

SECTION 40-1
FORM OF PROPOSAL

40.0 PROPOSAL

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

DATE: April 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 District.

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 96 calendar days, thereafter.

SECTION 40-1
FORM OF PROPOSAL

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, Jr.

TITLE: VP of Sales



Arazoza Bros., Corp.

7027 SW 87 Ct, Miami FL 33173 | Phone: 305-246-3223 | FAX: 786-536-7686

LI 9532-26R Avenir - Coconut Boulevard Extension

Description	Size	Total Qty	Unit Cost	Total Cost
Trees & Palms				
Acoelorrhaphe wrightii/Paurotis Palm	12' Ht x 10' Spr., 10+ Canes	45	\$650.00	\$29,250.00
Bulnesia arborea/Verawood	12' Ht. X 5' Spr., 2.5" Cal.	14	\$700.00	\$9,800.00
Conocarpus erectus/Green Button Wood	12' Ht. X 6' Spr., 2.5" Cal.	127	\$550.00	\$69,850.00
Pinus elliotti 'densa'/South Florida Slash Pine	12' Ht. X 5' Spr., 2.5" Cal.	51	\$500.00	\$25,500.00
Quercus virginiana/Southern Live Oak	14' Ht. X 6' Spr., 3.5" Cal.	76	\$800.00	\$60,800.00
Sabal palmetto/Cabbage Palmetto	12'-18' CT, Slick Straight Trunk, Hurricane Cut	224	\$350.00	\$78,400.00
Sabal palmetto/Sabal Palm	15-20' CT, Slick, Curved Trunk, Hurricane Cut	78	\$400.00	\$31,200.00
				\$304,800.00
Shrubs				
Chrysobalanus icaco 'red tip'/Red Tip Cocoplum	3 Gal., 18" Ht. X 12" Spr.	49	\$8.00	\$392.00
Chrysobalanus icaco 'red tip'/Red Tip Cocoplum	1 Gal., 10" Ht. X 8" Spr.	1,592	\$8.00	\$12,736.00
Conocarpus erectus/Green Buttonwood	1 Gal., 10" Ht. X 10" Spr.	852	\$8.00	\$6,816.00
Muhlenbergia capillaris/Pink Muhly Grass	1 Gal., 16" Ht. X 16" Spr.	2,216	\$8.00	\$17,728.00
Myrcianthes fragrans/Simpson Stopper	1 Gal., 12" Ht. X 10" Spr.	297	\$8.00	\$2,376.00
Serenoa repens/Saw Palmetto	3 Gal., 18" Ht. X 18" Spr.	204	\$16.00	\$3,264.00
Spartina patens/Salt Meadow Cordgrass	1 Gal., 24" X 22"	4,538	\$8.00	\$36,304.00
Tripsacum dactyloides/Fakahatchee Grass	1 Gal., 24" Ht. X 22" Spr.	464	\$8.00	\$3,712.00
Tripsacum floridanum/Florida Gamma Grass	1 Gal., 24" Ht. X 22" Spr.	2,260	\$8.00	\$18,080.00
				\$101,408.00
Groundcover				
Serenoa repens/Saw Palmetto	1 Gal., 10" Ht. X 10" Spr.	646	\$15.00	\$9,690.00
Zamia Pumila/Coontie	1 Gal., 12" Ht. x 12" Spr.	469	\$25.00	\$11,725.00
				\$21,415.00
Mulch				
Shredded Melaleuca Mulch	3" Depth, Cubic Yard	1,300	\$50.00	\$65,000.00
				\$65,000.00
Sod				
Paspalum notatum/Bahia Grass	Square Feet	1,077,000	\$0.40	\$430,800.00
Stenotaphrum secundatum 'Floritam'/St. Augustine Floritam	Square Feet	4,500	\$0.55	\$2,475.00
				\$433,275.00
Root Barrier				
Root Barrier	36" Depth, Linear Feet	3,850	\$15.00	\$57,750.00
				\$57,750.00
Relocates				
Quercus virginiana/Live Oak		1	\$2,000.00	\$2,000.00
				\$2,000.00
Total Landscape...				\$985,648.00
Irrigation				\$495,500.00
Total Irrigation...				\$495,500.00
Grand Total				\$1,481,148.00



Arazoza Bros., Corp.

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Qualifications:

Landscape

- * Landscape proposal is based upon drawings LP-C thru LP-18 last dated 09/12/2025 by urban design studio.
- * Clearing, excavation, and/or scarifying of planting and/or sod areas is excluded:
 - a. areas to be received by Subcontractor denuded at finished elevation LESS the combined depths of soil, mulch and/or sod as applicable (1" for sod) listed in proposal or scope.
 - b. For the avoidance of doubt, excavation of individual tree planting pits is INCLUDED.
- * All work associated with existing trees/plants/lawns to remain (including tree protection) or to be removed is not included in proposal.
- * Relocate price applies to a single move only for each tree or palm. No guarantee is provided for relocated material. Note that a minimum of 4-8 weeks may be required to properly root-prune trees and palms prior to relocating.
- * Standard 2" x 4" wood bracing for trees and palms is included in proposal.
- * Initial fertilizer is included in proposal.
- * Tree grates, site furnishing, and hardscape items are not included in proposal.
- * Maintenance through acceptance only is included in proposal.
- * Weed cloth and filter fabric are not included in proposal.
- * Landscape permit fee is not included in proposal.
- * Structural soil (if needed) is not included in proposal.
- * All living material to be provided will be Florida #1 quality according to the Florida Grades & Standards.
- * New installations are guaranteed for 1 year from completion/final acceptance.
- * Reference Sod Quantity: Sod quantity is approximated; actual quantity to be field-verified at time of installation.
- * If there is discrepancy between size of plant material and container size specified, the larger size supersedes.

Irrigation

- * Irrigation proposal is based upon drawings IR-1 through IR-16 last dated 10/16/2025 by Parker Yannette design group, inc.
- * Electrical drop and power hook-up fees for pump stations and controllers is not included in proposal.
- * Trenching through/boring under existing paving/asphalt, or coring through existing concrete, are not included in proposal.
- * Water meter, deposit tapping services, service charges, and/or capital or impact fees are not included in proposal.
- * SFWMD fees are not included in proposal.
- * Pipe hanging is not included in proposal.
- * All sleeves are to be open cut; no bores are included in proposal.
- * No consideration was given to the condition of any existing system herein.
- * Irrigation permit fee is not included in proposal.
- * 'Flowable Fill' (if needed) is not included in proposal.
- * A 3" 50 ft. Irrigation well is included in proposal.

General

- * Any item not specifically listed is excluded from proposal.
- * Bond is not included in proposal; if required add 1.5%.
- * MOT is not included in proposal, unless specifically detailed.
- * Hoisting of material to upper levels, if required, is not included in proposal.
- * This proposal shall be valid for ninety (90) days from date of issue.
- * Alternates, if present, are to be added to the cost of proposal.
- * No Material will be purchased from Tree World Wholesale Nursery.
- * Please read all qualifications carefully, as there could be references to specific materials, quantities, or pricing that pertain to this particular project.



Arazoza Bros., Corp.

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Qualifications:

General

Accepted By: _____ Date: _____

Submitted By: _____ Date: _____

**Acceptance shall serve as notice that proposal has been reviewed and approved and contract is forthcoming.

Scrutinized Company Certification

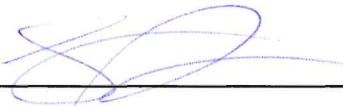
I hereby swear or affirm that as of the date below this company is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes I further affirm that:

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:

 04/20/2026

NAME AND TITLE:

Eduardo Arazoza, Jr., VP of Sales

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

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Arazoza Brothers Corporation
7027 SW 87 Court, Miami, FL 33173

SURETY (Name, and Address of Principal Place of Business):

Great Midwest Insurance Company
800 Gessner Road, Suite 600, Houston, TX 77024

OWNER (Name and Address):

Avenir Community Development District
2501A Burns Road
Palm Beach Gardens, FL 33410

BID

Bid Due Date: April 20, 2026

Description (Project Name— Include Location):

COCONUT BOULEVARD EXTENSION LANDSCAPE AND IRRIGATION, Project Number:202040

BOND

Bond Number: N/A

Date: April 20, 2026

Penal sum	Ten Percent of Amount Bid	\$	10% of Amount Bid
	(Words)		(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

SURETY

Arazoza Brothers Corporation (Seal)
Bidder's Name and Corporate Seal

Great Midwest Insurance Company (Seal)
Surety's Name and Corporate Seal

By:

Signature

Eduardo Arazoza, Jr.
Print Name

VP of Sales
Title

Attest:

Signature

Alberto Arazoza
Title President/Secretary

By:

Signature (Attach Power of Attorney)

Charles J. Nielson
Print Name

Attorney-in-Fact
Title

Attest:

Signature

Title Secretary

Samantha Ortiz

Note: Addresses are to be used for giving any required notice.

Provide execution by any additional parties, such as joint venturers, if necessary.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

POWER OF ATTORNEY
Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Dale A. Belis, Marilyn Ann Blome, Donald Bramlage, Edward M. Clark, Christian Collins, F. Danny Gann, David R. Hoover, Jarrett Merlucci, Laura D. Mosholder, Charles J. Nielson, Jessica P. Reno, Audria R. Ward, Edward T. Ward, Kevin Wojtowicz, Richard Zimmerman, Charles D. Nielson, Brett M. Rosenhaus

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.



GREAT MIDWEST INSURANCE COMPANY

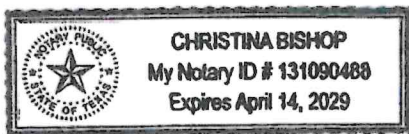
BY

A handwritten signature in blue ink, appearing to read "Mark W. Haushill".

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY

A handwritten signature in blue ink, appearing to read "Christina Bishop".

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 20th Day of April 2026



BY

A handwritten signature in blue ink, appearing to read "Patricia Ryan".

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



7027 SW 87th Ct., Miami, FL, 33173 | Phone: 305-246-3223 | Fax: 305-246-0481

Coconut Boulevard Extension **Landscape and Irrigation**

Prepared for:

AVENIR COMMUNITY DEVELOPMENT DISTRICT
2501A Burns Road
Palm Beach Gardens, FL 33410

Project Number:
202040





Personnel

For the Coconut Boulevard Extension Landscape and Irrigation project, the Arazoza Brothers team has been thoughtfully assembled to deliver exceptional performance at the highest quality standards, both in the field and in the office. Each team member contributes a distinct set of skills and expertise, forming a cohesive landscape and irrigation team committed to excellence throughout every phase of the project.

The Arazoza Brothers project team is led by principals **Eduardo** and **Alberto Arazoza**, who have been actively involved in all aspects of the company's operations for over 30 years. Their attached resumes reflect extensive experience in successfully delivering a wide range of commercial projects. Supporting them is a team of experienced professionals, collectively bringing over 100 years of expertise in the landscape industry, as outlined below.

The Vice President of Sales and Estimating, **Eduardo Arazoza Jr.**, oversees the company's sales strategy and estimating operations, bringing significant experience in managing complex commercial landscape projects. He has also served as the project manager for previous Avenir projects, providing continuity and in-depth familiarity with the scope and requirements of the work.

The Project Manager for Arazoza Brothers is **Eduardo Robayna**, who brings significant experience managing a variety of landscape installation projects, including commercial and FDOT work.

Installation work is overseen by Superintendent **Jose Ruiz**, who has been with Arazoza Brothers for more than 30 years and brings over three decades of experience in commercial and FDOT projects. He has served as the project superintendent for all Avenir projects since 2018. Mr. Ruiz is also an FNGLA Certified Landscape Technician.

Our irrigation operations are managed by **Francisco Chammorro**, who has led the company's irrigation maintenance and installation division for over five years. He has also served as the irrigation project manager for all Avenir projects since 2018.

Irrigation work is overseen by Superintendent **Alfonso De La Rosa**, who has been with Arazoza Brothers for more than five years and brings over 30 years of experience in commercial and FDOT projects.

Our staff arborist, **Raul Robayna**, is a certified arborist who will also serve as the project's Quality Control Supervisor. In addition, Raul is an FNGLA Certified Landscape Technician.



The onsite landscape installation supervisor will be **Bacilio Diaz**, a valued member of Arazoza Brothers for over 10 years. He brings extensive experience working on a wide range of commercial and FDOT projects and has served as the onsite supervisor for all Avenir projects since 2018.

The onsite irrigation installation supervisor will be **Antonio Hernandez**, a valued member of Arazoza Brothers for over 10 years. He brings substantial experience across a wide range of commercial and FDOT projects and has served as the onsite supervisor for all Avenir projects since 2018.

The Contracts Administrator will be **Rosey Asensio**, who brings more than 30 years of tenure with Arazoza Brothers. Her experience spans a broad range of contract administration, including luxury commercial projects and public sector work throughout the State of Florida. Since early 2019, she has supported the Avenir CDD in contract and billing functions.

Arazoza Brothers will be dedicating the following full-time manpower to the project:

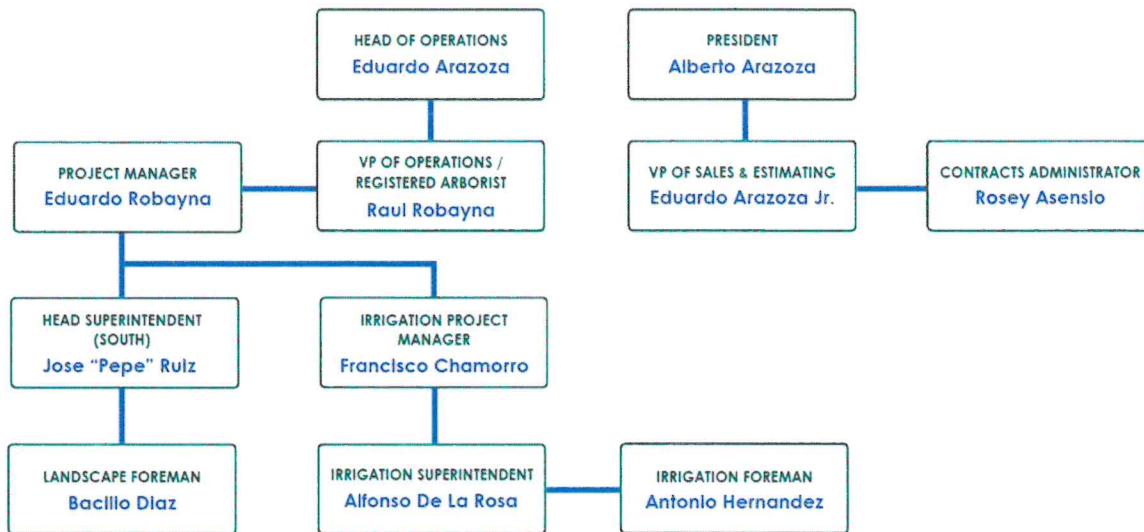
- 22 Full Time Field Personnel
 - 1 Landscape Foreman
 - 11 Landscape Laborers
 - 1 Irrigation Foreman
 - 7 Irrigation Laborers
 - 1 Landscape Superintendent
 - 1 Irrigation Superintendent
- 3 Office/Field Personnel
 - 1 Landscape Project Manager
 - 1 Irrigation Project Manager
 - 1 Maintenance Project Manager

A dedicated office support team will also be assigned to this project. Their information is provided above.

Resumes and applicable licenses are included for reference.

Arazoza Brothers Corp.

Arazoza Brothers Corp. ORGANIZATIONAL CHART AVENIR



Proposer's Experience and Familiarity with Project

With over 30 years of combined landscape and irrigation experience, Arazoza Brothers has successfully completed a wide range of projects, including luxury high-rise condominiums and numerous contracts for the Florida Department of Transportation. Our portfolio spans projects across the State of Florida, a selection of which is included for reference. This depth of experience has positioned Arazoza Brothers as a leader in the industry and has helped us develop long-standing relationships across multiple sectors.

Arazoza Brothers is also proud to serve as the current landscape maintenance contractor for the Avenir development, where we are responsible for the ongoing care, performance, and presentation of the community's landscape and irrigation systems. Our longstanding presence on site has provided us with unmatched familiarity of the project and its evolving needs, allowing for seamless coordination and consistent, high-quality service.

Regarding the Coconut Boulevard Extension Landscape and Irrigation project, Arazoza Brothers is uniquely positioned to execute the work efficiently and effectively given our extensive involvement within the Avenir development. We have served as the contractor at Avenir throughout the life of the project and have completed landscape and irrigation installation across the following areas:

- Spine Road Phases 1-6
- Northlake Boulevard Right of Way and Streetscape
- Parcel A-4 East Buffer



- Parcel A-4 Sales Center
- Parcels 4, 5, 6, 7, 8, and 18
- Panther National Boulevard
- Panther National Golf Course
- Lake Banks throughout the Avenir Development
- CDD Park
- Avenir Clubhouse and Recreation Area (East & West)

Within Avenir, we have developed strong working relationships with fellow contractors, contributing to a highly coordinated and collaborative construction environment. Through consistent communication and proactive field coordination, we have worked closely with all project stakeholders to help prevent conflicts and ensure successful project delivery. These parties 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
- Avenir Community Development District

This collaborative approach has fostered a culture of open communication across the project team, ensuring alignment with the vision of the ownership group, the CDD, and the City of Palm Beach Gardens. These relationships have not only contributed to the success of Avenir but have also extended beyond the project itself.

In addition to our work within Avenir, Arazoza Brothers has completed multiple projects in Palm Beach Gardens, allowing us to build strong working relationships with city staff and planners. Over time, we have coordinated closely with Barrett Cruce (City Forester) and Brett Leone (Senior Planner) to help align the project design with the original vision for the Avenir master plan. Through ongoing coordination with the City, we have helped develop a sustainable and visually cohesive landscape that is designed to thrive for years to come. We have also managed permitting responsibilities for these projects, ensuring compliance and maintaining strong communication with city officials throughout all phases of work.

In regards to site planning, Arazoza Brothers has worked closely with Urban Design Kilday Studios to ensure all plantings align with the intent and expectations of Landscape Architect Nick Mihelich. Regular on-site coordination meetings have been essential in maintaining alignment and ensuring the successful execution of the design vision.

As the project engineer, Carlos Ballbe and the team at Ballbe & Associates have been valuable partners in the field, providing technical guidance and consistent support that has contributed to the successful delivery of the Avenir project.



We have also maintained ongoing coordination with utility providers, particularly the Seacoast Utility Authority, through regular meetings, communication, and field collaboration to ensure that we properly integrate landscape and irrigation systems that do not conflict with their work.

Attached are supporting documents, including project experience and licenses, which further demonstrate Arazoza Brothers' qualifications and experience with projects of this scale, as well as our familiarity with the Avenir development. In addition to Avenir, we have completed work for multiple Community Development Districts, including the Reedy Creek Improvement District (Walt Disney World) and the Beacon Lakes Community Development District.

Arazoza Brothers looks forward to continuing its work within Avenir and supporting the successful completion of the master-planned community in accordance with its long-term vision.



Understanding of Scope of Work

Arazoza Brothers intends to enter into this contract with a clear understanding of the project scope and a comprehensive approach to delivering the intended vision. In addition to our extensive experience working with all stakeholders at Avenir, we have thoroughly reviewed the project in its entirety and are fully prepared to execute the work from commencement through completion.

We are committed to fulfilling all responsibilities associated with this project, including but not limited to:

- Landscape and Irrigation Installation along the Coconut Boulevard Extension
- Implementation of root barrier and sod requirements in coordination with utility providers
- On-site coordination with all participating contractors and utility authorities
- Coordination with all involved city officials, starting with the permitting process and commencing with final acceptance
- Coordination with Urban Design Kilday Studios and David Font Design
- Coordination with the Community Development District
- Site coordination with the Ballbe & Associates Team

Our long-standing involvement within the Avenir development has provided us with a clear understanding of the District's overall vision and project objectives. We recognize the importance of this development to the surrounding community and are fully aligned with its long-term goals. This insight allows us to effectively plan and execute the work in a manner that ensures successful delivery of all project requirements.



Alberto Arazoza
President

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

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.



Eduardo Arazoza
Vice President

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

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.

(October 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.



Eduardo Arazoza Jr.
VP of Sales

Education

Florida State University
Bachelor of Science in Business
Finance

Arazoza Brothers Corporation

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

VP – Sales and Estimating

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.

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.



Raul Robayna
VP of Operations

Education

Florida International University,
Bachelor of Science

OHL School of Construction
Management
Construction Management
OSHA Certified 30

Arazoza Brothers Corporation

(May 2014 to Present)

Project Manager

As responsibilities include, but are not limited to: planning and scheduling daily work, on site design changes as well as project plan layout, overseeing field crews on various projects, meeting with project inspectors and contractors, preparing estimates for bids on irrigation projects, and documenting all work performed daily.

RELEVANT PROJECTS

Project: *FIN#432687-1-52-01 Contract# E6I05 SR826 / I75 Express Lanes Design-Build Project in Dade County\$777K*

Scope: Root Pruning and transplanting 1130 difference large tree species and relocation of over 500 difference oversized palms on the SR826 Express Lanes

Project: *MDX Procurement/ Contract No. RFP 10-02 /Design Build Project for Central Boulevard Widening Realignment and Service Loop \$2million*

Scope: Installation of 400 palms, 1175 trees, over 80,000 shrubs and ground covers, 500 relocations and installation of a new irrigation system at Miami International Airport/Central Blvd.



Eduardo Robayna
Project Manager

Education

Florida International University,
College of Law,
Juris Doctor

Florida International University,
Bachelor of Business
Administration (Management)

OSHA Certified 30

Arazoza Brothers Corporation

(October 2025 to Present)

Project Manager

Responsibilities include, but are not limited to: planning, scheduling, and overseeing project execution, on site design changes as well as project plan layout, overseeing and documenting field crews' daily work on various projects, meeting with project inspectors and contractors, and preparing estimates in connection with plan changes.

RELEVANT PROJECTS

Project: Avenir Pod 18 Landscaping Appx. \$2M

Scope: Installation of 660 trees/palms, and over 5,000 shrubs and ground covers.

Project: FDOT Fin. 190778-5-52-59 Tree Relocations Appx. \$1M

Scope: Relocation of 1082 trees/palms along the sawgrass expressway and at the Pompano Beach Service Plaza.

The Estate Companies (Multi-Family Developer)

(2021-2025)

Associate General Counsel

Wide array of legal oversight and coordination on behalf of developer including collaborating with general contractor, subcontractors, investors, public utilities and authorities on all matters of construction finance, project development, and construction administration.



Jose (Pepe) Ruiz
Superintendent

Education

Escuela Secundaria Tecnica 23,
Mexican Jalisco, Mexico

Areas of Specialization

ATSSA Worksite Traffic

Supervisor ID#37

OSHA Certified 10

Arazoza Brothers Corporation

(January 1992 to Present)

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: FIN#250071-2-5201 E6H21 SR826 Palmetto Expressway from NW 62 Ave to NW 42 Ave, Miami Dade \$553K

Project: FIN#432328-1-52-01 T7316 SR400/ I4 Interchange in Hillsborough County \$1.2 million

Project: FIN#432687-1-52-01 Contract# E6I05 SR826 / I75 Express Lanes Design-Build Project in Dade County\$777K

Project: City of Sunrise – City Landscape Restoration PO58324 \$1.2million

ID	Task Name	Duration	Start	Finish
1	Avenir - Coconut Blvd Extension - Project Schedule	96 days	Mon 6/1/26	Tue 9/1/26
2	Mobilization	1 day	Mon 6/1/26	Mon 6/1/26
3	Irrigation Installation	85 days	Mon 6/1/26	Sat 8/22/26
4	Trees & Palms Installation	30 days	Sun 6/14/26	Mon 7/13/26
5	Shrubs & Groundcover Installation	14 days	Mon 7/13/26	Sun 7/26/26
6	Mulch Installation	18 days	Sat 7/18/26	Tue 8/4/26
7	Sod Installation	32 days	Mon 7/20/26	Thu 8/20/26
8	Punchlist	10 days	Sat 8/22/26	Mon 8/31/26
9	Final Acceptance	1 day	Mon 8/31/26	Tue 9/1/26

June 2026 July 2026 August 2026 September 2026

Task Summary Milestone Split Task Summary Milestone Split

Project Summary External Task External Milestone Inactive Summary Manual Task Duration-only Manual Summary Rollup Manual Summary Start-only Finish-only External Tasks

Inactive Summary Manual Task Duration-only Manual Summary Rollup Manual Summary Start-only Finish-only External Tasks

External Milestone Progress Deadline

Landscape & Irrigation Project Schedule

Avenir Coconut Blvd Extension

Arazoza Brothers Corp.

7027 SW 87th Court Miami, Florida 33173 Phone: 305-246-3223 Fax: 786-536-7686

CONTRACTS COMPLETED

<u>Class of Work</u>	<u>Contract Amt.</u>	<u>D.O.C.</u>	<u>Completed</u>	<u>% By Us</u>	<u>Name/Address of Owner</u>
Prime-Contractor Avenie POD 11 Buffer AB1767	\$ 324,430	4/30/25	current	90%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Carlos Ballbe Phone: 561-689-2910 carlos@baeng.us
Prime-Contractor Northlake Blvd Medians PH2 AB1689	\$ 291,807	4/30/25	current	90%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Carlos Ballbe Phone: 561-689-2910 carlos@baeng.us
Prime-Contractor Spine Rd PH5 AB1492	\$ 3,152,564	1/1/23	Apr-25	100%	Avenir Development LLC 550 Biltmore Way #110 Coral Gables, FL 33134 Contact: Manny Mato Phone: 561-689-2910 mmato@waterstonebuilders.com
Prime-Contractor Spine Rd PH6 AB1493	\$ 1,607,004	1/1/23	Feb-25	100%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Manny Mato Phone: 305-562-7545 mmato@waterstonebuilders.com
Prime-Contractor Northland Blvd AB1615	\$ 1,951,414	7/1/24	Feb-25	100%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Manny Mato Phone: 305-562-7545 mmato@waterstonebuilders.com
Prime-Contractor Avenir Drive- Spine Rd 5B AB1384	\$ 2,454,626	8/27/21	Jun-23	100%	Avenir Development LLC 550 Biltmore Way #110 Coral Gables, FL 33134 Contact: Manny Mato Phone: 561-689-2910 mmato@waterstonebuilders.com
Prime-Contractor Coconut Blvd- Spine Rd 3A AB1327	\$ 1,143,687	10/12/20	Jan-23	100%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Manny Mato Phone: 305-562-7545 mmato@waterstonebuilders.com
Prime-Contractor Parcel A4 AB1319	\$ 836,159	8/24/20	Sep-21	100%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Manny Mato Phone: 305-562-7545

Prime-Contractor Spine Road PH2 AB1316	\$	2,204,605	12/15/20	Feb-22	100%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Manny Mato Phone: 305-562-7545 mmato@waterstonebuilders.com
Prime-Contractor Avenir PH1 Streetscape AB1145	\$	1,756,581	1/24/18	Jul-21	100%	Avenir Community Dev.Dist. 2501 Burns Road Palm Beach Gardens, FL 33410 Contact: Manny Mato Phone: 305-562-7545 mmato@waterstonebuilders.com
Prime-Contractor Panther National Golf Maintennace Facility AB1708	\$	312,435	7/25/25	Oct-25	100%	Centaur (Palm Beach) Owner, LLC 7108 Fairway Drive Suite 304 Palm Beach Gardens, FL 33418 Contact: Scott Hedge Phone: 561-346-0102 hedge@panthernational.com
Prime-Contractor Panther National Golf Course and Streetscape AB1519	\$	4,751,928	2/27/23	Oct-24	100%	Centaur (Palm Beach) Owner, LLC 7108 Fairway Drive Suite 304 Palm Beach Gardens, FL 33418 Contact: Scott Hedge Phone: 561-346-0102 hedge@panthernational.com
Prime-Contractor Panther National POD 12 AB1592	\$	241,430	Apr-25	current	100%	Centaur (Palm Beach) Owner, LLC 7108 Fairway Drive Suite 304 Palm Beach Gardens, FL 33418 Contact: Scott Hedge Phone: 561-346-0102 hedge@panthernational.com
Prime-Contractor Panther National POD 14 AB1667	\$	394,388	10/1/24	current	100%	Centaur (Palm Beach) Owner, LLC 7108 Fairway Drive Suite 304 Palm Beach Gardens, FL 33418 Contact: Scott Hedge Phone: 561-346-0102 hedge@panthernational.com
Prime-Contractor Panther National East Entrance AB1673	\$	170,382	2/25/25	Apr-25	100%	Centaur (Palm Beach) Owner, LLC 7108 Fairway Drive Suite 304 Palm Beach Gardens, FL 33418 Contact: Scott Hedge Phone: 561-346-0102 hedge@panthernational.com



7027 SW 87th Court Miami, Florida 33173 - Phone (305) 246-3223 - Fax (786) 536-7686

Certifications, Licenses and Qualifications

MBE Certifications	<u>Exp Date</u>
State of Florida Dept of Supplier Diversity "Florida Statewide"	12/17/2026
Miami-Dade County Public Schools	11/2/2026

Contractor Licenses	<u>Exp Date</u>
State of Florida Registered Contractor CGC#1506166	8/31/2026
State of Florida Registered Irrigation Contractor SCC131151972	8/31/2026
Miami Dade County GC #7394521	9/30/2026

Landscape Licenses	<u>Exp Date</u>
Dade County Occupational #222152-1	9/30/2026
Broward Tree Trimming #189C-129	9/30/2026
Broward County Occupational #324-0224739	9/30/2026
Palm Beach County #1996-09852	9/30/2026
DEP Stormwater Mgt Instructor DEP#221	

Irrigation Licenses	<u>Exp Date</u>
Dade County Occupational #407669-1	9/30/2026
Dade County CC #04P000960	9/30/2026
Broward County Occupational #182-000125	9/30/2026
Broward County CC#04-CLS-741-R	8/31/2026
Palm Beach County Occupational #2005-01572	8/31/2026

Qualifications	<u>Exp Date</u>
Florida Certified Landscape Contractor (FNGLA) #C360148	3/31/2028
FDOT Landscape Contractor Prequalification	6/30/2026



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, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 06/07/2024

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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, 2026

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ISSUED: 06/07/2024

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State of Florida

Minority Business Certification

Arazoza Brothers Corporation

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
12/17/2024 to 12/17/2026

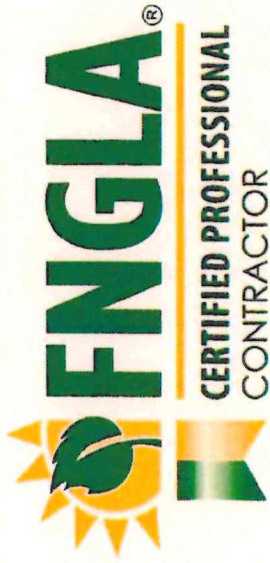


Pedro Allende
Florida Department of Management Services

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd



FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
● ● ●
SUPPLIER DEVELOPMENT



The Florida Nursery, Growers & Landscape Association
Confers on

Eduardo Arazoza Sr.

C00148

The Title of

FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 03/31/2028
Certified Since: 11/8/1996

Phil Buck

Phil Buck, FNGLA President

Merry Mott

Merry Mott, FNGLA Certification Director

The International Society of Arboriculture

Hereby Announces That

Raul Robayna

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Caitlyn Pollihan
CEO & Executive Director

17 June 2021	30 June 2027	FL-9756A
Issue Date	Expiration Date	Certification Number


ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION
BODY

#0847
ISA Certified Arborist



TM

April 16, 2026

RE: Coconut Boulevard Extension Landscape and Irrigation

On Thursday April 16, 2026, a meeting of the Board of Directors of Arazoza Brothers Corporation was held with Albert Arazoza and Eduardo Arazoza present. The directors discussed the bid documents from Avenir Community Development District. The directors specifically voted and resolved that Albert Arazoza is authorized on behalf of Arazoza Brothers Corp., to sign the proposal and agreement for the Avenir West Parkway Buffer and Coconut Boulevard Projects mentioned above.

Dated this 16th day of April, 2026

BY:  _____

As Secretary of Arazoza Brothers Corp.



Headquarters
Telephone
Web Address

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Main 305-246-3223 • Fax 305-246-0481
www.arazozabrothers.com