work, Dental clinics, high-rise luxury condominiums Jackson Memorial Medical renovations (Med – Gas) Broward General Medical Center. Med – Gas installations, orders materials, scheduling. Designed plumbing installations, design as-builts, coordinate work with other trades and trouble shoot plumbing problems.

Victor Diaz, PX, BN  
Plumbing Plans Examiner & Inspector

# Victor Diaz, PX, BN



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**LICENSEE DETAILS** 1:32:20 PM 12/8/2021

**Licensee Information**

Name:	<b>DIAZ, VICTOR (Primary Name)</b>
Main Address:	<b>14266 SW 162 ST MIAMI Florida 33177</b>
County:	<b>DADE</b>

**License Information**

License Type:	<b>Standard Plans Examiner</b>
Rank:	<b>Plans Examiner</b>
License Number:	<b>PX2261</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>10/13/2003</b>
Expires:	<b>11/30/2023</b>

**Special Qualifications**

Special Qualifications	Qualification Effective
Plumbing	10/13/2003

**Miami-Dade**  
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Hereby Certifies:

**Victor M Diaz**

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2054

Jaime D. Gascon, P.E.  
 Secretary of the Board

REPRESENTING	DISCIPLINE
Aventura	Plans Examiner - Plumbing
Aventura	Plumbing Inspector
Cutler Bay	Plans Examiner - Plumbing
Cutler Bay	Plumbing Inspector
Cutler Bay	Chief Plumbing Inspector
El Portal	Plumbing Inspector
El Portal	Chief Plumbing Inspector
El Portal	Plans Examiner - Plumbing
North Bay Village	Chief Plumbing Inspector
North Bay Village	Plans Examiner - Plumbing
North Bay Village	Plumbing Inspector

**MIGUEL PINO, PX, BN  
PLUMBING  
PLANS EXAMINER & INSPECTOR**



Mr. Pino has over thirty (30) years of experience providing plumbing related services including plans reviews and inspections services for residential and commercial properties.

**EDUCATION**

Business Degree  
Miami Dade College

**STATE OF FLORIDA LICENSES**

Plumbing Plans Examiner  
PX3544

Plumbing Inspector  
BN6551

Plumbing Contractor  
CFC044118

**WORK EXPERIENCE**

**Plumbing Plans Examiner & Inspector  
C.A.P. Government, Inc.**

2015 – Present

Examine and test new or existing plumbing systems in buildings to make sure they are installed. Reviews plans to ensure that the plans meet building codes and requirements of the state, county, and city where the construction is taking place.

**Plumbing Plans Examiner & Inspector**

2014

City of Miami Springs (part-time)

City of North Miami Beach (part-time)

Village of Key Biscayne (part-time)

**President, Qualifier, MP Associated Contractors,  
Inc.**

1991 - 2014

Conducted preliminary inspections of jobsites before official plumbing inspection. Coordinated inspections with Building Officials and General Contractors  
Oversaw the production of over 6,000 single family homes, and industrial facilities, such as warehouses, from the first stages of construction. Oversaw the remodeling and production of over 150 commercial facilities, including hospitals, medical clinics, and commercial franchises. Oversaw all company activities, including, but not limited to, production, services, marketing, finances, cost control, job estimates and legal. Remodeled all rooms at the Ritz Carlton. Remodeled DOT State and Federal toll road plazas.

**Plumb-Tech Project Manager**

1986 - 1991

Oversaw all residential plumbing job sites contracted in South Florida, including product control and estimations


**President, Solargy, Inc., Miami FL**

1985 - 1987

Managed consulting firm that worked closely with FP&L, specifically, regarding Solar Power Products.

Miguel Pino, PX, BN  
Plumbing Plans Examiner & Inspector

# Miguel Pino, PX, BN



Department of Business & Professional Regulation

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**LICENSEE DETAILS** 9:29:49 PM 1/4/2022

**Licensee Information**

Name:	PINO, MIGUEL (Primary Name)
Main Address:	7525 SW 178TH TERR PALMETTO BAY Florida 33157
County:	DADE

**License Information**

License Type:	Standard Plans Examiner
Rank:	Plans Examiner
License Number:	PX3544
Status:	Current,Active
Licensure Date:	10/21/2014
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Plumbing	10/21/2014

**Miami-Dade**  
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**BOARD OF RULES AND APPEALS**

Hereby Certifies:


**Miguel L Pino**

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 Secretary of the Board



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**LICENSEE DETAILS** 9:30:30 PM 1/4/2022

**Licensee Information**

Name:	PINO, MIGUEL (Primary Name)
Main Address:	7525 SW 178TH TERR PALMETTO BAY Florida 33157
County:	DADE

**License Information**

License Type:	Standard Inspector
Rank:	Inspector
License Number:	BN6551
Status:	Current,Active
Licensure Date:	07/01/2014
Expires:	11/30/2023

**Special Qualifications**

Special Qualifications	Qualification Effective
Plumbing	07/01/2014

**REPRESENTING**

- Aventura
- Aventura
- Aventura
- Coral Gables
- Coral Gables
- Cutler Bay
- Cutler Bay
- El Portal
- El Portal
- North Bay Village
- North Bay Village

**DISCIPLINE**

- Plans Examiner - Plumbing
- Chief Plumbing Inspector
- Plumbing Inspector
- Plans Examiner - Plumbing
- Plumbing Inspector
- Plans Examiner - Plumbing
- Plumbing Inspector
- Plans Examiner - Plumbing
- Plumbing Inspector
- Plans Examiner - Plumbing



## ANTONIO SANCHEZ, SRI ROOFING INSPECTOR

Mr. Sanchez has over ten (10) years of experience in the construction industry, he has developed a high knowledge of flat roofs, metal roofs, tile roofs, shingle roofs and waterproof system. He has worked with both commercial and residential properties.

### EDUCATION

High School Diploma  
Southwest Miami Senior High

Business and Administrative  
Miami Dade Collage

### STATE OF FLORIDA LICENSES

Roofing Inspector  
SRI45

Sealoflex (waterproof system)

Certified Roofing Contractor  
CCC1329381

Certified Board of Rules and Appeals  
(BORA) Miami-Dade County

### WORK EXPERIENCE

#### **Roofing Inspector, C.A.P. Government, Inc.**

2015 – Present

Conducts inspections on commercial and residential buildings and ensure compliance with the Florida Building Code and applicable. Prepares inspection reports describing observed violations, corrective action and making appropriate references to the plans, and quality control manuals.

#### **President, LandShark Roofing Inc.**

2010 - 2015

Scheduled daily inspections, processed permits. In charge of contracts, pricing and negotiations. Maintaining all company expenses making sure they are up to date. In charge of the following:

- 15 Employees
- Payroll/Finical Report
- Schedule Inspections
- Process Permits
- Material Purchasing/Ordering
- Contract Pricing/Negotiations
- Employee transportation to and from job site
- Maintaining all company expenses up to date

#### **Roofing Inspector, Miami-Dade County RER**

2014 – 2015

Residential and Commercial


#### **Supervisor, M & M Roofing**

2003 - 2008

Responsible for supervising of eight (8) employees. Processing permits, obtaining, delivering material to job site. Observed and scheduled property prior to each inspection. Present at jobsite when inspector arrives.

Antonio Sanchez, SRI  
Roofing Inspector

# Antonio Sanchez, SRI



Florida  
**dbpr** Department of Business  
& Professional Regulation

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**LICENSEE DETAILS** 1:37:45 PM 12/8/2021

**Licensee Information**

Name: **SANCHEZ, ANTONIO E (Primary Name)**

Main Address: **\*Private Address\* \*Private Address\***  
**\*Private Address\***  
**\*Private Address\***  
**\*Private Address\***

**License Information**

License Type: **Standard Roofing Inspector (SRI)**

Rank: **Std roofing Ins**

License Number: **SRI145**

Status: **Current,Active**


Licensure Date: **03/16/2015**

Expires: **11/30/2023**

**Special Qualifications** **Qualification Effective**

**Miami-Dade**  
Department of Regulatory and Economic Resources  
**BOARD OF RULES AND APPEALS**

Hereby Certifies:




Antonio E Sanchez


to perform duties as: "See Back"  
on behalf of: "See Back"  
as set forth in the Code of Miami-Dade County

YEAR APPROVED: 2022

2138



Jaime D. Gascon, P.E.  
Secretary of the Board



CS CamScanner

REPRESENTING	DISCIPLINE
Aventura	Roofing - Inspector - Commercial
Aventura	Roofing - Inspector - Residential
Coral Gables	Roofing - Inspector - Residential
Coral Gables	Roofing - Inspector - Commercial
Cutler Bay	Roofing - Inspector - Commercial
Cutler Bay	Roofing - Inspector - Residential
Cutler Bay	Roofing - Inspector - Commercial
El Portal	Roofing - Inspector - Residential
El Portal	Roofing - Inspector - Residential
North Bay Village	Roofing - Inspector - Residential
North Bay Village	Roofing - Inspector - Commercial



**JAMES WAGNER, BN  
BUILDING/ ROOFING  
INSPECTOR**



**WORK EXPERIENCE**

Mr. Wagner has over twenty (20) years of experience in construction management, supervisory and oversight positions. He possesses a comprehensive knowledge of roof design, building construction regulations. He has knowledge in construction matters, building code issues and interacting with designers, consultants and contractors. Additionally, he is qualified to provide professional services to educational institutions per the State Requirement for Educational Facilities (SREF).

**EDUCATION**

Roofing Certificate of Eligibility  
Miami-Dade County

Certified Building Inspector  
International Code Council

**STATE OF FLORIDA LICENSES**

Building Inspector  
BN4270

Certified Board of Rules and Appeals  
(BORA) Miami-Dade County

State Requirement for Educational  
Facilities (SREF).

**Building/ Roofing Inspector,  
C.A.P. Government, Inc.**

2014 – Present

Determines the structural soundness of buildings and construction projects. Tasks include inspecting and assessing the structural quality of a building and ensuring compliance with zoning regulations, national building codes, and contract specifications.

**Building Inspector Roofing Division  
, Miami-Dade County**

2000 – 2009

Performed roofing inspections and roofing consulting for Miami-Dade County. Responsible for maintaining the health, safety and welfare of the public, through the implementation of strong building code. Effectively and resourcefully pursue the consistent application and uniform interpretation of the South Florida Building Code and the Florida Building Code High Velocity Hurricane Zone. Maintained a proficiency in design calculations necessary to establish attachment criteria for roof membranes, wood blocking, insulation, sheet metal components and roof tile. Reviewed roofing plans in the field to ensure accuracy in product approval selection and fire ratings. Responsible for employing independent judgment in providing technical assistance and guidance to local government officials, architects, engineers, contractors and the public regarding: Conscientiously provide operational oversight, guidance and assistance to roofing industry personnel, raising the level of proficiency and knowledge of those involved in the design and installation of building and structures. Aggressively pursue self-development through a comprehensive continuing education program designed to maintain professional expertise in all types of industrial, commercial and residential roof systems.

**Field Technician, Professional Services, Inc.**

1999 - 2000

Assisted in the conduct of visual roof surveys, infrared, nuclear, and capacitance moisture surveys, roof drainage studies, roof energy studies, moisture and

James Wagner, BN  
Building/ Roofing Inspector

vapor migration studies, determine physical/chemical properties of construction material through laboratory testing, conduct forensic investigations of roofing failures, and provide recommendations for corrective action, conduct quality assurance efforts during construction, prepare reports and assist the Senior Roof Consultant with all related tasks and efforts.

**Supervisor/Dispatcher, Airnet, Chicago, IL**

1994 - 1999


Responsible for parcel delivery drivers, training of new personnel, organization and direction of dispatched drivers and the routing of computerized packages.

**Superintendent, Sunstate Roofing Associates, Inc.**

1983 - 1994

Responsible for conducting roof system evaluations, estimating roofing projects and direction and supervision of roofing crews in the proper installation of all types of commercial and residential roofing systems.

# James Wagner, BN



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## ONLINE SERVICES

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

## LICENSEE DETAILS

1:34:31 PM 12/8/2021

### Licensee Information

Name:	<b>WAGNER, JAMES ROBERT (Primary Name)</b>
Main Address:	<b>*Private Address* *Private Address*</b> <b>*Private Address*</b> <b>*Private Address*</b> <b>*Private Address*</b>

### License Information

License Type:	<b>Standard Inspector</b>
Rank:	<b>Inspector</b>
License Number:	<b>BN4270</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>02/12/2002</b>
Expires:	<b>11/30/2023</b>

### Special Qualifications

Special Qualifications	Qualification Effective
<b>Building</b>	<b>02/12/2002</b>

Board of Rules and Appeals (BORA): Building Personnel Certification Portal

**RER** Inspector/Plans Examiner - Recertification Review

BORA ID: 1670  
Inspector: James Wagner  
CE Needed: 16 ( BORA CEU needed by December 2022 )

*You have successfully completed your recertification decision(s).  
No other Building Officials have recertified you at this time. You will receive an email when a Building Official submits a Recertification for you in their municipality. Thank you.*

Building Official Submitted Recertification	
Aventura	Yes
Cutler Bay	Yes
El Portal	Yes
North Bay Village	Yes

**MARC C. LAFERRIER  
REGIONAL  
OPERATIONS DIRECTOR**

Mr. LaFerrier has experience in the public and private sectors as an executive director and public administrator. Significant experience with effectively managing medium to large-scale organizations, projects, programs and contracts. Areas of expertise include personnel and budget management, code administration, strategic planning, economic development, land use and intergovernmental coordination. A collaborative management style combined with an inspirational and results-orientated approach that empowers and motivates an organization and staff for high achievement and excellence.

**EDUCATION**

Graduate studies Public Administration:  
City University Seattle, Washington

BS in Geography / Geology and Political  
Science: Eastern Michigan University

**CERTIFICATIONS**

International City / County Management  
Association (ICMA)

American Institute of Certified Planners  
(AICP)

Urban Land Institute (ULI)



**RECENT WORK EXPERIENCE**

**Regional Operations Director,  
C.A.P. Government, Inc.**

2020 – Present

Responsible for planning, directing and overseeing operations for CAP's Broward County office. Key member of CAP's executive team involved with the marketing, organization and management of CAP Government operations and services.

**Community Development Director  
City of Dania Beach: Department of Community  
Development Dania Beach**

2012 - 2020

Director for planning, zoning, economic development, engineering, code enforcement and building code compliance. Responsible for significantly increasing the productivity and effectiveness of all divisions while increasing revenues and workloads. Created the Special Permitting Office (SPO) providing expedited building code services for large scale development projects.

**Director of Planning and Zoning, Miami-Dade  
County: Department of Planning & Zoning**

2008 - 2012

Director for urban and regional planning, zoning, smart growth, community planning, economic development, historic preservation, public hearings and community outreach. Successfully developed consensus on key policy and implementation matters.

**Planning and Zoning Director, City of Fort  
Lauderdale: Planning, Zoning and Community  
Development**

2004 - 2008

Director for urban planning and design, zoning, DRC, comprehensive planning, housing and community development. Led visioning and master planning initiatives and implementation programs.

**Executive Director of Planning and Development  
Services, Keith and Schnars, P.A. Planning and  
Development Services**

2001 - 2004

Executive Director for land development services, urban and regional planning, landscape architecture, marketing and project management.



**SECTION III:**  
**PROJECT UNDERSTANDING,**  
**PROPOSED APPROACH, AND**  
**METHODOLOGY**



cap government

**SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH AND METHODOLOGY**

C.A.P. Government, Inc. (CAP) understands the Scope of Services and has the capacity to provide the City of Coral Gables (City) qualified, trained, experienced employees to work on an as-needed or on-call basis for the City. Most of the members of our staff assigned to this contract are currently providing or have provided services to the City, therefore, the **transition will be seamless.**

**CAP HAS BEEN PROVIDING BUILDING DEPARTMENT SERVICES TO THE CITY OF CORAL GABLES SINCE 2015!**

CAP proposes to provide Professional Plans Review and Building Inspections Services in various disciplines. CAP has skilled, knowledgeable and qualified professional Plans Examiners and Inspectors in the following specialized areas **Building, Roofing, Electrical, Plumbing, Mechanical, Elevator and Zoning.** Furthermore, our staff is certified by the State of Florida Code Administrators and Inspection Board and by the Miami-Dade County Board of Rules and Appeals (BORA).

CAP will meet with the City after award recommendations and go over a six (6) month schedule, including timeframes and projected personnel needs. Our HR Department will give assurances that all of the City’s requests are met.

We will provide staff within two (2) weeks of the assignment (Work Order) being requested and likewise we will immediately replace any personnel whose quality of services is unsatisfactory to the City. As a safeguard, all CAP employees undergo a criminal background check and comply with CAP’s Drug-Free Workplace Policy and

undergo Sexual Harassment and Discrimination Training.

Although we have designated a team of professional Plans Examiners, Architects and Engineers we are available to meet additional needs of the City.

**1) APPROACH AND METHODOLOGY**

The CAP team will be led by Mr. Carlos A. Del Pino, PE who has over thirty-two (32) years of experience as a Structural Engineer, Civil Engineer and Construction Project Manager leading teams working in multimillion projects and programs. He has over fifteen years working directly with clients in the public sector and educational facilities in South Florida.

**Our approach includes the following tasks:**

- Conduct technical field inspections of buildings, equipment’s installations during various phases of construction, installation and operation and grant inspection approvals if found in compliance with applicable codes and regulations, and provide written comments, if found in compliance with applicable codes and regulations.
- Review plumbing, electrical or mechanical installation plans and material listed for residential and commercial projects, and grant approvals, if found in compliance with applicable codes and regulations, and provide written comments, if found in compliance with applicable codes and regulations, and provide written comments, if found not in

### SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH AND METHODOLOGY

compliance with applicable codes and regulations.

- Evaluate alternate methods, procedures, materials and products for compliance with the Florida Building Code requirements, whichever is applicable, depending on the date of the application or construction.
- Approve and disapprove proposed plans in accordance with applicable Code and other regulatory requirements and discuss disapproved items with architects, engineers, contractors and/or owner builders to obtain plan change necessary approval.

CAP will provide personnel to the City on an as-needed basis throughout the term of the contract. Personnel will be “on-call” and ready to provide services upon request. CAP will respond to request services in a timely manner.

CAP has been performing plans review and inspection services since its inception. CAP understands the sensitive nature of this aspect of construction and conducts the required plan review and inspections to ensure compliance with the Florida Building Code as well as verifying that all activities are being carried out in a safe working environment.

#### **2) RECENT, CURRENT AND PROJECTED WORKLOAD**

CAP 's initiatives in maintaining high quality services shows in our attention to every phase of the plans review and inspection process. Since 2016, we have been providing **Electronic Plans Review (EPR)** software to provide a tool that our managers, staff and clients can use with confidence that quality requirements will be fulfilled. In addition, we provide management with the data necessary to deliver deadlines that meet or exceed our clients' needs. Therefore, we have the qualified key personnel to fulfill the requirements of the City of Coral Gables contract.

**SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH  
AND METHODOLOGY**

The following list is a brief detailed list of our recent, current and projected workload

<b>a. Company / agency</b>	<b>Village of Biscayne Park</b>
<b>b. Dates of Services</b>	2022 – Present
<b>c. Name/Contract # of the Projects</b>	Building/Planning Support Services / RFP No. 2022-05
<b>d. Scope</b>	Comprehensive Professional Services. Receipt of permit applications, review of plans, the issuance of permits, performance of inspections, issuance of Certificates of Occupancy, and enforcement of the Florida Building Code.
<b>a. Company/agency</b>	<b>City of Miami</b>
<b>b. Dates of Services</b>	2016 – Present / IFB No. 673382
<b>c. Name/Contract # of the Projects</b>	Plans Review and Inspection Services.
<b>d. Scope</b>	Plans review and approval of residential and commercial building applications, and inspection services (building, roofing, plumbing, gas, electric, mechanical, and structural) for structures, for which applicants and permits have been issued or received by the City.
<b>a. Company/agency</b>	<b>North Bay Village</b>
<b>b. Dates of Services</b>	2013 – Present
<b>c. Name/Contract # of the Projects</b>	Building Services
<b>d. Scope</b>	Comprehensive Professional Services. Receipt of permit applications, review of plans, issuance of permits, inspections, the issuance of Certificates of Occupancy, and enforcement of the Florida Building Code. Occupancy, and enforcement of the Florida Building Code, North Bay Village Unified Land Development Code, and all applicable laws and codes, and in compliance with all authorities having jurisdiction over building activities.
<b>a. Company/agency</b>	<b>Village of El Portal</b>
<b>b. Dates of Services</b>	2004 – Present
<b>c. Name/Contract # of the Projects</b>	Plans Review and Inspection Services.
<b>d. Scope</b>	Plans review of building, structural, fire sprinkles, electrical, mechanical, and plumbing and inspections of building, accessibility, roofing, electrical, mechanical, gas and plumbing required as contained the FBC, including MIDC High-Velocity Zone.



## **SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH AND METHODOLOGY**

### **3) RECRUITMENT & RETENTION**

Our new hire process includes ensuring our job descriptions, recruitment website, and interview questions help identify the CAP Way of prospective employees. We are transparent about our company culture, longevity, and policies during the interview and vetting process, significantly impacting recruitment and retention. We also discuss job expectations and match skill sets based on the job we are looking to fill.

A strong employer brand has been instrumental in attracting qualified talent and retaining them. We strive to be the company for which both employees and candidates want to work. This includes providing excellent compensation and benefits packages. Our compensation package is set at the appropriate level-based on the assigned role within the company. The benefit package may include health benefits, flexible hours, paid time off, and the flexibility to work remotely based on the position. Employee benefit perks are communicated on our website and during face time with candidates during their interview or onboarding process.

Leveraging our company's brand has proven successful in our ability to attract qualified, licensed, and experienced candidates. We rely heavily on our sourced and vetted pool of candidates. When a position needs to be filled for one of our clients, we spend the time identifying the right candidate and reviewing credentials because selecting the right candidate is the most critical element in the recruitment and retention process. This process includes developing candidate relationships and onboarding based on current positions available. Before the final

selection is made, we screen all candidates against a list of required qualifications, education, skills, and years of experience, including drug and criminal background checks.

### **4) EMPLOYEE TRAINING AND QUALITY ASSURANCE**

The continued professional development of our staff is of great importance to CAP. We realize that our competitive advantage and long-term growth depend in part on the development of our employees. Our employees are required to participate in an ethics training course, adhere to the company's code of conduct, and take education credits to maintain the required certifications for their positions. Our staff will be required to complete training courses and sessions to develop further the skills and talents necessary for success at CAP.

These trainings may be on-site at our offices, or they may also take place outside CAP, such as online training and member-based organization training for continuing education credits. Any required training will be paid for in full or in part by CAP Government.

### **5) CONFLICT OF INTEREST**

CAP will not assign employees that are working directly with the City of Coral Gables to work on any projects for the City that involve assisting or representing private owners and developers.



# **SECTION IV:** **PAST PERFORMANCE AND** **REFERENCES**



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## SECTION IV: PAST PERFORMANCE AND REFERENCES

- 1) The following references are C.A.P. Government, Inc's (CAP) most recent and relevant clients where we provide similar scope of services as described in this RFQ 2022-016 for Plans Review and Building Inspection Services.

<b>CITY OF AVENTURA</b>	<p><b>Entity:</b> City of Aventura  <b>Contact:</b> Mr. Ronald J. Wasson, City Manager  <b>E-mail:</b> <a href="mailto:rwasson@cityofaventura.com">rwasson@cityofaventura.com</a>  <b>Address:</b> 19200 W Country Club Drive  Aventura, FL 33180  <b>Telephone:</b> 305.466.8910</p> <p><b><u>Services Provided</u></b>  Plans Review, Inspections and Building Code Administrator</p>
<b>CITY OF MIAMI BEACH</b>	<p><b>Entity:</b> City of Miami Beach  <b>Contact:</b> Ms. Alina T. Hudak, City Manager  <b>E-mail:</b> <a href="mailto:citymanager@miamibeachfl.gov">citymanager@miamibeachfl.gov</a>  <b>Address:</b> 1700 Convention Center Drive  Miami Beach, FL 33139  <b>Telephone:</b> 305.673.7010</p> <p><b><u>Services Provided</u></b>  Plans Review &amp; Building Inspections</p>
<b>VILLAGE OF EL PORTAL</b>	<p><b>Entity :</b> Village of El Portal  <b>Contact :</b> Ms. Christia E. Alou, Esq., Village Manager  <b>E-mail:</b> <a href="mailto:villagemanager@villageofelportal.org">villagemanager@villageofelportal.org</a>  <b>Address:</b> 500 NE 887 Street  El Portal, FL 33138  <b>Telephone:</b> 305.795-7880</p> <p><b><u>Services Provided</u></b>  Plans Review &amp; Building Inspections</p>
<b>VILLAGE OF BISCAYNE PARK</b>	<p><b>Entity:</b> Village of Biscayne Park  <b>Contact:</b> Mr. Mario A. Diaz, Village Manager  <b>E-mail:</b> <a href="mailto:villagemanager@biscayneparkfl.gov">villagemanager@biscayneparkfl.gov</a>  <b>Address:</b> 640 NE 114<sup>th</sup> Street  Biscayne Park, FL 33161  <b>Contact Telephone:</b> 305.899.8000</p> <p><b><u>Services Provided</u></b>  Plans Review, Inspections &amp; Building Code Administrator</p>

## SECTION IV: PAST PERFORMANCE AND REFERENCES

- 2) CAP has been providing Plans Review and Building Inspection Services to the City of Coral Gables since 2015.
- a. Name the City Department for which the services are being performed:  
**City of Coral Gables Development Services Department**
  - b. Scope and Description of work:  
**Plans Review Building Inspection Services (City of Miami Beach “piggyback” Contract Number RFQ No. 2019-050-WG)**
  - c. Awarded value of the contract / current value:  
**\$600,000.00**
  - d. Effective dates and term of contract:  
**October 29, 2019 – October 6, 2022, initial term of three (3) years, with (2) one-year renewal options. Currently on the first one (1) year of the two (2) year renewal options. (10/07/2022 -10/06/2023)**
  - e. City project manager’s name and phone number:  
**Mr. Peter J. Iglesias, PE (305) 460-5202  
Mr. Manuel A. Lopez, PE (305) 460-5242**
  - f. Statement of whether the Proposer was the prime contractor or subcontractor and:  
**Prime**
  - g. Results of project:  
**N/A**
- 
- a. Name the City Department for which the services are being performed:  
**City of Coral Gables Development Services Department**
  - b. Scope and Description of work:  
**Master Service Agreement, Piggyback Addendum Plans Review, Inspection and Permit Clerk Services on an “As-Needed Basis” and “On Going Basis” (City of Miami Beach “piggyback” Contract Number RFQ No. 2015-073-JR)**
  - c. Awarded value of the contract / current value:  
**Not to exceed contract amount of \$600,000**
  - d. Effective dates and term of contract:  
**October 2, 2015 - Initial term of three (3) years, with two (2) renewal options of one (1) year each.**
  - e. City project manager’s name and phone number:  
**Mr. Peter J. Iglesias, PE (305) 460-5202  
Mr. Manuel A. Lopez. PE (305) 460-5242**
  - f. Statement of whether the Proposer was the prime contractor or subcontractor and:  
**Prime**
  - g. Results of project:  
**N/A**
-

## SECTION IV: PAST PERFORMANCE AND REFERENCES

- 3) Since 2005, C.A.P. Government, Inc. (CAP) held a contract with the Town of Cutler Bay (Town) that did not have a termination date. This contract that CAP held continuously for seventeen (17) years was based on a percent of revenue. The Town decided to contract services hourly and hire their own Building Official. This necessitated for the Town to issue a termination of contract for convenience which CAP accepted, effective May 31, 2022.  
(Mr. Rafael G. Casals, Town Manager, (305) 234-4262 [rcasals@cutlerbay-fl.gov](mailto:rcasals@cutlerbay-fl.gov))

There is no Default, Litigation or Debarment against C.A.P. Government, Inc. in the last five (5) years.

- 4) There has been NO civil, criminal, administrative, other similar proceeding filed or pending against C.A.P. Government, Inc. in the last five (5) years.



# **SECTION V:** **AGREEMENT COMMENTS**



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## SECTION V: AGREEMENT COMMENTS

C.A.P. Government. Inc. (CAP) has no exceptions to the terms and conditions of the City of Coral Gables Agreement.



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[capfla.com](http://capfla.com)