



31160 Avenue C, Big Pine Key, FL 33043-4516  
(305) 872-2200 Fax: (305) 872-2219  
EC 13003416 / CGC 1507617  
[www.PedroFalcon.com](http://www.PedroFalcon.com)

*Response to:*

City of Key West

*For*

**907 Caroline St - New  
Commercial Building  
Construction**

**ITB #26-001**

February 25, 2026



**NOTE TO BIDDER:** Bid Forms should be completed using black ink or typed for clarity and legibility.

## **BID FORM**

To: The City of Key West  
Address: 1300 White Street, Key West, Florida 33040  
Project Title: **907 Caroline Street New Commercial Building Construction**  
ITB #26-001

Bidder's contact person for additional information on this bid:

Company Name: Pedro Falcon Contractor's, Inc.

Contact Name & Telephone #: Christian Brisson 305-872-2200 ext 26

Email Address: cb@pedrofalcon.com

### **BIDDER'S DECLARATION AND UNDERSTANDING**

The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this bid are those named herein, that this bid is, in all respects, fair and without fraud, that it is made without collusion with any official of the City, and that the bid is made without any connection or collusion with any person submitting another bid on this contract.

The Bidder further declares that they have carefully examined the Contract Documents for the construction of the project, that they have personally inspected the site, and satisfied themselves as to the quantities involved, including materials and equipment, and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the Contract Documents, and that this bid is made according to the provisions and under the terms of the Contract Documents, which documents are hereby made a part of this bid.

### **CONTRACT EXECUTION AND BONDS**

The Bidder agrees that, if their bid is accepted, they will, within ten (10) calendar days—excluding Sundays and legal holidays—after receipt of the Notice of Award, execute the contract in the form attached hereto. At that time, the Bidder shall also provide the City with examples of the Performance Bond and Payment Bond for each project, evidence of all required licenses and certifications, and shall furnish, to the extent of their bid, all necessary machinery, tools, equipment, and materials to perform and complete all work as specified or indicated in the Contract Documents.

### **CERTIFICATES OF INSURANCE**

Bidder agrees to furnish the City, before commencing the work under this contract, the Certificates of Insurance (COI) as specified in these documents.

### **START OF CONSTRUCTION AND CONTRACT COMPLETION TIME**

The Bidder further agrees to begin work within ten (10) calendar days after receiving the Notice to Proceed and to complete the project, in all respects, within **four hundred and twenty-five (425)** after the date of the Notice to Proceed.



# Addenda





**ADDENDUM NO. 1**  
**907 Caroline Street New Commercial Building Construction**  
**ITB 26-001**

This addendum is issued as supplemental information to the Request for Proposal package for clarification of certain matters of both a general and a technical nature. The referenced Request for Proposal package is hereby amended in accordance with the following items:

1. **Clarification:**
2. **Changes to Submission Requirements:** [No Changes]
3. **Updates to Project Timeline:**
  - 1) The City of Key West has updated the following project timeline to extend the Bid Opening Date to: February 17, 2026 @ 2:00 PM.
4. **Responses to Questions:**

**Question:** Please provide the Geotech Report. We need to confirm depth of the Auger Piles.

**Response:** See sheet A0 revision Item #2 (note regarding geotechnical report). For bidding purposes assume all indicated auger piers shown on the plans are 10'-0" in length (total from top of grade). This assumes 4'-0" of topsoil and 6'-0" embedment into cap rock (see also note 230.4 on sheet S0.1). In addition to this, please provide a cost per linear foot of pile for deduct / add purposes once the geotechnical report is complete.

**Question:** Multiple of our Subs have informed us that as of 10/31, PGT the owner of CGI was purchased by Miter Brands and Miter discontinued the CGI Sentinel Line of Windows and Doors. Can we provide an alternate window as long as it meets the design pressures? Also, the Store Front Windows on the first floor are shown as CGI Sentinel series, Please confirm that

these will stay residential windows & doors, or should they be commercial store front windows and doors?

**Response:** In lieu of CGI Sentinel products please provide pricing for PGT WinGuard aluminum doors and windows (Ogee grid, laminated glass, Low-E Solarban 70XL). Alternate aluminum systems will be considered with the General Contractor that is awarded the project. All windows will need to comply with the design pressures indicated on sheet S1.3.

**Question:** Please provide the dimensions and quantities of the collector heads and downspouts.

**Response:** Assume all collector heads are 1'-6" wide X 1'-6" tall X 1'-0" deep. Assume all downspouts are 6" diameter. There are to be (4) collector boxes and downspouts (reference 1/A0)

**Question:** Is Romex (NM Cable) permitted to use in the residential dwelling units?

**Response:** For bidding assume MC cable.

**Question:** Is MC Cable permitted to use in the commercial dwelling units?

**Response:** Homeruns are to be in conduit; MC cable can be used for branch circuit distribution.

**Question:** Please provide Fire Alarm specifications.

**Response:** See revised sheet E4.

**Question:** All light fixtures state an allowance for the bid besides the Rooftop exterior wall

mounted light fixtures and the shower area vapor tight light fixtures.  
Please provide an allowance amount to include in the bid.

**Response:** Assume an allowance of \$250 for all roof top wall mounted lights and \$150 for all shower area lights. Allowance is for fixture only.

**Question:** The mechanical drawings do not indicate any supply or return ductwork serving the first-floor space. Please clarify the intended scope for the mechanical installation in this area. Specifically, should the mechanical equipment be provided with a basic supply plenum, or is the unit intended to be installed without ductwork and left capped/ready for future use? Please advise on the required configuration to ensure compliance with the design intent and project specifications.

**Response:** See attached revised sheets M1 and M5 for ductwork layout.

**Question:** Please confirm the required level of polished concrete finish for this project. Specifically, indicate the desired polish level on a scale of Level 1 through Level 4, as applicable.

**Response:** Assume a Level 3 finish for bidding purposes (per ACI 310.1-20)

**Question:** Is there a scheduled site visit or pre-bid meeting for this project? We did not see any mentioned in the ITB documents. If not, please advise when we may visit the site.

**Response:** There is not a scheduled pre-bid meeting for this project. It is recommended that all bidders go to the project site and review on their own. The Site is open to review Monday through Friday.

**Question:** Is there a designated staging area or space available for contractors to work, including placement of dumpsters and materials?

**Response:** There will be limited staging and material storage areas. An area for a dumpster will be worked out with the approved contractor. There are other commercial businesses that will be in operation during the construction phase of this project. Closing roadways and parking will need to be coordinated with the other businesses that operate in the area. Plan on bringing materials as required to the site daily.

**Question:** Please confirm that there is no scope of work related to window treatments.

**Response:** No window treatments are to be included in the base bid.

**Question:** Are there any prevailing wage or wage requirements applicable to this project?

**Response:** Follow State Employment and wage requirements.

**Question:** Note 4 on A11 and A12 call out a Kynar Finish. This is about a 14% add from the regular white powder coat finish. I'm bidding it with the "Kynar" (2605) finish but it would be a great VE option to eliminate it. Totally unnecessary!

**Response:** City of Key West requested Kynar finish.

**Question:** I do not see a required SHGC or glass make-up required. I'm bidding it with standard clear glass for now but I would imagine that they want a LowE coating or tint.

**Response:** Bid door and window package with PGT WinGuard Low-E Solarban 70XL.

**Question:** The required design pressures are really high for the windows on A12. I believe that these are the Ultimate pressures and not the nominal

pressures. a. To convert ultimate pressures to nominal pressures you multiply the ultimate pressure by 0.60

i. Please confirm that the required pressures for window types A and B are +60/-72

ii. Please confirm that the required pressures for window type C is +48/-78

**Response:** Note #3 under the 'components and cladding wind pressure table' on sheet S1.3 indicates that all tabulated pressures can be converted to nominal pressures by multiplying by 0.60. Required design pressures are to meet the criteria shown on sheet S1.3 (not the listed pressures indicated on sheet A12, which were pulled from CGI NOA's).

**Question:** Please provide opening directions of the casement windows A17 through A19, and A28 through A30 a. A22 through A25 and A31 through A38 are assumed to open opposite of each other.

**Response:** See attached revised sheets indicating window opening directions.

**Question:** A20,A21, A26, And A27 are in bathrooms. Do you want privacy glass?

**Response:** Privacy glass not needed. Bid project with Wanguard Low-E Solarban 70XL (see Items #2 & #15). Window sill is at 5'-0" above shower floor.

**Question:** The door schedule calls for the doors to be 3'x7' is that the frame dimension or door itself?

**Response:** The intent is for the door itself to be 3'-0" X 7'-0"

**Question:** Do you want privacy glass on the unit entry doors? Hardware?

**Response** For bidding assume privacy glass at the entry doors (second floor only). Privacy glass to be white interlayer or equivalent.

**Question:** I assumed doors 1, 5, and 10 are commercial doors, push-pull hardware, with heavy duty external closers.

**Response:** For bidding purposes assume an allowance of \$500 for closers at doors 1, 5, & 10. Panic hardware is not required at these doors based on FBC occupancy classification and occupancy load.

**5. Additional Resources: [No Changes]**

  
Christian Brisson

Signature

Pedro Falcon Contractors, Inc.

Name of Business



**ADDENDUM NO. 2**  
**907 Caroline Street New Commercial Building Construction**  
**ITB 26-001**

This addendum is issued as supplemental information to the Invitation to Bid package for clarification of certain matters of both a general and a technical nature. The referenced Invitation to Bid package is hereby amended in accordance with the following items:

**1. Clarification:**

**1) The City of Key West has updated the following project timeline to extend the bid opening date and the City Request for Information Response date to:**

- 1. Bid Opening: February 25, 2026 @ 2:00 PM**
- 2. City's Response to RFI's: February 17, 2026 @ 3:00 PM**

**2. Changes to Submission Requirements: [No Changes]**

**3. Updates to Project Timeline: [No Changes]**

**4. Responses to Questions:**

**5. Additional Resources: [No Changes]**

A handwritten signature in blue ink, appearing to be "Pedro Falcon", is written over a horizontal line.

Signature

Pedro Falcon Contractor's, Inc.

Name of Business



**ADDENDUM NO. 3**  
**907 Caroline Street New Commercial Building Construction**  
**ITB 26-001**

This addendum is issued as supplemental information to the Invitation to Bid package for clarification of certain matters of both a general and a technical nature. The referenced Invitation to Bid package is hereby amended in accordance with the following items:

1. **Clarification:** [No Changes]
2. **Changes to Submission Requirements:** [No Changes]
3. **Updates to Project Timeline:** [No Changes]
4. **Responses to Questions:**

The City extended its deadline to respond to questions timely submitted by the RFI deadline of January 16, 2026. It is hereby clarified that this extension applied solely to the City's response period and did not extend the deadline for submitting additional questions.

1. The City of Key West previously did not issue a response to the following question, which was submitted on or before the January 16, 2026, at 3:00 PM (Local Time):
  - Will the maximum amount of Builder's Risk coverage that is available through the National Flood Insurance Program (NFIP) be acceptable? The limit is \$500,000. Would a sublimit for flood be acceptable? The most our agent has seen available is \$2,000,000; however, given that the project is below the Base Flood Elevation, \$500,000 may be the maximum available.

**Response:**

Builder's Risk Insurance shall be maintained by the Contractor and provided on an "All Risk" basis, including Flood and Wind. Coverage shall extend to all materials stored at the construction site that are intended to be incorporated into

the completed structure. Coverage shall be written on a Completed Value basis, with minimum limits equal to one hundred percent (100%) of the Full Replacement Value of the completed structure. The City of Key West shall be named as Loss Payee on the policy.

Questions submitted outside of the Request for Information (RFI) period established in the original Solicitation Documents cannot be addressed at this time, as they were not received within the allowable question period.

**Additional Resources:** [No Changes]



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Christian Brisson

Signature

Pedro Falcon Contractor's, Inc.

Name of Business

**PRICE PROPOSAL FORM – 907 Caroline Street New Commercial Building  
Construction**

**LUMP SUM BID SCHEDULE**

Bid prices stated in this proposal include all costs and expenses for labor, equipment, materials, disposal and contractor's overhead and profit. Prices for the various work line items are intended to establish a total price for completing the project in its entirety. All work and incidental costs shall be included for payment under the scheduled items of the overall contract, and no separate payment will be made therefore.

**ITB 26-001 – 907 Caroline Street New Commercial Building Construction**

1. Mobilization, General/Supplemental Conditions and Demobilization

a. Mobilization	\$ 25,000.00
b. General/Supp. Conditions	\$ 90,000.00
c. Demobilization	\$ 5,000.00

*The total cost for Bid Items #1(a + b + c) must not exceed five percent (5%) of the overall construction cost for Bid Items 4–15*

2. Payment and Performance Bonds	\$ 73,172.00
3. Permit and Impact Fees (to be paid at cost)	\$ 210,000
4. Demolition	\$ 49,026.00
5. Foundation (PILES : ADD/DEDUCT \$127/LFT)	\$ 167,482.00
6. Stairs, Decking, Railings & Building Signage	\$ 34,134.00
7. Building Structure & Roof	\$ 1,153,192.00
8. Interior Finishes (Commercial Space)	\$ 98,136.00
9. Interior Finishes (Residential Space)	\$ 265,365.00
10. Doors & Windows	\$ 175,113.00
11. Mechanical	\$ 88,300.00
12. Electrical	\$ 254,275.00
13. Plumbing	\$ 184,218.00
14. Site Work	\$ 51,901.00
15. Landscaping	\$ 99,047.00
16. General Allowance (approved in writing by the City)	\$ 200,000.00



The Bidder further proposes that the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the work if the Bidder is awarded the contract:

Bella Construction  
Name  
35 Diamond Dr, Key West, FL, 33040  
Street City State Zip

Name Roof Assassins  
1724 Flagler Ave, Key West, FL, 33040  
Street City State Zip

Key West Windows  
Name  
3450 Duck Ave, Key West, FL, 33040  
Street City State Zip

Sub Zero Inc  
Name  
805 Peacock Plaza, Key West, FL, 33040  
Street City State Zip

**SURETY**

Travelers Casualty & Surety Company of America whose address is  
One Tower Square, Hartford, CT, 06183  
Street City State Zip

**BIDDER**

The name of the Bidder submitting this bid is

Pedro Falcon Contractor's, Inc. doing business at  
31160 Avenue C, Big Pine Key, FL, 33043  
Street City State Zip

which is the address to which all communications concerned with this Bid and with the Contract shall be sent.

The names of the principal officers of the corporation submitting this bid, or of the partnership, or of all persons interested in this bid as principals are as follows:

Christian Brisson

## Subcontractors

Painter Dave

29113 Tulip Ln Big Pine Key, FL 33043

Certified Lower Keys Plumbing

1014 White St Ste 7 Key West, FL 33040

PPD – Professional Plastering Designs, Inc.

10626 Aviation Blvd Marathon, FL 33050

Shade Tree Inc

2327 Harris Ave, Key West, FL 33040

Skyline Steel Inc

4987 NW 23<sup>rd</sup> Ave Ft Lauderdale, FL 33309

Insulation Masters, Inc

4495 E 11 Ave Hialeah, FL 33013

TSI Commercial Floor Covering

6451 NW 102<sup>nd</sup> Ave Ste. 3 Doral, FL 33178

Yogui International Inc

1875 SW 4<sup>th</sup> Ave C-3 Delray Beach, FL 33444

SAK Enterprizes

624 17<sup>th</sup> St E Palmetto, FL 34221

Integrated Openings Solutions (Atlass Hardware)

2504 Nw 19<sup>th</sup> St Pompano Beach, FL 33069

Capital A Drywall

129536 SW 245 Ter, Homestead FL 33032

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If Sole Proprietor or Partnership**

IN WITNESS hereto the undersigned has set their (its) hand this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Signature of Bidder

\_\_\_\_\_  
Title

**If Corporation**

IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed, and its seal affixed by its duly authorized officers this 17th day of February 2026.

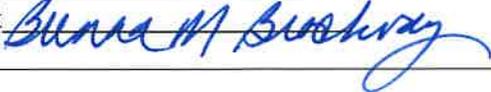
(SEAL)

Pedro Falcon Contractor's, Inc

Name of Corporation

By  Christian Brisson

Title President

Attest 

Sworn and subscribed before this 17th day of February, 2026

NOTARY PUBLIC, State of Florida, at Large

My Commission Expires: April 28, 2029



**Brenna M Brockway**  
Comm.: HH 663881  
Expires: Apr. 28, 2029  
Notary Public - State of Florida



# Bid Bond



**FLORIDA BID BOND**

BOND NO. BID BOND

AMOUNT: \$ 5% of bid amount

KNOW ALL MEN BY THESE PRESENTS, that Pedro Falcon Contractors, Inc.

31160 Avenue C, Big Pine Key, FL 33043

Hereinafter called the Principal, and Travelers Casualty and Surety Company of America

a corporation duly organized under the laws of the State of Connecticut

having its principal place of business at One Tower Square, Hartford, CT 06183

in the State of Connecticut

and authorized to do business in the State of Florida, as Surety, are held and firmly bound unto

the City of Key West, Florida

hereinafter called the Obligee, in the sum of Five percent of amount bid

Dollars (\$ ---5%--- ) for the payment for which we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these present.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS the Principal is herewith submitting his or its bid for

**ITB # 26-001 / 907 Caroline Street New Commercial Building Construction** said bid, by reference thereto, being hereby made a part hereof.

WHEREAS, the Principal contemplates submitting or has submitted a bid to the City for the furnishing of all labor, materials (except those to be specifically furnished by the City), equipment, machinery, tools, apparatus, means of transportation for, and the performance of the work covered

in the bid and the Contract Documents, entitled:

**ITB 26-001 / 907 Caroline Street New Commercial Building Construction**

WHEREAS, it was a condition precedent to the submission of said bid that a cashier's check, certified check, or bid bond in the amount of five (5) percent of the base bid be submitted with said bid as a guarantee that the Bidder would, if awarded the contract, enter into a written contract with the City for the performance of said contract, within ten (10) working days after written notice having been given of the award of the contract.

NOW, THEREFORE, the conditions of this obligation are such that if the Principal within ten (10) consecutive calendar days after written notice of such acceptance, enters into a written contract with the Obligee and furnishes the Performance and Payment Bonds, each in an amount equal to one hundred (100) percent of the base bid, satisfactory to the City, then this obligation shall be void; otherwise the sum herein stated shall be due and payable to the Obligee and the Surety herein agrees to pay said sum immediately upon demand of the Obligee in good and lawful money of the United States of America, as liquidated damages for failure thereof of said Principal.

Signed and sealed this 10th day of February, 2026.

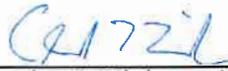
Principal Pedro Falcon Contractors, Inc.

By 

STATE OF Florida )  
: SS  
COUNTY OF Monroe )

Christian Brisson, President

Surety Travelers Casualty and Surety Company of America

By   
Charles J. Nielson, Attorney-in-Fact  
& FL Resident Agent  
INQUIRIES: (407)330-3990





**Travelers Casualty and Surety Company of America**  
**Travelers Casualty and Surety Company**  
**St. Paul Fire and Marine Insurance Company**

**POWER OF ATTORNEY**

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **SHAWN A. BURTON, KRISTY L. COLLINS, DAVID R. HOOVER, JARRETT MERLUCCI, CHARLES D. NIELSON, CHARLES J. NIELSON, JOSEPH P. NIELSON, IAN A. NIPPER** of **MIAMI LAKES, FL**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory 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.

**IN WITNESS WHEREOF**, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

City of Hartford ss.

By:   
 Bryce Grissom, Senior Vice President

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**



  
 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **10th** day of **February, 2026**



  
 Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.**  
**Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**





**SWORN STATEMENT UNDER SECTION 287.133(3)(A)**  
**FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted with bid or proposal for ITB 26-001 907 Caroline St

2. This sworn statement is submitted by Pedro Falcon Contractor's, Inc.  
(Name of entity submitting sworn statement)

whose business address is 31160 Avenue C Big Pine Key, FL 33043

and (if applicable) its Federal Employer Identification Number (FEIN) is 59-2550231

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement \_\_\_\_\_)

3. My name is Christian Brisson  
(Please print name of individual signing)

and my relationship to the entity named above is Owner/President

4. I understand that a “public entity crime” as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including but not limited to, any bid or contract for goods or services to be provided to any public or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, material misrepresentation.

5. I understand that “convicted” or “conviction” as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication guilt, in any federal or state trial court of record relating to charges brought by indictment information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

- a. A predecessor or successor of a person convicted of a public entity crime; or
  - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
7. I understand that a “person” as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies).

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of

Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)



(Signature)

February 25, 2026

(Date)

STATE OF Florida

COUNTY OF Monroe

PERSONALLY, APPEARED BEFORE ME, the undersigned authority,

Christian Brisson who, after first being sworn by me, affixed his/her  
(Name of individual signing)

Signature in the space provided above on this 25th day of February, 2026.

My commission expires: April 28, 2029



NOTARY PUBLIC



**Brenna M Brockway**  
Comm.: HH 663881  
Expires: Apr. 28, 2029  
Notary Public - State of Florida

**INDEMNIFICATION**

To the fullest extent permitted by law, the Bidder expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents, and employees (herein called the "indemnitees") from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Bidder, its Subcontractors or persons employed or utilized by them in the performance of the contract. Claims by indemnitees for indemnification shall be limited to the amount of Bidder's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Bidder under workers' compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the Bidder or of any third party to whom Bidder may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

**INDEMNIFICATION ACKNOWLEDGMENT**

The undersigned Bidder acknowledges that indemnification of the City of Key West is governed exclusively by Article 35 – INDEMNITY of the Conditions of the Contract, which is incorporated into and made a part of the Contract Documents. By signing below, the Bidder agrees to be bound by that Article if awarded the Contract.

BIDDER : Pedro Falcon Contractor's, Inc.

SEAL:

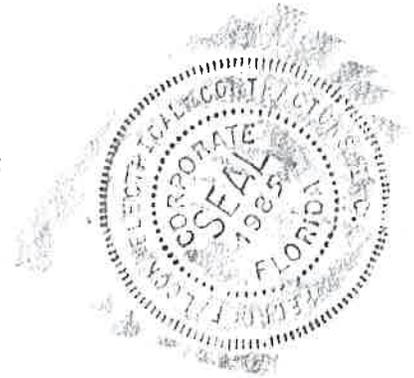
31160 Avenue C Big Pine Key, FL 33043  
Address

  
Signature

Christian Brisson  
Print Name

Owner/President  
Title

DATE: February 25, 2026



**LOCAL VENDOR CERTIFICATION PURSUANT TO CKW ORDINANCE 09-22 SECTION 2-798**

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

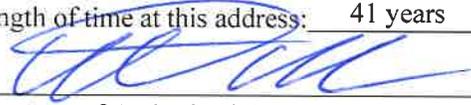
- a. Principal address as registered with the FL Department of State located within 30 miles of the boundaries of the city, listed with the chief licensing official as having a business tax receipt with its principal address within 30 miles of the boundaries of the city for at least one year immediately prior to the issuance of the solicitation.
- b. Maintains a workforce of at least 50 percent of its employees from the city or within 30 miles of its boundaries.
- c. Having paid all current license taxes and any other fees due the city at least 24 hours prior to the publication of the call for bids or request for Bids.
  - Not a local vendor pursuant to Ordinance 09-22 Section 2-798
  - Qualifies as a local vendor pursuant to Ordinance 09-22 Section 2-798

If you qualify, please complete the following in support of the self-certification & submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Business Name Pedro Falcon Contractor's, Inc. Phone: 305-872-2200

Current Local Address: 31160 Avenue C Big Pine Key FL, 33043 Fax: \_\_\_\_\_  
(P.O Box numbers may not be used to establish status)

Length of time at this address: 41 years

 Date: February 25, 2026  
Signature of Authorized Representative

STATE OF Florida COUNTY OF Monroe

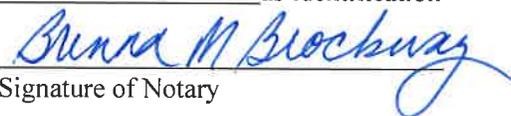
The foregoing instrument was acknowledged before me this 25th day of February, 2026.

By Christian Brisson, President, of Pedro falcon Contractor's, Inc.  
(Name of officer or agent, title of officer or agent) (Name of corporation acknowledging)

or has produced identification FL Drivers License as identification  
(Type of identification)



**Brenna M Brockway**  
Comm.: HH 663881  
Expires: Apr. 28, 2029  
Notary Public - State of Florida

  
Signature of Notary

Brenna Brockway

Print, Type or Stamp Name of Notary

Notary, Asst. Project Manager  
Title or Rank

If you are a local vendor:  
Return Completed form with  
Supporting documents to:  
City of Key West Purchasing

**EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT**

STATE OF Florida )  
 : SS  
COUNTY OF Monroe )

I, the undersigned hereby duly sworn, depose and say that the firm of Pedro Falcon Contractor's, Inc. provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses per City of Key West Ordinance Sec. 2-799.

By: 

Sworn and subscribed before me this

25th Day of February, 2026.



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: April 28, 2029



**Brenna M Brockway**  
Comm.: HH 663881  
Expires: Apr. 28, 2029  
Notary Public - State of Florida



**VENDOR CERTIFICATION REGARDING**  
**SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: Pedro Falcon Contractor's, Inc.

Vendor FEIN: 59-2550231

Vendor's Authorized Representative Name and Title: Christian Brisson, President

Address: 31160 Avenue C

City: Big Pine Key State: Florida

Zip: 33043

Phone Number: 305-872-2200

Email Address: cb@pedrofalcon.com

Section 287.135(2)(a), Florida Statutes, prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars (\$1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject such company to civil penalties, attorney's fees, and/or costs and termination of the contract at the option of the awarding governmental entity.

Certified By: Christian Brisson President  
Print Name Print Title

who is authorized to sign on behalf of the above-mentioned company.

Authorized Signature: 

**AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT**  
**FOR LABOR OR SERVICES**

Entity/Vendor Name: Pedro Falcon Contractor's, Inc.

Vendor FEIN: 59-2550231

Vendor's Authorized Representative: Christian Brisson, President  
(Name and Title)

Address: 31160 Avenue C

City: Big Pine Key State: Florida Zip: 33043

Phone Number: 305-872-2200

Email Address: cb@pedrofalcon.com

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, Vendor is required to provide an affidavit under penalty of perjury attesting that Vendor does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of Vendor, I certify under penalties of perjury that Vendor does not use coercion for labor or services in accordance with Section 787.06. Additionally, Vendor has reviewed Section 787.06, Florida Statutes, and agrees to abide by same.

Certified By: Christian Brisson, who is authorized to sign on behalf of the above referenced company.

Authorized Signature: 

Print Name: Christian Brisson

Title: President

**THE CITY OF KEY WEST E-VERIFY AFFIDAVIT**

Beginning January 1, 2021, Florida law requires all contractors doing business with The City of Key West to register with and use the E-Verify System in order to verify the work authorization status of all newly hired employees. The City of Key West requires all vendors who are awarded contracts with the City to verify employee eligibility using the E-Verify System. As before, vendors are also required to maintain all I-9 Forms of their employees for the duration of the contract term. To enroll in the E-Verify System, vendors should visit the E-Verify Website located at www.e-verify.gov.

In accordance with Florida Statute § 448.095, **it is the responsibility of the Awarded Vendor to ensure compliance with all applicable E-Verify requirements.**

By executing this affidavit, the undersigned contractor verifies it compliance with Florida Statute § 448.095, stating affirmatively that the individual, firm, or corporation which is engaged in the performance of services on behalf of the City of Key West, has registered with, is authorized to use, and uses the U.S. Department of Homeland Security's E-Verify system.

Furthermore, the undersigned contractor agrees that it will continue to use E-Verify throughout the contract period, and should it employ or contract with any subcontractor(s) in connection with the performance of services pursuant to this Agreement with The City of Key West, contractor will secure from such subcontractor(s) similar verification of compliance with Florida Statute § 448.095, by requiring the subcontractor(s) to provide an affidavit attesting that the subcontractor does not employ, or subcontract with, an unauthorized alien. Contractor further agrees to maintain records of such compliance during the duration of the Agreement and provide a copy of each such verification to The City of Key West within five (5) business days of receipt.

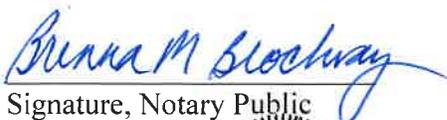
Failure to comply with this provision is a material breach of the Agreement and shall result in immediate termination of the Agreement without penalty to the City of Key West. Contractor shall be liable for all costs incurred by the City of Key West to secure replacement Agreement, including but not limited to, any increased costs for the same services, and costs due to delay, and rebidding costs, if applicable.

February 25, 2026  
Date

  
(Signature of Authorized Representative)

State of Florida,  
County of Monroe,

Personally Appeared Before Me, the undersigned authority, Christian Brisson who,  being personally know or  having produced his/her signature in the space provided above on this 25th day of February, 2026.

  
Signature, Notary Public

April 28, 2029  
Commission Expires

Stamp/Seal:



Brenna M Brockway  
Comm.: HH 663881  
Expires: Apr. 28, 2029  
Notary Public - State of Florida

## BIDDER'S CHECKLIST

(Note: The purpose of this checklist is to serve as a reminder of major items to be addressed in submitting a bid and is not intended to be all inclusive. It does not alleviate the Bidder from the responsibility of becoming familiar with all aspects of the Contract Documents and proper completion and submission of his bid.)

1. All Contract Documents are thoroughly read and understood. [✓]
2. All blank spaces in bid filled in, using black ink or typewritten. [✓]
3. Total and unit prices added correctly and attached Schedule of Values [✓]
4. Addenda acknowledged. [✓]
5. Subcontractors are named as indicated in the bid. [✓]
6. Experience record included. [✓]
7. Bid signed by authorized officer and notarized. [✓]
8. Bid Bond completed and executed, including power-of-attorney dated the same date as Bid Bond. [✓]
9. Bidder familiar with federal, state, and local laws, ordinances, rules and regulations affecting performance of the work. [✓]
10. Bidder, if successful, able to obtain and/or demonstrate possession of required licenses and certificates within ten (10) calendar days after receiving a Notice of Award. [✓]
11. Bid submitted intact with 1 original, and 2 flash drives as stated in the Invitation to Bid. [✓]
12. Bid Documents submitted in sealed envelope and addressed and labelled in conformance with the instructions in the Invitation to Bid. [✓]
13. Bid Certifications and Affidavits signed and notarized, where applicable. [✓]

# Project History



PROJECT INFO	CONTRACT INFO.		OWNER/GENERAL CONTRACTOR
Project Name	Start Year	Original Contract Amount	Owner
Key Colony Beach - City Hall Renovation	2025	\$5,414,995.00	City of Key Colony Beach
Hurricane Resiliency	2025	\$15,731,032.00	Naval Air Station - Key West
Hardee County - EOC	2025	\$1,859,219.00	Hardee County
P730 Entry Control Facility	2025	\$2,907,695.00	Naval Air Station - Key West
CFK MSA Generator Bldg 19B & 20C	2025	\$492,832.00	Florida Keys Community College
Information Security Station - Sombrero Beach	2025	\$231,515.00	City of Marathon
Rowell's Waterfront Park - Phase II	2025	\$2,918,545.00	Monroe County - BOCC
Alan & Patty Russell - New Residence	2025	\$6,143,085.00	Leon Development, LLC
KW Lighthouse New Restrooms & Storage Bldg	2025	\$588,825.00	Monroe County - BOCC
Marathon City Hall Renovation	2025	\$193,703.00	City of Marathon
MIA Window & Store Front Replacement	2025	\$517,385.00	Marathon International Airport
KLWTD Power Conditioning & Electrical Upgrades	2025	\$2,670,450.00	Key Largo Wastewater Treatment District
Pasco County Fire Rescue Station #2	2025	\$1,230,717.00	Pasco County
KWFD - Boat Lift Project	2025	\$201,376.00	City of Key West
ROTH 911 CALL Center Renovation	2025	\$306,368.00	Monroe County Sheriff's Office
FKA Lower Keys Electric Equipment Upgrades	2025	\$1,251,981.00	Florida Keys Aqueduct Authority
Corsello Residence	2024	\$157,797.00	Lily Corsello
Quay Restroom Facility	2024	\$394,967.00	City of Marathon
Big Pine Community Park- Amphitheater	2024	\$186,393.00	Monroe County BOCC
Smathers Beach Pavillions	2024	\$178,650.00	Monroe County - BOCC
NAS KW Bldg A 950	2024	\$1,000,000.00	Webco
WWTP Power Conditioning & Surge Protection	2024	\$4,328,361.00	City of Marathon
NAS Par Site A-4054	2024	\$338,525.00	Tootle Construction
Manatee County Sheriffs Office	2024	\$1,915,525.00	Manatee County
Bahia Honda Concession Area	2023	\$430,562.00	FL Dept Environmental Protection Services
NAS KW Fuel Farm	2023	\$116,000.00	Data Monitoring Systems
Conditt Boathouse	2023	\$1,270,697.00	Mary & Mitch Conditt
KWIA Comm Apron Expansion	2023	\$610,020.00	Monroe County BOCC
Marathon Airport ASOS	2023	\$1,270,697.00	Monroe County BOCC
Emergency Operation Center Marathon, FL	2023	\$4,454,098.05	Monroe County BOCC
MC Housing Authority - Scattered Sites	2022	\$6,180,095.17	Monroe County Housing Authority
Historical Jail Buildout	2022	\$714,631.00	Monroe County BOCC
Centennial Bank	2022	\$5,969,316.55	Centennial Bank

**The Henderson Building, Big Pine Key, FL**



**Project Address:** 30085 Overseas Hwy, Big Pine Key, FL  
**Contracting Agency:** Carico, Inc.  
**Project Contact:** Ginger Henderson  
**Project Contact Phone:** 305-731-5751  
**Dates Work Was Performed:** Dec. 2018 – Dec. 2020

**Contract Value:** \$2,811,949.16  
**Engineer or Architect:** William P. Horn, Architect  
**Architect's Address:** 915 Eaton Street, Key West  
**Architect's Phone:** 305-296-8302  
**On Time and On Budget:** Yes.

**Project Summary:** The Henderson Building is a new 7,400 SF structure consisting of 2,700 SF of office space (eight offices, conference room, and break area) and 4,700 SF of Affordable Housing. The residences consist of (3) 1 bedroom and (3) 2 bedroom apartments.

**Scope of Work:** Site modifications, utilities, stormwater systems, irrigation, and landscaping. The building itself is constructed of concrete/CMU with wood trusses, and includes an elevator, stucco, a metal roof, metal framing and drywall, painting, aluminum railings, miscellaneous metals, storefronts, windows, doors, millwork, tile, carpeting, fire sprinkler and alarm systems, plumbing, HVAC, and electrical systems.

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**Monroe County Public Library & Adult Education Center, Marathon, FL**



**Project Address:** 3490 Overseas Highway, Marathon  
**Contracting Agency:** Monroe County BOCC  
**Project Contact:** Rob Tudor, P.M.  
**Project Contact Phone:** 305-292-4416  
**Dates Work Was Performed:** July 2019 – Present

**Contract Value:** \$7,738,695.00  
**Engineer or Architect:** Synalovski, Romanik & Saye  
**Architect's Address:** 1800 Eller Drive, Ft. Lauderdale, FL  
**Architect's Phone:** 954-961-6806  
**On Time and On Budget:** Yes.

**Project Summary:** This project requires the construction of a two-story concrete, masonry and steel structure to house the City of Marathon Public Library and the Monroe County School District Adult Education Center. The building will be 13,969 SF with 7,094 SF on the first floor and 6,875 SF on the second floor. It is designed to be a legacy building, meant to last 50 years and intended to be a very flexible space. It's also designed to withstand a Category 5 Hurricane. The construction is funded through the one-cent infrastructure sales tax.

**Scope of Work:** The building is being constructed from the ground up. SOW will encompass all divisions of construction including site improvements, utilities, concrete, CMU, structural steel, precast pre-stressed joists, steel trusses, steel doors and frames, flush wood doors, impact windows, doors and storefronts, hardware, low profile access flooring, hydraulic elevator, HVAC systems, electrical systems, interior and exterior lighting, fire protection, lightning protection, solar power, plumbing systems, irrigation, landscaping, miscellaneous metals, insulation, waterproofing, roofing, overhead doors, operable partitions, metal framing, drywall, acoustical ceilings, stucco, tile, carpet, terrazzo, painting, flagpole, toilet partitions and bath accessories, lockers, fire extinguishers, window shades and bike racks.

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### Sexton's House at Historic Key West Cemetery



**Project Address:** 701 Passover Lane, Key West, FL  
**Contracting Agency:** City of Key West  
**Project Contact:** Devon Steckly, Sr. Project Manager  
**Project Contact Phone:** 305-809-3747  
**Dates Work Was Performed:** 2015

**Contract Value:** \$425,571.13  
**Engineer or Architect:** Michael Miller, (Released)  
**On Time and On Budget:** Yes.

**Project Summary:** Located in the Historic Key West City Cemetery, the Sexton's House was determined to need extensive structural, roof, and wall repairs. In addition, new amenities were desired. The City decided to demolish the 50 year old building and proceed with the design and construction of a new facility.

**Scope of Work:** Work began with demolition of the old Sexton's House to make room for the new one story, Classic Georgian style building. Work included 1,000 SF slab on grade, concrete, masonry, roof, high impact windows, MEP, stucco exterior, high end finishing, hardwood flooring, crown molding, chair rails, and outdoor decorated columns. The building includes archives, an office, family room, and tourist areas. New amenities include a family waiting area, ADA accessibility at interior rooms, secured ground maintenance equipment storage, an exterior restroom facility, ADA van accessible designated parking, and bicycle racks.

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# References





31160 Avenue C, Big Pine Key, FL 33043-4516

(305) 872-2200 Fax: (305) 872-2219

EC 13003416 / CGC 1507617

[www.PedroFalcon.com](http://www.PedroFalcon.com)

## Customer References

### **Monroe County Public Works & Engineering**

1100 Simonton St.

Room 2-216

Key West, FL 33040

#### **Steven Sanders**

Project Manager

Office: 305-295-4338

Cell: (305)395-8283

[sanders-steven@monroecounty-fl.gov](mailto:sanders-steven@monroecounty-fl.gov)

### **City of Marathon**

9805 Overseas Hwy

Marathon, FL 33050

#### **Carlos A. Solis, P.E.**

Director of Public Works & Engineering

Office: 305-289-5008

Mobile: 305-481-0451

[solisc@ci.marathon.fl.us](mailto:solisc@ci.marathon.fl.us)

### **Weiler Engineering an APEX Company**

6805 Overseas Hwy

Marathon, FL 33050

#### **Steve Suggs**

Director of Utilities Engineering

Office: 941-323-1787

[ssuggs@weilerengineering.org](mailto:ssuggs@weilerengineering.org)



31160 Avenue C, Big Pine Key, FL 33043-4516  
(305) 872-2200 Fax: (305) 872-2219  
EC 13003416 / CGC 1507617  
[www.PedroFalcon.com](http://www.PedroFalcon.com)

## Credit References

### **Centennial Bank**

200 Wilder Road  
Big Pine Key, FL 33043  
**Tina Geide**  
(305) 676-3072

### **M & J Enterprises International, Inc.**

6922 Aloma Avenue  
Winter Park, FL 32792  
**Mark Roberts**  
(407) 657-4967

### **Electrical Supplies, Inc.**

13395 NW 107 Avenue  
Hialeah Gardens, FL 33018  
**Craig Cowan**  
305-702-6001

### **Integrated Openings**

2504 NW 19th Street  
Pompano Beach, FL 33069  
**Chuck West**  
(954) 908-8751

# Licenses





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

**BRISSON, CHRISTIAN NORMAND**

PEDRO FALCON ELECTRICAL CONTRACTORS INC  
31160 AVENUE C  
BIG PINE KEY FL 33043

**LICENSE NUMBER: CGC1507617**

**EXPIRATION DATE: AUGUST 31, 2026**

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

ISSUED: 08/13/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

**ELECTRICAL CONTRACTORS' LICENSING BOARD**

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

**ALLSBROOK, ROBERT DAVID**

PEDRO FALCON ELECTRICAL CONTRACTORS INC  
31160 AVENUE C  
BIG PINE KEY FL 33043

**LICENSE NUMBER: EC13003416**

**EXPIRATION DATE: AUGUST 31, 2026**

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

ISSUED: 07/12/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



**2025 / 2026  
MONROE COUNTY BUSINESS TAX RECEIPT  
EXPIRES SEPTEMBER 30, 2026**

RECEIPT# 30140-9801

Business Name: PEDRO FALCON ELECTRICAL  
CONTRACTORS INC

Owner Name: PEDRO FALCON, CHRISTIAN N BRISSON  
Mailing Address: QUALIFIER, ROBERT D ALLSBROOK  
31160 AVE C  
BIG PINE KEY, FL 33043

Business Location: 31160 AVE C  
BIG PINE KEY, FL 33043

Business Phone: 305-872-2200  
Business Type: CONTRACTOR (GENERAL/ELECTRICAL 3RD  
QUALIFIER STATE LIC EC13003416)

Employees 10

STATE LICENSE: EC0001491/CGC1507617/

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
25.00	0.00	25.00	0.00	0.00	0.00	25.00

**Paid 127-24-00007237 07/14/2025 25.00**

THIS BECOMES A TAX RECEIPT  
WHEN VALIDATED

**Sam C. Steele, CFC, Tax Collector**  
**PO Box 1129, Key West, FL 33041**

THIS IS ONLY A TAX.  
YOU MUST MEET ALL  
COUNTY AND/OR  
MUNICIPALITY  
PLANNING, ZONING AND  
LICENSING  
REQUIREMENTS.

**MONROE COUNTY BUSINESS TAX RECEIPT**

P.O. Box 1129, Key West, FL 33041-1129

EXPIRES SEPTEMBER 30, 2026

RECEIPT# 30140-9801

Business Name: PEDRO FALCON ELECTRICAL  
CONTRACTORS INC

Owner Name: PEDRO FALCON, CHRISTIAN N BRISSON  
Mailing Address: QUALIFIER, ROBERT D ALLSBROOK  
31160 AVE C  
BIG PINE KEY, FL 33043

Business Location: 31160 AVE C  
BIG PINE KEY, FL 33043

Business Phone: 305-872-2200  
Business Type: CONTRACTOR (GENERAL/ELECTRICAL 3RD  
QUALIFIER STATE LIC EC13003416)

Employees 10

STATE LICENSE: EC0001491/CGC1507617/

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
25.00	0.00	25.00	0.00	0.00	0.00	25.00

**Paid 127-24-00007237 07/14/2025 25.00**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
 PEDRO FALCON ELECTRICAL CONTRACTORS INC.

### Filing Information

**Document Number** H58348  
**FEI/EIN Number** 59-2550231  
**Date Filed** 05/21/1985  
**State** FL  
**Status** ACTIVE

### Principal Address

31160 AVE C  
 BIG PINE KEY, FL 33043

Changed: 01/16/2004

### Mailing Address

31160 AVE C  
 BIG PINE KEY, FL 33043

Changed: 03/18/1997

### Registered Agent Name & Address

BRISSON, CHRISTIAN N  
 31160 AVENUE C  
 BIG PINE KEY, FL 33043

Name Changed: 01/16/2018

Address Changed: 02/19/1999

### Officer/Director Detail

#### **Name & Address**

Title PDS

BRISSON, CHRISTIAN N  
 31160 AVE C  
 BIG PINE KEY, FL 33043

### Annual Reports

Report Year	Filed Date
-------------	------------

2023	01/05/2023
2024	01/22/2024
2025	01/07/2025

**Document Images**

<a href="#">01/07/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/22/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/05/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/16/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/20/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/22/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/10/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	View image in PDF format
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# Insurance





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Bowen, Mickette & Britt of Florida, LLC 850 Concourse Parkway S Suite #105 Maitland FL 32751	<b>CONTACT NAME:</b> Rebecca Swain <b>PHONE (A/C, No, Ext):</b> (407) 647-1616 <b>E-MAIL ADDRESS:</b> rswain@bmbinc.com		<b>FAX (A/C, No):</b> (407) 628-1635
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Pedro Falcon Electrical Contractors, Inc. dba Pedro Falcon Contractors, Inc 31160 Avenue C Big Pine Key FL 33043-4516 State License # CGC1507617 / EC13003416	<b>INSURER A :</b> James River Insurance Co.		12604
	<b>INSURER B :</b> Amerisure Mutual Insurance Company		23396
	<b>INSURER C :</b>		
	<b>INSURER D :</b>		
	<b>INSURER E :</b>		

**COVERAGES**

CERTIFICATE NUMBER: 892224727

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	P0000003090	11/2/2025	11/2/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	Y	Y	CA20929391102	11/2/2025	11/2/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	00138713-3	11/2/2025	11/2/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC20945261102	11/2/2025	11/2/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

The following policy provisions and/or endorsements form part of the policies of insurance represented by this certificate of insurance. The terms contained in the policies and/or endorsements supersede the representations made herein. Electronic copies of the policy provisions and/or endorsements listed below are available by emailing: Contact Name shown above.

When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as additional insureds with respect to the General Liability including ongoing and completed operations, Auto Liability, and Excess Liability as afforded by the policy and/or endorsements.

When required by written contract, waiver of Subrogation is granted with respect to the General Liability, Auto Liability, Workers Compensation, and Excess See Attached...

**CERTIFICATE HOLDER****CANCELLATION**

City of Key West  
 1300 White Street  
 Key West, FL 33040

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**ADDITIONAL REMARKS SCHEDULE**

<b>AGENCY</b> Bowen, Miclette & Britt of Florida, LLC		<b>NAMED INSURED</b> Pedro Falcon Electrical Contractors, Inc. dba Pedro Falcon Contractors, Inc 31160 Avenue C Big Pine Key FL 33043-4516	
<b>POLICY NUMBER</b>		<b>EFFECTIVE DATE:</b>	
<b>CARRIER</b>	<b>NAIC CODE</b>		

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Liability to those parties listed in said contract, including the Certificate Holder.

The General Liability and Excess Liability certified herein are primary and non-contributory to other insurance available, but only to the extent required by written contract.

For Informational/Bid Purposes Only.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR  
CONTRACTORS – SCHEDULED PERSON OR  
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Where required by written contract or written agreement	All operations of the Named Insured
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Where required by written contract or written agreement	All operations of the Named Insureds
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".