

BID PROPOSAL

COCONUT BOULEVARD EXTENSION STREET LIGHTS AND ELECTRIC BACKBONE

Submitted to:

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

Submitted by:

SPF Underground Utilities, Inc.
1860 SW Fountainview Blvd, Suite 100
Port St. Lucie, FL 34986
Phone: (786) 438-2127

Date: April 20, 2026

Bid #255

EC13015848 | CUC1226525

SECTION 40 - 1
FORM OF PROPOSAL

Coconut Boulevard Extension - Street Lights and Electric Backbone
40-1 - 1

40.0 PROPOSAL

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

DATE: April 20, 2026

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 **45** calendar days, thereafter.

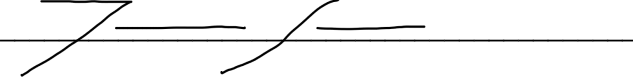
SECTION 40 - 1
FORM OF PROPOSAL

Coconut Boulevard Extension - Street Lights and Electric Backbone
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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. **EC13015848 and CUC1226525** issued by the State of **Florida**, or in the alternative, is qualified by examination of reciprocity to be so licensed to do this work.

BIDDER: SPF Underground Utilities, Inc.

ADDRESS: 1860 SW Fountainview Blvd, Suite 100, Port St. Lucie, FL 34986

BY: 

TITLE: President

SECTION 2 — BID QUANTITIES AND UNIT PRICES

Description	Qty	Unit	Unit Price	Total
CONDUIT INSTALL				
6" FPL Provided Conduit (Includes waste factor)	30,000	LF	\$1.50	\$45,000.00
2" FPL Provided Conduit (Includes waste factor)	700	LF	\$1.25	\$875.00
2" FPL Provided Conduit — Street Lights (Includes waste factor)	25,600	LF	\$1.25	\$32,000.00
Install FPL Provided 24" Hand Holes	204	EA	\$115.00	\$23,460.00
Trench and Backfill	25,442	LF	\$6.30	\$160,284.60
Install 3PH Transformer Pad	4	EA	\$150.00	\$600.00
Install 48" Primary Splice Box	1	EA	\$350.00	\$350.00
Install Feeder Splice Box	14	EA	\$950.00	\$13,300.00
Install Switch Cabinet	5	EA	\$1,100.00	\$5,500.00
Conduit Install Subtotal:				\$281,369.60
GENERAL CONDITIONS				
Mobilization	1	LS	\$3,000.00	\$3,000.00
Survey	1	LS	\$30,840.00	\$30,840.00
As-Builts	1	LS	\$18,000.00	\$18,000.00
Payment and Performance Bond	1	LS	\$11,000.00	\$11,000.00
General Conditions Subtotal:				\$62,840.00
TOTAL BID PRICE:				\$344,209.60

Total Bid Price in Words: Three Hundred Forty-Four Thousand Two Hundred Nine Dollars and Sixty Cents

EXCLUSIONS — The following items are specifically excluded from this proposal:

- All items not listed above
- Mass grading, final grades, clear and grubbing
- Dumpsters and trash haul-off
- Contaminated soils, unforeseen conditions, and rock excavation
- Export and import soils
- Road, curb protection, and road repair
- Permits
- Traffic control and flagmen
- Tree protection
- Cost of testing

Inspections and inspection fees
 Erosion control including SWPPP book, signage, and inspections
 Maintenance bonds
 Relocation of existing utilities
 Demolition
 Hand digging, pot-holing, and hydro-excavation of existing utilities
 Street lighting installation (by FPL)

SECTION 3 — PROJECT SCHEDULE

SPF Underground Utilities, Inc. proposes to complete the Coconut Boulevard Extension Street Lights and Electric Backbone project within 45 calendar days of the Notice to Proceed. The following milestone schedule demonstrates the approach to completing the work within the proposed timeline.

Milestone	Start (Day)	End (Day)	Duration
Notice to Proceed / Mobilization	Day 1	Day 3	3 Days
Construction Survey and Layout	Day 2	Day 5	4 Days
Trench and Backfill — Conduit Installation	Day 4	Day 30	27 Days
Hand Hole Installation	Day 6	Day 32	27 Days
Transformer Pad Installation	Day 25	Day 35	11 Days
FPL Coordination and Inspections	Day 1	Day 45	Ongoing
As-Built Survey and Documentation	Day 36	Day 41	6 Days
Site Cleanup and Demobilization	Day 42	Day 45	4 Days
TOTAL PROJECT DURATION:			45 Calendar Days

SPF Underground Utilities, Inc. has the personnel, equipment, and experience to complete this project within the proposed schedule without premium or accelerated cost. The company has successfully completed multiple similar projects for the Avenir Community Development District within or ahead of schedule.

SECTION 4 — BID BOND

The Bid Bond shall be issued by a Surety complying with the Bid Bond Form provided in Exhibit 4 of the Project Manual and shall comply strictly with Section 255.05, Florida Statutes.

[BID BOND FOLLOWS ON NEXT PAGE]

BID BOND

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

BIDDER (Name and Address):

SPF Underground Utilities, Inc.
1860 SW Fountainview Blvd
Suite 100
Port St. Lucie, FL 34986

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

Merchants National Bonding, Inc.
P.O. Box 14498
Des Moines, IA 50306

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 Street Lights and Electric Backbone**
Project No. 202040

BOND

Bond Number: **N/A**

Date: **April 20, 2026**

Penal sum **Ten Percent of Amount Bid** \$ **10%**

(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

SPF Underground Utilities, Inc. (Seal)

Merchants National Bonding, Inc. (Seal)

Bidder's Name and Corporate Seal

Surety's Name and Corporate Seal

By:

Signature

By:

Signature (Attach Power of Attorney)

Gerald Jorge

James N. Congelio

Print Name

Print Name

President

Attorney-in-Fact

Title

Title

Attest:

Signature Seemah C.. Miles

Attest:

Signature **Kari Schmor, Account Executive**

Title

Title



MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Anderson L Glenn; James C Congelio; James N Congelio

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of June, 2025.



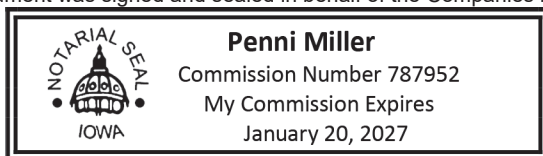
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd day of June, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 20th day of April, 2026.



Secretary

SECTION 5 — SUBCONTRACTOR LIST

SPF Underground Utilities, Inc. does not anticipate the use of subcontractors for the performance of this work. All scope items, including conduit installation, hand hole installation, transformer pad installation, trench and backfill, survey, and as-builts, will be performed with SPF Underground Utilities, Inc. direct workforce.

In the event that directional boring is required during construction due to unforeseen site conditions, SPF Underground Utilities, Inc. will engage a licensed boring subcontractor and submit the proposed subcontractor to the District for approval prior to commencement of that work.

SECTION 6 — STATEMENT OF QUALIFICATIONS

Company Overview

SPF Underground Utilities, Inc. is a Florida-based underground utility contractor specializing in the installation of underground electrical and communications infrastructure, street lighting, electric backbone systems, EV charger installations, and fiber optic systems. Founded in 2010, the company has built a reputation for quality workmanship and on-time performance on projects throughout South Florida.

SPF Underground Utilities, Inc. is a certified Woman and Minority Business Enterprise under the State of Florida Department of Management Services, Certificate No. 30261665, valid through February 9, 2028, pursuant to Florida Statutes 287 and 295.187.

The company is prequalified by Florida Power and Light (FPL) to perform underground utility work on FPL projects, including the installation of FPL-provided conduit, hand holes, and associated infrastructure. This prequalification is directly relevant to the Coconut Boulevard Extension project scope.

Licenses

License Type	License Number
Electrical Contractor — State of Florida	EC13015848
Underground Utility and Excavation Contractor — State of Florida	CUC1226525

Key Personnel

Name	Role	Responsibility
Gerald Jorge	President	Executive oversight and client relations
Jason Geoffrey	Project Manager	Project planning, scheduling, coordination, and client communication
Christopher Pyne	Field Supervisor	Daily field operations, crew management, quality control

Relevant Project Experience

SPF Underground Utilities, Inc. has extensive experience performing underground electrical and street lighting work within the Avenir master-planned community in Palm Beach Gardens, Florida. The company has worked directly with the Avenir Community Development District and associated entities on multiple completed projects, demonstrating familiarity with the site, the regulatory environment, FPL requirements, and Seacoast Utility Authority coordination.

Project	Owner	Contract Value	Status
Avenir Pod 21 Lake Ridge Underground Utilities	Avenir Community Development District	\$135,981	Completed

Avenir Pod 21 Lake Ridge Underground Utilities Backbone	Avenir Community Development District	\$98,977	Completed
Avenir Spine Road D	Avenir Development, LLC	\$110,135	Completed
Avenir Town Center Publix #1800	Hawkins Construction	\$81,532	Completed
Numerous additional Avenir community projects	Avenir Community Development District	Various	Completed

Authority to Conduct Business

SPF Underground Utilities, Inc. is an active Florida corporation in good standing with the Florida Division of Corporations and is fully authorized to conduct business in the State of Florida and Palm Beach County. The company maintains all required state and local licenses necessary to perform the work described in this proposal.

Certifications

Certification	Issuing Authority	Certificate No.	Valid Through
Woman and Minority Business Enterprise (W/MBE)	Florida Dept. of Management Services	30261665	02/09/2028
FPL Prequalified Contractor	Florida Power and Light	N/A	Current

SECTION 7 — SCRUTINIZED COMPANY CERTIFICATION

NOTE: The executed Scrutinized Company Certification Form is attached to this proposal as a separate document. The form has been completed and signed in accordance with Section 287.135, Florida Statutes.

[SCRUTINIZED COMPANY CERTIFICATION FOLLOWS ON NEXT PAGE]

Scrutinized Company Certification

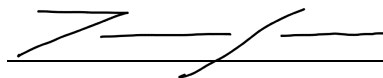
I hereby swear or affirm that as of the date below this company is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes I further affirm that:

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:

SPF Underground Utilities, Inc.

SIGNATURE and DATE:

 14 April 2026

NAME AND TITLE:

Gerald Jorge / President

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

SECTION 8 — BOARD OF DIRECTORS RESOLUTION

SPF UNDERGROUND UTILITIES, INC.

A Florida Corporation

BOARD OF DIRECTORS RESOLUTION

AUTHORIZATION TO EXECUTE BID PROPOSAL

Coconut Boulevard Extension — Street Lights and Electric Backbone

The undersigned, being all of the directors of SPF Underground Utilities, Inc., a Florida corporation (the "Corporation"), hereby adopt the following resolution by written consent in lieu of a special meeting of the Board of Directors, pursuant to the laws of the State of Florida.

WHEREAS, the Avenir Community Development District has issued a Request for Proposals for the Coconut Boulevard Extension Street Lights and Electric Backbone project located in Palm Beach Gardens, Palm Beach County, Florida; and

WHEREAS, it is in the best interests of the Corporation to submit a bid proposal for the above-referenced project; and

WHEREAS, the Board of Directors desires to authorize an officer of the Corporation to execute and submit said bid proposal on behalf of the Corporation;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of SPF Underground Utilities, Inc. hereby authorizes and directs Gerald Jorge, President, to execute and submit a bid proposal to the Avenir Community Development District for the Coconut Boulevard Extension Street Lights and Electric Backbone project on behalf of the Corporation; and

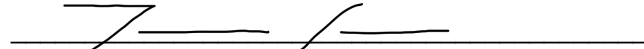
BE IT FURTHER RESOLVED, that Gerald Jorge, President, is authorized to take all actions and execute all documents necessary or appropriate to carry out the purposes of this resolution, including but not limited to executing the bid proposal, bid bond, and any related bid documents; and

BE IT FURTHER RESOLVED, that all actions previously taken by Gerald Jorge, President, in connection with the preparation and submission of this bid are hereby ratified, confirmed, and approved; and

BE IT FURTHER RESOLVED, that this resolution shall remain in full force and effect until revoked or superseded by the Board of Directors.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, being all of the directors of SPF Underground Utilities, Inc., have executed this resolution as of the date set forth below.

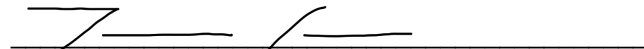

Gerald Jorge, President and Director
SPF Underground Utilities, Inc.

Date: 20 April 2026

SECRETARY'S CERTIFICATE AND ATTESTATION

I, Gerald Jorge, Secretary of SPF Underground Utilities, Inc., a Florida corporation, hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Board of Directors of the Corporation, that said resolution is in full force and effect and has not been modified, amended, or rescinded, and that Gerald Jorge is duly elected and serving as President of the Corporation with full authority to execute bid proposals and related documents on behalf of the Corporation.

I further certify that the corporate seal affixed hereto is the true and duly adopted corporate seal of SPF Underground Utilities, Inc.


Gerald Jorge, Secretary
SPF Underground Utilities, Inc.

Date: 20 April 2026

(CORPORATE SEAL)



State of Florida

Woman & Minority Business Certification

SPF Underground Utilities, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

02/09/2026 to 02/09/2028



Pedro Allende
Florida Department of Management Services

