

SECTION 40-1  
FORM OF PROPOSAL

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40.0 PROPOSAL

TO: Jason Pierman  
AVENIR COMMUNITY DEVELOPMENT DISTRICT  
2501A Burns Road  
Palm Beach Gardens, FL 33410

DATE: 05/20/2024

Dear Mr. Pierman:

The undersigned, as Bidder, hereby declares that he is acquainted with the site of the construction as shown on the plans and has fully acquainted himself with the work to be done; that he has thoroughly examined the specifications and all contract documents pertaining thereto; and has read any and/or all addenda issued prior to the opening of the bids.

The bidder proposes and agrees, if this proposal is accepted, to furnish all necessary materials, tools, construction equipment, transportation, and labor to complete the construction as shown, detailed, and described in the specifications and on the drawings.

It is understood by the Bidder that no additional compensation shall be allowed for extra work unless authorized in writing by the Owner.

The Bidder agrees that, if awarded the Contract, he will sign the Contract Documents within fifteen (15) calendar days of the award of the bid, that he will commence the work on the date stated in the notice to proceed, and that he will complete the work within 365 calendar days, thereafter.

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The Bidder is licensed as a Contractor to perform the work or services contemplated by this bid and holds License No. CGC1506166 issued by State of Florida, Florida, or in the alternative, is qualified by examination of reciprocity to be so licensed to do this work.

BIDDER: Arazoza Brothers Corporation

ADDRESS: 7027 SW 87th Court Miami, Florida 33173

BY:  Eduardo Arazoza

TITLE: VP of Sales

SECTION 40-1  
FORM OF PROPOSAL

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BIDDER TO PROVIDE QUOTATION FORMS WITH QUANTITIES AND UNIT PRICES

SECTION 40-2  
SUBCONTRACTOR FORM

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Bidder shall set forth below:

- a. Name and the location of the place of business.
- b. Florida contractor license number.
- c. Portion of the work which will be done by each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work in an amount in excess of one-half of one percent (1/2%) of the Contractor's Total Bid Price.

No additional time shall be granted to provide the below requested information. If no subcontractor is specified for a portion of the work, or if more than one subcontractor is specified for the same portion of Work, then the Contractor shall be deemed to have agreed that it is fully qualified to perform that Work, and that it shall perform that portion itself.

Work to be done by Subcontractor	Name of Subcontractor	Location of Business	Contractor License Number
n/a			

BIDDER: Arazoza Brothers Corporation

ADDRESS: 7027 SW 87th Court Miami, Florida 33173

BY:  Eduardo Arazoza

TITLE: VP of Sales

### Scrutinized Company Certification

I hereby swear or affirm that as of the date below this company is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes I further affirm that:

1. This company is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
2. This Company does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
  - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
  - b. Have a material business relationship involving the supply of military equipment, or
  - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
  - d. Have been complicit in the genocidal campaign in Darfur.
3. This Company does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
  - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
  - b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
4. This Company is not engaged in business operations in Cuba or Syria.

VENDOR/COMPANY NAME:

Arazoza Brothers Corporation

SIGNATURE and DATE:



05/20/2024

NAME AND TITLE:

Eduardo Arazoza, VP of Sales

The scrutinized company list is maintained by the State Board of Administration and available at <http://www.sbafla.com/>





 **Arazoza Brothers Corp.**

**AVENIR CCD PHASE ONE AND PHASE TWO**

PREPARED FOR:

AVENIR COMMUNITY DEVELOPMENT DISTRICT

250 1A BURNS ROAD

PALM BEACH GARDEN, FL 33410

PROJECT NUMBER:

201622

4362 Northlake Blvd, Palm Beach II Phone: 305-246-3223 II Fax: 305-246-0481

## TABLE OF CONTENTS

1. PERSONNEL .....
2. PROPOSER'S EXPERIENCE AND FAMILIARITY WITH PROJECT .....
3. UNDERSTANDING OF SCOPE OF WORK .....
4. PRICE .....
5. SCHEDULE .....



## PERSONNEL

For the Landscape and Irrigation Maintenance at Avenir, the Arazoza Brothers team has been uniquely constructed to deliver performance at the highest quality standards, in the field as well as in the office. Each individual brings a particular set of skills and expertise, in order to assemble a landscape and irrigation maintenance team that will deliver excellence throughout the duration of this project.

As always, the Arazoza Brothers project team starts with the two brothers, **Eddy and Albert Arazoza**, who are heavily involved in all aspects of the company, and have been for over 30 years. Their corresponding resumes are attached, and highlight their extensive experience in the industry. Other members of the team are listed below and represent over 100 years of experience in the landscape industry.

The maintenance landscape superintendent for Arazoza Brothers is **Thomas Dawson** who has 40 years of experience in the landscape industry including landscape design, installation and maintenance. Work experience includes working in the HNW communities of Jupiter Island, Admirals Cove, The Bears Club and The Ritz Carlton Golf Club and Spa. He also spent six years as landscape Superintendent at Ritz Carlton managing the 18-man crew for the maintenance of 150 acres of common areas, 83 residential homes and 50 fractional villas. Tom has also been

the project manager for Panther National overseeing from the start of the project the landscape installation and maintenance.

Superintendent for installation work is **Jose Ruiz** who has a tenure of 28 years plus with Arazoza Brothers and over 30 years of experience on commercial and FDOT projects. Jose has been the project superintendent for the entire Avenir site since its inception in 2018. Jose is an FNGLA Certified Landscape Technician.

Our irrigation superintendent is **Francisco Chamorro**, who has been running the irrigation maintenance and installation division of AB over 5 years. Francisco has been the irrigation project manager for the Avenir Project since 2018.

Our staff arborist is **Omar Escauriza**, who is an ISA certified arborist and will also be the AB quality control supervisor on the project. Omar is also an FNGLA Certified Landscape Technician.



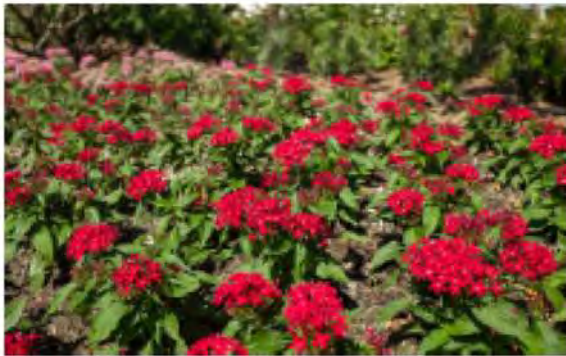


## PERSONNEL

The onsite supervisor for landscape installation will be **Elmer Ramos**. He has been a valued employee of Arazoza Brothers for over 15 years and has worked on numerous commercial and FDOT projects. Bacilio has been the onsite supervisor for Avenir Spine Road phase 1 since 2018.

The onsite superintendent for irrigation maintenance is **Antonio Hernandez**. He has been a valued employee of Arazoza Brothers for over 10 years and has worked on numerous commercial and FDOT projects. Antonio has been the onsite supervisor for the Avenir project since 2018.

Contracts administrator will be **Rosey Asensio**. Rosey has a tenure of 30 years plus with Arazoza Brothers, with contracts experience ranging from luxury commercial projects to Florida government work throughout the state. Rosey has worked with the Avenir CDD for contract and billing functions since early 2019.



Arazoza Brothers will be dedicating the following full-time manpower to the project and will supplement labor in the growing season.

- Landscape Superintendent (1)
- Landscape Project Manager (1)
- Irrigation Superintendent (1)
- Chemical Manager (1)
- Landscape Foreman (2)
- Landscape Gardener (10)
- Irrigation Technician (2)
- Chemical Technician (2)
- Arborist (1)
- Contract Specialist  
& Communication Liaison (2)

A dedicated team of office support staff will be available for this project as well. Their information is listed above.

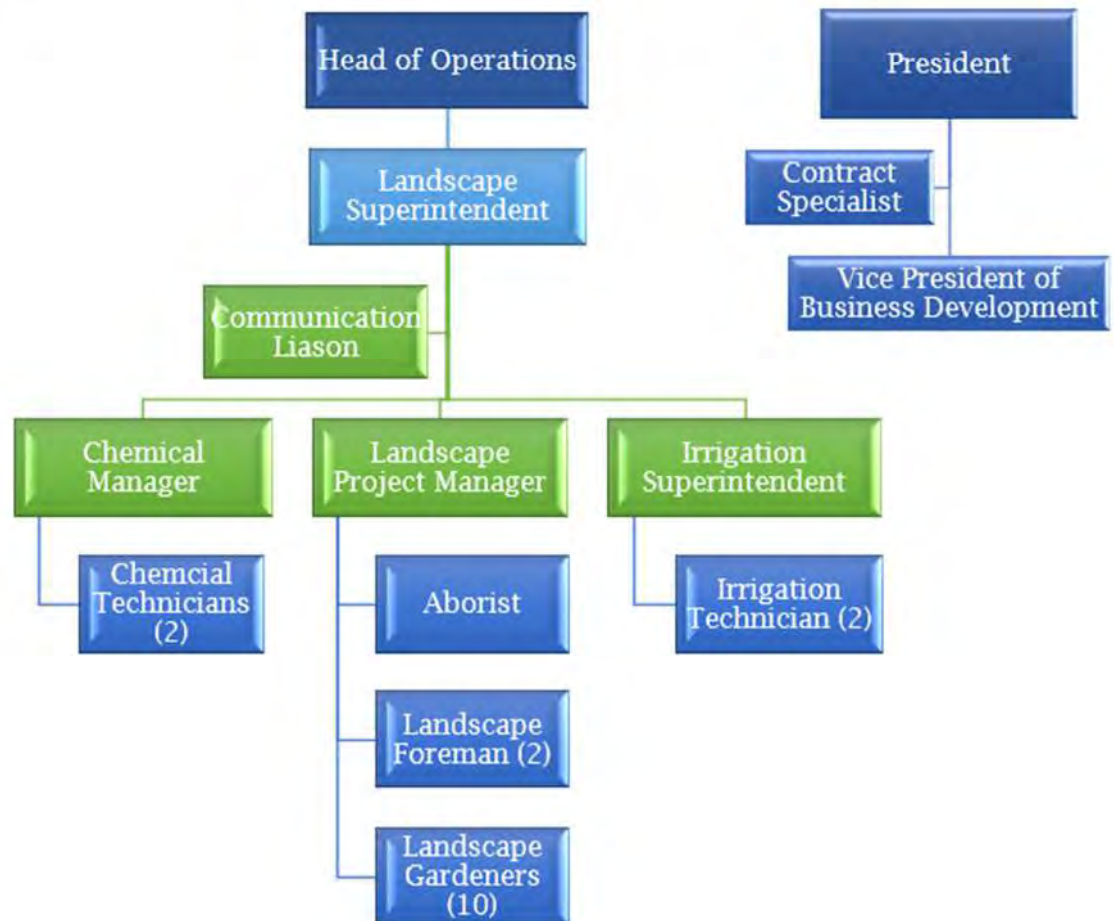
Resumes and licenses are included for reference



# Arazoza Brothers Corp.

## Organization Chart

Avenir



## **ALBERTO ARAZOZA**

### **PRESIDENT**

#### **ARAZOZA BROTHERS CORPORATION**

(February 1988 to Present)

##### **President**

My responsibilities include, but are not limited to: Managing the daily in-house operation, project sales, project design, preparing and finalizing all project bids, securing financial sources, overseeing collections, and supervising employees and office staff. Responsible for sales, marketing, advertising, and daily contact with general public. Responsible for budgeting projects to secure the financial needs of the operation.

#### **AGRI BROTHERS CORP.**

(Oct 1995 to Present)

##### **President**

My responsibilities include, but are not limited to: managing and overseeing the operations of over 30 acres of wholesale nursery materials, securing financial sources, overseeing collections, and supervising employees and office staff.

#### **EDUCATION**

University of Florida, Gainesville,

Bachelor of Science in Business Administration 1984-87.

Florida International University

Master of Landscape Architect Completed 2 of 3 years of program.

#### **AREAS OF SPECIALIZATION**

Florida Licensed General Contractor. Licensed Irrigation Contractor for Dade, Broward, Palm Beach Counties.

#### **PROFESSIONAL AFFILIATIONS**

Engineering Contractors Association Member

Board Member 2004-06

Vice President 2005-06

Florida Farm Bureau Board Member

Political Action Committee Chair

University of Florida IFAS

Chair Advisory Committee Member

FNGLA Member

Latin Business Association Member-

Awarded LBA Landscape Contractor of the Year-2014, 2017

Riviera Country Club Member

1998-Current

#### **CERTIFICATIONS**

State of Florida Certified Contractor CGC1506166 Exp 8/18

State of Florida Certified Irrigation Contractor SCC131151972

Exp 08/18





## **EDUARDO ARAZOZA**

### **VICE PRESIDENT**

#### **ARAZOZA BROTHERS CORPORATION**

(February 1988 to Present)

##### **Vice President**

My responsibilities include, but not limited to: Managing the daily field operations, supervising 65 employees in the field and superintendents, project management, layout, landscape design, purchasing of plants, equipment, and materials. Responsible for continuous research in the plant industry, ensured up-to-date techniques and procedures in the maintenance and installation of new material.

#### **AGRI BROTHERS CORP.**

(Oct 1995 to Present)

##### **Vice-President**

My responsibilities include, but are not limited to: managing and overseeing the operations and production of over 30 acres of wholesale nursery materials, project inventory requirements, analyze plant production, and supervising employees.

#### **COSTA NURSERY FARMS**

(July 1982 to January 1988)

##### **Sales Manager**

Solicited new accounts, ensured customer satisfaction, and secured prompt delivery of orders.

##### **Production Manager**

Analyzed plant production, inspected plants for diseases and growth schedules, and projected all inventory requirements.

#### **EDUCATION**

Valley Forge Military Academy

#### **AREAS OF SPECIALIZATION**

Florida Certified Landscape Contractor License.

#### **PROFESSIONAL AFFILIATIONS**

FNGLA Member

FNGLA Board Member

Engineering Contractors Association Member

Riviera Country Club Member

#### **CERTIFICATIONS**

FNGLA Florida Certified Landscape Contractor Exp 3/16



**EDUARDO ARAZOZA JR.**  
**VP OF BUSINESS DEVELOPMENT**

**ARAZOZA BROTHERS CORPORATION**

**(January 2018 to Present, 6/2014 - 8/2014, 6/2013 - 8/2013))**

**PROJECT MANAGER**

My responsibilities include but are not limited to: Managing multiple projects including commercial and FDOT projects, coordinating material delivery to site, planning and scheduling work, meeting with project inspectors and contractors, processing permits, change orders, project and close out.

I have successfully completed the following projects:

- Avenir Phase 1 Streetscape, Palm Beach County
- MDX Dolphin Station Park & Ride, Miami-Dade County
- Biscayne Shores & Gardens Park, Miami-Dade County
- Unit 2C- Alton Parcel G PCD Landscape Buffer Imp., Palm-Beach County (in progress)
- PGA Blvd. & Florida Turnpike, Palm Beach County
- I-75/Bonita Beach Road Interchange, Lee County
- Portofino Landings, St. Lucie County
- Portofino Cove, Lee County
- Ft. Pierce/Port St. Lucie Rest Area, St. Lucie County

**PREVIOUS EMPLOYERS**

**Deutsche Asset Management (6/2016- 1/2018)**

**Asset Management Operations Analyst**

Partner with Portfolio Managers, Counterparties, and Custodians to fulfill the execution and confirmation of swaps, swaptions, futures, and other financial products in the derivatives space. Work directly with Mortgage Backed Security Traders and Portfolio Managers to fulfill the confirmation and settlement of specified pool trades and to-be-allocated trades, as well as complete pre-settlement allocations of all TBA funds.

**Merrill Lynch/Bank of America (6/2015-8/2015)**

**Client Associate**

Collaborated with the Senior Resident Director and Financial Advisor of the Miami Falls Branch, working on the account and relationship management of over eighty client portfolios with AUM of over \$300 million. Analyzed client portfolio diversification and suitability and assisted in developing programs to improve client-advisor relations.

**EDUCATION**

Florida State University  
Bachelor of Science in Business Finance





## THOMAS J. DAWSON MAINTENANCE PROJECT MANAGER

### Objective

Accomplished management professional in estate and property management with six years of Ritz-Carlton Management experience. Demonstrated abilities in operational leadership, project and program management, creative problem solving and process improvement. Proven track record in budget preparation and implementation.

### Ability Summary

- Estate and Property Management (Florida CAM License 2011 – 2015)
- Project Management
- Budget Preparation
- Excellent Written and Verbal Communication Skills
- Professional Landscape Experience

### Employment History

#### Maintenance Operations Manager

10/2020 – Present      Arazoza Brothers Corp.      7027 SW 87th Ave, Miami, FL

Responsible for day-to-day operations of the maintenance branch of Arazoza Brothers, Corp.

- Oversight for high end residential accounts
- Coordinate crew scheduling and equipment requirements
- Facilitate crew training onsite, in order to complete projects in an efficient and detail-oriented manner
- 

#### Property Manager

05/2015 – 9/2020      Deeridge Farms South      12500 Pierson Road, Wellington, FL

The day to day management of all activities on a 205 acre private equestrian facility.

- Manage the daily opening and closing of the Principals private residence.
- Work in tandem with the household staff to ensure the Principals needs are met.
- Report directly to the Principal on the status of projects in progress and future projects.
- Manage all vendors and contractors and provide assistance to vendors during special events.
- Develop and implement schedules for grounds maintenance and equipment upkeep.
- Manage 20 person landscape staff that is responsible for the care and maintenance of 60 acres of highly manicured landscape and turf and 145 acres of equestrian grounds. The staff is comprised of two assistant managers, a florist, turf manager, equipment manager, spray technician, handyman and 13 groundskeepers.

#### Project Manager

10/2014 - 05/2015      PGA National Resort and Spa      400 Ryder Cup Drive, PBG, FL



**THOMAS J. DAWSON**  
**MAINTENANCE PROJECT MANAGER**  
**(CONTINUE)**

- Hired by the Director of Agronomy to assemble and train the landscape maintenance staff for the 10 acre resort.
- Developed and implemented procedures and schedules for grounds maintenance.
- Designed and installed landscape enhancement projects throughout the resort including the front drive, spa, pool and conference areas.
- Supported the IMG staff and PGA National staff in the staging of all corporate and vendor spaces during the Honda Classic.

**Director of Residences**

10/2011 – 09/2014      Ritz-Carlton Residences, Jupiter      108 Night Hawk Dr, Jupiter, FL

The day to day management of the Eagle Tree Property Owners Association.

- Managed the Residential Services Department (Concierge Services for Homeowners)
- Oversight of Community Governance
- Budget Preparation
- Meeting Organization and Notice
- Board and Owner Communication
- Service Contract Negotiation and Vendor Oversight
- Served on The Eagle Tree HOA Architectural Review Board
- Managed the 1.1 million dollar landscape contract

**Landscape Superintendent**

08/2008-10/2011      Ritz-Carlton Residences, Jupiter      108 Night Hawk Dr, Jupiter, FL

Management of 18 person landscape crew for 83 single family homes and common areas located on 153 acres. This includes all aspects of landscape maintenance, pest control, irrigation and landscape enhancements.

**Account Manager**

01/2003-08/2008      Valleycrest Landscape      Dixie Highway, Stuart, FL

The management of three crews servicing 15 accounts totaling 1.8 million in annual revenue.

**Education and Training**

Lake City Community College      Lake City, FL      Landscape Design

**Honors & Activities**

Florida Cam License

Franklin Covey Breakthrough Leadership Training

Member of The Ritz-Carlton, Jupiter Executive Committee

Board Member of the Crestwood Condominium Owners Association 2015 – 2017

Board President of the Crestwood Condominium Owners Association 2016 - 2017



## **JOSE (PEPE) RUIZ**

### **SUPERINTENDENT**

#### **EDUCATION**

Escuela Secundaria Tecnica 23,  
Mexican Jalisco, Mexico

#### **AREAS OF SPECIALIZATION**

ATSSA Worksite Traffic Supervisor  
ID#37

OSHA Certified 10

#### **SUPERINTENDENT**

**June 2004 to current – Project Superintendent-** my responsibilities include but are not limited to managing the daily field operations, weekly safety meetings, in the field design changes as well as project plan layout, overseeing 5 field crews on various projects, meeting with project inspectors and contractors.

**Mar 1993 to June 2004 – Foreman-** my duties included but were not limited to supervising a 5-man crew on job sites, project design and layout, and safety issues, installation of plan layout, equipment operator.

**Jan. 1992 to Mar. 1993 – Field Worker-** my duties included but were not limited to installing plants, trees, shrubs and other plant materials as per landscape plans, driver of the crew, overseeing the project, and specs and operating some equipment.

#### **RELEVANT PROJECTS**

Project: Residences at Armani/Casa, Miami-Dade County \$2.1 million

Project: Avenir Phase 1 Streetscape, Palm Beach County \$4.7 million

Project: Unit 2C- Alton Parcel G PCD  
Landscape Buffer Imp., Palm Beach County \$1.5 million

Project: Paraiso Community, Miami-Dade County \$2.5 million





## PROPOSER'S EXPERIENCE AND FAMILIARITY WITH PROJECT

With over 30 years of Landscape, Irrigation and Maintenance experience, Arazoza Brothers has completed a wide range of different projects, ranging from luxury hi-rise condominiums to multiple projects for Florida's Department of Transportation. Attached you will find a list of some of the projects we have completed across the State of Florida. Our experience has allowed us to become a leader in the field, as well as fostered relationships across multiple industries.

In regards to the landscaping, horticultural and irrigation maintenance at Avenir, Arazoza Brothers is uniquely positioned to handle this project and the moving parts that come with it. We have been the contractor at the Avenir development for the lifetime of the project, and have installed landscape and irrigation in the following areas:

- Spine Road Phase 1,2,3,4 & 6
- Town center Access Bypass Road
- Northlake Blvd. Medians
- Northlake Blvd. Right of Way & Streetscape
- Parcel A-4 East Buffer
- Parcel A-4 Sales Center
- Parcels 4,5,6,7 & 8
- CDD Park
- Lake Banks throughout the Avenir Development

- Avenir Clubhouse & Recreation Area
- Panther National Dr., Common Areas and Golf Course plantings

Having installed all plant material and sod that is in this maintenance package, our team has the expertise and familiarity to work maintain these landscapes properly. Our familiarity with the current landscape on the project, allows us to develop consistent maintenance plans that will allow the plant material to thrive. Avenir has one of the most diverse landscapes in the Palm Beach Gardens area, and our project team is aware of the different needs of each area and has been maintaining these areas over time to allow them to flourish. Our expertise and familiarity will be essential in order for Avenir to be maintained to the standards that all stakeholders and residents will be expecting.



## PROPOSER'S EXPERIENCE AND FAMILIARITY WITH PROJECT

Within Avenir, we have built strong relationships with our fellow contractors who have been working alongside us to make this project the success it has become. Through constant communication and site coordination, we have worked together with all site contractors, to ensure that there will be no future conflicts in the development of this project.

Contractors that we have worked with on site include but are not limited to:

- Florida Select Builders
- H&J Contracting
- Centerline Construction
- Viking Utility Services
- Ranger Construction
- Sea Coast Utility Authority
- Ballbe & Associates

Throughout the duration of the project, we have built a team where constant communication is encouraged in order to reach the final product that ownership, the CDD, and the City of Palm Beach Gardens all envision for Avenir. The work alongside these contractors has fostered incredible relationships that extend far beyond the work completed inside of Avenir.

In addition to Avenir, we have completed multiple projects in Palm Beach Gardens. This has allowed us

to build relationships with city planners and staff. Over time, we have worked together with Mark Hendrickson (City Forester) and Brett Leone (Senior Planner), in order to design the site to accommodate the vision of what the final product of the Avenir development was at time of inception. Through multiple meetings with the city, we have worked together to create a sustainable and visually stunning landscape, that is positioned to thrive for years to come. Arazoza has also handled all permitting duties for the referenced projects, assuring that city staff are pleased from start to finish with the work being performed within Avenir.





## PROPOSER'S EXPERIENCE AND FAMILIARITY WITH PROJECT

In regards to site planning, Arazoza has worked hand in hand with Urban Design Kilday Studios, to ensure that all plantings meet the expectations of the landscape architect, Nick Mihelich. On-site meetings have been essential, as it has allowed us to plan the work in a way that will fulfill the vision of UDK. This has allowed UDK as well as Arazoza, to be on the same page at all times, and work together to maintain a sustainable and thriving landscape.

As the engineer on the project, Carlos Ballbe, and the team at Ballbe & Associates, have been an asset to us in the field. Their expertise and constant communication have allowed us to bring the Avenir project to life.

Within Avenir, we have found success by having constant communication with all city utility authorities, specifically Seacoast Utility Authority. Through numerous onsite meetings, phone calls and e-mails, we have worked alongside Seacoast to ensure that our plantings and irrigation lines do not conflict with their work.

Attached you will find multiple documents, past experience and licenses which highlight Arazoza Brothers' past experience with work of this scale, as well as our familiarity of the Avenir Development. In

addition to the Avenir Community Development District, we have also worked with multiple Community Development Districts including the Reedy Creek Development District (Walt Disney World) and Beacon Lakes Community Development District. We are looking forward to continuing our work within Avenir, in order to bring the final vision of the masterplan community to life.



## CONTRACTS COMPLETED

<u>Class of Work</u>	<u>Contract Amt.</u>	<u>D.O.C.</u>	<u>Completed</u>	<u>% Complete</u>	<u>Name/Address of Owner</u>
<b>Prime-Contractor</b> Avenir Drive- Spine Rd PH5	\$ 1,907,264	Jan-23	Jul-24	65%	Avenir Development LLC 550 Biltmore Way #110 Coral Gables, FL 33134
Avenir Drive- Spine Rd PH6	\$ 910,933	Jan-23	Jun-24	45%	Contact: Manny Mato Phone: 561-689-2910 <a href="mailto:mmato@waterstonebuilders.com">mmato@waterstonebuilders.com</a>
<b>Prime-Contractor</b> Pather National Golf Course AB1519	\$ 4,659,633	Feb-23	May-24	90%	Centaur Palm Beach Owner, LLC 7108 Fairway Drive #340 Palm Beach Gardens, FL 33418 Contact: Scott Hedge Phone: 561-346 0102 <a href="mailto:hedge@panthernational.com">hedge@panthernational.com</a>
<b>Prime-Contractor</b> Spine Road Ph2 AB1316	\$2,106,736.00	Dec-21	Dec-21	100%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Manny Mato Phone: 305-562-7545 <a href="mailto:mmato@waterstonebuilders.com">mmato@waterstonebuilders.com</a>
<b>Prime-Contractor</b> Spine Road Ph1 AB1145	\$3,235,941.15	Dec-19	Dec-20	100%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Manny Mato Phone: 305-562-7545 <a href="mailto:mmato@waterstonebuilders.com">mmato@waterstonebuilders.com</a>
<b>Sub-Contractor</b> Avenir Pod 6,7 & 8 AB1404	\$3,045,116.91	Oct-22	TBD	75%	Pulte Homes 1475 Centrepark Boulevard, 305 West Palm Beach, Florida 33401 Contact: Jamaine Lemon Phone: (561) 206-1411 <a href="mailto:Jamaine.Lemon@pulte.com">Jamaine.Lemon@pulte.com</a>
<b>Sub-Contractor</b> Avenir Parcel A-4 AB1319	\$762,016.00	Dec-20	Jun-21	100%	Kenco Communities 12101 Avenir Drive Palm Beach Gardens, FL 33412 Contact: Julie DeMore Phone: (561) 460-5614 <a href="mailto:ldemore@gokenco.com">ldemore@gokenco.com</a>
<b>Prime-Contractor</b> Avenir Drive- Spine Rd PH4	\$ 2,454,626	Jul-21	Dec-21	100%	Avenir Development LLC 550 Biltmore Way #110 Coral Gables, FL 33134 Contact: Manny Mato Phone: 561-689-2910 <a href="mailto:mmato@waterstonebuilders.com">mmato@waterstonebuilders.com</a>



## UNDERSTANDING OF SCOPE OF WORK

Arazoza Brothers intends to enter this contract with a clear understanding and vision for the scope of work that is being requested. In addition to our past work with all parties involved at Avenir, we have analyzed the Avenir site in its entirety and are prepared to fulfill the vision and standards that will be expected for the maintenance of the site. We are fully prepared to fulfill all duties asked of Arazoza onsite, and to build this project in its entirety from start to finish. Duties for this project include but are not limited to:

Landscape and Irrigation Maintenance throughout the following sites:

- Spine Road Phase 1,2,3,4 & 6
- Town center Access Bypass Road
- Northlake Blvd. Medians
- Northlake Blvd. Right of Way & Streetscape
- Parcel A-4 East Buffer
- Parcel A-4 Sales Center
- Parcels 4,5,6,7 & 8
- CDD Park
- Lake Banks throughout the Avenir Development
- Avenir Clubhouse & Recreation Area

### Lawn Service

- Mowing to be performed **42 times** per year:
  - Three mows per month for months January, February, March, October, November, and December
  - Four mows for the months of April, May, June, July, August and September
- Weeding: 12 times per year
- Hedge Trimming: 12 times per year
- Ornamental Care: Per specs in project bid manual
- Sod Replacement: Replace sod as needed and with District Manager Approval
- Ground cover edging per project specs in bid manual
- Plant pruning per project specs in bid manual
- Stake Removal
- Porter Service

### Fertilization and Spray Services:

- Lawn fertilization four (4) times per year.
- Fertilization of shrubs & ornamentals four (4) times per year.
- Trees four (4) times per year.





## UNDERSTANDING OF SCOPE OF WORK

Integrated Pest Management Program per project specs in bid manual.

Pre-emergent and post-emergent herbicide application per project specs in bid manual.

Dead tree and shrub removal and replacement, employing the “*a missing shrub is better than a dead shrub*” tactic.

Irrigation maintenance per project specs in bid manual.

- 12 inspections annually to ensure proper function.

### Optional Services:

#### Mulching

- Arazoza Brothers has performed mulch replenishment for Spine Road Phase I and Northlake Blvd. Parkway in the past.

#### Replacing Seasonal Annuals

- With our knowledge of the site, we have identified the optimal annuals to plant in Avenir as well as the proper potting soil for the environment on site.

#### Tree Trimming

Furnish work schedules. Organization and coordination will be crucial throughout the lifetime of this project.

On-site coordination with all participating contractors and utility authorities

Coordination with all involved city officials

Coordination with Urban Design Kilday Studios

Coordination with the Community Development District

Site coordination with the Ballbe & Associates Team

Our experience working throughout the development has put us in a position to understand exactly what the district's vision is for Avenir is going forward. We understand the need for this development, and what it will bring to the community, allowing us to put a plan in place to fulfill all duties requested of us onsite.



**LAWN SERVICE/ FERTILIZATION AND SPRAY SERVICES/ IRRIGATION SERVICES**

<i>Item No.</i>	<i>Description</i>	<i>A. Lawn Service</i>	<i>B. Fertilization and Spray Services</i>	<i>C. Irrigation Services</i>
		<i>Yearly Amount</i>	<i>Yearly Amount</i>	<i>Yearly Amount</i>
1A	Avenir Drive (Spine Road #4) aka B&A Spine Road Phase One Landscape Maintenance	\$ 148,636.35	\$ 28,271.98	
1B	Avenir Drive (Spine Road #4) aka B&A Spine Road Phase One Irrigation Maintenance			\$ 24,156.13
2A	Avenir Site Plan #1 – Town Center Access Drive Landscape Maintenance	\$ 19,054.55	\$ 3,292.11	
2B	Avenir Site Plan #1 – Town Center Access Drive Irrigation Maintenance			\$ 4,940.85
3A	Avenir Site Plan #1 - Northlake Boulevard Parkway Landscape Maintenance	\$ 105,636.36	\$ 19,978.87	
3B	Avenir Site Plan #1 - Northlake Boulevard Parkway Irrigation Maintenance			\$ 17,776.81
4A	Northlake Boulevard Median Phase 1 Landscape Maintenance	\$ 20,072.73	\$ 3,468.03	
4B	Northlake Boulevard Median Phase 1 Irrigation Maintenance			\$ 5,076.16
5A	Coconut Boulevard (Spine Road #2) Landscape Maintenance	\$ 118,090.91	\$ 22,994.54	
5B	Coconut Boulevard (Spine Road #2) Irrigation Maintenance			\$ 20,096.56
6	Avenir Master Lakes – Lake tract Maintenance Plan – Phase One and Two Landscape Maintenance	\$ 19,886.20	\$ 5,163.53	



7A	Northlake Boulevard Median Phase Two Landscape Maintenance	\$ 21,381.82	\$ 3,694.21	
7B	Northlake Boulevard Median Phase Two Irrigation Maintenance			\$ 5,250.15
8A	Coconut Boulevard (Spine road #1) aka B&A Spine Road Phase Three Landscape Maintenance	\$ 49,090.91	\$ 8,481.59	
8B	Coconut Boulevard (Spine road #1) aka B&A Spine Road Phase Three Irrigation Maintenance			\$ 8,932.75
9A	Avenir Parcel A-4 <del>West</del> East Landscape Buffer Landscape Maintenance	\$ 33,163.64	\$ 5,729.79	
9B	Avenir Parcel A-4 <del>West</del> East Buffer Irrigation Maintenance			\$ 6,815.98
9C	Avenir Parcel A-4 CDD Park Landscape Maintenance	\$ 24,072.73	\$ 4,159.12	
9D	Avenir Parcel A-4 CDD Park Irrigation Maintenance			\$ 5,607.77
10A	Avenir Drive (Spine Road #5B) aka B&A Spine Road Phase Four Landscape Maintenance	\$ 139,909.09	\$ 26,764.14	
10B	Avenir Drive (Spine Road #5B) aka B&A Spine Road Phase Four Irrigation Maintenance			\$ 22,996.25
11A	Panther National Boulevard (Spine Road #8) aka B&A Spine Road Phase Five Landscape Maintenance	\$ 73,781.82	\$ 14,475.25	
11B	Panther National Boulevard (Spine Road #8) aka B&A Spine Road Phase Five Irrigation Maintenance			\$ 13,543.26
12A	Avenir Drive (Spine Road #7) aka B&A Spine Road Phase Six Landscape Maintenance	\$ 77,454.55	\$ 13,382.07	

13A	Avenir Town Center Northlake Blvd. Parkway Buffer Landscape Maintenance	\$ 16,207.27	\$ 3,664.05	
13B	Avenir Town Center Northlake Blvd. Parkway Buffer Irrigation Maintenance			\$ 5,226.95
14	Avenir – Parcel C Northlake Parkway Landscape Maintenance	\$ 15,709.09	\$ 2,714.11	
15	Avenir – Parcel D Medical Center Northlake Parkway Landscape Maintenance	\$ 15,044.13	\$ 2,599.22	
16	Avenir – Parcel C Roadway (aka B&A Parcel D Spine Roads) Landscape Maintenance	\$ 100,613.27	\$ 19,974.88	
17A	Avenir Pump Station Landscape Maintenance	\$ 20,714.54	\$ 4,442.78	
17B	Avenir Pump Station Irrigation Maintenance			\$ 5,825.98
18A	Avenir Parcel A-1 / Avenir Town Center Buffer Landscape Maintenance	\$ 10,127.27	1749.72	
18B	Avenir Parcel A-1 / Avenir Town Center Buffer Irrigation Maintenance			\$ 3,754.40
<b>SUB-TOTAL =</b>		<b>\$ 1,028,647.23</b>	<b>\$ 194,999.99</b>	<b>\$ 150,000.00</b>
<b>GRAND TOTAL =</b>				<b>\$ 1,373,647.22</b>
<b>YEARLY PRICING ESCALATOR =</b>				<u>3</u> %

**OPTIONAL SERVICES**

<i>Item No.</i>	<i>Description</i>	<i>Mulching</i>	<i>Replacing Seasonal Annuals</i>	<i>Tree Trimming</i>
		<i>Per Occurrence</i>	<i>Per Occurrence</i>	<i>Per Occurrence</i>
1	Avenir Drive (Spine Road #4) aka B&A Spine Road Phase One	\$ 35,640.00	\$ -	\$ 21,922.96
2	Avenir Site Plan #1 – Town Center Access Drive	\$ 1,978.00	\$ -	\$ 2,551.04
3	Avenir Site Plan #1 - Northlake Boulevard Parkway	\$ 3,960.00	\$ -	\$ 15,492.23
4A	Northlake Boulevard Median Phase 1	\$ 3,564.00	\$ -	\$ 2,689.22
5A	Coconut Boulevard (Spine Road #2)	\$ 17,820.00	\$ -	\$ 17,830.68
6	Avenir Master Lakes – Lake tract Maintenance Plan – Phase One and Two		\$ -	\$
7	Northlake Boulevard Median Phase Two	\$ 7,524.00	\$ -	\$ 2,864.60
8	Coconut Boulevard (Spine road #1) aka B&A Spine Road Phase Three	\$ 17,820.00	\$ -	\$ 6,576.89
9A	Avenir Parcel A-4 West Landscape Buffer	\$ 5,940.00	\$ -	\$ 4,443.05
9C	Avenir Parcel A-4 CDD Park	\$ 12,474.00	\$ -	\$ 3,225.11

10	Avenir Drive (Spine Road #5B) aka B&A Spine Road Phase Four	\$ 35,640.00	\$ -	\$ 20,753.74
11	Panther National Boulevard (Spine Road #8) aka B&A Spine Road Phase Five	\$ 29,106.00	\$ -	\$ 11,224.56
12	Avenir Drive (Spine Road #7) aka B&A Spine Road Phase Six	\$ 9,207.00	\$ -	\$ 10,376.87
13	Avenir Town Center Northlake Blvd. Parkway Buffer	\$ 9,207.00	\$ -	\$ 2,841.22
14	Avenir – Parcel C Northlake Parkway	\$ 9,900.00	\$ -	\$ 2,104.60
15	Avenir – Parcel D Medical Center Northlake Parkway	\$ 5,940.00	\$ -	\$ 2,015.52
16	Avenir – Parcel C Roadway (aka B&A Parcel D Spine Roads)	\$ 9,900.00	\$ -	\$ 15,489.13
17	Avenir Pump Station	\$ 2,970.00	\$ -	\$ 3,445.07
18	Avenir Parcel A-1 / Avenir Town Center Buffer	\$ 594.00	\$ -	\$ 1,356.79
<b><i>SUB-TOTAL =</i></b>		<b>\$ 219,184.00</b>	<b>\$ -</b>	<b>\$ 147,203.28</b>
<b><i>GRAND TOTAL =</i></b>				<b>\$ 366,387.28</b>
<b><i>YEARLY PRICING ESCALATOR =</i></b>				<b><u>3</u>%</b>

**OTHER SERVICES:**

<b>Item No.</b>	<b>Description</b>	<b>Occurrence</b>	<b>Tree Trimming</b>
<b>LABOR INFORMATION</b>			
1	# of Crew Members Weekly During Growing Season	16	#
2	# of Crew Members Weekly During non-growing season	12	#
3	# of Crew Irrigation Maintenance	2	#
4	Irrigation Tech Labor Rate	As Needed/Requested	\$/hr 75.00
<b>SOD / SEE REPLACEMENT</b>			
1	Bermuda (s.f.)	As Needed/Requested	\$/sf 2.00
2	St. Augustine (s.f.)	As Needed/Requested	\$/sf 0.60
3	Bahia (s.f.)	As Needed/Requested	\$/sf 0.45
4	Dead Sod Removal (Hourly rate)	As Needed/Requested	\$/hr 45.00
5	Sod Installation (hourly rate)	As Needed/Requested	\$/hr 45.00

The above listed items include all the scope of services listed above. Bidder to modify sample bid form provided to add any additional information, services and costs required to properly provide the services.



## SCHEDULE

# June

## 2024

### PRODUCTION SCHEDULES

MOWING TO START AT NORTHLAKE BLVD AND CONTINUE THROUGH PROPERTY  
IN A COUNTER CLOCKWISE PAHT DETAILING/PRUNING OF PROPERTY TO BE  
PERFORMED IN SAME PATTERN

## SAMPLE CALENDAR

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	DETAIL 3	MOW 4	MOW 5	DETAIL 6	DETAIL 7	8
9	DETAIL 10	MOW 11	MOW 12	DETAIL 13	DETAIL 14	15
16	DETAIL 17	MOW 18	MOW 19	DETAIL 20	DETAIL 21	22
23	DETAIL 24	MOW 25	MOW 26	DETAIL 27	DETAIL 28	29
30						



## Certifications, Licenses and Qualifications

<b>MBE Certifications</b>	<b>Exp Date</b>
City of Orlando	6/30/2025
State of Florida Dept of Supplier Diversity "Florida Statewide"	2/15/2025
Lee County	2/15/2025
Miami-Dade County Public Schools	11/2/2026

<b>Contractor Licenses</b>	<b>Exp Date</b>
State of Florida Registered Contractor CGC#1506166	8/31/2024
State of Florida Registered Irrigation Contractor SCC131151972	8/31/2024
Miami Dade County GC #7394521	9/30/2024

<b>Landscape Licenses</b>	<b>Exp Date</b>
Dade County Occupational #222152-1	9/30/2024
Broward Tree Trimming #189C-129	9/30/2024
Broward County Occupational #324-0224739	9/30/2024
Palm Beach County #1996-09852	9/30/2024
DEP Stormwater Mgt Instructor DEP#221	

<b>Irrigation Licenses</b>	<b>Exp Date</b>
Dade County Occupational #407669-1	9/30/2024
Dade County CC #04P000960	9/30/2025
Broward County Occupational #182-000125	9/30/2024
Broward County CC#04-CLS-741-R	8/31/2024
Palm Beach County Occupational #2005-01572	9/30/2024

<b>Qualifications</b>	<b>Exp Date</b>
Florida Certified Landscape Contractor (FNGLA) #C360148	3/31/2025
FDOT Landscape Contractor Prequalification	6/30/2024







Ron DeSantis, Governor

Melanie S. Griffin, Secretary



# STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

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

**ARAZOZA, ALBERTO JOSE**

ARAZOZA BROTHERS CORPORATION  
7027 SW 87 COURT  
MIAMI FL 33173

**LICENSE NUMBER: CGC1506166**

**EXPIRATION DATE: AUGUST 31, 2024**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



# STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

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

**ARAZOZA, ALBERTO JOSE**

ARAZOZA BROTHERS CORPORATION  
7027 SW 87 COURT  
MIAMI FL 33173

**LICENSE NUMBER: SCC131151972**

**EXPIRATION DATE: AUGUST 31, 2024**

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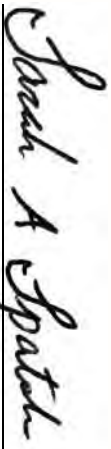
The Florida Nursery, Growers & Landscape Association  
*Confers on*

**Eduardo Arazoza      C00148**

*The Title of*

**FNGLA Certified Landscape Contractor (FCLC)**

Expiration Date: 3/31/2025  
Certified Since: 11/8/1996

  
Sarah A. Spatola, FNGLA President

  
Merry Mott, FNGLA Certification Director