



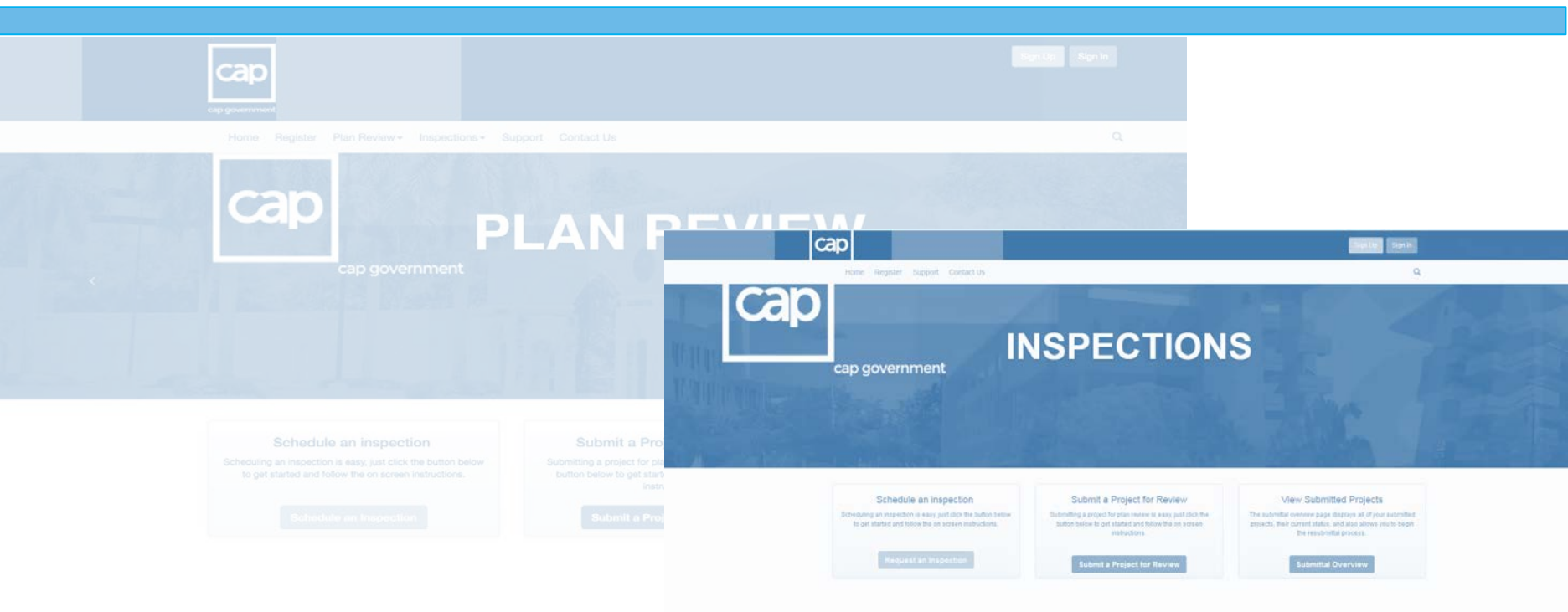
December 21, 2020

REQUEST FOR PROPOSALS

RFP NO. 001-21

FOR

BUILDING PERMIT PLAN REVIEW AND INSPECTION SERVICES



Submitted By:

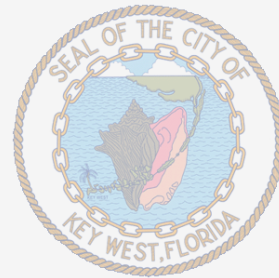


cap government

C.A.P. Government, Inc.

343 Almeria Avenue
Coral Gables, FL 33134
305.448.1711

INTRODUCTION / FORMS



Tab 1

IN THIS SECTION:

- I. Cover Letter
- II. Forms



December 21, 2020

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

RE: Request for Proposals, RFP No. 001-21, Building Permit Plan Review and Inspection Services

To Whom It May Concern:

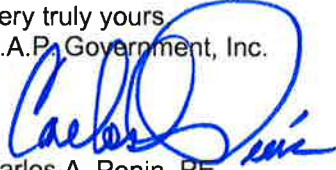
C.A.P. Government, Inc. (CAP) submits this response to the City of Key West (City) for the **Request for Proposals, RFP No. 001-21** to provide Building Permit Plan Review and Inspection Services. We thoroughly understand the Scope of Services and have enclosed two (2) originals and two (2) flash drives of our response to this RFP.

CAP has been outsourcing Building Department Services to government agencies in Miami-Dade, Broward, Palm Beach, Monroe and the Gulf Coast for thirty-one (31) years. Our Corporate philosophy is to successfully deliver these services by creating a positive customer experience without sacrificing accuracy, efficiency, and transparency. We believe that this complements the experience that the City desires for its Building Department's customers. As you review our submittal package, we call your attention to the following points:

- **Qualifications.** CAP was established thirty-one (31) years ago in 1989 and is a pioneer of outsourcing Building Department services to governments throughout South Florida. We currently serve over fifty-five (55) municipalities and six (6) educational clients.
- **Staff Availability.** CAP has over one hundred ninety (190) employees who are fully qualified and licensed by the State of Florida Department of Business and Professional Regulations. They are available to provide Building Official, plans review and inspections services.
- **Location.** Our Corporate Office is located at 343 Almeria Avenue, Coral Gables, FL 33134. In addition, we can draw resources from multiple client municipalities and various offices throughout South Florida including the City of Homestead and the Town of Cutler Bay.
- **Electronic Plans Review (EPR).** Since 2013 CAP has been investing, developing and implementing an EPR platform that allows our Plans Examiners to work electronically in an efficient and transparent manner. Due to the impact of the Pandemic, an increasing number of our Plan reviews and inspection services are currently being provided in real time and using this technology. Our stakeholders have embraced our efforts because of the ease of use and the considerable reduction of the response time. **We will be more efficient, predictable, transparent and safe in delivering our services.**
- **Services.** CAP only contracts with governmental agencies, thus avoiding potential conflicts of interest. The other two (2) Proposers work for both the Public and Private sectors. **Building Department outsourcing is what we do!**

If given the opportunity, we will provide customer centered Building Department services to the City of Key West. If you require any additional information, or wish to discuss this proposal further, please contact me at 305.666.7178.

Very truly yours,
C.A.P. Government, Inc.


Carlos A. Penin, PE
President

Attachment B
Qualifications Statement

Qualification Statement - General

(Include with Proposal Qualifications)

1. Legal Name, Address, and Telephone Number:

C.A.P. Government, Inc., 343 Almeria Avenue

Coral Gables, FL 33134, (305) 448-1711

2. Check one: Corporation ; Partnership ; Individual

3. If a Corporation, State: Florida

Date of Incorporation: April 10, 1989

State in which Incorporated: Florida

Name and Title of Principal Officers

Date of Assuming Position

Carlos A. Penin, PE - President

April 10, 1989

If an Out-of-State Corporation, currently authorized to do business in Florida, give date of such authorization.

4. If Partnership:

Date of Organization: N/A

Nature of Partnership (General, Limited, or Association):

Name and Address of Partners:

N/A

5. If an Individual, State – Name and Address of Owner:

N/A

Attachment E
Local Vendor Certification Pursuant to City of Key West Ordinance
09-22
Section 2-798

N/A

LOCAL VENDOR CERTIFICATION PURSUANT TO CITY OF KEY WEST 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) Principle 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 principle address within 30 miles of the boundaries of the city for at least one (1) 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; and
- 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 proposals.
 - 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.

N/A

Business Name: _____ Phone: _____ Current

Local Address: _____ Fax: _____ (P.O Box numbers may not be used to establish status)

Length of time at this address: _____

Signature of Authorized Representative

Date

NOTARY

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__.

N/A

By _____, of _____

(Name of officer or agent, title of officer or agent) Name of corporation acknowledging)

or has produced _____ as identification.

Signature of Notary

Print, Type or Stamp Name of Notary

Title or Rank

Return Completed form with

Supporting documents to:

City of Key West Purchasing

Attachment F
Indemnification Form

CITY OF KEY WEST INDEMNIFICATION FORM

CONTRACTOR agrees to protect, defend, indemnify, save and hold harmless The City of Key West, all its Departments, Agencies, Boards, Commissions, officers, City's Consultant, agents, servants and employees, including volunteers, from and against any and all claims, debts, demands, expense and liability arising out of injury or death to any person or the damage, loss of destruction of any property which may occur or in any way grow out of any act or omission of the PROPOSER, its agents, servants, and employees, or any and all costs, expense and/or attorney fees incurred by the City as a result of any claim, demands, and/or causes of action except of those claims, demands, and/or causes of action arising out of the negligence of The City of Key West, all its Departments, Agencies, Boards, Commissions, officers, agents, servants and employees. The PROPOSER agrees to investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at its sole expense and agrees to bear all other costs and expenses related thereto, even if it (claims, etc.) is groundless, false or fraudulent. The City of Key West does not waive any of its sovereign immunity rights, including but not limited to, those expressed in Section 768.28, Florida Statutes.

These indemnifications shall survive the term of this agreement. In the event that any action or proceeding is brought against the City of Key West by reason of such claim or demand, PROPOSER shall, upon written notice from the City of Key West, resist and defend such action or proceeding by counsel satisfactory to the City of Key West.

The indemnification provided above shall obligate PROPOSER to defend at its own expense to and through appellate, supplemental or bankruptcy proceeding, or to provide for such defense, at the City of Key West's option, any and all claims of liability and all suits and actions of every name and description covered above which may be brought against the City of Key West whether performed by PROPOSER, or persons employed or utilized by PROPOSER.

The PROPOSER's obligation under this provision shall not be limited in any way by the agreed upon Contract Price as shown in this agreement, or the PROPOSER's limit of or lack of sufficient insurance protection.

PROPOSER: C.A.P Government, Inc.

COMPANY SEAL



343 Almeria Avenue, Coral Gables, Fl 33134

Address

Signature

Carlos A. Penin, PE
Print Name

12/14/2020
Date

President
Title

NOTARY FOR THE PROPOSER

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 14th day of December 2020.

By Carlos A. Penin, President, of C.A.P. Government, Inc.

(Name of officer or agent, title of officer or agent) Name of corporation acknowledging)

or has produced Drivers License as identification.

Monica de Castro

Signature of Notary



Monica De Castro

Print, Type or Stamp Name of Notary

Return Completed form with
Supporting documents to: City
of Key West Purchasing

Notary Public State of Florida

Title or Rank

Attachment G
Anti-Kickback Affidavit

ANTI-KICKBACKAFFIDAVIT

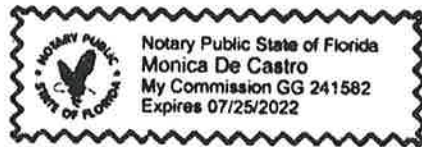
STATE OF FLORIDA)
 : SS
COUNTY OF MONROE)

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein Bid will be paid to any employees of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

BY: Carlos A. Penin, PE 

Sworn and subscribed before me this 14th day of December, 2020.


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



My Commission Expires: 07/25/2022

Attachment H
Public Entity Crimes Form

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 OFFICE AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with RFP, Bid or Contract No. 001-21 for Building Permit Plan Review and Inspection Services
2. This sworn statement is submitted by (Name of entity submitting sworn statement) whose business address is C.A.P. Government, Inc.
343 Almeria Ave. Coral Gables, FL 33134 and (if applicable) its Federal Employer Identification Number (FEIN) is 65-0121594 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.)
3. My name is Carlos A. Penin, PE and my relationship to (Please print name of individual signing)

the entity named above is 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 entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, 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

1. A predecessor or successor of a person convicted of a public entity crime: or
 2. An entity under the control of any natural person who is active in the management of t 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 a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
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.

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

Carlos Penin

(Signature)

12/14/2020

(Date)

STATE OF Florida

COUNTY OF Miami-Dade

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

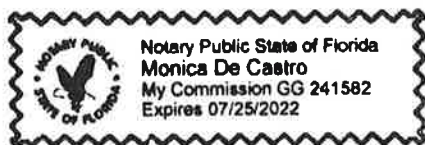
Carlos A. Penin who, after first being sworn by me, affixed his/her signature in the
(Name of individual signing)

space provided above on this 14th day of December, 2020

My commission expires: 07/25/2022

Monica De Castro

NOTARY PUBLIC



Attachment I
Non-Collusion Declaration and Compliance

NON-COLLUSION DECLARATION AND COMPLIANCE WITH 49 CFR §29

ITEM/SEGMENT NO.: _____
F.A.P. NO.: _____
PARCEL NO.: _____
COUNTY OF: _____
BID LETTING OF: _____

I, Carlos A. Penin, PE, hereby
(NAME)
declare that I am President of C.A.P. Government, Inc.
(TITLE) (FIRM)
Of Coral Gables, Florida
(CITY AND STATE)

and that I am the person responsible within my firm for the final decision as to the price(s) and amount of this Bid on this Project.

I further declare that:

1. The prices(s) and amount of this bid have been arrived at independently, without consultation, communication or agreement, for the purpose of restricting competition with any other contractor, bidder or potential bidder.
2. Neither the price(s) nor the amount of this bid have been disclosed to any other firm or person who is a bidder or potential bidder on this project, and will not be so disclosed prior to the bid opening.
3. No attempt has been made or will be made to solicit, cause or induce any other firm or person to refrain from bidding on this project, or to submit a bid higher than the bid of this firm, or any intentionally high or non-competitive bid or other form of complementary bid.
4. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary bid.
5. My firm has not offered or entered into a subcontract or agreement regarding the purchase of materials or services from any firm or person, or offered, promised or paid cash or anything of value to any firm or person, whether in connection with this or any other project, in consideration for an agreement or promise by any firm or person to refrain from bidding or to submit a complementary bid on this project.
6. My firm has not accepted or been promised any subcontract or agreement regarding the sale of materials or services to any firm or person, and has not been promised or paid cash or anything of value by any firm or person, whether in connection with this or any other project, in consideration for my firm's submitting a complementary bid, or agreeing to do so, on this project.
7. I have made a diligent inquiry of all members, officers, employees, and agents of my firm with responsibilities relating to the preparation, approval or submission of my firm's bid on this project and have been advised by each of them that he or she has not participated in any communication, consultation, discussion, agreement, collusion, act or

other conduct inconsistent with any of the statements and representations made in this Declaration.

8. As required by Section 337.165, Florida Statutes, the firm has fully informed the City of Key West in writing of all convictions of the firm, its affiliates (as defined in Section 337.165(l)(a), Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract or for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees of the firm or affiliates who were convicted of contract crimes while in the employ of another company.

9. I certify that, except as noted below, neither my firm nor any person associated therewith in the capacity of owner, partner, director, officer, principal, investigator, project director, manager, auditor, and/or position involving the administration of Federal funds:

(a) is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions, as defined in 49 CFR §29.110(a), by any Federal department or agency;

(b) has within a three-year period preceding this certification been convicted of or had a civil judgment rendered against him or her for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a Federal, State or local government transaction or public contract; violation of Federal or State antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;

(c) is presently indicted for or otherwise criminally or civilly charged by a Federal, State or local governmental entity with commission of any of the offenses enumerated in paragraph 9(b) of this certification; and

(d) has within a three-year period preceding this certification had one or more Federal, State or local government public transactions terminated for cause or default.

10. I(We), certify that I(We), shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this contract by any Federal Agency unless authorized by the Department.

Where I am unable to declare or certify as to any of the statements contained in the above stated paragraphs numbered (1) through (10), I have provided an explanation in the "Exceptions" portion below or by attached separate sheet.

EXCEPTIONS:

(Any exception listed above will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted, indicate to whom it applies, initiating agency and dates of agency action.

Providing false information may result in criminal prosecution and/or administrative sanctions.)

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



PROPOSER: _____ (Seal)

BY: Carlos A. Penin, PE, President
NAME AND TITLE PRINTED

BY: *Carlos A. Penin*
SIGNATURE

WITNESS: *Carlos A. del Pino, PE*

WITNESS: *Antonio Pittano*

Executed on this 14th day of December, 2020

FAILURE TO FULLY COMPLETE AND EXECUTE THIS DOCUMENT MAY RESULT IN THE BID BEING DECLARED NONRESPONSIVE

Attachment J
Cone of Silence Affidavit

CONE OF SILENCE AFFIDAVIT

STATE OF Florida)

: SS

COUNTY OF Miami-Dade)

I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of C.A.P. Government, Inc. have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive solicitations pursuant to City of Key West Ordinance Section 2-773 Cone of Silence (attached).



(signature)

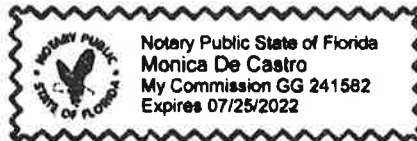
12/14/2020

(date)

Sworn and subscribed before me this

14th Day of December, 2020.

Monica de Castro



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 07/25/2022

Attachment K
Equal Benefits for Domestic Partners

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF Florida)

: SS

COUNTY OF Miami-Dade)

I, the undersigned hereby duly sworn, depose and say that the firm of

C.A.P. Government, 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.

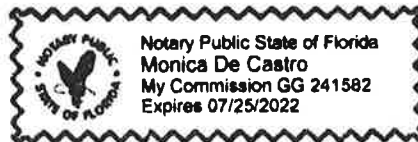
By: _____



Sworn and subscribed before me this

14th day of December, 2020.

Monica de Castro



NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 07/25/2022

Attachment L
Plan Review and Fee Structure



PLAN REVIEW AND FEE STRUCTURE

Type of Job	*Turnaround Time First Check	*Turnaround Time Re-Check
Residential		
New Construction	4 working days	2 working days
Addition	3 working days	2 working days
Remodel	3 working days	2 working days
Non-Residential		
New Construction	5 working days	3 working days
Addition	4 working days	3 working days
Remodel	4 working days	3 working days

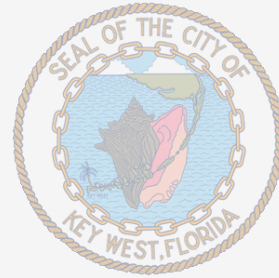
***Turnaround Time** for all Plans Review listed above is based on using the CAP Electronic Plan Review software, remotely. Access to this software will be made available to the City’s Building Department Administrative staff, at no additional charge.

FEE STRUCTURE:

Personnel will need to be provided as needed and during mutually agreed upon office hours for the Municipality's Building Department. Additionally, personnel will need to be available to the Municipality via cell phone, fax, or e-mail 24-hours per day.

Services	Standard Hourly Rate
Building Official Residential and Commercial Inspection (all Trades) Residential and Commercial Plan Review (all Trades) Flood Plain Management	\$ <u>80</u> per hour - one (1) hour min
Additional Staff - as requested by Municipality	
Residential and Commercial Inspection Services Includes Building, Electrical, Plumbing and Mechanical	\$ <u>80</u> per hour - one (1) hour min
Residential and Commercial Plan Review Services Includes Building, Electrical, Plumbing and Mechanical	\$ <u>80</u> per hour - one (1) hour min
Weekend/After Hours/Emergency Inspection Services	\$ <u>95</u> per hour - one (1) hour min
<u>Time tracking will start when staff checks in at the City or first inspection site</u>	

PROJECT EXPERIENCE / REFERENCES



Tab 2

IN THIS SECTION:

- I. Similar Services
- II. Reference Form
(Appendix A)



cap government

City of Key West - Request for Proposals RFQ No. 001-21

TAB 2: PROJECT EXPERIENCE / REFERENCES

C.A.P. Government, Inc. (CAP) has a team of fully qualified, state licensed professionals with extensive experience in providing Building Permit Review and Inspection Services throughout Miami-Dade, Broward, Palm Beach and Gulf Coast Counties.



Name of Entity: City of Aventura
Worked Performed: Plans Review and Building Inspections Services
Term of Engagement: 1995 – Ongoing **(25 Years)**

Project Description: The City of Aventura has contracted with CAP continuously for than twenty-five (25) years to provide full Building Department outsourcing. CAP provides plans review of building, structural, electrical, mechanical, and plumbing and inspections of buildings, accessibility, roofing, electrical, mechanical, gas and plumbing requirements as contained in the Florida Building Code, including any Miami-Dade County High-Velocity Zone and City amendments. CAP also provides the Building Official for the City.



Name of Entity: Town of Cutler Bay
Work Performed: Plans Review and Building Inspections Services
Term of Engagement: 2005 – Ongoing **(15 Years)**

Project Description: The Town of Cutler Bay has contracted with CAP continuously since its inception in 2005. CAP provides full Building Department outsourcing. Services include building and permitting services. CAP also provides the Building Official for the City.



Name of Entity: City of Homestead
Work Performed: Plans Review and Building Inspections Services
Term of Engagement: 2014 – Ongoing **(6 years)**

Project Description: Since 2014, The City of Homestead continuously contracts with CAP. During this time CAP has provided professional services for permitting, plan review and inspection services, and continues to do so. CAP assures compliance with all applicable adopted codes, other city ordinances, and applicable county, state, and federal laws.



Name of Entity: City of Weston
Work Performed: Plans Review and Building Inspections Services
Term of Engagement: 2005 – Ongoing **(15 Years)**

Project Description: The City of Weston has contracted with CAP for fifteen (15) years to provide full Building Department outsourcing. CAP provides the Building Official, plans review of building, structural, electrical, mechanical, and plumbing. CAP performs inspections of buildings, accessibility, roofing, electrical, mechanical, gas and plumbing as contained in the Florida Building Code. CAP provides Permit Technicians and staff to support Document Control.





List of ongoing service contracts with their current status

FULL BUILDING DEPARTMENT				
Entity	Address	Service	On-Going	Contact
City of Aventura	19200 W. Country Club Dr., Aventura, FL 33180	Full Building Department	1995	Ronald J. Wasson City Manager 305.466.8910
Town of Cutler Bay	10720 Caribbean Blvd. Cutler Bay, FL 33189		2005	Rafael G. Casals Town Manager 305.234.4262
City of Weston	17200 Royal Palm Blvd. Weston, FL 33326		2005	Donald P. Decker City Manager 954.385.2000
Village of El Portal	500 NE 87 Street El Portal, FL 33138		2004	Christia Alou Village Manager 3005.795.7880
Town of Southwest Ranches	13400 Griffin Road Southwest Ranches, FL 33330		2006	Andy Berns Town Administrator 954.434.0008
City of South Bay	335 SW 2 Avenue South Bay, FL 33493		2010	Leondrae Camel City Manager 561.996.6751
City of Wilton Manors	2020 Wilton Drive Wilton Manors, FL 33305		2011	Leigh Ann Henderson City Manager 954.390.2120
Town of Lauderdale-by- the- Sea	4501 N Ocean Drive Lauderdale-by-the Sea, FL 33180		2011	William Vance Town Manager 954.640.4203
North Bay Village	1666 Kennedy Causeway North Bay Village, FL 33141		2013	Ralph Rosado Village Manager 305.756.7171
City of Pahokee	207 Begonia Drive Pahokee, FL 33476		2015	Chandler F. Williamson City Manager 561.924.5534
Town of Briny Breezes	4802 North Ocean Blvd. Briny Breezes, FL 33435		2016	William Thrasher Town Manager 561.272.5495
City of Belle Glade	110 Martin Luther King Jr., Blvd W. Belle Glade, FL 33430		2017	Lomax Harrelle City Manager 561.996.0100
City of West Park	1965 South State Road 7 West Park, FL 33023		2017	W. Ajibola Balogun City Manager 954.989.2688



List of ongoing service contracts with their current status

SUPPLEMENTAL				
Entity	Address	Service	On-Going	Contact
City of Lauderdale	5581 W. Oakland Park Lauderhill, FL 33313	Supplemental Plans Review & Inspections	2005	Charles Faranda City Manager 954.730.3000
City of Fort Lauderdale	100 North Andrews Avenue, Fort Lauderdale, FL 33301		2006	Chris Lagerbloom City Manager 954.828.5013
City of North Miami Beach	17011 NE 19 Avenue N. Miami Beach, FL 33162		2007	Esmond K. Scott City Manager 305.948.2900
City of Parkland	6600 University Drive Parkland, FL 33067		2008	Nancy Morando City Manager 954.757.4123
City of Miami Beach	1700 Convention Center Drive Miami Beach, FL 33139		2009	Jimmy L. Morales City Manger 305.673.7010
Town of Davie	6591 Orange Drive Davie, FL 33314		2012	Richard J. Lemack Town Administrator 954.797.1034
Village of Biscayne Park	600 NE 114 Street Biscayne, FL 33161		2012	Krishan Manners Village Manager 305.899.8000
City of Oakland Park	3650 NE 12 Avenue Oakland Park. FL 33334		2012	David Hebert City Manager 954.630.4200
City of Doral	8401 NW 53 Terrace Doral, FL 33166		2013	Albert P. Childress City Manager 305.593.6697
Village of Bal Harbour	655-96 th Street Bal Harbour, FL 33154		2013	Jorge M. Gonzalez Village Manager 305.866.4633
City of Hollywood	2600 Hollywood Boulevard Hollywood, FL 33020		2013	Wazir Ishmael City Manager 954.921.3201
Village of Pinecrest	13645 Pinecrest Parkway Pinecrest, FL 33156		2014	Yocelyn Galiano Village Manager 305.234.2121
City of Coconut Creek	4800 West Copans Road Coconut Creek, FL 33063		2014	Karen Brooks City Manager 954.973.6720
City of Coral Gables	Biltmore Way, First Floor Coral Gables, FL 33134		2015	Peter Iglesias, PE City Manager 305.460.5202



List of ongoing service contracts with their current status

City of Boynton Beach	100 E. Ocean Avenue Boynton Beach, FL 33435	Plans Review & Inspections	2014	Lori LaVerriere City Manager 561.742.6010
City of Coral Springs	9500 West Sample Rd. Coral Springs, FL 33065		2015	Frank Babinec City Manager 954.344.1142
City of Delray Beach	100 NW 1 Avenue Delray Beach, FL 33444		2015	Brenda Vega City Manager 561.243.7015
City of Greenacres	5800 Melaleuca Lane Greenacres, FL 33463		2015	Andrea McCue City Manager 561.642.2017
City of Naples	735 8 th Street South Naples, FL 34102		2015	Charles Chapman City Manager 239.213.1030
Town of Palm Beach	360 South County Road Palm Beach, FL 33480		2015	Kirk Blouin Town Manager 561.838.5410
Village of Wellington	12300 Forest Hill Boulevard Wellington, FL 33141		2015	Paul Schofield Village Manager 561.791.4110
City of Dania Beach	100 W. Dania Beach Blvd. Dania Beach, FL 33004		2016	Ana Garcia City Manager 954.924.6800
City of Miami	3500 Pan American Dr. Miami, FL 33133		2016	Arthur Noriega City Manager 305.416.1025
City of Riviera Beach	600 West Blue Heron Blvd. Riviera Beach, FL 33404		2016	Jonathan Evans City Manager 561.845.4000
City of West Palm Beach	401 Clematis Street West Palm Beach, FL 33401		2016	Keith James Mayor & City Manager 561.822.1210
Palm Beach County	50 South Military Trail West Palm Beach, FL 33145		2016	Verdenia C. Baker County Administrator 561.355.6726
Village of Islamorada	86800 Overseas Highway Islamorada, FL 33036		2016	Seth Lawless Village Manager 305.664.6460
City of Marco Island	50 Bald Eagle Drive Marco Island, FL 34145		2017	David Harden Building Official 239.389.5000
Town of Fort Myers Beach	2525 Estero Boulevard Fort Myers Beach, FL 33931		2018	Roger Hernstadt Town Manager 239.765.0202



List of ongoing service contracts with their current status

Village of Palm Springs	226 Cypress Lane Palm Springs, FL 33461	Plans Review & Inspections	2018	Richard J. Reade Village Manager 561.965.4011
Sarasota County	1001 Sarasota Center Sarasota, FL 34240		2018	Kathleen Croteau Building Official 941.861.6020
City of Homestead	100 Civic Court Homestead, FL 33030		2018	Joseph M. Corradino Development Services 305.224.4529
Town of Highland Beach	3614 South Ocean Blvd. Highland Beach, FL 33487		2018	Jeff Remas Building Official 561.278.4540
City of Lake Worth	7 North Dixie Highway Lake Worth, FL 33460		2018	Michael Bornstein City Manager 561.586.1689
City of Lake Wales	201 W Central Avenue Lake Wales, FL 33853		2018	James Slaton Interim City Manager 863.678.4182
Village of Key Biscayne	88 West McIntyre Street Key Biscayne, FL 33149		2019	Andrea Agha Village Manager 305.365.5514
Village of Royal Palm Beach	1050 Royal Palm Beach Blvd. Royal Palm Beach, FL 33411		2019	Raymond C. Liggins Village Manager 561.790.5103
Town of Jupiter	210 Military Trail Jupiter, FL 33458		2019	Matt Benoit Town Manager 561.741.2214
City of Fort Pierce	100 N U.S. Highway 1 Fort Pierce, FL 34950		2019	Nick Mimms City Manager 772.465.4170
City of North Port	4970 City Hall Boulevard North Port, FL 34286		2019	Peter Lear City Manager 941.429.7076
City of Clewiston	115 W Ventura Avenue Clewiston, FL 33440		2019	Randy Martin City Manager 863.983.1484
City of Cocoa	65 Stone Street Cocoa, FL 32922		2019	Charlene Neuterman Deputy Director 321.433.8509
City of Sanibel	800 Dunlop Road Sanibel, FL 33957		2019	Judith A. Zimomra City Manager 239.472.3700Ray
Town of Loxahatchee Groves	155 F Road Loxahatchee Groves, FL 33470		2019	Jamie Titcomb Town Manager 561.793.2418



List of ongoing service contracts with their current status

Village of Tequesta	345 Tequesta Drive Tequesta, FL 33469		2019	Jeremy Allen Village Manager 561.768.0460
Town of Pembroke Park	3150 SW 52nd Ave. Pembroke Park, FL 33023		2020	Juan C. Jimenez Town Manager 954.966.4600 x 203
City of Plantation	401 NW 70 Terrace Plantation, FL 33317		2020	Danny Ezzeddine Director / Building Official 954.797.2250
Town of Lake Park	535 Park Avenue Lake Park, FL 33403		2020	Vivian Mendez Town Clerk 561.881.3311
EDUCATIONAL CLIENTS				
Entity	Address	Service	On-Going	Contact
Miami Dade College	11011 SW 104 Street Miami, FL 33176	Plans Review & Inspections	2007	Robert Fasco Vice Provost 305.237.2402
Florida International University	11555 SW 17 Street Miami, FL 33199		2007	John Cal Vice President 305.348.4085
Miami-Dade School Board	12525 NW 28 Avenue Miami, FL 33167		2006	Raul F. Perez Chief Facilities Design & Construction Officer 305.995.1401
School Board of Broward County	2301 NW 26 Street Oakland Park, FL 33311		2014	Robert F. Hamberger Building Official 754.321.4800
School District of Palm Beach County	3661 Interstate Park Road North Riviera Beach, FL33404		2018	Thomas Hogarth Building Director 561.383.2028
University of Miami	1400 NW 10 th Avenue Miami, FL 33136		2019	Vilma Diaz Facilities Ops. & Planning 305.243.9194

REFERENCE FORM - APPENDIX A

Reference # 1

Organization Name: City of Aventura Telephone # 305.466.8910

Contact Name: Mr. Ronald J. Wasson Email Address: rwasson@cityofaventura.com

Scope of Work Provided: CAP provides the Building Official, plans review of building, structural, electrical, mechanical and plumbing. CAP performs inspections of buildings, accessibility, roofing electrical, mechanical, gas, plumbing as contained in the Florida Building Code.

Present Contract Status: 1995 Contract Dates: Ongoing

Reference # 2

Organization Name: Town of Cutler Bay Telephone # 305.234.4262

Contact Name: Mr. Rafael Casals Email Address: rcasals@cutlerbay-fl.gov

Scope of Work Provided: CAP provides full Building Department outsourcing services including the Town's Building Official, plan review and inspection services. CAP provides the Town with the following disciplines building, structural, electrical, mechanical and plumbing. CAP also provides Permit Technicians and staff to support Document Control

Present Contract Status: 2005 Contract Dates: Ongoing

Reference # 3

Organization Name: City of Weston Telephone # 954.385.2000

Contact Name: Mr. Donald P. Decker Email Address: ddecker@westonfl.org

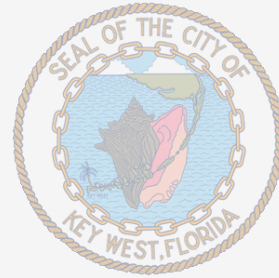
Scope of Work Provided: CAP provides the Building Official, plans review of building, structural, electrical, mechanical and plumbing. CAP performs inspections of buildings, accessibility, roofing, electrical, mechanical, gas and plumbing as contained in the Florida Building Code. CAP also provides Permit Technicians and staff to support Document Control

Present Contract Status: 2005 Contract Dates: Ongoing

Authorized Representative's Signature  Date: 12/14/2020

Name (Printed) and Title: Carlos A. Penin, PE, President

PROFESSIONAL EXPERIENCE / QUALIFICATIONS



IN THIS SECTION:

- I. Company Qualifications
- II. Resumes / Licenses
- III. Supervision and
Personnel

Methodology and Approach



City of Key West - Request for Proposals RFQ No. 001-21

TAB 3: PROFESSIONAL EXPERIENCE / QUALIFICATIONS

COMPANY QUALIFICATIONS

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

Today CAP is recognized as an industry leader in providing Building Department services to **over fifty-five (55) municipalities and six (6) educational clients across Florida.**

For over 20 years the Zweig Group has recognized the 100 fastest growing architecture, engineering, planning, and environmental consulting firms in the United States. **In 2017, 2018, 2019 and again in 2020** our company was a recipient of the prestigious Hot Firm & A/E Industry Award at the annual Awards Conference.



In 2017 and in 2018 CAP has been recognized as one of the 100 fastest-growing, Gator-owned businesses in the world. Alumni from the University of Florida have created and guided some of the most innovated and profitable businesses in the nation and the world.

We are leaders in the outsourcing of Building Department services and are recognized by our clients as one of the most respected and best managed firms in this business. This respect and our customer centered approach has helped us build a team of 200 + professionals, including Engineers, Architects, Building Officials, Plans Examiners, Inspectors, Permit Technicians and Administrative staff.

CAP is a State of Florida Corporation that operates out of three (3) offices in Florida. Our clients stretch throughout Miami-Dade, Broward, Palm Beach and Gulf Coast Counties.

C.A.P. GOVERNMENT, INC.

- Miami-Dade** 343 Almería Avenue
Coral Gables, FL 33134
- Broward** 100 SE 12 Street
Fort Lauderdale, FL 33316
- Palm Beach** 1910 N. Florida Mango Rd.
W. Palm Beach, FL 33409

For over thirty-one (31) years, CAP has maintained an exemplary track record of our professional management of all phases of the building and permitting process. CAP's expertise involves developing tailored solutions to plans review, inspections and code compliance to government entities.

Our team of qualified personnel performs Building Code Services per Chapter 553 and 468, Part XII of the Florida Statutes, the Florida Building Code (FBC)

and all relevant laws and codes. Our staff is certified by the State of Florida Building Code Administrators and Inspectors Board and the State of Florida Board of Professional Engineers. We are also certified by the Miami-Dade and Broward County Board of Rules and Appeals (BORA) and State Requirements for Educational Facilities (SREF). **As a safeguard, all CAP employees undergo a criminal background check and comply with CAP's Drug-Free Workplace Policy.**





cap government

City of Key West - Request for Proposals RFQ No. 001-21

RESUME OF KEY EMPLOYEES

For Resumes of Key Employees please see the pages that follow.

SUPERVISION AND PERSONNEL

We have identified the following personnel as our Key Staff members who will be assigned to serve the City of Key West. The supervision of the staff to be assigned to this contract will be provided by the Key Managers listed below:

Mr. Carlos A. Penin, PE **Principal-in-Charge**

Mr. Penin is a Professional Engineer with over thirty-five (35) years of experience. He founded C.A.P. Government, Inc. in 1989 and continues to serve as its President. Mr. Penin will assure that the proper resources are allocated to the managing of this contract. He oversees the contractual responsibilities of all our clients and uses a hands-on management style to assure that all obligations are met by our Managers and staff.

Mr. Ross Prieto, BU, PX, BN **Miami-Dade Municipal Director and Building Official**

Mr. Prieto is a licensed Building Official and Certified Floodplain Manager with twenty-five (25) years of managerial, supervisory and building code administration experience. Previously he served as the Surfside Building Department Director and Floodplain Manager providing operational oversight of all Building, Floodplain, CRS and ADA compliance issues for the Town.

Mr. Carlos A. Del Pino, PE **QA/QC**

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

Mr. Eduardo Diaz-Delucca, RA **QA/QC**

Mr. Diaz has over thirty-five (35) years of experience in programming, site and building analysis, master planning, project development of designs, materials selection and specifications. He has overseen the design and construction of document production with construction administration phase services, including site visits, meetings and submittal evaluations.

CAP's personnel are qualified and experienced in providing plan review, inspections, and administrative services that are **prompt, courteous, efficient, safe and effective.**



City of Key West - Request for Proposals RFQ No. 001-21

cap government

CAP commits to provide the most efficient, customer centered and professional administration and support to the City by providing:

Fully accredited and licensed Professional Engineers, Architects, Building Officials, Plans Examiners and Inspectors.

- Inspecting building, plumbing, electrical, heating, air conditioning, and mechanical installations in the process of construction, expansion, alteration or removal and assure that such work is done in conformance with applicable codes, approved plans and permits.
- Create, publish and disseminate to CAP Staff only the highest quality operational standards by enforcing the Florida Building Code.
- Assure compliance with goals by monitoring the Plans Review and Inspections process.

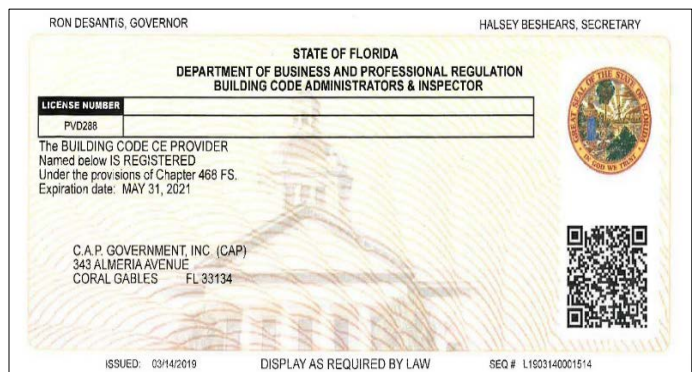
Our Quality Control team will create:

- Goals for timeliness in accordance with the City’s requirements (turnaround time)
- Quality Control by adhering to the FBC, SREF, County Code of Ordinances and other applicable rules and regulations and enforce correction of defects.
- Professionalism by adhering to a quality and frequency of interaction with City Staff and other stakeholders in the Permitting process.

Overall, CAP will effectuate “Best Practices” by executing procedures that are acceptable and prescribed as being professional and effective.

- Provide Plans Examiners who are qualified to determine that the plans submitted for review, comply with all applicable building, plumbing, mechanical, electrical, gas, fire prevention, energy and accessibility codes.
- Provide Building Code inspectors who conduct inspections in building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, for compliance with the Florida Building Code per all City standards as required.
- Provide Certified Building Official responsible for signing off on permits, certificates of occupancy, final inspections, etc.

Our employees are required to participate in an annual ethics training course, adhere to company’s code of conduct and take education credits to maintain the required certifications for their positions. In April 2016, CAP became an Educational Provider accredited by the Florida Department of Business and Professional Regulation and is further recognized by the Florida Building Code Administrator and Inspection Board. CAP encourages to obtain additional certifications through training programs that are covered 100% by CAP.





cap government

City of Key West - Request for Proposals RFQ No. 001-21

CAP's customer centered services have helped us build a team of 200 + professionals, including Engineers, Architects, Building Officials, Plans Examiners, Inspectors, Permit Technicians, and Administrative staff. Our highly qualified professionals are capable of providing services on an "as-needed basis" to the City. We will provide Building Permitting and Inspection Services for all the required disciplines as shown in our Organizational Chart which can be found in the appropriate Section of this document.

CAP is prepared to inspect buildings, plumbing, electrical, heating, air conditioning, and mechanical installations in the process of construction, expansion, alteration or demolition and assure that such work is done in conformance with all applicable codes, approved plans and permits. Identify violations of the Florida Building Code, City Code of Ordinances and other applicable rules and regulations and enforce the correction of defects. Maintain records and generate reports. Upon completion of construction, assist with final inspections to verify full compliance with codes and approved plans to achieve the issuance of Certificates of Occupancy or Completion.

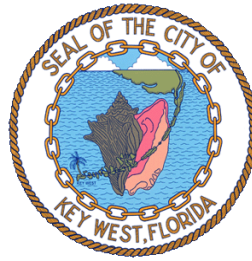
Our experience and qualifications meet or exceed the requirements listed in the RFP. We commit to deliver efficient, cost-effective and quality solutions to the City of Key West by providing the necessary resources and services as required in the Scope of Work.

We have assembled a team of professionals who are available to provide services to City of Key West's Building Department.

Following is a list of CAP staff with the description of their role, years of experience and licensure information:



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

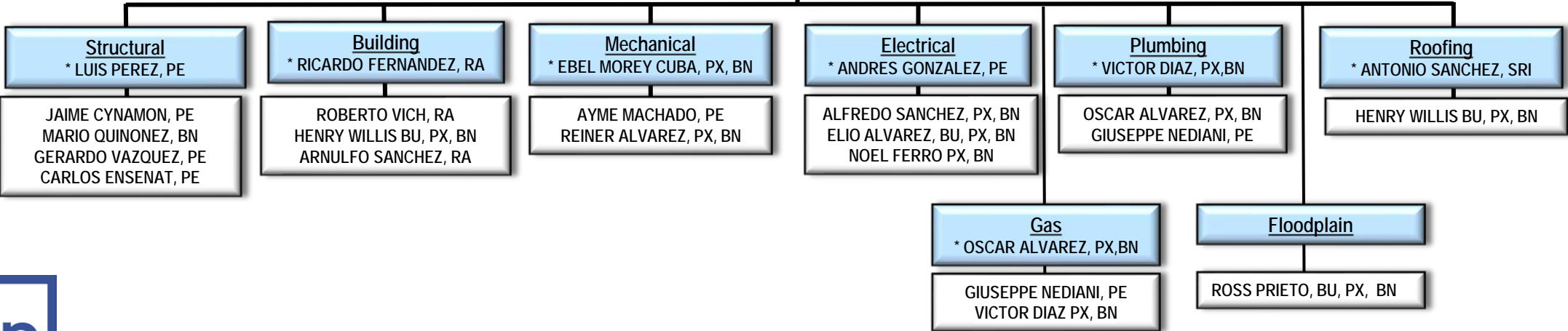


CITY MANAGER
 GEORGE W. VELIZ

PRINCIPAL-IN-CHARGE
 CARLOS A. PENIN, PE

BUILDING OFFICIAL
 ROSS PRIETO, BU, PX, BN

QA/QC MANAGER
 CARLOS DEL PINO, PE
 EDUARDO DIAZ, RA



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



WORK EXPERIENCE

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

EDUCATION

MS in Environmental and Urban Studies
Florida International University

BS Civil Engineering
University of Florida

STATE OF FLORIDA LICENESES

Professional Engineer
PE33216

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

1989 – Present

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

Regional Manager, Keith & Schnars, PA

1984 – 1989

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

Project Engineer, Williams, Hatfield & Stoner, Inc.

1980 – 1984

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

Civil Engineer, Ferendino/Grafton/Spillis/Candela

1978 – 1980

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

Civil Engineer, Florida Quality Contractors

1977 - 1978

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

Carlos A. Penin, PE
President

Licensee Details

Licensee Information

Name: **PENIN, CARLOS ANTONIO (Primary Name)**
Main Address: **343 343 ALMERIA AVENUE
CORAL GABLES Florida 33134**
County: **DADE**
License Mailing: **343 ALMERIA AVENUE
CORAL GABLES FL 33134**
County: **DADE**
LicenseLocation:

License Information

License Type: **Professional Engineer**
Rank: **Prof Engineer**
License Number: **33216**
Status: **Current,Active**
Licensure Date: **03/25/1983**
Expires: **02/28/2021**

Special Qualifications **Qualification Effective**

Alternate Names

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However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

**ROSENDO E. PRIETO, BU
MUNICIPAL DIRECTOR /
BUILDING OFFICIAL**



Mr. Prieto has over twenty- five (25) years of managerial, supervisory and building code administration experience. Previously he served as the Surfside Building Department Director and Floodplain Manager providing operational oversight of all Building, Floodplain, RS and ADA compliance issues for the Town.

EDUCATION

Bachelor of Science in Construction Management
Florida International University

Master of Science in Construction Management
Florida International University

STATE OF FLORIDA LICENESSES

Building Code Administrator
BU1526

Building Plans Examiner
PX2817

Building Inspector
BN2888

Standard Roofing Inspector
SRI24

Certified General Contractor
CGC054030

Certified Roofing Contractor
CCC057342

WORK EXPERIENCE

**Municipal Director/ Building Official,
C.A.P. Government, Inc.**

2020 – Present

Primary municipal client contact for Miami-Dade County. Responsible for maintaining and developing relationships with upper-level decision-makers. Closely monitors project plans and communicates progress by creating internal and external status reports and other client communication. Advises upper management on servicing issues arising from problems identified through service or technical support calls with clients. Responsible for effectively speaking to various internal and external audiences to build and foster positive working relationships. Establish, develop, and maintain business relationships with current clients and prospective clients in the assigned territory/market segment to generate new business for the organization.

**Building Official & Floodplain Manager, Town of
Surfside**

2013 – 2020

Director of Building Department and Floodplain Management operations, including document intake, plan review and issuance of all permits. Oversight of all inspection services and departmental communications. Floodplain management duties include direction of all critical data collection, plan review and inspection processes. Coordination of the Community Rating System application data compilation, heading the Program for Public Information Committee and engagement with the Insurance Services Office verification visits. ADA compliance coordination of all municipal construction and existing access elements. Surfside Safety Officer overseeing compliance with OSHA regulations for all Town operations. Title VI Coordinator ensuring equal access to public programs for all participants.

**Senior Building Inspector, Inspections Services
Coordinator & Acting Building Official, City of Miami
Beach**

2007 – 2013

Principal Projects: Lead Inspector and Advisor during the Fontainebleau and Eden Roc Hotels Construction, Alteration and Remodeling 2007 through 2010.

Rosendo E. Prieto, BU
Municipal Director /Building Official

- Perform residential and commercial structural building inspections for compliance with the Florida Building

Code. Perform residential and commercial roofing system installation inspections for compliance with the Florida Building Code- High Velocity Wind Zone standards. Highly responsible, advanced technical, supervisory and administrative work in enforcing compliance with applicable national, state and local laws, codes, ordinances and regulations. Daily organization and coordination of all building and roofing inspections. Consulted concerned city residents regarding subjects ranging from code and inspection questions to plan review commentary and wind hazard mitigation options for homes. Review and evaluate plans for compliance with building, accessibility, roofing and flood code requirements.

Supervising General Contractor, Owners Representative, The Related Group 2007

Principal Project: Columbus Residential Tower at 50 Biscayne primarily supervising general contractor John Moriarty and Associates and JORDA Mechanical.

- Contracted to administer, manage and direct the design – build construction coordination elements of a 55- story high- rise residential building. Duties including design coordination, contract execution, project auditing and permitting. Served in advisory capacity assisting with the compliance issues relating to multiple regulatory agencies on the project including the City of Miami, DERM, the State of Florida Department of Transportation. Developed and implemented monitoring and assessment tools and procedures for multiple critical areas of the project simultaneously to assure optimal productivity, quality and elemental value. Extensive troubleshooting of construction conflicts specifically related to design drawings and field necessitating solutions maintaining design integrity, adherence to the established schedule and budget and compliance with code requirements. Responsible for design development revision of all architectural, structural, electrical, mechanical and civil engineering drawings with respective engineers, architect and contractors.

Structural Building & Roofing Inspector, City of Hialeah 2005 – 2007

Principal Projects: Residential & Commercial Construction

- Performed residential and commercial structural building inspections for compliance with the Florida Building Code. Performed residential and commercial roofing system installation inspections for compliance with the Florida Building Code- High Velocity Wind Zone standards. Performed courtesy inspections related to building code violation and/ or unsafe structures cases and conferred with the design professionals and applicants for case resolution via legalization and/ or demolition. Performed emergency, on-call inspections for fire, storm, flood or accidental structural damage assessment inspections conferring with on- site emergency responders, insurance adjusters, owners and other professionals. Performed Fire Department referral inspections of existing structures for miscellaneous safety concerns. Inspected and evaluated structures for 40-year recertification requirements. Daily organization and coordination of all building and roofing inspections for staff and consulting inspectors. Consulted concerned city

Rosendo E. Prieto, BU
Municipal Director /Building Official

- residents regarding subjects ranging from code and inspection questions to plan review commentary and wind hazard mitigation options for homes. Reviewed plans for compliance with building, accessibility, roofing and flood code requirements.

Principal & Project Manager, RRP Construction Company Incorporated

1992 – 2005

Principal Projects: General Contracting & Shell Construction

- As founder of RRP Construction Company specializing in general contracting and shell construction, his responsibilities included developing a client base in the competitive South Florida Market. He was responsible for direct supervision of all construction and financial operations. In the aftermath of Hurricane Andrew, the firm turned its attention to the community and actively participated in the reconstruction of over \$4 million residential and commercial projects. Management of \$3 million design- build construction of planned use residential development including design coordination, permitting, regulatory agency compliance, contract execution and administration and project auditing. Responsible for design development, revision of all architectural, structural, electrical, mechanical and civil engineering with respective engineers and architects and the Town of Davie Building Department involved in the approval of this 27-unit townhome community.

Project Manager, Labiada & Prieto Land Corporation

1998 – 2001

Management of \$4 million planned use residential development and construction operations including feasibility study, land acquisition, project financing, project cost analysis and operational supervision of the project's construction. Development of utilities and civil engineering services. Responsible for the design, development and revision of all architectural, structural, electrical, mechanical and civil engineering with respective engineers and designers. Performed as liaison with all regulatory bodies including document preparation and presentation to South Florida Water Management District, Planning and Development Board, Platting Commission, Fire Department and Building Department involved in the approval of this 23-unit single family residential project.

Operations Manager, Century Partners Group

1998

Century Partners Group is a \$60 million real estate development firm dedicated to acquiring and developing residential and commercial properties. As administrator of multiple construction projects in Miami- Dade and Broward Counties he answered directly to the C.E.O of the residential development division. As operations manager of CPG I was contracted to troubleshoot and organize the start- up development division. He oversaw development and construction of multiple residential projects totaling over 3,000 units from inception including acquisition, code analysis, troubleshooting, construction logistics, development supervision, marketing and sales strategy of these diverse projects in differing stages of completion.

Assistant Director of Building & Zoning, City of Miami Shores Village

1997 – 1998

As Assistant Director of Miami Shores Village Building and Zoning Department, he was responsible for the review of building plans and contractor credentials to determine compliance to Florida statutes, South Florida Building Code and Dade County requirements along with Miami Shores Zoning and Development Code and Historical Preservation Society guidelines. He was also responsible for structural building and roofing inspections and code enforcement issues within the jurisdiction.

Adjunct Professor, Florida International University

1997 – 2002

College of Engineering and Design: Construction Management Department. Instructor of Construction Management curriculum courses at the undergraduate and graduate levels.

Structural Building & Roofing Inspector, City of Miami

1995 – 1996

Principal Projects: Residential & Commercial Construction Performed residential and commercial structural building inspections for compliance with the South Florida Building Code. Performed residential and commercial roof system installation inspections for compliance with the South Florida Building Code and Dade County Building Code Compliance regulations. Inspected structures for condemnation and preparation of documents for presentation to the Dade County Unsafe Structures Board. Inspected commercial locales for compliance under business license regulatory requirements. Worked closely with the City of Miami Neighborhood Enhancement Team in their efforts to revitalize blighted neighborhoods, duties included consulting with owners, community leaders and developers in formulating solutions to the challenges faced by these areas.

Superintendent, JJW Construction Company

1990 – 1992

Principal Project: Fisher Island. Responsibilities ranged in this position from administrative duties of record keeping and organization to direct control of subcontractors, consultants and company employees for all aspects of building construction in Fisher Islands Bayview Building 10 valued at \$23 million and Bayview Building 9 valued at \$31 million, both 10 story luxury custom condominium.

Licensee Details

Licensee Information

Name: **PRIETO, ROSENDO E (Primary Name)**
Main Address: **210 172ND ST, #436
SUNNY ISLES Florida 33160**
County: **DADE**

License Mailing: **130 W, 53 STREET
HIALEAH FL 33012**
County: **DADE**

LicenseLocation: **130 W. 53 STREET
HIALEAH FL 33012**
County: **DADE**

License Information

License Type: **Building Code Administrator**
Rank: **Building Code A**
License Number: **BU1526**
Status: **Current,Active**
Licensure Date: **11/07/2006**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**

Alternate Names

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However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

Licensee Details

Licensee Information

Name: **PRIETO, ROSENDO E (Primary Name)**
Main Address: **210 172ND ST, #436
SUNNY ISLES Florida 33160**
County: **DADE**

License Mailing:

LicenseLocation:

License Information

License Type: **Standard Plans Examiner**
Rank: **Plans Examiner**
License Number: **PX2817**
Status: **Current,Active**
Licensure Date: **12/04/2006**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**
Building **12/04/2006**

Alternate Names

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Licensee Details

Licensee Information

Name: **PRIETO, ROSENDO E (Primary Name)**
Main Address: **210 172ND ST, #436
SUNNY ISLES Florida 33160**
County: **DADE**

License Mailing:

LicenseLocation: ***Private Address* *Private Address*
Private Address
Private Address
*Private Address***

License Information

License Type: **Standard Inspector**
Rank: **Inspector**
License Number: **BN2888**
Status: **Current,Active**
Licensure Date: **04/17/1997**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**
Building

Alternate Names

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

WORK EXPERIENCE

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

EDUCATION

MS in Civil Engineering
Polytechnic University of Puerto Rico

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

STATE OF FLORIDA LICENESSES

Professional Engineer
PE59888

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

State Requirements for Educational
Facilities (SREF)

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

2007 – Present

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

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

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

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

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

Miami Dade College (MDC) Hialeah & Kendall Campus

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

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

Licensee Details

Licensee Information

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

License Mailing:

LicenseLocation:

License Information

License Type: **Professional Engineer**
 Rank: **Prof Engineer**
 License Number: **59888**
 Status: **Current,Active**
 Licensure Date: **05/28/2003**
 Expires: **02/28/2021**

Special Qualifications	Qualification Effective
Civil	05/28/2003
Structural 1	08/28/2007
Advanced Building Code Course Credit	02/16/2015

Alternate Names

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**EDUARDO DIAZ – DELUCCA, RA
REGISTERED ARCHITECT**

Mr. Diaz has over forty (40) years of experience in Programming, Site & Building Analysis, Master Planning, Project development from Designs, Materials Selection & Specifications.

EDUCATION

Bachelor's in Architecture
Tulane University School of Architecture

Master's in Architecture
Tulane University School of Architecture

STATE OF FLORIDA LICENESES

Registered Architect
AR97629



WORK EXPERIENCE

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

2020 – Present

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

**Senior Project Architect & Project Manager-
Synalovski Romanik Saye Architects LLC, Fort
Lauderdale, FL**

2014 – Present

Mr. Diaz oversaw the design and construction documents production of various types of projects. He had a close collaboration with firm Principal in Concept Design, Site Plan Submittals & Permit Sets. He also took part in Construction administration phase services, including site visits and meetings, submittal evaluation and RFI's.

**Design and Managing Principal- Arquitectos
Diaz CSP, San Juan, PR**

1997- 2014

Responsible for all project designs, contracts, staffing, project scheduling, budgeting and staffing as well as writing and editing of technical specifications.

**Project Manager –Horacio Diaz FAIA,
Architecture & Planning, San Juan, PR**

1979- 1997

Responsible for design and construction documents production for various types of projects. Performed construction administration phase services, including site visits and meetings, submittal evaluation and RFI's.

Eduardo Diaz- Delucca, RA
Registered Architect

Licensee Details

Licensee Information

Name: **DIAZ-DELUCCA, EDUARDO RAUL (Primary Name)**
Main Address: **533 NE 3RD AVE
APT 325
FORT LAUDERDALE Florida 33301**
County: **BROWARD**
License Mailing:
LicenseLocation:

License Information

License Type: **Architect**
Rank: **Architect**
License Number: **AR97629**
Status: **Current,Active**
Licensure Date: **06/25/2015**
Expires: **02/28/2021**

Special Qualifications **Qualification Effective**

Alternate Names

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LUIS PEREZ, PE STRUCTURAL ENGINEER

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

EDUCATION

BS in Civil Engineer
University of Havana

STATE OF FLORIDA LICENESSES

Structural Engineer
PE36145

Board of Rules & Appeals (BORA)

WORK EXPERIENCE

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

2015 – Present

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

City of Miami Beach, Miami Beach

2013 – 2015

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

City of Miami Beach, Miami Beach

2004 – 2013

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

Wolfberg Alvarez & Partners, (WA)

1999 - 2004

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



Luis Perez, PE
Structural Engineer

The Raul Puig Group, P.A.

1993 - 1999

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

Bliss & Nyitray, Inc.

1989 - 1993

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

Cantor, Seinuk, Puig & Associates

1984 - 1988

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

Licensee Details

Licensee Information

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

License Mailing: **16944 SW 80TH COURT
 PALMETTO BAY FL 331574739**
 County: **DADE**

LicenseLocation:

License Information

License Type: **Professional Engineer**
 Rank: **Prof Engineer**
 License Number: **36145**
 Status: **Current,Active**
 Licensure Date: **08/02/1985**
 Expires: **02/28/2021**

Special Qualifications **Qualification Effective**
Special Inspector **04/13/1999**

Alternate Names

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Licensee Details

Licensee Information

Name: **WILLIS, HENRY LORAND (Primary Name)**
Main Address: **18800 SW 288TH STREET
HOMESTEAD Florida 33030**
County: **DADE**

License Mailing:

LicenseLocation:

License Information

License Type: **Standard Inspector**
Rank: **Inspector**
License Number: **BN3908**
Status: **Current,Active**
Licensure Date: **08/28/2000**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**
Building
Coastal Construction

Alternate Names

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RICARDO J. FERNANDEZ, RA REGISTERED ARCHITECT

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

EDUCATION

BS in Architecture
University of Florida

Honors, AIA Scholastic Merit

STATE OF FLORIDA LICENESSES

Registered Architect
AR0007304

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

WORK EXPERIENCE

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

2019 – Present

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

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

1978 – 2019

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

Ricardo J. Fernandez
Registered Architect

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

Licensee Details

Licensee Information

Name: **FERNANDEZ, RICARDO J (Primary Name)**
Main Address: **1900 SW 3RD AVE STE 800
MIAMI Florida 33129**
County: **DADE**
License Mailing: **PO BOX 140897
CORAL GABLES FL 33114-0897**
County: **DADE**
LicenseLocation:

License Information

License Type: **Architect**
Rank: **Architect**
License Number: **AR0007304**
Status: **Current,Active**
Licensure Date: **12/01/1992**
Expires: **02/28/2021**

Special Qualifications **Qualification Effective**

Alternate Names

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

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

EDUCATION

Degree in Economy and Commerce

Degree in HVACR

STATE OF FLORIDA LICENESSES

Mechanical Plans Examiner
PX3725

Mechanical Inspector
BN6856

Certified Mechanical Contractor
CMC1250692

Certified Air Conditioning Contractor
CAC1817283

WORK EXPERIENCE

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

2018 – Present

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

President, AC 2U Corp.

2012 – 2018

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

Foreman, Danajo Industrial

2008 – 2012

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

AC Technician, Copextel SA Ciba

1997 – 2001

Responsibilities included installation of all mechanical equipment.



Ebel Morey Cuba, PX, BN
Plans Examiner and Inspector

Licensee Details

Licensee Information

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

License Mailing:

LicenseLocation:

License Information

License Type: **Standard Plans Examiner**
Rank: **Plans Examiner**
License Number: **PX3725**
Status: **Current,Active**
Licensure Date: **05/10/2016**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**
Mechanical **05/10/2016**

Alternate Names

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Licensee Details

Licensee Information

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

License Mailing:

LicenseLocation:

License Information

License Type: **Standard Inspector**
Rank: **Inspector**
License Number: **BN6856**
Status: **Current,Active**
Licensure Date: **05/10/2016**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**
Mechanical **05/10/2016**

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ANDRES GONZALEZ, PE ELECTRICAL ENGINEER

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

EDUCATION

Electrical Engineer
Polytechnic Superior Institute

BS in Engineering
University Institute

STATE OF FLORIDA LICENESSES

Electrical Engineer
PE59336

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

State Requirements for Educational
Facilities (SREF)

WORK EXPERIENCE

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

2007 – Present

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

Chief Engineer, Arnold & Associates, Inc.

1996 - 2007

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

Chief Engineer, Combinado de Componentes Electronics

2007

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

Andres Gonzalez, PE
Electrical Engineer

Licensee Details

Licensee Information

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

License Mailing:

LicenseLocation:

License Information

License Type: **Professional Engineer**
Rank: **Prof Engineer**
License Number: **59336**
Status: **Current,Active**
Licensure Date: **01/14/2003**
Expires: **02/28/2021**

Special Qualifications **Qualification Effective**

Alternate Names

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



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

EDUCATION

Mechanical Engineer
University of Havana

Bachelor's Degree Equivalent
Certification 2006
United States

National Fire Safety Inspector and
Certification
Miami Dade College

STATE OF FLORIDA LICENESSES

Mechanical, Plumbing Plans Examiner
PX3324

Mechanical, Plumbing Inspector
BN6191

State Requirements for Educational
Facilities (SREF)

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

WORK EXPERIENCE

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

2013 – Present

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

Experience includes:

Miami Dade College, Hialeah Campus, Hialeah, FL

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

Miami Dade College, Kendall Campus, Miami, FL

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

Florida International University, Miami, FL

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

Oscar Alvarez, PX, BN
Plans Examiner and Inspector

Licensee Details

Licensee Information

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

License Mailing:

LicenseLocation:

License Information

License Type: **Standard Plans Examiner**
Rank: **Plans Examiner**
License Number: **PX3324**
Status: **Current,Active**
Licensure Date: **05/20/2010**
Expires: **11/30/2021**

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

Alternate Names

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Licensee Details

Licensee Information

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

License Mailing:

LicenseLocation: ***Private Address* *Private Address***
Private Address
Private Address
Private Address

License Information

License Type: **Standard Inspector**
 Rank: **Inspector**
 License Number: **BN6191**
 Status: **Current,Active**
 Licensure Date: **10/07/2008**
 Expires: **11/30/2021**

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

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

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



WORK EXPERIENCE

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

STATE OF FLORIDA LICENESES

Plumbing Plans Examiner
PX2261

Plumbing Inspector
BN4474

Plumbing Contractor
CFC058010

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

2009 – Present

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

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

1992 – 2014

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

Victor Diaz, PX, BN
Plans Examiner and Inspector

Licensee Details

Licensee Information

Name: **DIAZ, VICTOR (Primary Name)**
Main Address: **14266 SW 162 ST
MIAMI Florida 33177**
County: **DADE**

License Mailing:

LicenseLocation:

License Information

License Type: **Standard Plans Examiner**
Rank: **Plans Examiner**
License Number: **PX2261**
Status: **Current,Active**
Licensure Date: **10/13/2003**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**
Plumbing **10/13/2003**

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

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Licensee Details

Licensee Information

Name: **DIAZ, VICTOR (Primary Name)**
Main Address: **14266 SW 162 ST
MIAMI Florida 33177**
County: **DADE**

License Mailing:

LicenseLocation:

License Information

License Type: **Standard Inspector**
Rank: **Inspector**
License Number: **BN4474**
Status: **Current,Active**
Licensure Date: **02/05/2003**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**
Plumbing **05/30/2002**

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

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ANTONIO SANCHEZ, SRI ROOFING INSPECTOR

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

EDUCATION

High School Diploma
Southwest Miami Senior High

Business and Administrative
Miami Dade Collage

STATE OF FLORIDA LICENESES

Roofing Inspector
SRI45

Sealoflex (waterproof system)

Certified Roofing Contractor
CCC1329381

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

WORK EXPERIENCE

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

2015 – Present

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

President, LandShark Roofing Inc.

2010 - 2015

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

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

Roofing Inspector, Miami-Dade County RER

2014 – 2015

Residential and Commercial

Supervisor, M & M Roofing

2003 - 2008

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

Antonio Sanchez, BN
Inspector

Licensee Details

Licensee Information

Name: **SANCHEZ, ANTONIO E (Primary Name)**
Main Address: ***Private Address* *Private Address***
Private Address
Private Address
Private Address

License Mailing:

LicenseLocation:

License Information

License Type: **Standard Roofing Inspector (SRI)**
Rank: **Std roofing Ins**
License Number: **SRI145**
Status: **Current,Active**
Licensure Date: **03/16/2015**
Expires: **11/30/2021**

Special Qualifications **Qualification Effective**

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

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However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.



METHODOLOGY AND APPROACH

CITY OF KEY WEST RFP No. 001-21

METHODOLOGY AND APPROACH

The “Methodology and Approach” is not one of the Sections that is required under Proposal Submission Information listed in Page 10. However, Methodology and Approach is worth thirty (30) points in the City Staff Selection Criteria Matrix. We have therefore included our methodology and approach to this scope of services, as follows:

In this Section we outline our proposed Methodology and Approach to comply with the RFP’s contract responsibilities for Building Permit Plan Review and Inspection Services.

C.A.P. Government, Inc. (CAP) is confident in our ability to provide the City of Key West (City) with Building Permit Plan Review and Inspection Services. We are committed to provide these services expeditiously and perform the necessary tasks included in this RFP. Our firm has the capacity to handle multiple assignments concurrently with proven success. We are dedicated to the continued training of staff and adapting to the ever-changing environment.

It is CAP’s intent to provide quality service to the City’s Building Department through stringent permitting, inspection methodologies and effective customer service. As requested, CAP’s staff will be available to the City as needed during office hours and 24 hours per day, via cell phone, fax, or e-mail.

C.A.P. Government, Inc. is leveraging cutting-edge technology to provide our communities access to Electronic Plan Review (EPR) and inspections requests. Our platform allows for the paperless, online submission of construction plans and electronic inspections requests directly to CAP personnel. We continue to work together to keep Building Departments running during these unprecedented times.

Plans Review Services

CAP’s initiatives in maintaining high quality services shows in our attention to every phase of the plans review and inspection process. We have implemented Electronic Plans Review (EPR) software to provide a tool that our Managers, staff and clients can use with confidence that quality control requirements will be met.

Our Personnel will perform **Electronic Plan Review (EPR)** for structural, building, mechanical, electrical, and plumbing disciplines. Each discipline will be reviewed by a plans examiner or engineer licensed by the State of Florida.

In 2013, our Company embarked on the design, development and implementation of Electronic Plans Review (EPR).

CAP’s professional staff will review project documents for compliance with applicable Florida building codes. Our staff will review and add comments, if any, and communicate to the client through the City eTrakit system. Upon completion and approval of the project documents, CAP will provide signed and sealed Plan Compliance Affidavits for all disciplines to the City certifying the documents have been reviewed in compliance with the Florida Building Code (FBC).

Our team will perform Commercial and Residential Plans Review Services:

- Architectural
- Structural
- Mechanical, Electrical and Plumbing
- Shop Drawing and NOA Review

We understand the Plans Review procedures and requirements of the City.

Inspection Services

Please note that we currently **do not have** Inspection staff South of the City of Homestead. However, if selected, we commit to comply to the Inspection Services required in this RFP within ninety (90) days of being awarded this Contract by the City of Key West.

Once we have the required staff, CAP will provide Building Code inspectors to conduct inspections of building construction, erection, repair, addition or alteration projects that require Florida Building Code (FBC) permits. Inspections of building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility services will be performed to ensure compliance with the FBC. Our experienced staff will provide inspection services on an “as needed basis”. Inspections will be performed once the required permits are issued and under the direction of the City of Key West’s Building Official.

Remote Inspections

CAP has launched and expanded the use of remote, tech-driven building inspection services to keep projects moving successfully. This efficient alternative to in-person inspections, enables prompt service and productive follow-ups. It is conducted by using a video call on a smart phone or tablet.



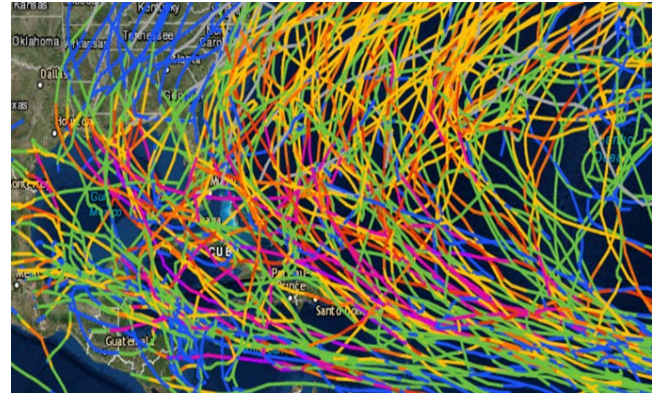
Our team will perform the following Inspection Services:

- Building Inspections (drywall, insulation, framing, fire penetration, window, door buck, final)
 - Roofing Inspections (insulation, in-progress, and final for membrane, additional inspections may be required depending on the roof type)
 - Mechanical Inspections (rough, final, ductwork (if required))
 - Electrical Inspections (rough, low voltage, underground, final)
 - Plumbing Inspections (rough and final)
-

Emergency Situations

CAP is aware of the devastating effects that natural disasters, like hurricanes, can have on our community. Our senior, technical and administrative staff have the experience, hands-on knowledge and training to work with the City before, during, and after these occurrences.

When these events strike, we will be ready to provide personnel for each discipline within one (1) hour (24 hours per day and 7 days per week) alongside the City's, community, and emergency response teams.



Category 1-5 Hurricanes
from 1992 - 2017

If required, we will commit to assigning any one of our certified Building Officials to assist the City's Building Official or preside over operations at the City's location during these events.

CAP will provide Federal Emergency Management Agency ("FEMA") support and documentation, on an as needed basis.

Our staff has provided these services to our clients and successfully mitigated potentially dangerous situations. Prior to the start of Hurricane Season, CAP may present the City with a Disaster Preparation and Recovery Plan. Activities identified within the Plan may include visiting the job sites to ensure that all materials present comply with the safety rules and regulations, describing policies to contractors, and working with the City to assess damages.

We are a Florida based Company that has performed Hurricane preparedness, recovery and damage assessment for all the Hurricanes that have impacted South Florida since Hurricane Andrew in 1992.

CAP is committed to meet the requirements listed in "Exhibit A" of this RFP.

ELECTRONIC PLANS REVIEW (EPR)

CAP has co-developed a **simple, user friendly and transparent** approach to **Electronic Plans Review (EPR)**.



In 2013, our Company embarked on the design, development and implementation of Electronic Plans Review (EPR). We firmly believe that EPR will make the review process more efficient and transparent. Our program allows the project stakeholders “**real-time**” access to the status of their application and to the submittals from the design professionals across different platforms using internet connectivity.

In addition, our Reviewers will be able to provide the service remotely having more access to data and being more flexible with their time. Finally, data will now be exchanged electronically thus reducing or eliminating paper bulk and becoming more environmentally sensitive. Data stored this way is safer and the ease of retrieval is increased. In short, the EPR system adds efficiency and value to the entire Building Review and Permitting process.

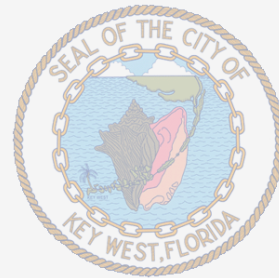
Our software has been successfully used to review and process plans in services provided to our municipal and educational clients. **We are providing EPR services to various municipalities in Miami-Dade, Broward, Palm Beach and Gulf Coast Counties since 2016.** CAP is also providing EPR services to MDC, FIU and Miami-Dade County Public Schools (MDCPS)

During this time where we are called to be safer and healthier, this system allows for the Structural Plans Review process to be seamless, transparent and efficient. Our staff and those that interact with us, including our families, are better because of this effort!



1. The Applicant signs in by creating a Username and Password.
2. The files are uploaded by selecting and dragging into our secured CAP Cloud.
3. CAP verifies documentation and accepts. The Review Process begins.
4. Multidisciplinary and concurrent reviews are assigned by CAP’s Administrator. The Review generates a report that is transmitted to all stakeholders.
5. If necessary, Applicant Resubmits by uploading Revised files (Step 2).
6. Approval is granted once Plans and Documentation (Application) meets the Florida Building Code, and other applicable standards.

FINANCIAL INFORMATION



IN THIS SECTION:

- I. Years in Business
- II. Firm's Form of Business
- III. Bank References
- IV. Additional Information

Firms Form of Business and Years in Business



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

C.A.P. Government, Inc. is a Florida Corporation

C.A.P. GOVERNMENT, INC.

Filing Information

Document Number K80212

FEI/EIN Number 65-0121594

Date Filed **04/10/1989**

State FL

Status ACTIVE

Last Event NAME CHANGE
AMENDMENT

Event Date Filed 09/06/2006

Event Effective Date NONE

**C.A.P. Government, Inc. has been providing
Building Permitting Inspection Services Since 1989**

Principal Address

343 ALMERIA AVENUE
CORAL GABLES, FL 33134

Changed: 04/30/2013

Mailing Address

343 ALMERIA AVENUE
CORAL GABLES, FL 33134

Changed: 04/30/2013

Registered Agent Name & Address

PENIN, CARLOS A
6410 GRANADA BOULEVARD
CORAL GABLES, FL 33146

Name Changed: 09/07/2006

Address Changed: 09/07/2006

Officer/Director Detail

Name & Address

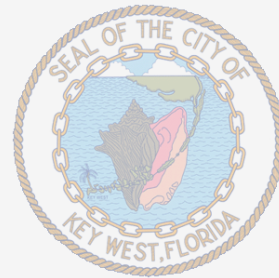
Title DPST

PENIN, CARLOS A
343 ALMERIA AVENUE
CORAL GABLES, FL 33134

BANK REFERENCES

Please see separate sealed envelope.

LICENSE AND INSURANCE



IN THIS SECTION:

- I. Business Related Certifications
- II. Relevant Certifications
- III. Proof of Insurance

State of Florida

Department of State

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

The document number of this corporation is K80212.

I further certify that said corporation has paid all fees due this office through December 31, 2020, that its most recent annual report/uniform business report was filed on January 6, 2020, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixth day of January, 2020*



Ronald R. DeBevoise
Secretary of State

Tracking Number: 3885322877CC

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

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



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

THE ENGINEERING BUSINESS HEREIN IS AUTHORIZED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

C.A.P. GOVERNMENT, INC.

343 ALMERIA AVENUE
CORAL GABLES FL 33134

LICENSE NUMBER: CA5344

EXPIRATION DATE: FEBRUARY 28, 2021

Always verify licenses online at MyFloridaLicense.com



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

Halsey Beshears, Secretary



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

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

PENIN, CARLOS ANTONIO

343 343 ALMERIA AVENUE
CORAL GABLES FL 33134

LICENSE NUMBER: PE33216

EXPIRATION DATE: FEBRUARY 28, 2021

Always verify licenses online at MyFloridaLicense.com



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

**BUILDING CODE ADMINISTRATORS & INSPECTOR
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399**

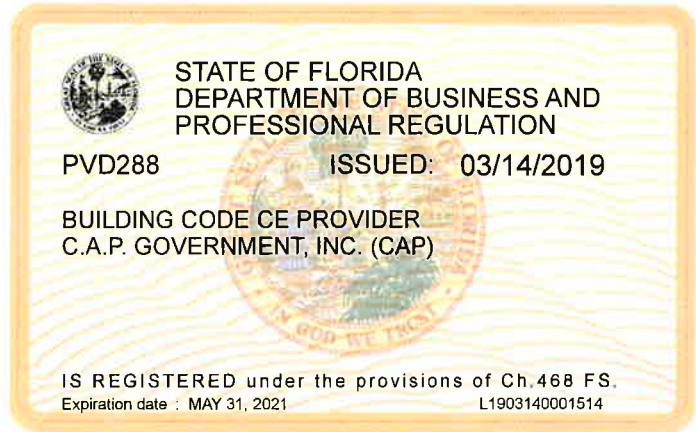
(850) 487-1395

**C.A.P. GOVERNMENT, INC. (CAP)
343 ALMERIA AVENUE
CORAL GABLES FL 33134**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbecue restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RON DESANTIS, GOVERNOR

HALSEY BESHEARS, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BUILDING CODE ADMINISTRATORS & INSPECTOR**

LICENSE NUMBER
PVD288

The BUILDING CODE CE PROVIDER
Named below IS REGISTERED
Under the provisions of Chapter 468 FS.
Expiration date: MAY 31, 2021



**C.A.P. GOVERNMENT, INC. (CAP)
343 ALMERIA AVENUE
CORAL GABLES FL 33134**

Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY



2252898

RECEIPT NO.

RENEWAL

2369544

BUSINESS NAME/LOCATION

CAP GOVERNMENT INC
343 ALMERIA AVE
CORAL GABLES, FL 33134



EXPIRES
SEPTEMBER 30, 2021

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

OWNER

CAP GOVERNMENT INC

SEC. TYPE OF BUSINESS

212 P.A./CORP/PARTNERSHI
P/FIRM

**PAYMENT RECEIVED
BY TAX COLLECTOR**

247.50 07/14/2020
CREDITCARD-20-051626

Employee(s) 55

EB5344

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit www.miamidade.gov/taxcollector





ADDITIONAL REMARKS SCHEDULE

AGENCY Willis Towers Watson Southeast, Inc.		NAMED INSURED C.A.P. Government, Inc. 343 Almeria Avenue Coral Gables, FL 33134	
POLICY NUMBER See Page 1		NAIC CODE See Page 1	
CARRIER See Page 1		EFFECTIVE DATE: See Page 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

Waiver of Subrogation applies in favor of Additional Insureds with respects to General Liability, Auto Liability and Workers Compensation, as permitted by law.

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
City of Key West	
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.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

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.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;
whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
City of Key West	
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" 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".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.



cap government

capfla.com