

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

February 8, 2023

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

TSR

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

February 1, 2023

Board of Supervisors
TSR Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on February 8, 2023 at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2024*
 - A. Candidates
 - I. Karen A Anderson
 - II. Matt Bruno
 - III. Drew Cooke
 - IV. Gene Magrini
 - V. Ray Szelest
 - B. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - II. Membership, Obligations and Responsibilities
 - III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests

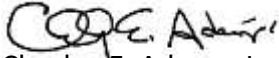
- IV. Form 8B: Memorandum of Voting Conflict
- C. Consideration of Resolution 2023-03, Designating Certain Officers of the District, and Providing for an Effective Date
- 4. Discussion/Consideration: Change CDD Meeting Time from 5:00 PM to 6:30 PM
- 5. Discussion/Recommendation: Landscaping Maintenance Staging Area
- 6. Consideration of LMP, Inc., Proposal for Drainage Concerns [3349 Heart Pine Ave.]
- 7. Consideration of The Davey Tree Expert Company, Proposals for Arbor Care Services
- 8. Consideration of LMP, Inc., Addendum 1 to Landscape Maintenance Services Agreement [Woods Rider Loop]
- 9. Consideration of Pressure Washing Quotes for Sidewalk Cleaning
- 10. Discussion/Consideration: TSR CDD Welcome Center Options
- 11. Consideration of Responses to RFQ for Engineering Services
 - A. Affidavit/Proof of Publication
 - B. RFQ Package
 - C. Respondents
 - I. Johnson Engineering, Inc.
 - II. Lighthouse Engineering, Inc.
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
- 12. Consideration of Request for Transfer of Environmental Resource Permit for the Perpetual Operation and Maintenance Equity
- 13. Acceptance of Unaudited Financial Reports as of December 31, 2022
- 14. Approval of January 11, 2023 Regular Meeting Minutes
- 15. Action & Completed Items
- 16. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*

- B. District Engineer: *Heidt Design, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 8, 2023 at 5:00 p.m.
 - QUORUM CHECK

SEAT 1	DAVID DEENIHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK STALZER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JASON SILBER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- D. Lifestyle Director & Amenity Manager: *WTS International*
 - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
17. Supervisors' Requests
18. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,

Chesley E. Adams, Jr.
District Manager

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COMMUNITY DEVELOPMENT DISTRICT

3A1

Karen A Anderson

Preview:

There seems to be a consensus that the open seat should be filled solely on the reason that a candidate ran for the TSRCDD in November, however the residents of Starkey Ranch did speak and did not elect this candidate, does that make this candidate the right person to fill the open seat on this important first year of a resident run TSRCDD Board? I did not run for the TSRCDD Board in November because I was supporting 2 of the three residents that were running for the 2 open seats. I had full intention on running when the next seat was up for re-election, now with this opportunity has arisen, I would like to be considered to fulfill that open seat.

Summary:

If elected to the board, I will work diligently for the residents of Starkey Ranch and in the best interest of our beautiful community. What I would like to see the BOD accomplish as the first year resident run Board is to work on the major concerns of the community, the budget, landscaping, infrastructure issues and the Welcome Center. I see this being accomplished by doing our due diligence as a collaborative effort in these areas to have solutions.

Strong attributes:

Communication ● HR experience ● P&L experience ● Problem solving skills

Strong negotiating skills ● Successful Leadership skills

Currently:

- VP/Secretary for the Esplanade at Starkey Ranch HOA
- Board Member Liaison for several Esplanade Committees
- Active member of the Starkey Ranch MPOA-ARC attending weekly meetings to safeguard the aesthetics of Starkey Ranch
- Attends CDD meetings to bring my concerns to the Board and to stay informed
- Attends Starkey Ranch Master Board meetings to stay informed and discuss my concerns
- As an active participant at these meetings, I have created a strong working relationship with Board members of the CDD as well as the Master Board and developer
- Manage commercial and residential properties in Massachusetts, working closely with management and landscaping companies to maintain these properties
- HOA Board Member Certified

Background Information:

- Permanently moved to Starkey Ranch in 7/2020
- Background in transitioning a Builder run Board of Directors to a Resident run Board of Directors
- Worked in my family's excavation and construction business, while raising 3 boys in Massachusetts, giving me a strong background in landscaping, landscape design and aspects of construction
- Operated my own business in the floral industry
- Entered the corporate world working as a Regional Sales Executive with all territories of the Northeastern United States and Canada, representing well over 20 million in revenue
- Board Treasure for the Bay State German Shepherd Club

Thank you for consideration and support.

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COMMUNITY DEVELOPMENT DISTRICT

3A11

Members of the CDD Board,

I would like to officially declare my interest in filling the vacated Seat 4 of the TSR-CDD. I meet all the required criteria, and below is a summary of my qualifications:

- I hold a degree in Management from Florida State University
- In previous retail employment I was responsible for creating and adhering to department budgets
- I have been employed by Pasco County Schools since 2007. I was a classroom teacher for 12 years, where I held a variety of leadership positions, and am now a district-level administrator
- I am a Realtor with Berkshire Hathaway in Trinity
- I served on the board of directors of my homeowner's association at my previous home

I am a lifelong Pasco County resident and my wife and I, along with our two young children, built our home here three years ago. We love the neighborhood and all it has to offer and plan on living here for a very long time.

I want to see this neighborhood thrive, our home values rise, and for it to continue to be a place where people want to move. During these times where so many property owners are facing increased insurance premiums, rising interest rates, and increasing tax assessments, on top of the rising cost of everything else, I feel the CDD needs to work to plan for a multi-year budget and look for areas to cut costs and maximize value to minimize the yearly increases in the fees. If they continue to rise as they have been it will not be long before they negatively impact the desirability of our neighborhood. As a local Realtor I have an additional stake in ensuring the values of the homes in our entire neighborhood remain high, aside from just my own.

Much of my work experience has involved collaborating with all stake holders to solve problems and accomplish goals and I would like to bring those skills to the CDD board to help improve our neighborhood as well.

Sincerely,
Matt Bruno

11847 Blamey Trail

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COMMUNITY DEVELOPMENT DISTRICT

3AIII

Starkey Ranch CDD Board

To whom it may concern,

I am interested in serving Starkey Ranch on the CDD Board. I studied business at the University of South Alabama while also playing on the university's golf team. After earning my degree, I began my career in the software industry and am currently a Business Development Director for a global tech company.

I recently moved to Starkey Ranch in November but had aspired to live in this community for the past year. I have grown to love this community and all that it represents. My interest in this role comes from my desire to ensure that Starkey Ranch continues to be a safe and desirable place to live, not only for my growing family but for all current and future residents.

I am happy to further discuss my background and the potential of serving Starkey Ranch upon request.

Thank you,

Drew Cooke

Cell: 352-212-8165

Email: drewcooke094@gmail.com

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COMMUNITY DEVELOPMENT DISTRICT

3AIV

Gene Magrini

MBA ■ SPHR ■ SHRM-SCP

11023 Calluna Drive ■ Odessa, FL 33556 ■ (813) 241-5812 ■ genemagrini@gmail.com

January 26, 2023

The Starkey Ranch CDD
Chuck Adams
12131 Rangeland Boulevard
Odessa, FL 33556

Dear Mr. Adams:

As a resident of Starkey Ranch since 11/2020, I am expressing my interest in serving the community and my fellow residents through service on the Board of Supervisors. As an avid cyclist, I am an active resident of the community and all the beauty this community offers and believe my corporate and volunteer experience can add value to the Board. Not listed on my professional resume' is service to my previous community of East Linden Estates as both an early Board member and as a member of the Architectural Control Committee. I am highly collaborative, responsive and my background in Human Resources allows me to recognize and appreciate many points of view before making any decision.

I would like to share some comments from recent 360 degree performance evaluations of me:

“Gene clearly cares about the needs of the people and the organization. He seeks to challenge strengths and looks for opportunities to strengthen weaknesses. He is one who seeks to coach others to improve performance that will mirror the quality expectations of our team. Gene is enthusiastic, motivating and genuinely caring about others.” – from a subordinate

“Gene is a true team player, and has the ability to influence and motivate others to follow his lead. He presents as a person of character, trust and leadership.” - from a colleague

“Gene approaches and embraces change with a thought towards strategy and planning. He uses logic behind his decisions, and often uses the input of colleagues to formulate his outcomes.” – from a CEO

Kindest Regards,

Gene Magrini

Gene Magrini

Gene Magrini

MBA ■ SPHR ■ SHRM-SCP

■ 11023 Calluna Drive, Odessa, FL 33556 ■ (813) 241-5812 ■ genemagrini@gmail.com

PROFESSIONAL EXPERIENCE

OPTUM DIVISION OF UNITED HEALTH GROUP — Tampa, Florida

Currently Leading the People Team (HR), for the Florida Region for Optum. (\$4.1B in revenue, 3,200+ team members operating in collaboration with over 1,300 physicians).

Vice President, People Team, 2016 to Present

Recruited to align the Human Capital strategy for DaVita Medical Group's Florida market with the national DaVita HR strategy. Developed the integration strategy for all Florida Care Delivery organizations (three independent businesses) into one team after the acquisition by Optum was completed in June 2019.

Key Results:

- ◆ Built a high functioning Human Resource team that has consistently led the nation in all metrics including highest team member satisfaction scores, turnover and retention.
- ◆ Created a comprehensive Human Resource strategy which included Team Member Development, Talent Review, Employee Relations, and Talent Acquisition.
- ◆ Created a coordinated rapid and sustained response to CoVid-19 HR challenges for the entirety of the Optum Health division with a scope of over 45,000 employees.
- ◆ Performed sensitivity analysis on key front-line position turnover metrics, which resulted in the development and implementation of a Clinical Career Pathway for all clinical roles. Achieved sustained reduction in turnover rates of ~22%.
- ◆ Improved teammate engagement scores (2021 over 2020 and 2019 over 2018) by over 3 points.

HEALTH INTEGRATED — Tampa, Florida

Led the HR and Staff Development teams for this PE backed population health management company (1,500+ employees, reported to CEO and worked seamlessly as a point of contact with two PE investment groups).

Vice President of Human Resources and Employee Development, 2014 to 2016

Developed a comprehensive Human Resource strategy and tactical plan for this population health management company. Established the Human Resource department as a trusted business partner among executive, mid-management and operational team members.

Key Results:

- ◆ Developed key workforce analytical measures and the processes to capture these indicators on an on-going basis. Created excel-based HR dashboard using these key metrics and created metric interpretation methodology with senior and mid-level management team members.
- ◆ Through the analysis of key indicators developed tactical strategy to respond. These responses Improved employee-initiated turnover by nearly 28% in less than six months.
- ◆ Reduced recruiting spend by over \$300k in 2015 over 2014 while the organization grew from 297 employees to 430.
- ◆ Developed a comprehensive understanding of business needs and created recruitment, retention and engagement efforts to impact identified business objectives in a clear and convincing fashion.

G4S — Tampa, Florida

Led the HR function for the U.S. Youth Services division (2,000+ employees, \$120MM in revenue, reported to CEO) of the world's largest security company.

Vice President of Administration, 2010 to 2014

Director of Human Resources, 2004 to 2010

Managed the strategic and day-to-day operation of the HR and once promoted in 2010, the Staff Development department, for this fast growing division (CAGR 22% over 10 years) of a UK based US\$12B organization. Effective at moving the division through a sustained period of high growth while maintaining or improving key HR indicators.

Gene Magrini

PROFESSIONAL EXPERIENCE (*CONTINUED*)

Key Results:

- ◆ Developed a comprehensive talent management process from talent definition and acquisition through the engagement and alignment of team members whose ultimate goal was talent success.
- ◆ Successfully integrated two distinct HR philosophies, policies and procedures after a large acquisition.
- ◆ Reduced turnover in entry-level positions by 22% YOY through the development and implementation of a comprehensive coaching philosophy with all levels of managers and employees.
- ◆ Created a higher level of macro and micro accountability through the implementation of a monthly departmental scorecard that measured performance levels and provided feedback and goal attainment information to managers and individual team members.
- ◆ Created an HR function that was seen as a center of excellence within the overall global corporation as evidenced by being recognized and selected to lead several cross divisional and cross regional HR initiatives. Built one of the most diverse divisions within North America and created a program for career progression for entry-level team members.
- ◆ Selected as one of twelve members to join the 2012-2013 class of the G4S North American Business Leadership program conducted through the Johnson Graduate School of Management at Cornell University. This team had responsibility to work on cross divisional/cross continent business solutions that eventually resulted in a positive impact of \$12MM/year.

TAMPA BAY BUCCANEERS — Tampa, Florida

Led the HR department for the 2002 Super Bowl winning National Football League franchise. Reported directly to the Ownership family.

Director of Human Resources, 2000 to 2004

Key Results:

- ◆ Working with key stakeholders, developed the HR function at the Buccaneers that became a model for several teams within the NFL. Worked with the leadership at several franchises to assist them in building an HR function at their franchise.
- ◆ Prior to the start of the 2000 football season; at the request of team ownership was given responsibility (along with continuing HR responsibilities) for all team sales functions (general, club, suite, merchandise and tailgate). Result was first sell out season in the history of the franchise.
- ◆ Took over game-day responsibility for all non-field game day operations (3,300+ staff) from multiple vendors. Developed and implemented a comprehensive game day staffing, operational and logistics plan, which ultimately earned the reputation as the foundation for arguably one of the best game day experiences in the NFL.

CHARTER HOSPITAL — Tampa, Florida

Led the HR function for the Tampa Bay Market, then promoted to Regional HR Director for the State of Florida which included 9 in-patient hospitals and 22 outpatient treatment centers (\$900mm in revenue, 1,200 employees, reported to the CEO for the Florida Market.

Regional Director of Human Resources, 1997 to 2000

Director of Human Resources, 1995 to 1997

Key Results:

- ◆ After 18 months was promoted to state-wide Regional HR Director. Created a seamless HR process that supported field operations and resulted in improved customer service and reduced the HR spend by 24%. Coordinated the defense of numerous legacy legal matters and brought over 45 EEOC claims to successful resolution.
- ◆ As part of multi-disciplinary team, evaluated several possible acquisitions and successfully integrated two separate organizations into the company post transaction .

GREENBRIER HOSPITAL — Brooksville, Florida

Leading the HR function for a single site in-patient hospital (\$35mm in revenue, 220 employees, reported to BOD).

Director of Human Resources, 1993 to 1995

Gene Magrini

PROFESSIONAL EXPERIENCE (*CONTINUED*)

AMERICAN CYANAMID COMPANY — Wayne, New Jersey

Began professional HR career at this Fortune 100 pharmaceutical and consumer products Company.

Human Resource Manager, Pharmaceutical Division, Pearl River, New York, 1991 to 1993

Supervisor of Corporate Compensation, Corporate Headquarters, Wayne, New Jersey, 1988 to 1990

Human Resource Supervisor, Consumer Products Division, Clifton, New Jersey, 1987 to 1988

Human Resource Specialist, Consumer Products Division, Clifton, New Jersey, 1987 to 1987

Held positions of progressive growth in both scope and responsibility at two business units and the corporate HR department at this Fortune 100 Company.

EDUCATION & CERTIFICATIONS

UNIVERSITY OF FLORIDA – Gainesville, Florida

MBA - Hough Graduate School of Business

CORNELL UNIVERSITY – Ithaca, New York

Certificate in North American Business Leadership - November 2012, Johnson Graduate School of Management

CALIFORNIA COAST UNIVERSITY – Santa Ana, California

BS, Business Administration

RUTGERS UNIVERSITY, Newark, New Jersey

Attended 1983-1987 and completed a majority of credits needed for undergraduate work in Business Administration.

UNITED STATES HOUSE OF REPRESENTATIVES – Washington, D.C.

Legislative Intern

Selected from a nationwide search of undergraduate students to research hostile corporate mergers takeovers and acquisitions for the U.S. House Committee on Telecommunications, Consumer Protection & Finance during the spring semester of 1985 (99th Congress).

HR Certifications:

SPHR (Senior Professional in Human Resources), 2000 - present

SHRM – SCP (Senior Certified Professional), 2015 - present

PHR (Professional in Human Resources), 1995-1999

Assessment Certified, Center for Creative Leadership

Presentations and Publications:

HR Florida Conference, 2007, Orlando, FL, Presenter: "Don't just Manage Your Employees: Coach Them!"

Coachville International Conference, 2007, Toronto, Canada, Presenter: "Employee Coaching Method Implementation"

University of New Orleans, 2001, New Orleans, Louisiana, Speaker: Careers in Sports

University of Tampa, 2000, Tampa, Florida, Panelist: Careers in Sports

Pharmawatch, 1993 - White Paper: "Quantitative Analysis Usage in Executive Compensation"

Affiliations:

Board Member, Florida Hospital Carrollwood Foundation

Advisory Panel Member, Project Northstar – HR Assessment Project Think Tank

Member, Society for Human Resource Management (SHRM), HR Tampa

Computer Skills:

- ◆ HRIS applications (WorkDay, UltiPro, PeopleSoft, ADP, Cerdian, Timesheets+)
- ◆ MS Office (Word, Excel, PowerPoint, Access, Outlook, Visio), Google Drive, Sheets, Docs, SmartSheet

TSR

COMMUNITY DEVELOPMENT DISTRICT

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Hello. My name is **Ray Szelest** and I am asking to be considered for the open supervisor's Seat on the Starkey Ranch (TSR) CDD.

My wife and I built our house in the Starkey Ranch section of Albritton in 2021 and moved in on July 1st. **We Love It Here!**

Bio Info:

- Born and raised in Western PA and a resident of Florida for the last 23 years.
- The town that I grew up in is Farrell, PA -- a very blue-collar steel town.
- The values of hard-work, honesty, integrity and pride of community are most important to me.
- Attended Penn State University and received a Bachelor of Science in Healthcare Administration and Finance
- My career spans 36 years in the IT industry
- Currently employed with Dell Technologies
- My wife and I have two grown children that reside in Dallas and Charlotte

Qualifications:

- I ran in the first ever Pasco County election for TSR Seat 2 on 11/8/22 and lost to Frank Stalzer. Starkey residents voted: Stalzer: 1762 votes (74.13%) to Szelest: 615 votes (25.87%) The 615 votes from residents should carry weight in this decision for this open seat!

Since I followed the election process, I also had a complete and thorough back-ground check conducted by Pasco election officials and was validated/approved.

- City Councilman in the Boro of Clark, PA, 1998-1999
- Board Member of Crescent Oaks Community Association, 2000-2005
- As a candidate.

Why Me?

- I have a passion and pride in this community.
- I believe in the vision and direction that the Starkey Family created when they designed the Master Document for this development
- *Why did we build here?* We chose the Albritton East section because we liked the "Northern feel" of this section of the community. My wife and I grew up with front porches overlooking a sidewalk that you could have conversations with neighbors and passersby. We also liked the rear alley entrance for our garage.
- I feel that this community must be represented by homeowners that have a solid background in finance and common sense.
- I would represent **ALL** residents regardless of which section they reside.
- I have been attending the CDD meetings since our move in. I have spoken up and brought issues/concerns forward from myself as well as my neighbors. I seriously questioned many line items on last year's budget and fought to get them reduced and/or removed.
- We love our neighbors and have made many new friends. We plan on living here for quite some time as it is where we have re-planted our roots for the last time.

What areas that I see that need addressed at the CDD Board level?

- Safety - specifically speeding. This community needs a new traffic study completed since the development has been completely built out -- with families playing outside their homes, people walking pets, riding bikes, etc. Starkey Ranch can be dangerous because of speeding --it is time that we are proactive to make this a safer community.
- Accountability, transparency, and ease of communication.
- To be open to listen to the residents and take action as needed.
- Awareness of who sits on the CDD Board and be visible and known within the community.

In conclusion,

- Starkey Ranch is a truly diverse, inclusive and multi-generational community and we love it for that.
- I would like to ask you to consider me for the open supervisor's seat on the CDD.
- I am all about representing everyone.

Thank you for your consideration.

Sincerely,

Ray Szelest

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COMMUNITY DEVELOPMENT DISTRICT

3C

RESOLUTION 2023-03

A RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the TSR Community Development District desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown:

Chair _____

Vice Chair _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary **Craig Wrathell**

2. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

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PASSED AND ADOPTED this 8th day of February, 2023.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

LANDSCAPE MAINTENANCE STAGING AREA DISCUSSION

In a recent landscaping meeting, the discussion of the landscaping maintenance staging area came up again. LMP has several employees that live within proximity to Starkey Ranch. There is a tremendous cost savings and time savings to have these employees report to work at Starkey Ranch, with their equipment already on site. Sunscape Consulting, LMP and Operations all agree that it is of critical importance to create the proposed landscaping maintenance staging area.

As the Board may recall, a proposal for fencing was obtained in October from Florida State Fence to assist with planning the costs for elements of the proposed staging area. The proposal is in the amount of \$22,124.00, which is for 600 ft of fencing. This would include fencing and two drive gates.

According to the proposal provided by LMP, the district would save \$21,000 per year off their contract if the staging area was completed. After year one, the district would come close to breaking even on the fencing based on the initial proposal that we received. Over the course of three years, the district would save \$63,000 off their maintenance contract.

Operations recommendation is that the board negotiate with the developer to take possession of the property suggested for the landscaping maintenance staging area, working with the developer to efficiently clear the site, and secure the proposed fencing for the site. In discussions with LMP, it seems like they would have some willingness to potentially fund the balance of the items needed. This way the District could allow them to pursue any additional requirements they need for the site, including but not limited to water, electric, and portables. By working together, splitting the responsibilities, we are able to do so at a much lower expense than if the District took on all the responsibility of creating the site.

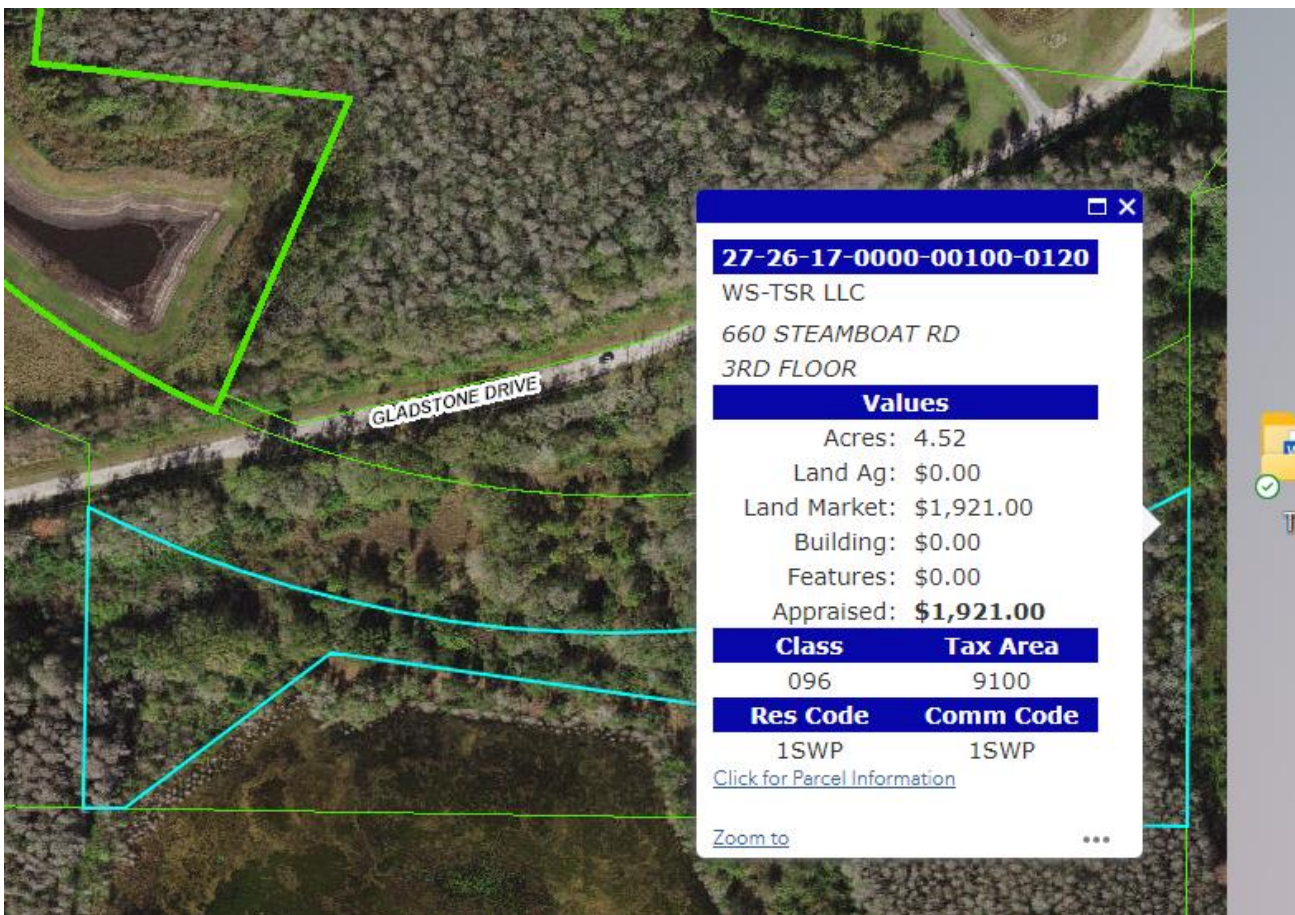


EXHIBIT 2 - FEE SUMMARY

Contractor: Landscape Maintenance Professionals, Inc.
 Address: PO BOX 267 Seffner, FL 33583
 Phone: (813) 757-6500
 Email: scott.carlson@lmp.com
 Contact: Scott A. Carlson (813) 784-7990

Property: Starkey Ranch TSR CDD
 Address: 9220 Bonita Beach Rd. Suite 214
 Bonita Springs, FL 34135
 Phone: 239-464-7114
 Email: Adams@wbhassociates.com
 Contact: Chuck Adams

Dates: 1/1/23 through 12/31/23

2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	TOTAL
JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
GENERAL SERVICES (Schedule A)	128,112	83,272	81,094	91,704	123,327	105,269	116,924	105,814	105,814	117,469	92,704	121,273		\$1,272,776
GENERAL SERVICE (Schedule A) Perennial Peanut Plantings	2,000	2,500	3,500	6,000	7,000	7,000	7,000	5,000	5,000	5,000	5,000	5,000	5,000	\$60,000
TURF CARE (Schedule B)	3,454	3,131	27,310	8,616	28,077	26,983	14,425	14,102	14,102	21,821	3,131	14,102		\$179,254
TREE/SHRUB CARE (Schedule C)	501	9,603	501	501	501	501	9,603	501	501	9,603	501	501		\$33,318
BEDDING PLANTS (Schedule D) <i>0 Units Per Rotation</i>														\$0
BED DRESSING (Schedule D) <i>0 Bales of Pine Straw</i>														\$0
PALM TRIMMING (Schedule D) <i>46 Sabal</i>						1,380								\$1,380
IRRIGATION MAINT. (Schedule E) <i>1,100 Number of Zones</i>	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200		\$158,400
TOTAL FEE PER MONTH:	\$147,267	\$111,706	\$125,605	\$120,021	\$172,105	\$154,333	\$161,152	\$138,617	\$138,617	\$167,093	\$114,536	\$154,076		\$1,705,128
Flat Fee Schedule	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094		\$1,705,128

Total if CDD provides onsite landscape staging area **\$1,684,128.00**

ONSITE LANDSCAPE STAGING AREA PRICE REDUCTION WOULD BE \$1,750.00 PER MONTH \$21,000.00 PER YEAR

PRICING BASED ON :
 ONSITE STORAGE BEING FENCED IN WITH AN 8 FT HIGH FENCE AND 2 DRIVING GATES
 GRAVEL BASE OF SIX INCHES ESTABLISHED FROM THE ENTRANCE GATE TO DRIVE GATE
 ESTABLISHMENT OF ELECTRICAL SERVICE

LMP Bid v10.25.22.01



TSR

COMMUNITY DEVELOPMENT DISTRICT

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PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Starkey Ranch 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	1/30/2023
Estimate #	81380
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Install soil to raise bed in common area front of house 3349 Heart Pine Ave., Install plant material to bed. Install drainage along sidewalk to divert water to roadway. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Mulhy Grass Pink 3 gal	22	20.00	440.00
12" Basin w/ 2 Adpt Plug & Grate Green NDS	3	147.60	442.80
ravel - Drainage/ 57 Limerock (Bulk) 1 CY	1	170.00	170.00
Weed Mating 3'X 100	1	202.45	202.45
4" sock pipe	40	6.75	270.00
Mulch - Pine Straw (bale)	2	9.00	18.00
Soil - Fill (Bulk)	1	72.00	72.00
Bed Prep forman	5	45.00	225.00
Bed Prep crew	15	35.00	525.00

TOTAL	\$2,365.25
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TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

TSR

COMMUNITY DEVELOPMENT DISTRICT

7

**STARKEY RANCH CDD
ARBOR CARE SERVICES
SCHEDULE & COST SUMMARY**

1/24/2023

Huckleberry Pond & Cunningham Park Tree Pricing

Davey Proposal #7109 \$14,500.00

Completion: February 2023 (already approved)

Cunningham, Homestead, Whitfield & Heart Pine Parks Tree Pruning

Davey Proposal #9656 \$37,795.00

Completion: February-March 2023

Rangeland Blvd., Heart Pine Avenue & Long Spur Tree Pruning

Davey Proposal #1467 \$33,149.00

Completion: February-March 2023

Homestead, Whitfield & Cunningham Parks Plant Care Health

Davey Proposal #2325 \$16,410.00

Completion: March 2023

Long Spur, Heart Pine Avenue & Rangeland Blvd. Plant Health Care

Davey Proposal #3021 \$22,602.00

Completion: March 2023

TOTAL DAVEY COST (Spring) \$124,456.00

SunScape Management Fee – 5% \$6,222.80

TOTAL SPRING PROJECT COST: \$130,678.80



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Michael.Provencher@davey.com



Client	Service Location	12/3/2021
TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1636637109 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning		\$12,000.00		\$12,000.00
<p>HUCKLEBERRY POND - Clean up various Live Oaks around the pond to remove underbrush, elevate canopies to ~2'-3' above the water level and ~5'-7' above grade on land to allow better access for maintenance staff while keeping select low character branches for aesthetics, remove dead branches ~2" and greater in diameter, and remove 75% or more of large moss clumps throughout canopy. Work to Include:</p> <ol style="list-style-type: none"> 1) South Side of Lake - Cluster of Live Oaks on peninsula island in pond. 2) 3262 Forsythia Dr - Two (2) Oaks along pond. 3) 3416 Forsythia Dr - Two (2) Oaks along pond. 4) 3456 Forsythia Dr - One (1) Oak along pond. 5) 11668 Bitola Dr - One (1) Oak along pond. 6) NW Side of Pond - Two (2) Oaks along pond. 7) North Side of Pond - One (1) Oak between pond and bike pathway. <p>Debris to be either chipped back under trees as natural mulch or hauled to designated dump site on property as best applicable to area and access.</p> <p>Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
<input type="checkbox"/> Tree Pruning		\$2,500.00		\$2,500.00
<p>CUNNINGHAM PARK - West of Playground Area Along North Side of Small Pond - Clean up two (2) adjacent Oak cluster between pond edge and walking trail to thin out understory saplings and brush leaving palmettos, prune Oaks to remove majority of vine material in canopy, remove 75% or more of large moss clumps, remove dead branches ~2" and greater in diameter, and maintain elevation of ~12'-14' above pathway.</p> <p>Material to be fly chipped back under Oak canopy as natural mulch for area.</p> <p>Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
Total of All Services		\$14,500.00	\$0.00	\$14,500.00
<input type="checkbox"/> Yes, please schedule the services marked above.				

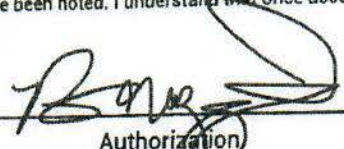


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Client	Service Location	12/3/2021
TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1636637109 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

<i>Michael Provencher</i>		1/123/2023
Michael Provencher Tree Risk Assessor Qual. FL-5424A	Authorization Ops Mgr- TSR CDD	Date



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 Email: Ben.Wasielewski@davey.com



Client	1/18/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1673959656 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning Cunningham Park: Slightly elevate trees at Cunningham Park around path going around lake. Three areas of concern where the most hazards can appear. Around bike path area, remove large deadwood 3" and larger. On far north west side of property, many trees are hanging low inhibiting clear walking through the area. Create a safe pathway through, elevating to 10-12ft for security. Remove Large clumps of moss throughout path. (roughly 75%) . Majority of removal of moss over sidewalk and anything that could impact i.e. bikers, walker and runners. Prune large Oaks in the following locations to remove 75% or more of large moss clumps, thin interior suckers, up to ~16' above grade, and remove dead branches ~2" and greater in diameter. For small/young Oaks in parking lot perform structural pruning to define central leader and thin out rubbing/crossing branches for better development of canopy. 1) Oaks directly West of Pavilion 2) Large Oak stand West of Parking Lot 3) Oaks directly around swing set area 4) Oak stand directly next to lakeside just West of swing set area 5) Oak stand North of Clubhouse across lake 6) Young Oaks in parking lot and along entry road from roundabout Clean-up the debris and remove it from property. Davey Tree company will not be liable for any harm to sidewalks. To prevent harm to underline plants, and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.	March	\$20,540.00		\$20,540.00
<input type="checkbox"/> Tree Pruning Homestead Park Area: Prune the following trees to remove dead/broken branches ~2" and greater in diameter, selectively thin interior suckers, and tip prune canopies away from structures/houses to maintain clearance. 1) North Oak by Pool Fence 2) Live Oak East Side by Gravel Path 3) Live Oak in Center of Park Area 4) Live Oak Southeast Corner of Park (with petrified limb on ground) 5) Live Oak along Fence South Perimeter Fence 6) Laurel Oaks (2) and Live Oaks (2) by Covered Pavilion and Swing Set Area NOTE: All debris to be chipped and dumped on property in designated area per property manager	March	\$7,100.00		\$7,100.00
<input type="checkbox"/> Demossing (*) Homestead Park area: 5 large Live Oaks in Homestead Park. Remove 40-50% (but only while we are completing other work there on the property) Haul debris from site	March	\$2,150.00		\$2,150.00

AUTOMATIC RENEWAL OF SERVICES: Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com



Client 1/18/2023

TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1673961467 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com
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Right-Of-Ways

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning Rangeland - right of ways and Roundabouts -from Esplanade to Cattle Gap Trl. : For 141 Oaks and 54 Maples Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service. Clean up and haul debris from site.	March	\$14,625.00		\$14,625.00
<input type="checkbox"/> Tree Pruning Heart Pine Entry: Heart Pine Ave and Publix Entrance: Prune 60 Oaks : Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service. Clean up and haul debris from site.	March	\$4,500.00		\$4,500.00
<input type="checkbox"/> Tree Pruning Long Spur (from Rangeland to just East of Heart Pine Park) and Heart Pine (from main entry to Heart Pine Park) - Right of Ways and Roundabouts - Perform Structural Canopy pruning for ninety-three (93) Sycamores (LS) and eight-three (83) Maples & Sycamores (HP) to define central leader by subordinating/removing competing stems, thin rubbing/crossing branches, remove dead/broken branches ~1.5" and greater in diameter, and elevate canopy to ~11'-13' above grade (not to exceed 50% of overall tree height) by removing/reducing select lower leads. Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service. Clean up and haul debris from site.	March	\$14,024.00		\$14,024.00
Total of All Services		\$33,149.00	\$0.00	\$33,149.00

Yes, please schedule the services marked above.



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Client	1/18/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1673961467 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Ben Wasielewski

Ben Wasielewski
Tree Risk Assessor Qual.

Authorization

Date

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.



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 Email: Ben.Wasielewski@davey.com



Client 1/18/2023

TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1673962325 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com
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All Parks

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Homestead Park - Deep Root fertilize and Soil Aeration : (Not to include gravel / hardscape areas) 1) North Oak by Pool fence 2) Live Oak East Side by Gravel Path 3) Live Oak in Center of Park area 4) Live Oak Southeast Corner of Park (with petrified limb on ground) 5) Live Oak along fence South perimeter fence 6) Laurel Oaks (2) and Live Oaks (2) by covered Pavilion and swing set area. 7) Magnolia at SW corner of Park area NOTE: Proposal includes use of developer / builders onsite water meter/pump/ spicket to fill application tanks.	March	\$4,182.00		\$4,182.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Whifield Park: 12 Oaks and 31 Maples	March	\$3,661.00		\$3,661.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Cunningham Park - Deep Root fertilize and Soil Aeration : to the available grass and landscape / mulch beds for the following Oak stands: 1) Oaks directly West of Pavilion 2) Large Oak stand West of parking lot 3) Oaks directly around swing set area 4) Oak stand directly next to lakeside just West of swing set area. 5) Oak stand North of Clubhouse across lake 6) Young Oaks in parking lot and along entry road from roundabout. NOTE: Proposal includes use of developer / builders onsite water meter/pump/ spicket to fill application tanks.	March	\$8,567.00		\$8,567.00
Total of All Services		\$16,410.00	\$0.00	\$16,410.00

(*) Please note these services automatically renew annually. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.




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Client	1/18/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1673962325 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

		
Ben Wasielewski Tree Risk Assessor Qual.	Authorization	Date

AUTOMATIC RENEWAL OF SERVICES: Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

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Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

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DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

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SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.



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Client	1/18/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1673963021 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Right - of - Ways

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Long Spur (from Rangeland to just East of Heart Pine Park) and Heart Pine (from main entry to Heart Pine Park) - Right of ways and roundabouts. Deep Root fertilize and Soil Aeration: 83 Oaks and Maples	March	\$4,216.00		\$4,216.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Heart Pine Entry: Heart Pine Ave and Publix Entrance: Deep Root fertilize and Soil Aeration: 60 Oaks	March	\$3,120.00		\$3,120.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Heart Pine Entry: Deep Root fertilize and Soil Aeration: 34 Oaks and 34 Elms	March	\$3,236.00		\$3,236.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Rangeland - right of ways and Roundabouts -from Esplanade to Cattle Gap Trl. - Deep Root fertilize and Soil Aeration : For 141 Oaks and 54 Maples	March	\$9,410.00		\$9,410.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Heart Pine Entry - Deep Root fertilize and Soil Aeration: Heart Pine Ave and Publix Entrance:	March	\$2,620.00		\$2,620.00
Total of All Services		\$22,602.00	\$0.00	\$22,602.00

(*) Please note these services automatically renew annually. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

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Ben Wasielewski

Ben Wasielewski
Tree Risk Assessor Qual.

Authorization

Date

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SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

**STARKEY RANCH CDD
ARBOR CARE SERVICES
SCHEDULE & COST SUMMARY**

1/24/2023

Albritton Park Tree Pruning

Davey Proposal #7955

\$5,900.00

Completion: October-November 2023

Albritton Park Plant Health Care

Davey Proposal #5044

\$29,295.00

Completion: October-November 2023

Homestead Park Plant Health Care

Davey Proposal #0790

\$4,182.00

Completion: October-November 2023

TOTAL DAVEY COST (Fall)

\$39,377.00

SunScape Management Fee – 5%

\$1,968.85

TOTAL FALL PROJECT COST:

\$41,345.85



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Client	Service Location	1/19/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Albritton Park 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1658947955 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Pruning Albritton Park

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning	October	\$5,900.00		\$5,900.00
Deadwood all trees 3" and greater for liability. (approx. 60 mature trees with in park location between 4 streets) This doesn't include any new plant tree's and shrub's. Haul all wood debris from work. Remove debris from property.				
Total of All Services		\$5,900.00	\$0.00	\$5,900.00

Yes, please schedule the services marked above.

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	<p><i>Ben Wasielewski</i></p> <hr/> <p>Ben Wasielewski Tree Risk Assessor Qual.</p>	<hr/> <p>Authorization</p>	<hr/> <p>Date</p>
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Client	Service Location	1/19/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Albritton Park 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1674135044 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Albritton Park Arbor Green / Biochar

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Albritton Park All Oaks in Park	October	\$29,295.00		\$29,295.00
Total of All Services		\$29,295.00	\$0.00	\$29,295.00

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Client	1/19/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1674140790 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*)	October	\$4,182.00		\$4,182.00
Homestead Park - Deep Root fertilize and Soil Aeration : (Not to include gravel / hardscape areas)				
1) North Oak by Pool fence				
2) Live Oak East Side by Gravel Path				
3) Live Oak in Center of Park area				
4) Live Oak Southeast Corner of Park (with petrified limb on ground)				
5) Live Oak along fence South perimeter fence				
6) Laurel Oaks (2) and Live Oaks (2) by covered Pavilion and swing set area.				
7) Magnolia at SW corner of Park area				
NOTE: Proposal includes use of developer / builders onsite water meter/pump/ spicket to fill application tanks.				
Total of All Services		\$4,182.00	\$0.00	\$4,182.00

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Date

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Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR

COMMUNITY DEVELOPMENT DISTRICT

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P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

**ADDENDUM 1
LANDSCAPE MAINTENANCE SERVICES AGREEMENT
FOR
STARKEY RANCH CDD
WOODS RIDER LOOP LANDSCAPE MAINTENANCE
SEE ATTACHED MAP**

LMP agrees to service and maintain irrigation system in conjunction with the specifications outlined in the landscape maintenance agreement that went into effect January 1, 2023.

This addendum will change the landscape maintenance services invoice by \$500.00 per month. The new invoice amount will increase from \$142,094.00 per month to \$142,594.00 per month.

This change in normal billing is effective _____, 2023 and will remain in effect as part of the landscape maintenance services agreement.

In witness whereof the parties to this agreement have signed and executed this addendum effective the _____ day of February, 2023.

Starkey Ranch CDD

Landscape Maintenance Professionals, Inc.

Signature Of Starkey Ranch CDD Representative

Signature Of LMP Representative

Title

Vice-President/General Manager
Title

Date

Date

Parcel A

1917 sq ft
561 sq ft
1109 sq ft
1109 sq ft

Rangeland Blvd
Rangeland Blvd

Woods Rider Lp

Rangeland Blvd

Rangeland Blvd
Rangeland Blvd

3904 Woods Rider Lp, Odessa, FL 33556

Tallfield Ln

Rangeland Blvd

Tallfield Ln

Dragonfly Ln

Ultimate IT Services

Parcel A - Woods Rider LP

Woods Ryder LP. By 2/1/23



Parcel A
Woods Rider LP

Bahia mowing
trimming

TSR

COMMUNITY DEVELOPMENT DISTRICT

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Gladiator Pressure Cleaning

P.O. Box 26574
 Tampa, FL 33623
 Ph: (800) 270-9411 - Fax: (813) 607-6625
 www.gladiatorpressurecleaning.com
 service@gladiatorpc.com



Quote

4245
Date
1/17/2023

Billing Name / Address	
Wrathell, Hunt & Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Attn: Barry Mazzoni	
Customer Phone	(813) 399-0865



@Gladiatorpc1



@Gladiatorpc



Cleaning Location
Starkey Ranch 2500 Heart Pine Ave. Odessa, FL 33556 Attn: Barry

Item	Description	Qty	Rate	Total
Sidewalk and comm...	In Starkey Ranch CDD located around address listed above; Pressure clean all CDD sidewalks throughout Community using map provided as a guide. Measurements total approximately 134,000 linear feet (25 miles) of 6 foot, 10 foot, and 12 foot wide sidewalks. Quote includes main roadway sidewalks, common area sidewalks, concrete nature trails, sporting complex walkways, and Amenity Center walkways.	134000	0.50	67,000.00
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process		0.00	0.00
Water Source	Customer is responsible for providing a useable water source		0.00	0.00
	If granted the project Gladiator requests meeting with a Community representative to go over CDD map provided details in order to limit any potential confusion.			

For questions or concerns please contact Steve McDonough at (813)-924-2256	Total	\$67,000.00
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Terms and Conditions:
 COMMERCIAL billing terms are NET 15 days unless stated otherwise.
 RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
 Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
 Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
 Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____



877-511-4379

Barry Mazzonei
Wrathell, Hunt & Associates
2300 Glades Rd., Suite 410
Boca Raton, FL 33431
mazzonib@whhassociates.com

January 18, 2023

Dear Barry,

Thank you for considering Green Earth Powerwashing & Recovery for your cleaning project. Below you will find my proposal for the Starkey Ranch District

Scope of Work:

Sidewalks:

Green Earth proposes to clean all common area sidewalks as shown in the highlighted on the provided map. We will pre-treat the surfaces using a mix of 70% water, 20 % Chlorine & 10 % Herbal surfactant. The surface will then be cleaned using a 48" surface cleaner and 200+ degree hot water.

Curbing (Medians & Left/Right Side of Streets):

Green Earth proposes to clean all Median & Left/Right side curbing as highlighted on the provided map. We will pre-treat the surfaces using a mix of 70% water, 20 % Chlorine & 10 % Herbal surfactant. The surface will then be cleaned using a surface cleaner and 200+ degree hot water.

- Green Earth will provide before and after pictures at the completion of the project.
- Green Earth will supply and pay for all water used for this cleaning project
- Green Earth guarantees that this cleaning process will have absolutely no effect on painted surfaces, plants, grass, trees, etc.... located adjacent to the areas being cleaned
- Green Earth Powerwashing is a drug-free working place.
- Green Earth Powerwashing will use the utmost care to protect people and property with the least inconvenience to its' residents and visitors.
- A Green Earth Forman (In a BLACK Shirt) will be on site with trained, uniformed staff (In GREEN Shirts) throughout the cleaning project.



877-511-4379

Proposed Timeline:

Green Earth proposes to complete this project in 30 business days. (Weather permitting).

Hours of operation:

Green Earth will operate within the hours of 8:30 am and 4:30 pm, Monday – Friday.

Insurance:

Green Earth Powerwashing is fully covered by Workman's Compensation and General Liability Insurance.

Price:

All of the work as outlined above will be completed for the sum of:

Curbing & Medians: \$25,450.00

Sidewalks: \$ 38,564.00

Payment:

Payment is due upon completion of the job. A Green Earth Manager will do a “walk through” of the property as the job progresses with the property manager to insure there is 100% satisfaction of the completed work.

Payment Schedule:

- 50% deposit due with the signed contract
- Balance due upon completion

Terms:

Because we try always to be price competitive, our terms are net upon receipt of invoice. All payments become past due ten (10) days from invoice date and will have a service charge of 1-1/2% per month (18% per year) added to the original purchase price. Customer is liable for all attorney fees incurred by Green Earth Powerwashing should it prevail in an action to collect any money due hereunder.

This proposal forms a binding contract when both parties have executed on the signature lines below. Your acceptance to this most valued contract, signed on the original and returned to this office, shall constitute a contract between us.

Accepted by: _____

Date: _____

Kenneth G. Bolsch 1/18/2023

Kenneth G. Bolsch
Green Earth Powerwashing

Gulf Coast Sealcoat
 5258 Night Star Trail
 Odessa, FL 33556 US
 (727) 389-7777
 gcsealcoat@gmail.com
 www.gcsealcoat.com



Estimate

ADDRESS

2300 Glades Road
 Suite 410W
 Boca Raton, FL 33431

ESTIMATE # 00466

DATE 01/19/2023

PROJECT NAME

SR sidewalk cleaning project

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pressure Wash / Heat & Steam Restoration	5 Ft Concrete Slabs 1- Spray surface with a necessary Degreaser, Algaecide, Efflorescence or General Wash treatment (as needed) 2- Restore surface using Steam & Heat up to 300 degrees.	437,540.65	0.195	85,320.43
	Pressure Wash / Heat & Steam Restoration	12 Ft Concrete Slabs 1- Spray surface with a necessary Degreaser, Algaecide, Efflorescence or General Wash treatment (as needed) 2- Restore surface using Steam & Heat up to 300 degrees.	28,310.16	0.195	5,520.48

Terms & Conditions

TOTAL

\$90,840.91

0% down / 100% due upon completion

- *Irrigation remain off during the scheduled times of application
- *Gulf Coast not responsible for leaking irrigation that may cause hard water stains / mildew after service is completed
- * Customer supply water source to refill water source on trailer during time periods of work being performed

After acceptance by signature this will be considered a binding contract. In the event it will be necessary to to engage an attorney to

Sign for acceptance on above Terms and Conditions _____

collect any amount due under this contact, the customer will be liable for any attorney fee's or incurred cost to collect for the work performed under this contract.

Accepted By

Accepted Date

Sign for acceptance on above Terms and Conditions _____



The enclosed proposal is presented by
Riptide Pressure Washing, LLC

Website: www.riptidepressurewashing.com

Email: office@riptidepressurewashing.com

Phone: 727-216-9672

WHAT YOU GET WITH RIPTIDE:		
RIPTIDE SUPPLIES ALL OF THE WATER.	✓	Page 2
RIPTIDE HAS INDUSTRIAL EQUIPMENT FOR EFFICIENCY AND EFFECTIVENESS.	✓	Page 2
RIPTIDE USES HOT WATER FOR BEST RESULTS WHEN CLEANING CONCRETE.	✓	Page 2
RIPTIDE APPLIES AN ALGICIDE TO CONCRETE TO IMPROVE THE LONGEVITY OF THE CLEANING.	✓	Page 2
RIPTIDE CARRIES WORKERS COMPENSATION INSURANCE.	✓	Page 3
RIPTIDE CARRIES COMMERCIAL AUTO AND GENERAL LIABILITY WITH \$2M IN PROTECTION.	✓	Page 3
RIPTIDE IS A PRE-APPROVED VENDOR.	✓	Page 3

This proposal contains proprietary information intended solely for the individual or entity to whom it is addressed and may not be shared or posted publicly without permission.

OUR EQUIPMENT:

Riptide's industrial equipment consists of three, turbo diesel 84HP, 20 gallon-per-minute pressure washing machines, connected to instant hot-water heaters. These machines are mounted on a 25' x 10' trailer with a 2,000-gallon water tank and a county issued hydrant filtration system for extracting water from hydrant meters with authorization from the county. Additionally, a custom, compressed-air atomizing pump is mounted to our rig to apply the appropriate amount of cleaning agent to clean a structure, roof, or building of any size.

OUR CLEANING METHOD FOR ROOFS, BUILDINGS AND OTHER STRUCTURES:

Riptide performs roof cleaning, exterior building cleaning, fence cleaning and boundary wall cleaning using our state-of-the-art cleaning agent application system. A proprietary blend of cleaning agents, with the active ingredient SLO-MO, are mixed in our chemical tank and applied to the structure by our team of professionals. Once applied, the cleaning agents break down the living organisms that create the unsightly discoloration on exterior structures. The end result is restored aesthetic value; and the elimination of contaminants such as mold, mildew and algae. Our cleaning agents are approved by the Vinyl Siding Institute and the Roof Cleaning Institute of America. Photo, right: Roof cleaning being performed on a 3-story apt. building in Tampa.



PRO TIP: Never allow a vendor to use a pressure washer or a concrete cleaner on a roof.

OUR CLEANING METHOD FOR CONCRETE:

We use a 2-step process to clean concrete surfaces such as sidewalks, walkways, curbing, etc. Step one is performed using a flat surface cleaner. The flat surface cleaner affords a powerful, uniform cleaning without risk of damage to concrete material. This cleaning tool, when combined with the use of hot water to create steam, provides the most effective cleaning method for flat surfaces. After the concrete is cleaned, we apply an algicide which oxidizes the algae, mold and mildew from the porous concrete and inhibits its return. The end result is bright, clean concrete material. Photo, right: High-performance, industrial flat surface cleaner



Please note that Riptide also offers a concrete treatment to remove rust and iron stains that are the result of well water irrigation systems. This is a separate service using a different cleaning method (a chemical application) and must be specifically requested.

HOW WE DETERMINE OUR PRICING:

All cost proposals are calculated using linear or square footage of the area to be cleaned. This allows us to determine the amount of algicide we will need for the scope of work. A detailed itemized cost proposal is included on the last page of this proposal. **This proposal is being submitted as one complete document, do not separate the itemized cost proposal when presenting to decision-makers.**

HOW WE PROTECT YOUR ASSETS:

Riptide carries Worker's Compensation, General Liability and Commercial Auto insurance with levels of coverage well beyond the minimums. A certificate of insurance is included on the last page of this proposal. **Your property will be named as an additional insured upon acceptance of our cost proposal.** Riptide Pressure Washing, LLC is an approved vendor with credentialing companies such as Compliance Depot, Enterprise Risk Control, Grid Vendor, VIVE and Registry Monitoring Services.

HOW YOU WILL BENEFIT FROM CHOOSING RIPTIDE PRESSURE WASHING, LLC:

Riptide is the best-equipped exterior cleaning specialist in the entire state of Florida. The efficiency of our industrial equipment reduces the time needed to complete a project, thereby reducing disruption to residents and commerce. Simply put, other vendors would need a full week to perform the same amount of services that Riptide performs in one day. Working efficiently means that we can offer very competitive pricing. When compared “apples to apples” with other vendors, we are almost always the least expensive vendor, offering you the best service. Be sure to compare wisely.

PRO TIP: When comparing vendors, use the checklist on our cover page to be certain you are asking all of the right questions.



Client:
TSR CDD
Heart Pine Ave
Trinity, FL 34655

Riptide Pressure Washing, LLC

6727 Trouble Creek Road
 New Port Richey, FL 34653

Street	Description	Cost	Total
Heart Pine (Map #1)	Steam cleaning of the 12' sidewalks.	1.20	861.60
	Steam cleaning of the 6' sidewalks.	0.65	2,005.90
Hitching Park (Map #1)	Steam cleaning of the 6' sidewalks.	0.65	1,682.85
Whitfield Alleys (Map #2)	Steam cleaning of the Whitfield alleys in green.	1.60	3,168.00
Long Spur (Map #2)	Steam cleaning of the 12' sidewalks in blue.	1.20	2,055.60
	Steam cleaning of the 10' sidewalks in blue.	1.00	493.00
	Steam cleaning of the 6' sidewalks in blue.	0.65	2,091.70
	Steam cleaning of the "cut through" trail in yellow.	1.00	2,072.00
Homestead (Map #3)	Steam cleaning of the Homestead Park sidewalks.	0.65	1,884.35
	Steam cleaning of the 6' "cut through" sidewalks in green.	0.65	1,413.10
Carson Lake (Map #4)	Steam cleaning of the 12' trail section in yellow.	1.20	1,320.00
	Steam cleaning of the 6' trail section in yellow.	1.00	1,995.00
Whitfield Preserve (Map #5)	Steam cleaning of the 5' sidewalks	0.55	180.40
	Steam cleaning of the 12' sidewalks	1.20	1,230.00
Rangeland (Map #6)	Steam cleaning of the 12' sidewalks.	1.20	19,662.00
	Steam cleaning of the 6' sidewalks.	0.65	9,672.65
Berry Pick Trail (Map #7)	Steam cleaning of the 5' sidewalks in orange.	0.55	1,293.05
Ranchers Gap (Map #8)	Steam cleaning of the 5' sidewalks	0.55	393.80
Hutchinson (Map #9)	Steam cleaning of the 6' Hutchinson/Albritton cut through trail.	0.65	446.55
	CONTINUED ON NEXT PAGE		

Client:

TSR CDD
Heart Pine Ave
Trinity, FL 34655

Riptide Pressure Washing, LLC

6727 Trouble Creek Road
 New Port Richey, FL 34655

Street	Description	Cost	Total
Night Star Trail (Map #10)	Steam cleaning of the 6' sidewalks.	0.65	2,954.25
	Steam cleaning of the 10' sidewalks.	1.00	3,374.00
Lake Blanche (Map #11)	Steam cleaning of the 6' sidewalks.	0.65	2,982.20
	Steam cleaning of the 10' sidewalks.	1.00	4,805.00
Tallfield (Map #12)	Steam cleaning of the 5' sidewalks Please note the following: 1. Riptide supplies all of the water needed to execute this scope of service. 2. All concrete is treated with an algicide to remove and deter mold and mildew (refer to page 2) 3. Riptide carries full workers compensation insurance (not an exemption), general liability and commercial auto (please refer to COI included). Work flow plan: Riptide is equipped to complete this entire scope of service within approximately 25 business days. We will work with the CDD to determine the best plan of action and will perform the service during non-peak hours to ensure the least disruption possible to the residents.	0.55	541.75

Proposal Total:	\$68,578.75
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 *Signature and date of approval.

Map #1- Heart Pine Ave and Hitching Park



Map #2- Whitfield Alleys and Long Spur



Map #3- Homestead Park Sidewalks and Walkways



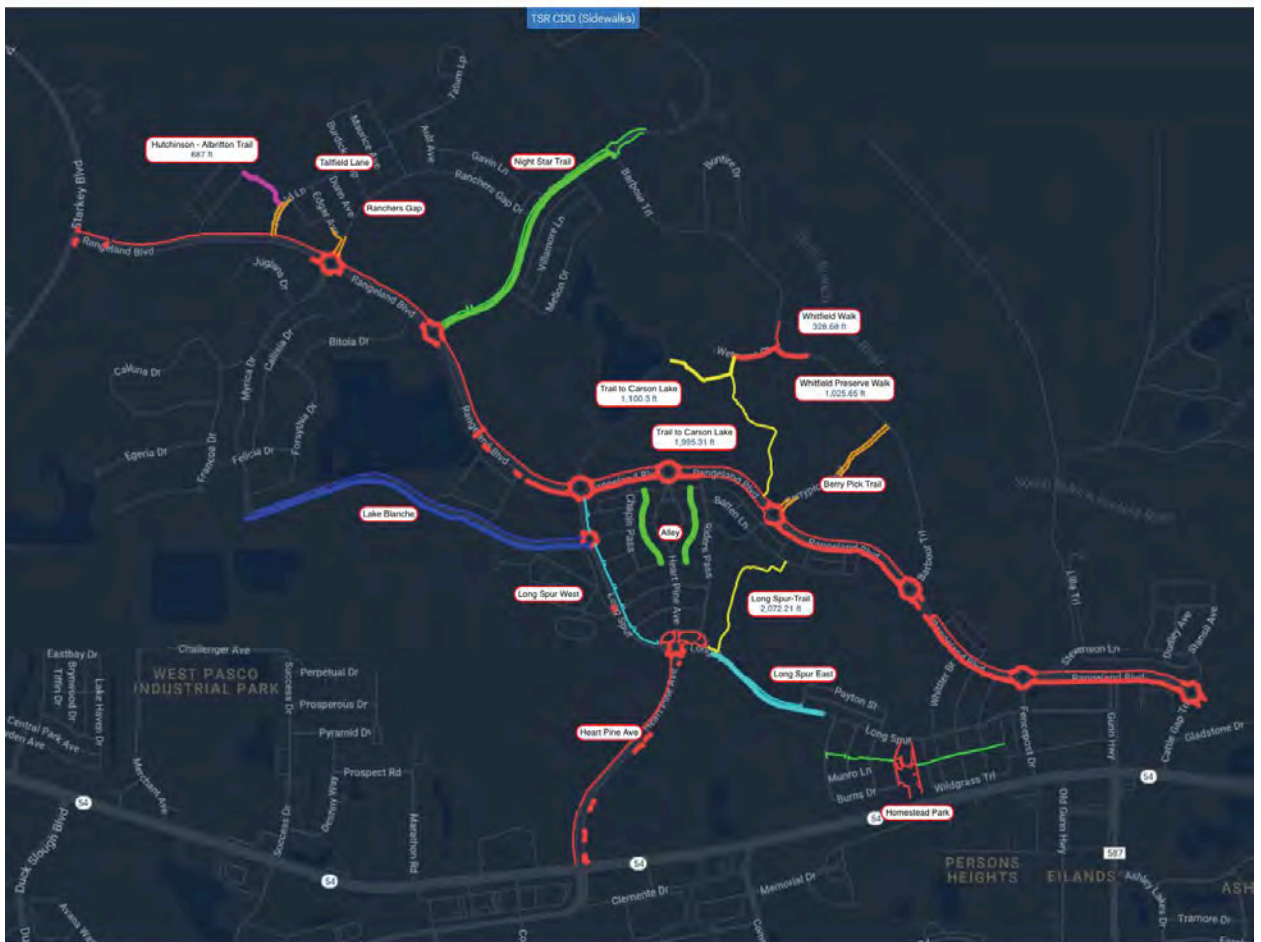
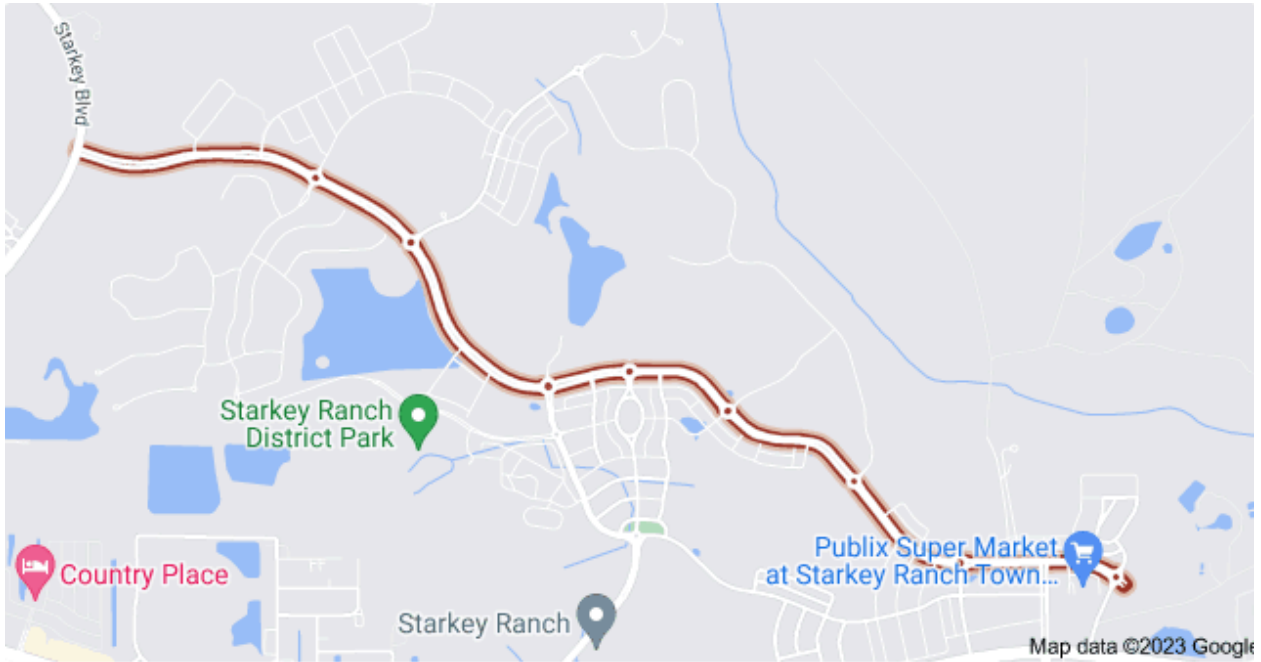
Map #4- Carson Lake Trail (in yellow)



Map #5- Whitfield Preserve (in red)



Map #6- Rangeland Blvd (center red)



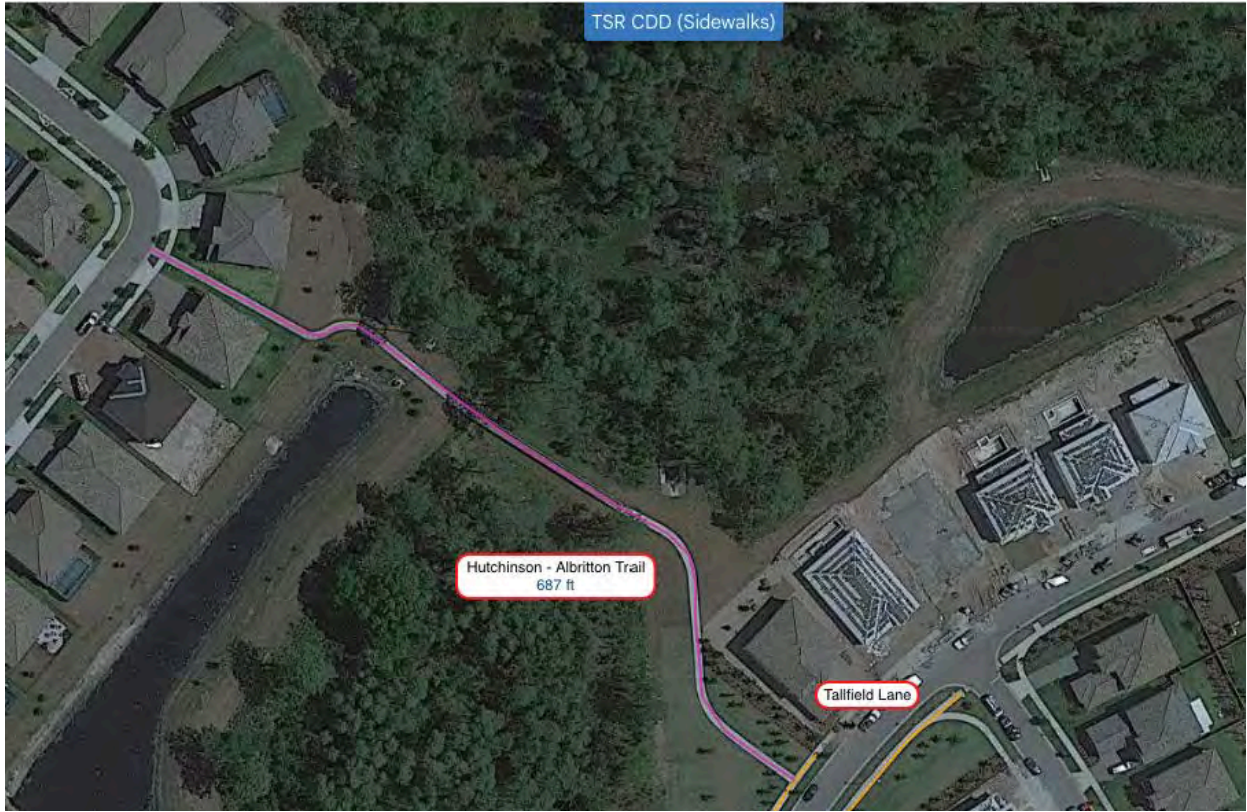
Map #7- Berry Pick Trail (in orange)



Map #8- Ranchers Gap



Map #9- Hutchinson- Albritton Trail



Map #10- Night Star Trail



Map #11- Lake Blanche (in blue)



Map #12- Tallfield Lane (in yellow)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/04/2022

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

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

PRODUCER One Source Advisory 203 Crystal Grove Blvd Lutz FL 33549		CONTACT NAME: Jeff Hanneken PHONE (A/C, No, Ext): (813) 949-8636 E-MAIL ADDRESS: jeff@onesourceadvisory.com FAX (A/C, No): (813) 909-8743	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Southern-Owners Insurance Company	NAIC # 10190
		INSURER B: AmGUARD Insurance Company	42390
		INSURER C: Accredited Surety and Casualty Co Inc	26379
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED Riptide Pressure Washing LLC 6727 Trouble Creek Rd New Port Richey FL 34653			

COVERAGES

CERTIFICATE NUMBER: 22-23 Cert

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y	Y	20388929	05/21/2022	05/21/2023	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	
							MED EXP (Any one person)	\$ 10,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000	
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 2,000,000	
	OTHER:						Hired & Non Owned	\$ 1,000,000	
B	AUTOMOBILE LIABILITY	Y	Y	RIAU283730	05/21/2022	05/21/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$	
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
	<input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		\$						
A	<input checked="" type="checkbox"/> UMBRELLA LIAB			4919265801	05/21/2022	05/21/2023	EACH OCCURRENCE	\$ 5,000,000	
	<input checked="" type="checkbox"/> EXCESS LIAB						<input checked="" type="checkbox"/> OCCUR	AGGREGATE	\$ 5,000,000
	<input type="checkbox"/> CLAIMS-MADE								\$
	DED RETENTION \$								
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A	Y	1AUIFL160129793100	02/06/2022	02/06/2023	<input checked="" type="checkbox"/> PER STATUTE	<input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)							E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
								E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Inland Marine			20388929	05/21/2022	05/21/2023	Rented Equipment Limit:	100,000	
							Deductible	500	

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

CERTIFICATE HOLDER**CANCELLATION**

Upon acceptance of this proposal, TSR CDD will be added as a certificate holder with respect to general liability

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

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____		Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions.		Requester's name and address (optional)
6 City, state, and ZIP code			
7 List account number(s) here (optional)			

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
-	-
or	
Employer identification number	
-	-

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <i>Robert Byrnes</i>	Date ▶ <i>1/9/23</i>
------------------	---	----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

TSR

COMMUNITY DEVELOPMENT DISTRICT

10



WELCOME CENTER OPTIONS

OPTION 1:
CUNNINGHAM HALL
EXPANSION / NEW BUILDING



STARKEY RANCH
DISTRICT OFFICE OPTIONS

NOVEMBER 4, 2019

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD



STARKEY RANCH DISTRICT OFFICE
OPTION B - SITE PERSPECTIVE

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

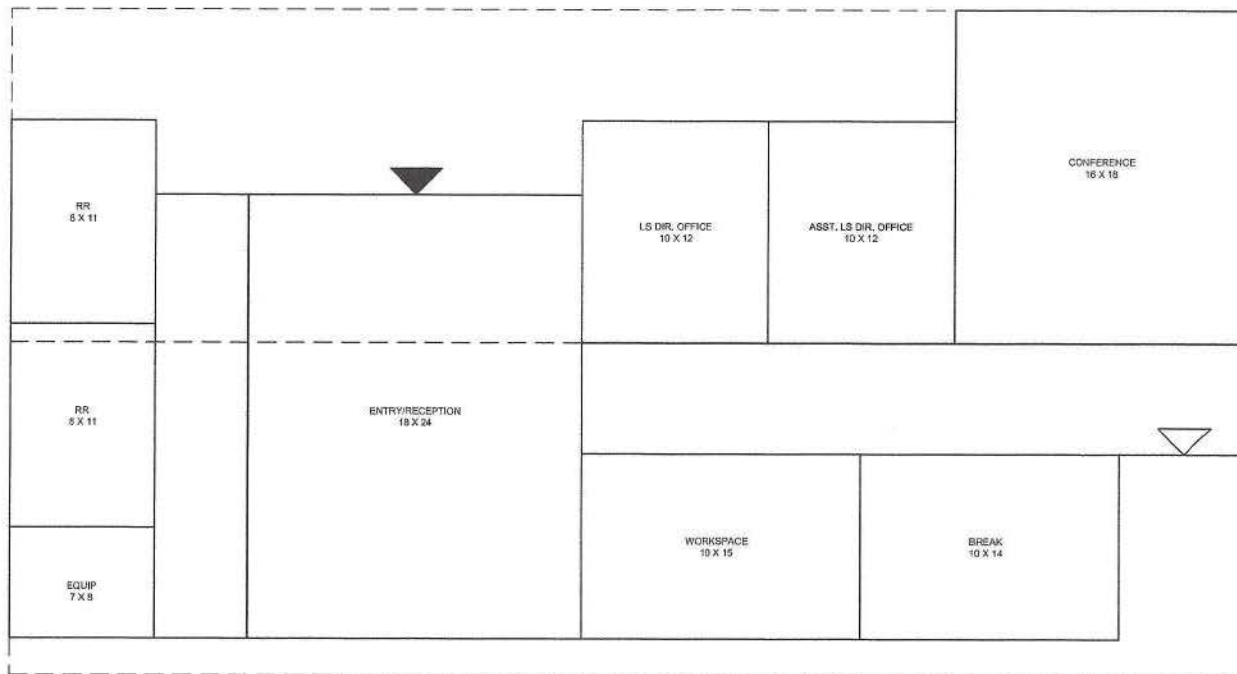
NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
 OPTION B - SITE PLAN

ROCCHETTA A:DB
 ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



PLAN B

1,810 GSF ENCLOSED



STARKEY RANCH DISTRICT OFFICE
OPTION B - SPACE PLAN

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

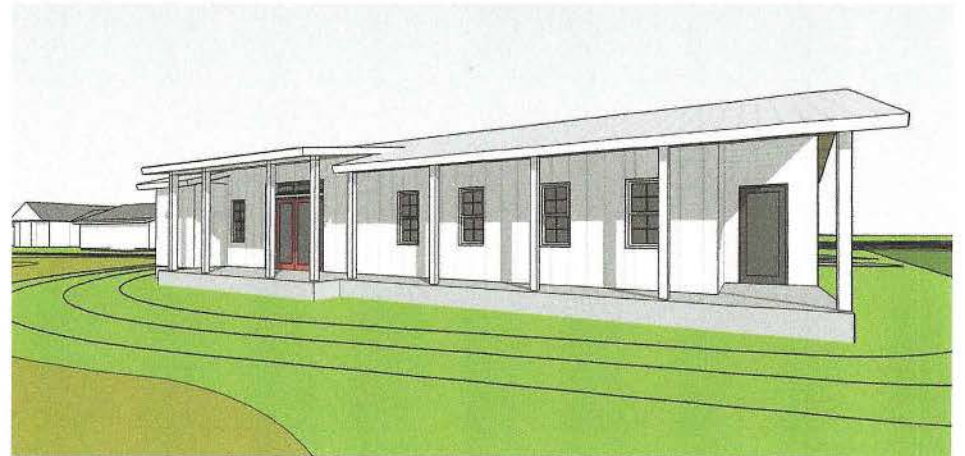
NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION B - FRONT PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE - DESIGN - BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION B - SITE PLAN & REAR PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION D - SITE PERSPECTIVE

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

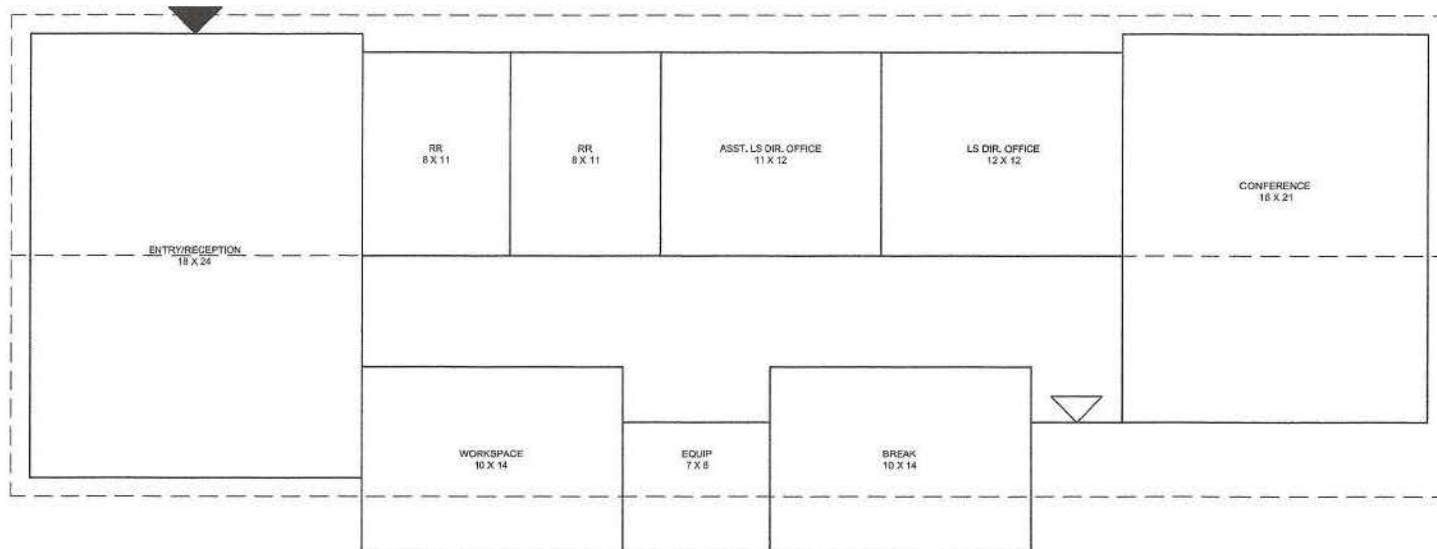
NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
 OPTION D - SITE PLAN

ROCCHETTA A:DB
 ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



PLAN D

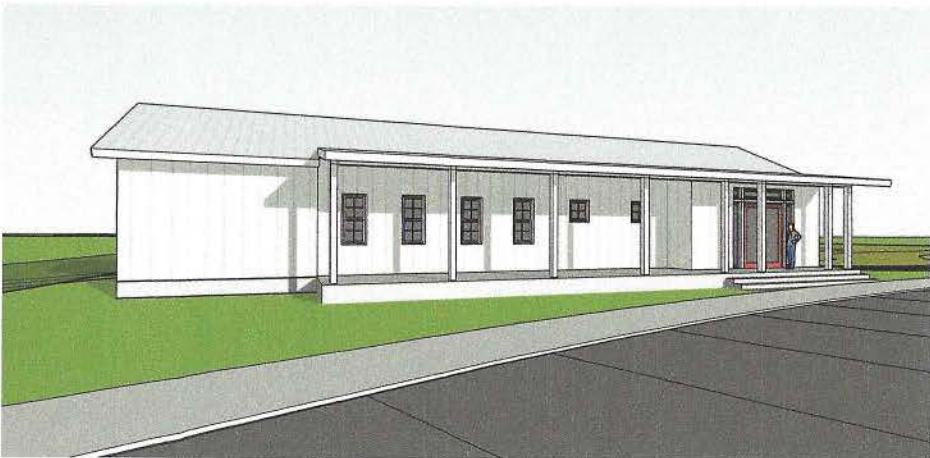
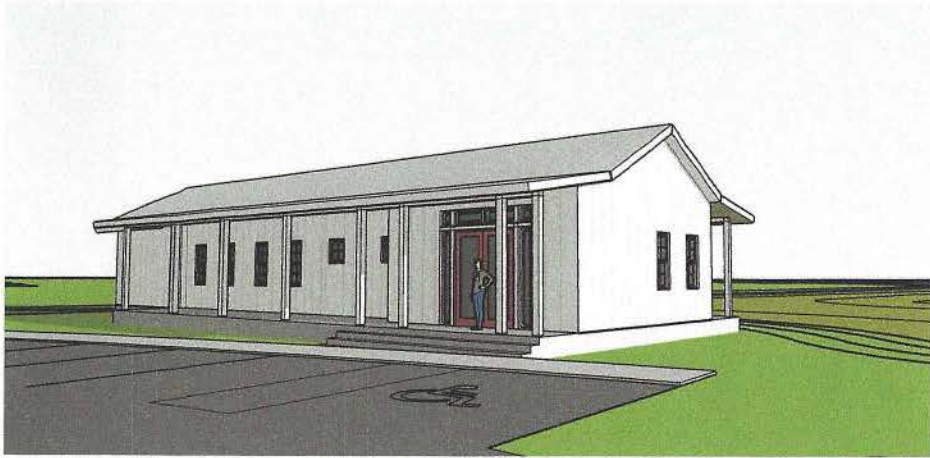
1,840 GSF ENCLOSED



STARKEY RANCH DISTRICT OFFICE
OPTION D - SPACE PLAN

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

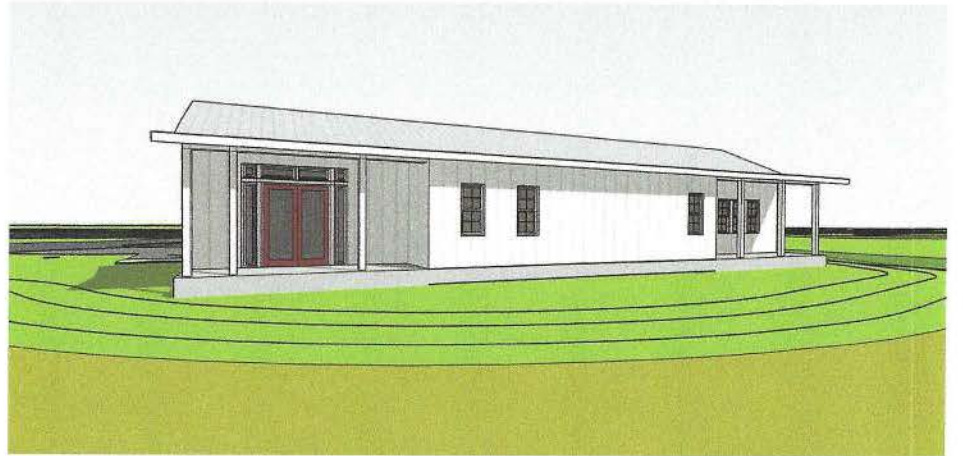
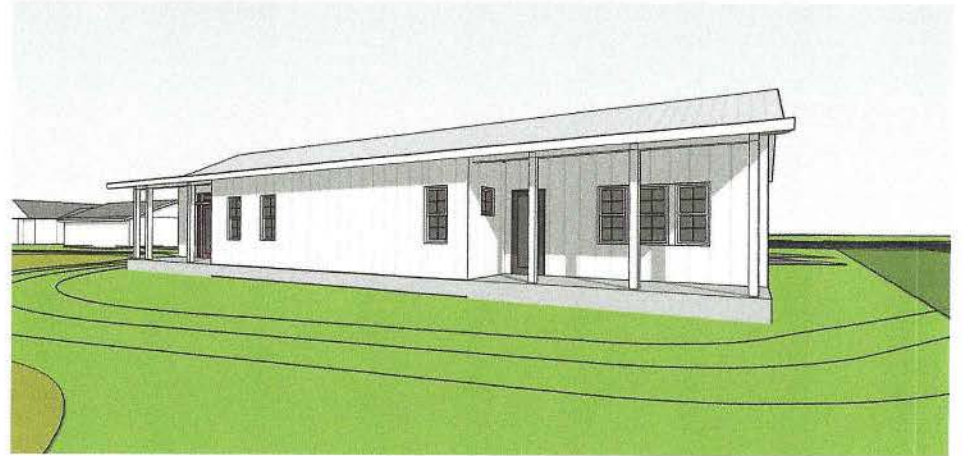
NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION D - FRONT PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



Starkey
RANCH

STARKEY RANCH DISTRICT OFFICE
OPTION D - SITE PLAN & REAR PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE - DESIGN BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION F - SITE PERSPECTIVE

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

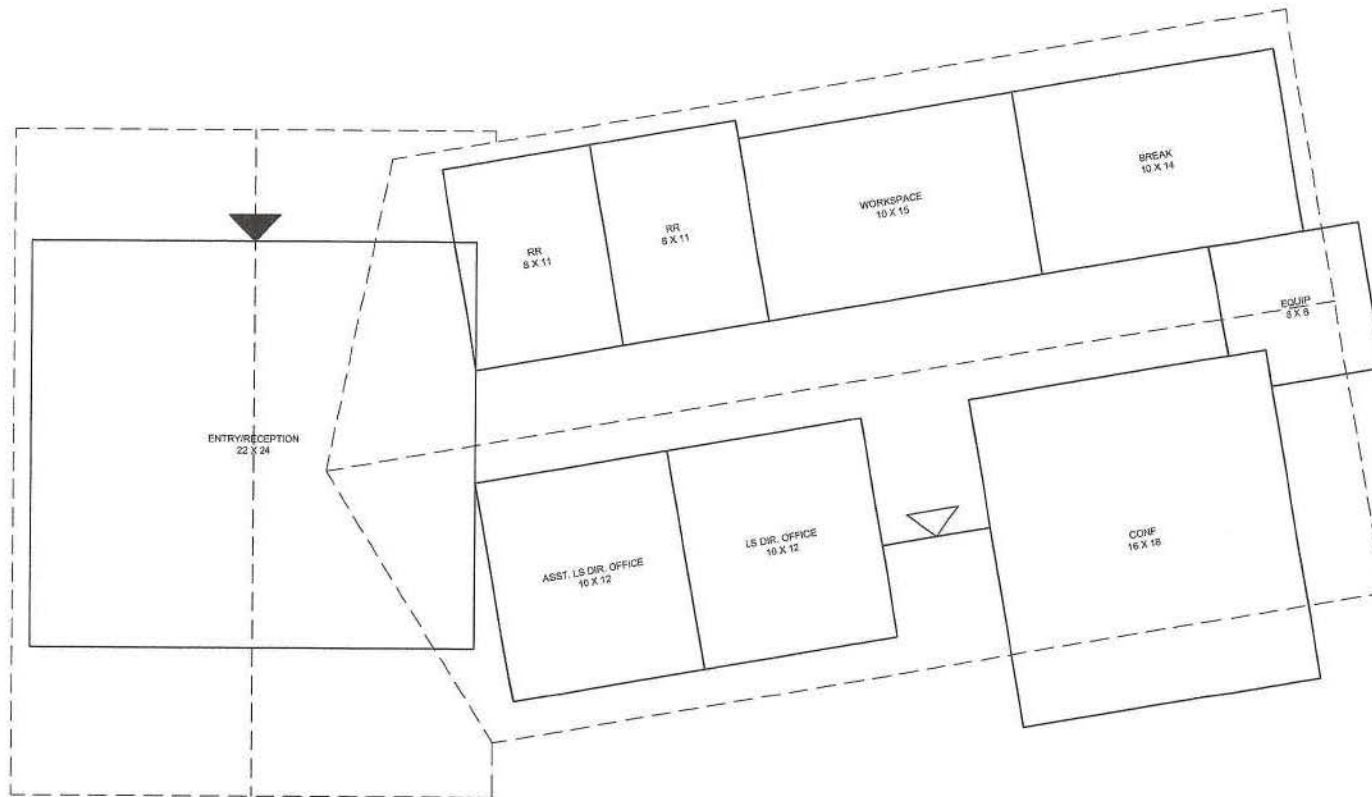
NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
 OPTION F - SITE PLAN

ROCCHETTA A:DB
 ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



PLAN F

1,882 GSF ENCLOSED

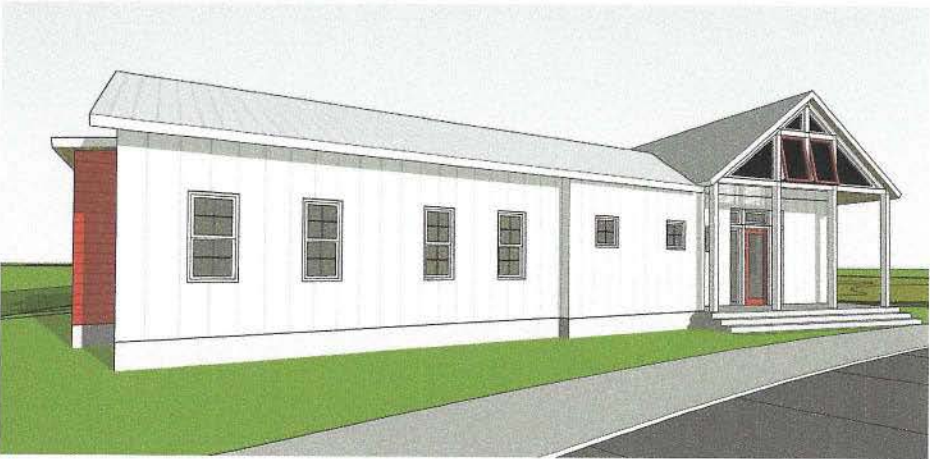
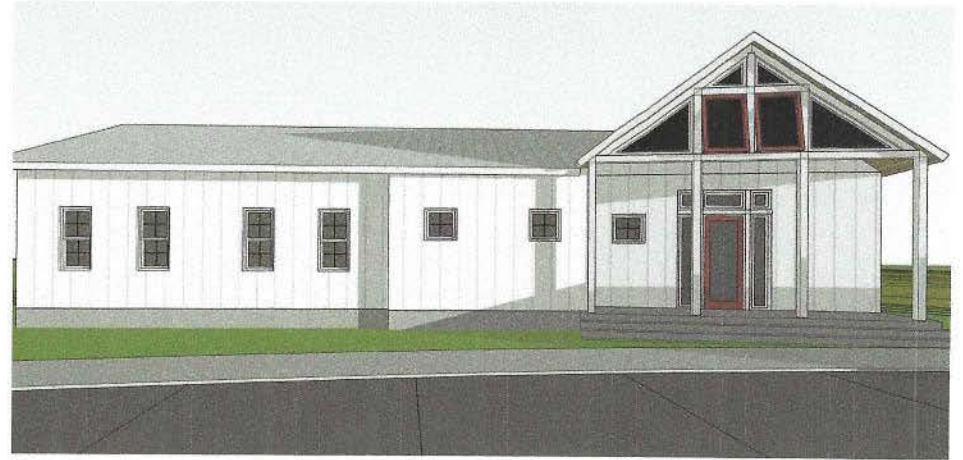


Starkey
RANCH

STARKEY RANCH DISTRICT OFFICE
OPTION F - SPACE PLAN

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019

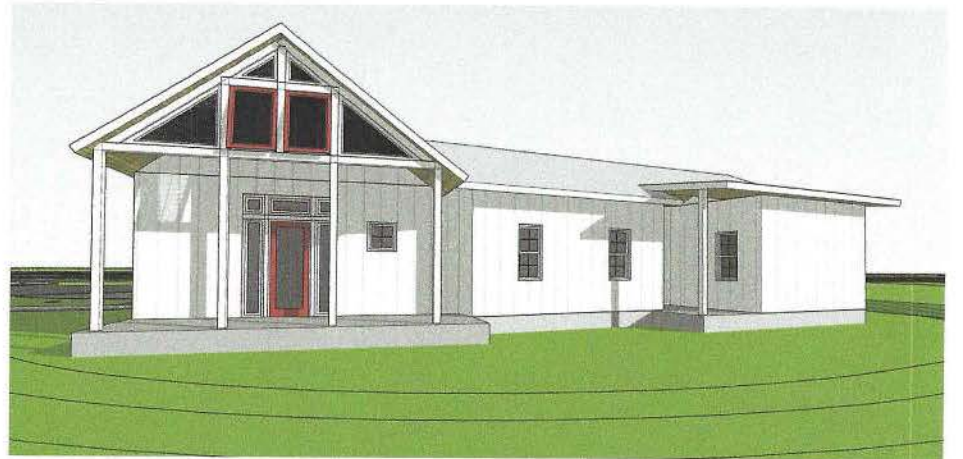


Starkey
RANCH

STARKEY RANCH DISTRICT OFFICE
OPTION F - FRONT PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019



STARKEY RANCH DISTRICT OFFICE
OPTION F - SITE PLAN & REAR PERSPECTIVE VIEWS

ROCCHETTA A:DB
ARCHITECTURE DESIGN BUILD

NOVEMBER 4, 2019

OPTION 2:
LEASING OUTSIDE FACILITY
NEAR TSR COMMUNITY



Trinity Tuscan Center | Little Rd
80,989 SF of Space Available in Trinity, FL



HIGHLIGHTS

- 2 miles from SR 54
- 2.2 miles from Trinity Hospital
- 4 level parking garage
- Blanket wet zoning
- Restaurant space with outdoor seating
- Courtyard stage for live entertainment

SPACE AVAILABILITY (25)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor	20,300 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 101-102	6,034 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 103	1,368 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 104	1,368 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste 1317	3,880 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste F101	2,057-2,058 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste F102	2,001 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste F103	4,484 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste F104	2,059 SF	3-5 Years	Upon Request	Negotiable
1st Floor, Ste M101	3,805 SF	3-5 Years	Upon Request	Negotiable



Ricky Maestrelli
8137276575

Distance to WC: 6 miles (14 minutes)



4120 Rowan Rd

3,700 SF of Space Available in New Port Richey, FL



HIGHLIGHTS

- Affordable rates
- Plenty of parking
- Easy access from State Rd 54 and Rowan Rd
- Great location near national retailers

SPACE AVAILABILITY (4)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 4130 - 3	200 SF	Negotiable	\$24.00 /SF/YR	Full Service
1st Floor, Ste 4130 - 6	200 SF	Negotiable	\$24.00 /SF/YR	Full Service
1st Floor, Ste 4142	300 SF	Negotiable	\$24.00 /SF/YR	Full Service
1st Floor, Ste 4146-4150	3,000 SF	2-5 Years	\$11.50 /SF/YR	Triple Net (NNN)

PROPERTY FACTS FOR 4120 ROWAN RD , NEW PORT RICHEY, FL 34653

Rental Rate	\$11.50 - \$24.00 /SF/YR	Gross Leasable Area	20,800 SF
Property Type	Retail	Year Built	1983
Property Subtype	Restaurant	Parking Ratio	2.53/1,000 SF

ABOUT THE PROPERTY

Very well-maintained retail/office property on the corner of Rowan Rd and State Rd 54. Plenty of parking available directly in front of each suite. Great signage on building for each tenant and monument signage

- Freeway Visibility

available to all tenants. Join Papa John's and other long-standing tenants. Easy access from 54 and multiple access points from Rowan Rd.

- Pylon Sign



Will Koehenour III
7273145689



Distance to WC: 7.2 miles (15 minutes)

1645-1661 Davenport Dr

11,726 SF of Office Space Available in Trinity, FL



HIGHLIGHTS

- Excellent location in Trinity just N of Pinellas County line.
- Medical office property located on Davenport Drive in Trinity, Florida.

ALL AVAILABLE SPACES(5)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 101	3,819 SF	Negotiable	Upon Request	Office	Standard Office	April 01, 2023
1st Floor, Ste 102	1,955 SF	Negotiable	Upon Request	Office	Standard Office	April 01, 2023
1st Floor, Ste 103	1,959 SF	Negotiable	Upon Request	Office	Standard Office	April 01, 2023
1st Floor, Ste 104	2,034 SF	Negotiable	Upon Request	Office	Standard Office	April 01, 2023
1st Floor, Ste 105	1,959 SF	Negotiable	\$16.00 /SF/YR	Office	Standard Office	Now

PROPERTY OVERVIEW

Terrific Medical or Office space for lease in Trinity, FL. This 1,959 SF spaces contains (2) 10' x 10' privates offices, reception area, 15' x 20' conference room, kitchen with

- Air Conditioning

granite counter tops and full size refrigerator. Open Floor Plan area for work stations and break areas. The space is available now.



Michael Braccio
8132546756



Scott Shimberg
8132546756



Distance to WC: 6 miles (12 minutes)

5140 Deer Park Dr

1,640 SF of Office/Retail Space Available in New Port Richey, FL



HIGHLIGHTS

- 1,640 SF unit available in the highly visible Deer Park Professional Center
- Sits directly across from River Crossings Shopping Center, one of the busiest Publix shopping centers in the area
- Surrounded by businesses and retailers; Starbucks, McDonalds, Monticciolo Family Dentistry, Sonny's BBQ, Verizon Wireless, and Dunkin Donuts
- Deer Park is a multi-specialty professional park in the thriving Seven Springs area
- Ample parking and great visibility
- Detailed Lease Brochure Under Links

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 5140	1,640 SF	Negotiable	\$16.00 /SF/YR	Office/Retail	Shell Space	Now

PROPERTY OVERVIEW

Lease - Deer Park Professional Center (Seven Springs) - New Port Richey, FL 34653
1,640 SF unit available in the highly visible Deer Park Professional Center, a multi-specialty professional park in the thriving Seven Springs area along busy Little Road just north of SR 54 and the Trinity Medical Center. The site has ample parking and great visibility on busy Little Road and is surrounded by a host of medical and retail users and sits directly across from River Crossings Shopping Center, one of the busiest Publix shopping centers in the area. Other neighbors include Starbucks, McDonalds,

Monticciolo Family Dentistry, Sonny's BBQ, Verizon Wireless, and Dunkin Donuts.
Parking Ratio: 5.9 / 1000
Estimated Cam: \$4.25 / SF
Located in Seven Springs near the intersection of Little Road and Troublecreek Road, east of US-10, north of State Road 54 and west of the Suncoast Highway, just north of the thriving Trinity market.

- Signage
- Air Conditioning



Sabrina Downing
7273764900

Distance to WC: 5.5 miles (12 minutes)

Wyndlake Plaza | 8010-8056 Old County Road 54
1,250 SF of Office Space Available in New Port Richey, FL



HIGHLIGHTS

- One 1,250 sf office suite available for immediate occupancy
- Least expensive office rent in South Pasco/Trinity area
- Good access, parking and signage

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 8048	1,250 SF	Negotiable	\$9.60 /SF/YR	Office	Standard Office	Now

PROPERTY OVERVIEW

Wyndlake Plaza is conveniently located at the corner of Old County Rd 54 and SR 54 in New Port Richey.

- Air Conditioning

PROPERTY FACTS

Building Type	Office
Year Built	1982
Building Height	1 Story
Building Size	7,500 SF
Building Class	C
Typical Floor Size	7,500 SF
Parking	30 Surface Parking Spaces



Heidi Tuttle-Beisner
7273764900

Distance to WC: 6.5 miles (14 minutes)

Summer Lakes Offices | 4411-4425 Rowan Rd

1,531 SF of Office Space Available in New Port Richey, FL



HIGHLIGHTS

- 1,531 sf professional office space available for immediate occupancy
- Ideally situated between 2 major hospitals: Medical Center of Trinity & Bay Care North Bay Hospital
- Beautiful setting, backs to a pond and surrounded by an established residential community
- Updated with new flooring and fresh paint
- Large reception, 3 private offices w/ glass walls, break room area and open workspace
- Great location on Rowan Road with easy access at a signalized light

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 4435	1,531 SF	Negotiable	\$13.50 /SF/YR	Office	Standard Office	Now

PROPERTY OVERVIEW

Professional Office Space Available for Immediate Occupancy in Summer Lakes Professional Center

Great Location on Rowan Road with easy access at a signalized light
Ideally situated between 2 major hospitals

- Kitchen
- Reception

Next to Johns Hopkins All Children's Outpatient Clinic
Traffic Counts in excess of 25,000 vehicles per day
Excellent visibility and plenty of parking

- Air Conditioning



Deer Park Professional Center (Seven Springs)

5140 Deer Park Dr, New Port Richey, FL 34653

Executive Summary



OFFERING SUMMARY

Available SF:	1,640 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	4.3 Acres
Year Built:	2007
Building Size:	40,000 SF
Zoning:	C2
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	39,000

PROPERTY OVERVIEW

1,640 SF unit available in the highly visible Deer Park Professional Center, a multi-specialty professional park in the thriving Seven Springs area along busy Little Road just north of SR 54 and the Trinity Medical Center. The site has ample parking and great visibility on busy Little Road and is surrounded by a host of medical and retail users and sits directly across from River Crossings Shopping Center, one of the busiest Publix shopping centers in the area. Other neighbors include Starbucks, McDonalds, Monticciolo Family Dentistry, Sonny's BBQ, Verizon Wireless, and Dunkin Donuts.

Parking Ratio: 5.9 / 1000
Estimated Cam: \$4.25 / SF

LOCATION OVERVIEW

Located in Seven Springs near the intersection of Little Road and Troublecreek Road, east of US-19, north of State Road 54 and west of the Suncoast Highway, and just north of the thriving Trinity market.

For More Information:

813-254-6756 | EXT 7

Property Webpage: www.properties.baystreetcommercial.com/368669-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

[Back to Listings](#)

[Activate Account](#)



1 / 33

[360° View Virtual Tour](#)

 1,500 sqft

 Days on Market: 21




**** EXCELLENT LOCATION - OFF OF S.R. 54 CLOSE TO SUNCOAST PKWY** NEW COMMERCIAL LOCATION INTERIOR DESIGNED WITH 5 INDIVIDUAL OFFICES ONE W/STORAGE CLOSET SIZES FROM 9X10*, 9X11*, 11X12*,10X11*,10X14*, ENTRY FOYER LEFT RECEPTIONIST 9X10* AND RIGHT CONFERENCE ROOM W/CLOSET AREA 11X17*, COMMERCIAL RESTROOM 6X9 AND SMALL EFFICIENT KITCHEN W/SINK, TWO WATER FOUNTAINS 7X9, READY FOR REFRIGERATOR & MICROWAVE, CHERRY WOOD LOOK CABINETRY AND OUTSIDE BACK D...**

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SH

[Request a Tour](#)

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[All Listings](#) 

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Buy / Rent

Favorites

Planner

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Lot Size Area: 0.07 acres

Cooling: Central Air

Lease Term: 12 Months

County/Parish: Pasco

Subdivision: SUNCOAST MEADOWS INCREMENT 01

Lease Price Per Area: \$16.00/sqft

Lease Amount: \$2,000.00/Monthly

Property Details



Interior Details

Total Livable Area 1,500 sqft

Total Building Area 1,500 sqft

Flooring Laminate

SH

Exterior Details

Property Type Commercial Lease

[Back to Listings](#)

[Activate Account](#)

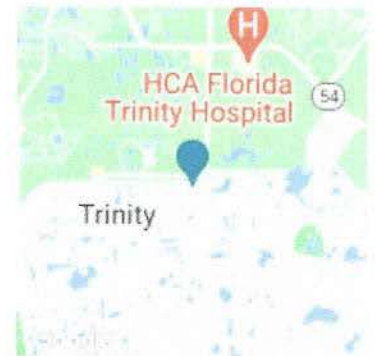


1/27

[360° View Virtual Tour](#)

875 sqft

Days on Market: 233



***Pristine medical office vacant and ready for immediate occupancy. This office was efficiently designed for maximizing the current space. In a well established professional/medical plaza in the heart of Trinity, Florida. With a Check-in & Check out Reception Area plus 3 exam rooms. Good parking ratio and private physician entrance in the back. lease terms is a modified gross.

[Request a Tour](#)

SH

Features

[< Prev](#) [All Listings](#) [Next >](#)

Type: Office

Buy / Rent

Favorites

Planner

[Back to Listings](#)



Lease Term: 3 to 5 Years

County/Parish: Pasco

Subdivision: ACREAGE

Lease Price Per Area: \$25.18/sqft

Lease Amount: \$1,679.00/Monthly

Property Details



Building Details



Other Facts & Features



Schools

School Ratings

Elementary Schools SH

Trinity Oaks Elementary School

Public Schools

8.1/10*

OPTION 3:
LONG-TERM LEASE /
PURCHASE OF WELCOME CENTER

OPTION 3: LONG-TERM LEASE OR PURCHASE OF THE WELCOME CENTER



Terms from January 2023

Starkey Ranch Welcome Center Basic lease terms:

1. 3,260 sf of office area along with porches, walkways, landscape areas and parking lot.
2. Rent is \$25 per square foot billed at \$6,791.67 per month for April 1, 2023, to September 30, 2023, as the initial term.
3. WS-TSR, LLC is not willing to allow sub leasing of the facility to other professionals but is ok with programming activities and the MPOA using the facility under the supervision of Arch Amenities staff.

Open items remaining

4. Annual rent adjustments tied to CPI.
5. Security Deposit Amount:
6. CAM charges
 - a. Charter Communications (Phone & Internet)
 - b. Duke Electric
 - c. Clearwater Gas
 - d. Water / Reclaim
 - e. Lift Station maintenance
 - f. Lift Station Electric.
7. Landscape maintenance
8. Building Maintenance items
 - a. Cleaning
 - b. Pressure washing exterior.
 - c. Window Washing

OPTION 4:
MODULAR TRAILER
LEASE/ PURCHASE

Welcome Center Alternatives:

Operations has been working with Welcome Center Team to seek alternative options for onsite staff. In addition to the office and warehouse rental options we explored, we also obtained information from Willscot (<https://www.willscot.com/>) to place modular office on another parcel with Starkey Ranch, either as a temporary or permanent solution. Willscot offers a variety of sizes and products, both for lease and purchase. Note that they have extra packages that include office furniture and wiring up the office, allowing staff to move in and support the community immediately.

Due to current market conditions and demand due to the storm season of 2022, Willscot is only looking to sell used trailers. For the new options featured below, the company will only be willing to lease these units. To start the process, we would have to determine a specific site for the modular office trailer to be located and the company would come out and measure the site to determine which size trailer could fit on the property. From there they would provide us with a full markup of pricing based on what additional features we want in the modular including ready Internet access, furniture, entry stairs, etcetera. We obtained a proposal for 64 x 36 unit.

LEASED TRAILER OPTIONS TO MATCH THE WELCOME CENTER

EVERY DETAIL, HANDLED

Willscot's modular office trailers are designed to meet your specific needs. Our team of experts will work with you to determine the best solution for your budget.

We offer a variety of office trailer packages that meet your specific needs. Plus, we provide many services to make sure your office trailer is ready to go when you need it. Our services include furniture, wiring, and more. We'll make sure your office trailer is ready to go when you need it.

We also offer a variety of office trailer packages that meet your specific needs. Our team of experts will work with you to determine the best solution for your budget.

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The diagram shows a floor plan of a modular office trailer. The layout includes several workstations on the left side, a central area with a conference table and chairs, and a planning area with a table and chairs. On the right side, there are more workstations and a cafe area. A green portable storage unit is attached to the right side of the trailer. Labels with lines pointing to specific areas include: OFFICE PACKAGES, DATA PACKAGE, PLANNING PACKAGE, CONFERENCE ROOM PACKAGES, CAFE PACKAGES, INSURANCE & WAIVERS PACKAGE, WORKSTATION PACKAGES, CUBICLE PACKAGES, ENTRANCE PACKAGES, and PORTABLE STORAGE UNITS.



ABOUT OUR MODULAR OFFICE TRAILERS

More space means greater flexibility. Choose between our standard 8-office layout or a custom floorplan to meet your needs. Our 64' x 48' modular office complex provides 2,880 sq. ft. of office space, is made with durable, high-quality materials that meet national and state building, electrical, mechanical and plumbing codes and is supported by the best customer service in the industry. Standard and customized floorplans are available and allow you the flexibility to reconfigure, expand or relocate as your needs change. We also offer The Essentials to ensure your section modular office is ready to work from day one.

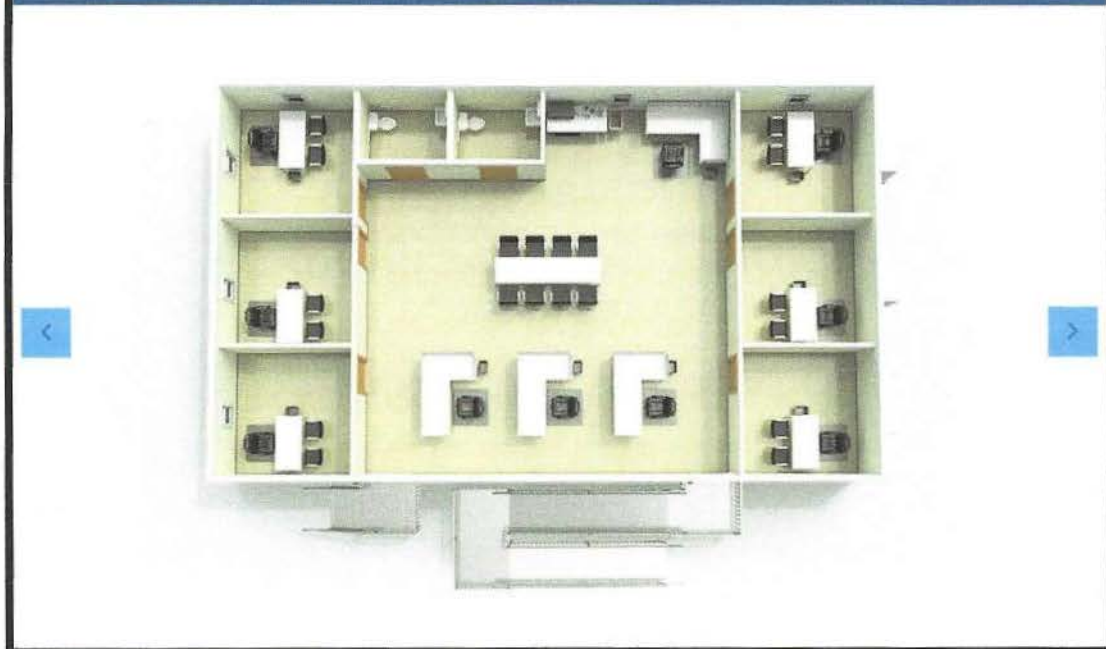
Ideal for larger, temporary or permanent applications, consider this 64' x 48' section modular office when you need space for a jobsite contractor's office, sales or retail outlet, administrative office, swing space during renovations or new construction, medical facility or visitor center.

Our 64' x 48' section modular office:

- Creates a secure, efficient office environment
- Easily relocated or reconfigured as your needs change
- Provides onsite office space and conference areas to facilitate meetings
- Offers personnel all the conveniences of a traditional office in a modular setting
- Can be equipped with or without a restroom

When you have access to comfortable, convenient office space, your business operations flow more seamlessly. Our 64' x 48' section modular office can help keep your operations on track and moving forward. No matter what space challenge you are trying to solve, you can be confident our section modular office buildings and complexes meet your needs.

64' X 36' MODULAR OFFICE TRAILER



ABOUT OUR MODULAR OFFICE TRAILERS

With six private offices and a large common area, consider this section modular office for mid-size and large projects. Our 64' x 36' modular office complex provides 2,160 sq. ft. of office space, is made with durable, high-quality materials that meet national and state building, electrical, mechanical and plumbing codes and is supported by the best customer service in the industry. Standard and customized floorplans are available and allow you the flexibility to reconfigure, expand or relocate as your needs change. We also offer The Essentials to ensure your section modular office is ready to work from day one.

Ideal for larger, temporary or permanent applications, consider this 64' x 36' section modular office when you need space for a jobsite contractor's office, sales or retail outlet, administrative office, swing space during renovations or new construction, medical facility or visitor center.

Our 64' x 36' section modular office:

- Creates a secure, efficient office environment
- Easily relocated or reconfigured as your needs change
- Provides onsite office space and conference areas to facilitate meetings
- Offers personnel all the conveniences of a traditional office in a modular setting
- Can be equipped with or without a restroom

When you have access to comfortable, convenient office space, your business operations flow more seamlessly. Our 64' x 36' section modular office can help keep your operations on track and moving forward. No matter what space challenge you are trying to solve, you can be confident our section modular office buildings and complexes meet your needs.



Williams Scotsman, Inc.
 5002 E. Hillsborough Avenue
 Tampa FL 33610-4815

Your WillScot Representative
 Chris Ahr, Territory Sales Manager
Phone: (813)626-2862 Ext. 41616
Email: christopher.ahr@willscot.com
Toll Free: 800-782-1500

Contract Number: 1760536
Revision: 1
Date: January 26, 2023

Quotation

Lessee:
 TSR CDD
 2300 Glades Road
 Boca Raton, Florida 33431

Contact:
 Barry Mazzone
 2300 Glades Road
 Boca Raton, FL 33431
 Phone: 8133990865
 Email: mazzonib@whhassociates.com

Ship To Address:
 ODESSA, FL 33556 US
Delivery Date (on or about): 06/07/2023

Rental Pricing Per Billing Cycle

	Quantity	Price	Extended
64x36 Modular (60x36 Box)	1		\$3,895.00
Loss Damage Waiver (11/12) Alt	3	\$199.00	\$597.00
ADA/IBC Ramp -w/ switchback	1	\$515.00	\$515.00
ADA/IBC Stair - Rental	2	\$120.00	\$240.00
General Liability - Allen Insurance	1	\$37.20	\$37.20
Data Hub Rental T2	3	\$120.00	\$360.00
Prem. Office Package T2	6	\$150.00	\$900.00
Prem. Conference Package T2	1	\$255.00	\$255.00

Minimum Lease Billing Period: 12

Billing Cycle: 28 Days

Total Recurring Building Charges: \$3,895.00

Subtotal of Other Recurring Charges: \$2,904.20

Total Recurring Charges Per Billing Cycle: \$6,799.20

Estimated Delivery & Installation

Fuel Surcharge Delivery	1	\$554.85	\$554.85
Essentials Material Handling	1	\$2,302.50	\$2,302.50
State Approved Building Plans	1	\$1,000.00	\$1,000.00
Ramp - Delivery & Installation	1	\$570.00	\$570.00
Data Hub Installation	3	\$375.00	\$1,125.00
Delivery Freight	3	\$685.00	\$2,055.00
Block, Level & Tiedown	1	\$13,626.00	\$13,626.00
Vinyl skirting	192	\$22.00	\$4,224.00

Total Delivery & Installation Charges: \$25,457.35

Estimated Final Return Charges*

Fuel Surcharge Return	1	\$554.85	\$554.85
Ramp - Knockdown & Return	1	\$570.00	\$570.00
Teardown	1	\$6,445.00	\$6,445.00
Return Freight	3	\$685.00	\$2,055.00

Due On Final Invoice*: \$9,624.85

Total Including Recurring Billing Charges, Delivery, Installation & Return:** \$116,672.60

Summary of Charges

Model: SM6436	Quantity: 1	Total Charges for(1) Building(s): \$116,672.60
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 5002 E. Hillsborough Avenue
 Tampa FL 33610-4815

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Toll Free: 800-782-1500

Contract Number: 1760536
Revision: 1
Date: January 26, 2023

Insurance Requirements Addendum

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	SM6436	\$102595.00	\$0.00

Lessee: TSR CDD

Pursuant to the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

- Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
- Commercial Property Insurance:** covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other general Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

General Liability Insurance Program

Lessee elects to participate in the General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily injury and property damage arising from the proper use and occupancy of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: _____ Print Name: _____ Date: _____

Loss Damage Waiver Program

Lessee elects to participate in the Lessor's Loss Damage Waiver Program. Lessee understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in the Lease Agreement. Lessee remains liable to Williams Scotsman for the amount of the damage deductible, if any, per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Loss Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: _____ Print Name: _____ Date: _____

Please return this signed document with the signed lease agreement.



Williams Scotsman, Inc.
 5002 E. Hillsborough Avenue
 Tampa FL 33610-4815

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Toll Free: 800-782-1500

Contract Number: 1760536

Revision: 1

Date: January 26, 2023

Clarifications

***Final Return Charges are estimated and will be charged at Lessor's prevailing rate at time of return. **All prices exclude applicable taxes. All Lessees and Leases are subject to credit review.** In addition to the stated prices, customer shall pay any local, state or provincial, federal and/or personal property tax or fees related to the equipment identified above ("Equipment"), its value or its use. Lessee acknowledges that upon delivery of the Equipment, this Agreement may be updated with the actual serial number(s), delivery date(s), lock serial number(s), etc, if necessary and Lessee will be supplied a copy of the updated information. Prices exclude taxes, licenses, permit fees, utility connection charges, site preparation and permitting which is the sole responsibility of Lessee, unless otherwise expressly agreed by Lessor in writing. Lessee is responsible for locating and marking underground utilities prior to delivery and compliance with all applicable code requirements unless otherwise expressly agreed by the Lessor in writing. Price assumes a level site with clear access. Lessee must notify Lessor prior to delivery or return of any potentially hazardous conditions or other site conditions that may otherwise affect delivery, installation, dismantling or return of any Equipment. Failure to notify Lessor of such conditions will result in additional charges, as applicable. Physical Damage & Commercial Liability insurance coverage is required beginning on the date of delivery. Lessor is not responsible for changes required by code or building inspectors. **Pricing is valid for thirty (30) days.**

Please note the following important billing terms:

- In addition to the first billing period rental and initial charges, last billing period rent for building and other recurring rentals/services (excluding General Liability Insurance and Property Damage Waivers), will be billed on the initial invoice. Any amounts prepaid to Williams Scotsman will be credited on the final invoice.
- Invoices are due on receipt, with a twenty (20) day grace period. Interest will be applied to all past due amounts.
- Invoices are due on receipt, with a twenty (20) day grace period. Late fees will be applied to all past due amounts.
- Williams Scotsman preferred method of payment is ACH. Payments made by check are subject to a Paper Check Fee, charged on the next invoice following payment by check.
- Williams Scotsman preferred method of invoicing is via electronic transmission. Customers are encouraged to provide an email address or use MMConnect. Invoices sent standard mail are subject to a paper invoice fee, charged on the following invoice.

Lessor hereby agrees to lease to Lessee and Lessee hereby agrees to lease from Lessor Modular Equipment and Value Added Products (as such items are defined in Lessor's General Terms & Conditions) selected by Lessee as set forth in this Agreement. All such items leased by the Lessee for purposes of this Lease shall be referred to collectively as the "Equipment". By its signature below, Lessee hereby acknowledges that it has read and agrees to be bound by the Lessor's General Terms & Conditions (6-3-22) located on Lessor's internet site (<https://www.willscot.com/About/terms-conditions>) in their entirety, which are incorporated herein by reference and agrees to lease the Equipment from Lessor subject to the terms therein. Although Lessor will provide Lessee with a copy of the General Terms & Conditions upon written request, Lessee should print copies of this Agreement and General Terms & Conditions for recordkeeping purposes. Each party is authorized to accept and rely upon a facsimile signature, digital, or electronic signatures of the other party on this Agreement. Any such signature will be treated as an original signature for all purposes and shall be fully binding. The undersigned represent that they have the express authority of the respective party they represent to enter into and execute this Agreement and bind the respective party thereby.

Invoicing Options (select one)

]Paperless Invoicing Option
 Williams Scotsman prefers electronic invoicing, an efficient, convenient and environmentally friendly process. To avoid fees, provide us with the proper email address for your invoices

Corrected Email Address: _____

]Standard Mail Option
 Customer prefers to receive paper invoice via mail. Fees may apply. Invoices will be mailed to:

2300 Glades Road
 Boca Raton, Florida 33431

Enter a new billing address: _____



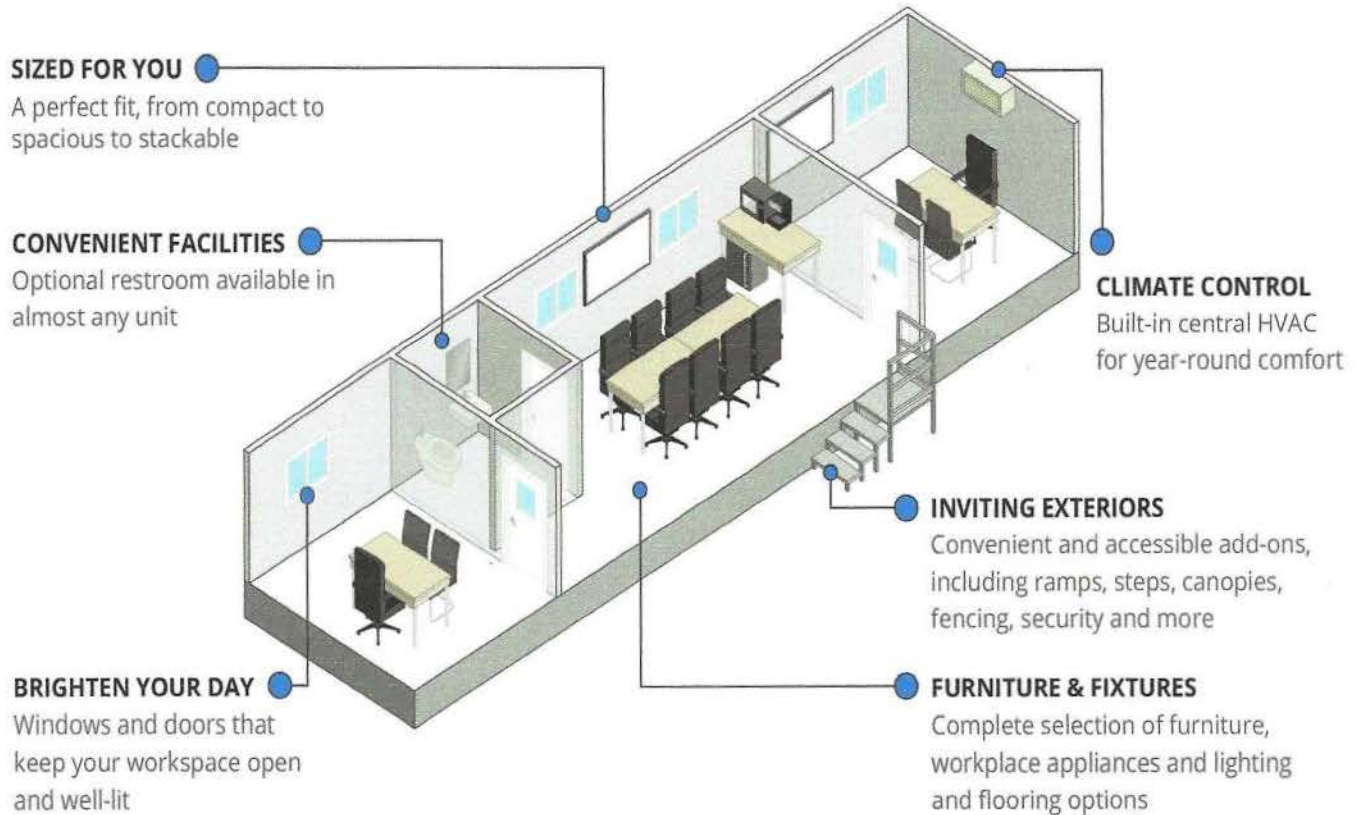
Williams Scotsman, Inc.
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WILLSCOT: THE FULLY STREAMLINED SPACE SOLUTION

When it's time to be productive on a project, you need temporary space that's as ready as you are. Our modular solutions are complete to the last detail, so you can forget about building logistics and focus on the job at hand. One call to WillScot and you're ready to work



READY-TO-WORK OPTIONS

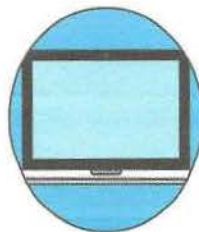
Our in-house selection of amenities not only outfits your space for comfort, security and productivity - it also eliminates extra work for you.



FURNITURE



APPLIANCES



TECHNOLOGY



EXTERIORS



COVERAGE

EXAMPLES OF UNITS THAT ARE AVAILABLE FOR SALE:

These units are available for purchase. They can be transferred in and delivered to our site for an additional cost.



40'X10' MOBILE OFFICE

Branch: **Indianapolis** | Unit #: SMI-25800

This unit is located out of our Indianapolis branch location. It's ready to work - just for you! This unit is in GREAT condition and won't last long. request a quote today!

\$35,000

[REQUEST A QUOTE](#)

Call a representative to learn more:

FEATURES

- Ceiling: Prefinished Gypsum Panels
- Heat Type: Baseboard Electric
- Number of Offices: 1
- Roof Type: EPDM
- Exterior Finish: .019 Aluminum - Smooth
- HVAC: Window Unit
- Number of Conference Rooms: 1
- Window Quantity: 7
- Flooring: Tile
- Interior Walls: Wood Paneling
- RR Type: None
- Window Type: Single Glaze



36'X8' MOBILE OFFICE

Branch: **Indianapolis** | Unit #: SMI-23910

Need a Mobile Office in Indianapolis, IN? Well look no further. This used modular building is for sale and ready to get to work wherever you need it.

\$45,000

[REQUEST A QUOTE](#)

Call a representative to learn more:

FEATURES

- Ceiling: Prefinished Gypsum Panels
- Heat Type: Electric
- Number of Conference Rooms: 1
- RR Type: None
- Exterior Finish: .019 Aluminum - Smooth
- HVAC: Window Unit
- Number of Offices: 1
- Window Quantity: 6
- Flooring: Carpet - Tiles
- Interior Walls: Vinyl Covered Panel
- Roof Type: EPDM
- Window Type: Single Glaze

TSR

COMMUNITY DEVELOPMENT DISTRICT

11A

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

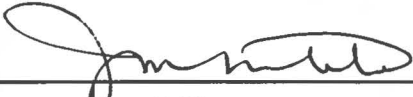
Before the undersigned authority personally appeared **Judy Allen** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: RFQ for Engineering Services** was published in said newspaper by print in the issues of: **12/11/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **12/11/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE TSR COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The TSR Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's Capital Improvement Plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic copy and eight (8) copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on December 29, 2022 to the attention of Chuck Adams, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

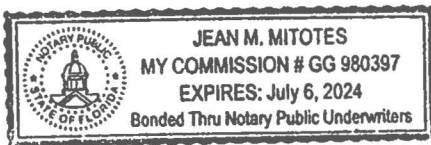
The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

12/11/2022

(261748)



TSR

COMMUNITY DEVELOPMENT DISTRICT

11B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE TSR COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The TSR Community Development District (“District”), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s Capital Improvement Plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“CCNA”). All applicants interested must submit one (1) electronic copy and eight (8) copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on December 29, 2022 to the attention of Chuck Adams, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses

associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

Publish on 12/29/222

**TSR
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

TSR

COMMUNITY DEVELOPMENT DISTRICT

11CI



Qualifications to Provide

TSR COMMUNITY DEVELOPMENT DISTRICT

Professional Engineering Services

December 29, 2022



Cover Letter

1. Ability & Adequacy of Professional Personnel	1
2. Past Performance	9
3. Geographic Location	18
4. Willingness to Meet Time & Budget Requirements	19
5. Certified Minority Business Enterprise	20
6. Recent, Current & Projected Workloads	21
7. Volume of Work Previously Awarded to Consultant by District	22
8. SF330	



TSR Community Development District
District Engineer
December 29, 2022



Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer; a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.



December 29, 2022

TSR Community Development District
Mr. Chuck Adams
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Re: TSR Community Development District - Professional Engineering Services

Dear Supervisors:

As a firm, Johnson Engineering has more than 40 years of experience working on independent districts including CDDs throughout Florida and has worked with staff from Wrathell, Hunt & Associates at other Districts. We know that the District Engineer for a Community Development District is someone who listens to and communicates with the Board as well as District Staff.

In addition to the District Engineer, you will receive the support of a team of professionals with the knowledge of stormwater management, current environmental issues, transportation/roadway design, utility design, landscape design and construction management/observation along with current permitting requirements in order to efficiently maintain or expand the District's services that are being provided to its residents.

Our team is currently, or has worked in the past, on the following CDDs:

- Longleaf CDD
- Cory Lakes CDD
- The Brooks II of Bonita Springs CDD
- Verandah East CDD
- Mediterra North CDD
- Suncoast CDD
- Watergrass I CDD
- Long Lake Ranch CDD
- Terra Bella CDD
- Park Place CDD
- Spring Lake CDD
- Highlands CDD
- La Collina CDD
- Riverbend West CDD
- Forest Creek CDD
- Water's Edge CDD
- South Fork East CDD
- Wynnmere East CDD
- Bay Creek CDD (Pelican Landing)
- Stonybrook CDD
- Verandah West CDD
- Bayside CDD (Pelican Landing)
- Bay Creek CDD (Pelican Landing)
- Mediterra South CDD
- Walnut Creek CDD
- Pine Air Lakes CDD
- Pelican Marsh CDD
- CFM CDD (Magnolia Landing)
- Wentworth Estates CDD (Treviso Bay)
- Miromar CDD
- Arbor Greene CDD
- Gateway Services CDD
- Portico CDD
- Sail Harbour CDD
- River Ridge CDD

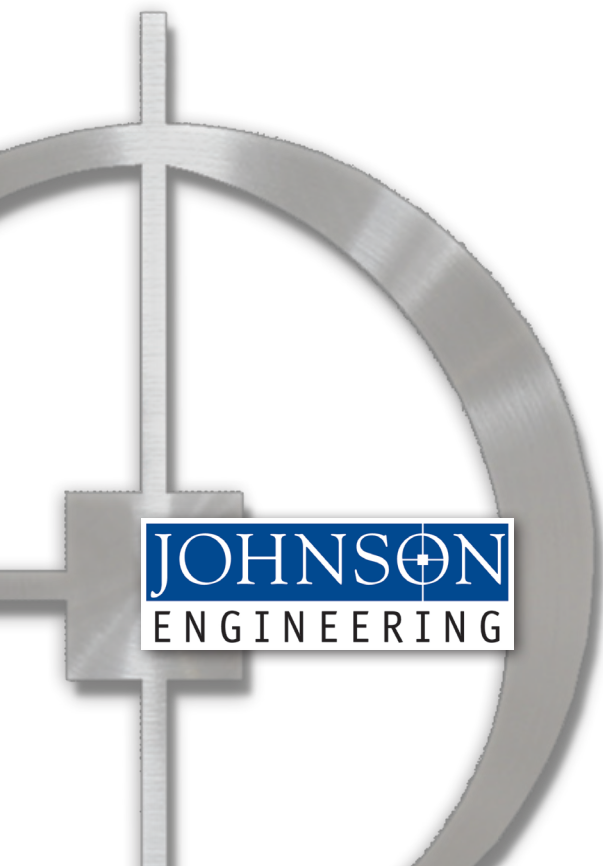
Our team is known for providing outstanding service as well as always being mindful of our client's time and budgetary needs. Our clients find that our vast experience and dedication to professionalism bring success to their projects.

We also know that being responsive is important and, with our office being located "down the road" near State Road 54 and the Suncoast Parkway, we can literally be on site within minutes if needed. We appreciate the opportunity to submit our qualifications and look forward to building a strong relationship with the TSR Community Development District. Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,
JOHNSON ENGINEERING, INC.

Phil Chang, PE
Lutz Branch Manager
(813) 751-2656, pchang@johnsoneng.com

1. Ability & Adequacy of Professional Personnel



JOHNSON
ENGINEERING



Depth of Experience

Centuries of combined experience has immersed our team of licensed professionals into Florida's geography, giving a rare perspective into development of the area and an appreciation of the changes.

Full Range of Services

Specialized teams of licensed engineers, land planners, landscape architects, surveyors, ecologists, water resources experts, transportation and utility designers provide a variety of specialized services.

Long Term Commitment

Our team's average tenure with Johnson Engineering is 13 years, 53% of our employees have been here for more than 10 years, and an unprecedented 21% have been with us for more than 20 years, showing our team's continuity and dedication to the area.

Firm Overview

When Johnson Engineering was established in 1946, much of Florida was an undisturbed land. More than 76 years later we have seen booms in development and a tremendous population growth alter the landscape permanently. We have been assisting private companies, city, county, federal, and state government through these changes and challenges by offering expertise in a broad spectrum of disciplines.

Just as Florida has transformed dramatically over the years, so has Johnson Engineering. What started as one man surveying Southwest Florida, has developed into a cohesive team of more than 120 professional civil engineers, ecologists, scientists, geologists, surveyors and mappers, certified land planners and landscape architects, located throughout Florida.

We have more than 76 years of professional experience and 46 years of District work throughout Florida. Our extensive list of well-known residential communities, roads, schools, hospitals, airports, resorts, shopping centers, and commercial developments, show our experience and continued responsibility in developing Florida's communities.

Our team has worked closely together on the following CDD's.

- ↪ Longleaf CDD
- ↪ Cory Lakes CDD
- ↪ The Brooks II of Bonita Springs CDD
- ↪ Verandah East CDD
- ↪ Mediterra North CDD
- ↪ Suncoast CDD
- ↪ Watergrass I CDD
- ↪ Long Lake Ranch CDD
- ↪ Terra Bella CDD
- ↪ Park Place CDD
- ↪ Spring Lake CDD
- ↪ Highlands CDD
- ↪ La Collina CDD
- ↪ Riverbend West CDD
- ↪ Forest Creek CDD
- ↪ Water's Edge CDD
- ↪ South Fork East CDD
- ↪ Wynnmere East CDD
- ↪ Bay Creek CDD (Pelican Landing)
- ↪ Stoneybrook CDD
- ↪ Verandah West CDD
- ↪ Bayside CDD (Pelican Landing)
- ↪ Bay Creek CDD (Pelican Landing)
- ↪ Mediterra South CDD
- ↪ Walnut Creek CDD
- ↪ Pine Air Lakes CDD
- ↪ Pelican Marsh CDD
- ↪ CFM CDD (Magnolia Landing)
- ↪ Wentworth Estates CDD (Treviso Bay)
- ↪ Miromar CDD
- ↪ Arbor Greene CDD
- ↪ Gateway Services CDD
- ↪ Portico CDD
- ↪ Sail Harbour CDD
- ↪ River Ridge CDD



TSR Community Development District
 District Engineer
 December 29, 2022



Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer; a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.

CAPABILITIES SUMMARY

We have an experienced team of professionals located throughout Florida, many of whom have considerable CDD experience. Our extensive list of well-known Florida CDD's, residential communities, roads, schools, hospitals, airports, shopping centers, resorts and commercial developments show our continued responsibility in developing Florida's communities.



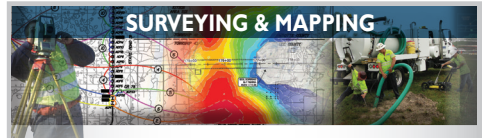
LAND DEVELOPMENT

Project Management / Coordination • Due Diligence Site Design • Cost Estimation • Permitting Construction Observation & Administration Single Family Communities • Multi-Family Residential Assisted Living • Commercial • Industrial • Medical Institutional • Educational • Recreational



PLANNING

Feasibility & Assessment Studies • Master Planning & Urban Design • Neighborhood & Sector Planning Comprehensive Planning & Zoning • Facility Planning Corridor Planning • Local Government Planning Public Engagement • GIS Services Code Writing Redevelopment Planning



SURVEYING & MAPPING

Subsurface Utility Engineering & Mapping (SUE) Hydrographic Surveying • Transportation Surveying Bathymetric Surveying • ALTA Surveys Boundary Surveys • Construction Layout Platting • Record Surveys Sketches and Legal Descriptions



ECOLOGICAL/ENVIRONMENTAL CONSULTING

Wetland Delineation, Assessments & Permitting Protected Species Surveys, Permitting & Relocations Mitigation Design & Monitoring Marine & Coastal Environmental Services Airport Wildlife Hazard Services Drone Services Geographic Information Systems



STORMWATER MANAGEMENT

Surface Water Master Planning • Surface Water Retrofit • BMP Selection and Design Hydrologic, Hydraulic & Water Quality Modeling Federal, State and Local Surface Water Permitting Flow & Stage Monitoring • Water Quality Treatment Special Governments • Filter Marsh Design



WATER QUALITY STUDIES

Stormwater/Surface Water Quality Studies Groundwater Quality Studies • Estuarine/Coastal Water Quality Studies • Subaqueous Sediment Characterization • TMDL Pollutant Loading Determination • EPA Section 319 and FDEP SWAG Assistance • Microbial Source Tracking • Quality Assurance Project Plan • Non-point Source Evaluation



WATER SUPPLY

Hydrogeological Investigations Water Resource Assessments • Water Use, Water Supply System Permitting • Well & Wellfield Design Regional Water Supply Planning Groundwater Modeling • Deep Injection Wells Alternative Water Supplies Studies



ENVIRONMENTAL ASSESSMENT

Phase I Environmental Site Assessments (ESAs) Phase II Environmental Site Assessments (ESAs) NPDES Compliance Monitoring Permit Compliance Monitoring and Reporting Filter Marsh Efficiency Evaluation Water Use Accounting Method Calibration BMAP Nutrient Removal Project Assessment



GEOGRAPHICAL INFORMATION SYSTEMS

ESRI-based GIS Services • Mobile Online Map (ArcGIS Online) • Custom Client Online Map Services Geodatabase Development and Implementation CAD-GIS-DGN Conversions • High Accuracy GNSS (GPS) Data Collection • Advanced Modelbuilder & Python Scripting • LiDAR Derivative Products Cartographic Visualization • Aerial Photo Processing



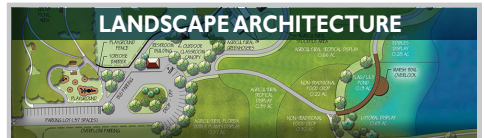
TRANSPORTATION DESIGN

Roadway Design • Signalization Design Resurfacing, Rehabilitation and Restoration Street Lighting Design • Traffic Analyses Roundabout Design • Signalization Design Corridor Planning • Bicycle, Transit, and Pedestrian Facilities



CONSTRUCTION ENGINEERING & INSPECTION

Roadway Construction Bridge Construction Roadway Resurfacing Rehabilitation Restoration Major Drainage Structures Construction Private Development Construction Assistance Grant Funded Construction Oversight / Compliance



LANDSCAPE ARCHITECTURE

Landscape/Hardscape/Irrigation Design • Conceptual Design • Commercial Design • Community Revitalization & Amenity Design • Streetscape Design Park Design • Visualization & Graphic Design Construction Documents & Observation Arboricultural Consulting Services • Plan Review Services • Community/Institutional/Hospitality Design



UTILITIES

Utility Planning • Subsurface Utility Engineering (SUE) Data Collection & Analysis • Hydraulic Modeling Pipeline Design • Pump Station Design, Evaluation, and Operational Controls Utility Permitting • Project Management CEI



ELECTRICAL ENGINEERING (E&I)

Switchgear, Motor Control Centers, and Generators Power Distribution Equipment • Lighting Process & Industrial Control Systems Integration and Commissioning Electrical Systems Analysis (Short Circuit and Protective Coordination) SCADA Architecture, Networking & Telemetry



SPECIAL DISTRICT ASSISTANCE

Stormwater Management • Water Use Environmental • Planning Landscape Architecture Surveying & Mapping • Utilities Roadway/Traffic Studies Geographic Information Systems (GIS) Construction Engineering & Inspection (CEI)



**ORGANIZATIONAL
STRUCTURE**

Johnson Engineering is a corporation led by seven Board of Directors and is comprised of seven specialized market groups. Each market group is led by a key officer whose job is to provide beneficial decision making for the company and integrate these decisions with the other market groups.



Lonnie Howard, PE
President



Phil Chang, PE
Project Manager



**ASSIGNED TEAM
ORGANIZATIONAL CHART**

Below is our proposed team we have hand selected to best serve the needs of the CDD. Our team is available and ready to start immediately.



KEY TEAM MEMBER BIOS

**Phil Chang, PE****Project Manager/District Engineer**

Phil is the branch manager, overseeing all daily operations for our Lutz office. He has worked on various projects throughout Florida, and is the District Engineer for Community Development Districts. He is familiar with the design and permitting procedures of the local municipalities as well as the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT). Phil's primary experience as a project manager includes peer review, design and permitting of transportation improvement projects along with other public sector projects. This range of experience results in creative solutions to atypical project challenges.

**Andrew Tilton, PE****Water Management Principal-in-Charge**

Andy is the director of our water resources market group. He has been with Johnson Engineering since 1978 and is a shareholder of the company. Andy has completed the surface water management design and permitting for the expansion of the Southwest Florida International Airport, with total costs exceeding \$400 million. Andy is District Engineer for Telegraph Cypress Water Management District. The District covers about 28 square miles in Charlotte and Lee Counties. He is also the District Engineer for several Community Development Districts in Lee and Collier Counties. Andy has worked been an expert witness on a limited number of projects. Andy has served as the senior engineer for surface water on many of the firm's roadway projects for Lee County Department of Transportation, City of Cape Coral, City of Fort Myers, Collier County and the Florida Department of Transportation. He provides direction for monitoring, permitting, design and construction related issues.

**John Curtis, CSE****Environmental**

John is a certified senior ecologist on our environmental team. He has worked on all aspects of environmental projects for the firm, including environmental services for Longleaf and Suncoast CDDs. With 20 years experience at the firm, John has played an instrumental role in environmental permitting, critical habitat and protected species mapping and management, and environmental mitigation design for numerous public and private clients. He was the lead ecologist responsible for the wetland delineations, habitat mapping, mitigation design, and environmental resource permitting for Colonial Country Club. He also managed all aspects of environmental permitting for The Forum, a 700-acre mixed-use development in Fort Myers, and recently obtained the environmental resource permit for the environmental restoration of Gateway Wetlands 47 & 48 for Gateway Services Community Development District. In addition, John has designed and implemented wetland mitigation plans in the Six Mile Cypress Slough Preserve, totaling over 575 acres. He is currently responsible for the environmental permitting of a Florida panther conservation bank in Hendry County totaling more than 600 acres. John obtained his Bachelor of Arts in Biology from Rollins College in 1994.

**Jeff Nagle, RLA****Landscape Architecture**

Jeff joined Johnson Engineering in 2012 as a principal landscape architect. Jeff brings a versatile skill set and a reputation built on providing the highest quality of service to both public and private sector clients, including Suncoast CDD, with on-time and on-budget deliverables. Having worked in both the public and private sector, Jeff brings a broad range of experience to apply in practice, using an innovative management approach to guide projects from the planning and design phase, through permitting, development and construction. Jeff's specialties include master planning, parks and recreation, streetscapes, roadway, environmental reclamation and mitigation, Low Impact Development, and lighting design. Jeff identifies cost-saving and state-of-the-art design solutions to serve his clients' needs to bring lasting value to every project.





Matt Howard, PSM

Survey & Mapping

Matt has been with Johnson Engineering since 2000 and has more than four decades of experience in the field of surveying and 22 years as a licensed Professional Surveyor and Mapper. Matt became a partner of Johnson Engineering in 2005 and is the firm's Director of Survey and Mapping. He has performed surveys for many public and private sectors, including performing surveys for large land owners such as Babcock, Kitson Partners, United States Sugar Corporation, Hilliard Brothers of Florida, ALICO, McDaniel Ranch, Bob Paul, Inc. and Bonita Bay Group.



Michael Lohr, PSM

Geographic Information Systems (GIS)

Mike began performing geographic information system (GIS) work for the State of Florida, Bureau of Survey and Mapping in 1995. This work included ownership mapping for the Florida Department of Environmental Protection's C.A.R.L. land acquisition program, cataloging more than 70,000 parcels slated for purchase by the State of Florida. In 2000, Mike completed a large project which included section corner locations and hydrology for Collier County GIS department. In 2004, he completed an enterprise wide GIS mapping/data system for Bonita Springs Utilities. Other GIS projects include: infrastructure data expansion for both the cities of Ft. Myers and Bonita Springs, an NPDFS Outfall GIS Mapping project for Bonita Springs and GIS/Web based mapping for The Babcock Preserve; the largest conservation acquisition in Florida's history and The Babcock Ranch Community, a planned community of more than 17,000 acres in Charlotte and Lee County, Florida. Mike coordinates GIS projects for the firm and is currently involved in developing Internet mapping capabilities and services for use in-house and by clients, including project data and digital imagery in a GIS environment.



Ryan Bell, PE, PTOE

Roadways/Traffic

Ryan serves as the director of our transportation group and is a shareholder of the company. With a degree in civil engineering from the University of Florida, Ryan was born and raised in Southwest Florida giving him a keen understanding and inherent appreciation for local transportation issues. Ryan has experience in both the design and construction of various transportation improvement projects. As project manager for various transportation design and CEI projects, such as the Blanton & Lake Lola intersection study, Sea Forest & Marine sidewalks, Chancey Road box culvert project, Elementary School "S" turn lane improvements, Little Road at DeCubellis Road and Massachusetts Avenue intersection study, Little Road and Jaguar Trail turn lanes in Pasco County, Six Mile Cypress widening design, S.R. 31 widening design and the Three Oaks Parkway/Imperial Street CEI, he brings comprehensive management and oversight to all of Johnson Engineering's transportation projects.



Mike Dickey, PE

Utilities

Mike is the director of our utilities market group and is a shareholder of the firm. He has 25 years of experience and has designed utilities for various developments, private utility companies, and municipalities. His utility experience includes master planning, hydraulic modeling, design of water distribution systems, wastewater collection systems, irrigation systems, and pumping facilities. Prior to joining Johnson Engineering, Mike worked for a local utility contractor which gave him a unique perspective of how the utilities he designs today come together in the field. With both utility design and construction experience, he has a comprehensive understanding of the entire utility development process from planning to design, to permitting through construction. Mike knows how to develop a design that works both in theory and in practice.





Laura DeJohn, AICP

Planning

A Certified Planner since 2001, Laura has 24 years of professional experience in both public and private sector planning, including five years as a planner for the City of Naples. As Johnson Engineering's Director of Planning & Landscape Architecture, Laura manages projects involving development feasibility studies and site assessments, monitoring reports, code writing, preparation and presentation of land use and zoning applications, site design, master planning, and community visioning. Her experience includes entitlement of new development and redevelopment projects; historic preservation; architectural design review; annexation; and incentive-based codes. She has presented for the American Institute of Architects of Southwest Florida, Florida Gulf Coast University, and the Florida Chapter of the American Planning Association, and is an appointed member of the Collier County Development Services Advisory Committee.



Tremayne Whitfield

Construction Observer

With over a decade of transportation design knowledge, Tremayne is very familiar with many of the common issues affecting local communities. He has provided design and construction observation assistance on several local CDD and HOA projects that have involved pavement repairs, sidewalk replacement, storm structure outfall maintenance and replacement and pavement restriping projects. His experience also includes condition surveys for storm structures (inlets, outfalls, etc.), pavement and sidewalks.



BUSINESS & PROFESSIONAL LICENSES/ CERTIFICATIONS

State of Florida Department of State

I certify from the records of this office that JOHNSON ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on November 3, 1967.

The document number of this corporation is 322710.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on March 30, 2022, 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 Thirtieth day of March, 2022



Randa W. Free
Secretary of State

Tracking Number: 3184295884-C

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

<https://services.sos.fl.gov/Filing/CertificateOfStatus/CertificateAuthentication>

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

CHANG, PHILIP
3357 COONTE COURT
NEW PORT RICHEY, FL 34655

LICENSE NUMBER: PE57410
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STATE OF FLORIDA
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TILTON, ANDREW DOUGLAS
1810 SERENCA CT
ALVA, FL 339200000

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BELL, RYAN K.
25007 67TH AVE E
MYAKKA CITY, FL 34251

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DICKEY, MICHAEL SCOTT
17040 SHADY GROVE LANE
CAPE CORAL, FL 33909

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License Information

Name: JOHNSON ENGINEERING INC (Primary Name)
Main Address: PO BOX 1550 FORT MYERS, Florida, 33902
County: LEE
License Mailing:
Licensed Location:

License Information

License Type: Registry
Basis: Registry
License Number: 642
Status: Current
Licensure Date: 05/10/1977
Expires:

Special Qualifications Qualification Effective:

Alternate Names

View Related License Information
View License Complaint

2881 Star Shores Road, Tallahassee, FL 32303 1-800-454-6267 Customer Contact Center 800-407-1234

Transportation Professional Certification Board Inc.

certifies that

Ryan K. Bell

has met all of the requirements established by the Certification Board to use the title of

PROFESSIONAL TRAFFIC OPERATIONS ENGINEER

unless withdrawn by the Certification Board and subject to the provisions for renewal. Certificate number 2332, issued in Washington, D.C. on April 14, 2010

Steve A. Hefner Chair *Paul J. ...* Executive Director

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE
THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

NAGLE, JEFFREY D
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FL 33920

LICENSE NUMBER: LA6667059
EXPIRATION DATE: NOVEMBER 30, 2023
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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Parkway Tallahassee, Florida 32309-6500

License No. **LS4912**
Expiration Date February 28, 2023

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

MATTHEW M HOWARD
378 POLLYWOG PT
LABELLE, FL 33935-9604

Nicole Fried
NICOLE "NIKI" FRIED
COMMISSIONER OF AGRICULTURE

AICP

THE AMERICAN INSTITUTE OF CERTIFIED PLANNERS

LAURA KATHARINE SPURGEON

Has qualified as a
Member

with all benefits of a Certified Planner and responsibility to the AICP Code of Ethics and Professional Conduct.

Membership Certificate Number 016747

July 1, 2001

Paul Fan President *Paul Fan* Retiring Director

esa
The Ecological Society of America
Founded 1913

The Ecological Society of America, upon recommendation of the Board of Professional Certification, hereby certifies that

John Curtis

meets the requirements as a certified **Senior Ecologist** and is governed by the Society's Code of Ethics.

Certified by the Ecological Society of America from June 1, 2018 through June 30, 2023

John Curtis Chair, Board of Professional Certification *Riv ...* President, Ecological Society of America

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Parkway Tallahassee, Florida 32309-6500

License No. **LS5916**
Expiration Date February 28, 2023

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

MICHAEL L LOHR
601 SE 17TH TERRACE
CAPE CORAL, FL 33990

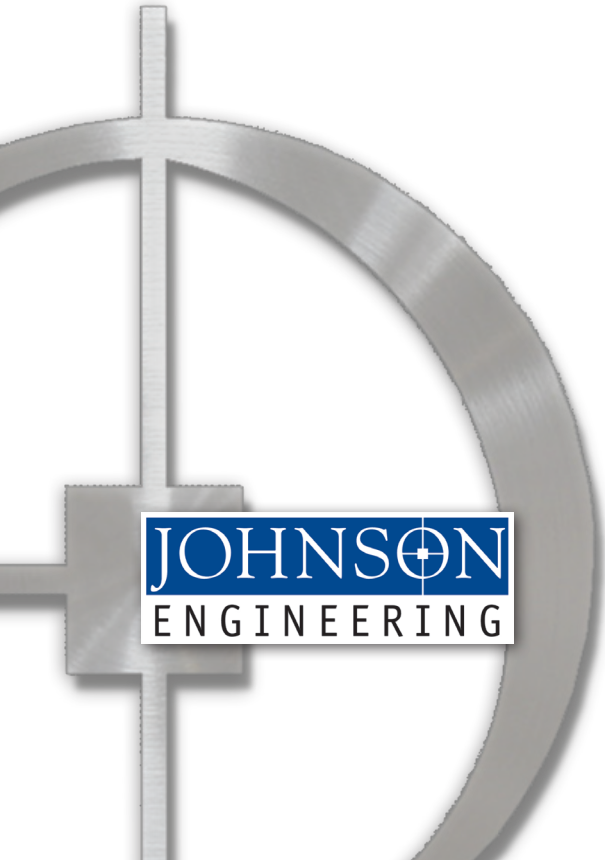
Nicole Fried
NICOLE "NIKI" FRIED
COMMISSIONER OF AGRICULTURE



TSR Community Development District
District Engineer
December 29, 2022



2. Past Performance



**PREVIOUS CDD DISTRICT
ENGINEER EXPERIENCE &
REFERENCES**

SUNCOAST CDD

District Engineer

Inframark

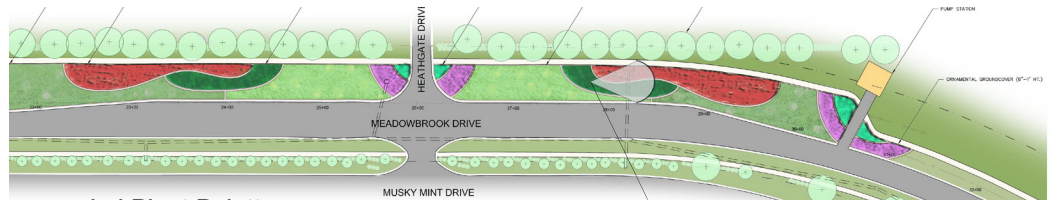
Mrs. Heather Dilley

2005 Pan Am Circle Ste 300

Tampa, Florida 33607

(813) 873-7300 ext 107

Heather.Dilley@inframark.com



Johnson Engineering was selected to provide professional engineering services for the Suncoast Community Development District in Pasco County, Florida in August 2013. Our work has included inspection of stormwater detention ponds (for SWFWMD Certification), review of and recommendations pertaining to contractor proposals, facilitating discussions between the Board of Supervisors and County staff, identifying and reporting roadway structural issues and responding to resident inquiries. Our landscape team designed the replacement of existing turf grass within the County ROW along the community's main entry road with a Florida Friendly and aesthetically pleasing landscape treatment. The design required consideration of the roadway landscape restrictions which limited the plant selections to grasses and groundcover to avoid frangibility concerns of trees within the roadway corridor.

LONGLEAF CDD

District Engineer

Inframark

Mrs. Heather Dilley

2005 Pan Am Circle Ste 300

Tampa, Florida 33607

(813) 873-7300 ext 107

Heather.Dilley@inframark.com



Johnson Engineering has provided professional engineering services for the Longleaf Community Development District in Pasco County, Florida since 2009. The work includes establishment, reports for bonds, processing National Pollutant Discharge Elimination System (NPDES) permit compliance, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Additional services have included sidewalk/ADA surveys, resolution of trip hazards as a result of tree roots, solving drainage issues, pavement condition surveys, construction administration and observation, and regular communication with District Staff.

FOREST CREEK CDD

District Engineer

Inframark

Mr. Andrew Mendenhall

2654 Cypress Ridge Blvd. Suite 101

Wesley Chapel, FL 33544

(813) 991-4014

andymendenhall@inframark.com



Johnson Engineering provides general engineering services to the Forest Creek Community Development District. As District Engineer, we have assisted the District with its needs in the areas of stormwater management, environmental issues, transportation/roadway issues, survey, project bidding and construction observation as well as any additional services on an as-needed basis. Projects have included, but were not limited to, sidewalk repairs, roadway repaving, review of vegetative growth in conservation/preservation areas and permit research.



PARK PLACE CDD
District Engineer

Inframark
 Mrs. Angie Grunwald
 2005 Pan Am Circle Ste 300
 Tampa, Florida 33607
 (813) 873-7300 ext 116
angie.grunwald@inframark.com



As District Engineer for the Park Place CDD, Johnson Engineering has provided general engineering services related to traffic calming, roadway repairs and improvements (asphalt and brick pavers), ADA compliance, vendor/contractor selection and oversight, parking assessments and inspection of stormwater detention ponds as well as a other professional services on an as-needed basis. By closely coordinating with the District Manager and communicating effectively with the Board, we have been able to assist the District in maintaining its infrastructure at an acceptable level.

MEDITERRA
District Engineer

Wrathell, Hunt & Associates
 Mr. Chuck Adams
 9220 Bonita Beach Road,
 Suite 214
 Bonita Springs, FL 34135
 (239) 498-9020
adamsc@whassociates.com



Johnson Engineering has been the District Engineer at Mediterra since 2002. Work has included pay request review for release of bond funds, stormwater pond evaluations, fire safety related to naturally vegetated areas, and littoral vegetation maintenance.

THE BROOKS OF BONITA SPRINGS CDD
District Engineer

Wrathell, Hunt & Associates
 Mr. Chuck Adams
 9220 Bonita Beach Road,
 Suite 214
 Bonita Springs, FL 34135
 (239) 498-9020
adamsc@whassociates.com



Johnson Engineering is the District Engineer for The Brooks of Bonita Springs CDD in South Lee County, Florida. Our team provides professional engineering services, including establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

PINE AIR LAKES CDD
District Engineer

Governmental Mgmt. Services
 Mr. Rich Hans
 5701 North Pine Island Road,
 Suite 370
 Fort Lauderdale, FL 33321
 (954) 721-8681
rhans@govmgtsvc.com



Johnson Engineering provides professional engineering services for Pine Air Lakes Community Development District located in Collier County, Florida. The work includes establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Our environmental team is currently providing preserve maintenance by overseeing exotic vegetation maintenance events.



TSR Community Development District
 District Engineer
 December 29, 2022



RIVERWOOD CDD

District Engineer

Inframark
 Mr. Robert Koncar
 5911 Country Lakes Drive
 Fort Myers, FL 33905
 (904) 626-0593
Bob.Koncar@inframark.com



Johnson Engineering is one of two firms providing engineering services for this district. Our focus is on water management, environmental, road, and landscape needs with the other firm focused on the utility plants operated by the District. The District has several water management permits, which we are assisting with budgeting to meet permit requirements.

VERANDAH WEST CDD

District Engineer

Wrathell, Hunt & Associates
 Mr. Chuck Adams
 9220 Bonita Beach Road,
 Suite 214
 Bonita Springs, FL 34135
 (239) 498-9020
adamsc@whhassociates.com



Johnson Engineering prepared the original Engineer's Report and amendments along with the other items in the community. During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, onsite testing and certifications to the regulatory agencies. We also helped with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.

PELICAN MARSH CDD

District Engineer

Dorrill Management Group
 Mr. W. Neil Dorrell
 5672 Strand Court, Suite 1
 Naples, FL 34110
 (239) 592-9115
nsdorrell@aol.com



Johnson Engineering has provided general engineering services for the Pelican Marsh CDD in North Collier County, Florida since 2002. The services we have provided the District include reviewing the stormwater system when flooding has occurred throughout the community, reviewing offsite impacts of existing and proposed facilities affecting the stormwater system and assisting with improving the access control facilities, and reviewing roadway signage and sight distance issues. In 2017, the community began a multi-year roadway paving project of the main CDD roads. Our transportation group provided a pavement condition report and Construction, Engineering, and Inspection (CEI) services during the project to monitor contractor performance and verify invoicing quantities.

CORY LAKES CDD

District Engineer

Wrathell, Hunt & Associates, LLC.
 Mr. Chuck Adams
 9220 Bonita Beach Road,
 Suite 214
 Bonita Springs, FL 34135
 (239) 498-9020
adamsc@whhassociates.com



Johnson Engineering is the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.



TSR Community Development District
 District Engineer
 December 29, 2022



LAKESIDE PLANTATION CDD
District Engineer

Governmental Management
 Services - Central Florida, LLC
 Mr. George Flint
 135 West Central Blvd, Suite 320
 Orlando, FL 32801
 (407) 841-5524
gflint@gmscfl.com



Johnson Engineering provides professional engineering services for Lakeside Plantation Community Development District. We service as District Engineer in the areas of stormwater management, environmental issues, transportation/roadway issues, utility design, landscape design, and construction management and observation, along with current permitting requirements in order to efficiently maintain or expand the District's services that are being provided to its residents.

PELICAN LANDING
Pelican Landing Entry
Landscape Renovations

The Pelican Landing community was interested in updating the landscaping around the lake on the southwest corner of one of their entries along U.S. 41. Johnson Engineering prepared three landscape concepts and presented the concepts to the Community Board. The community is currently reviewing the concepts that we created and we anticipate continuing on with the project to formulate construction documents based on the concepts and community feedback.

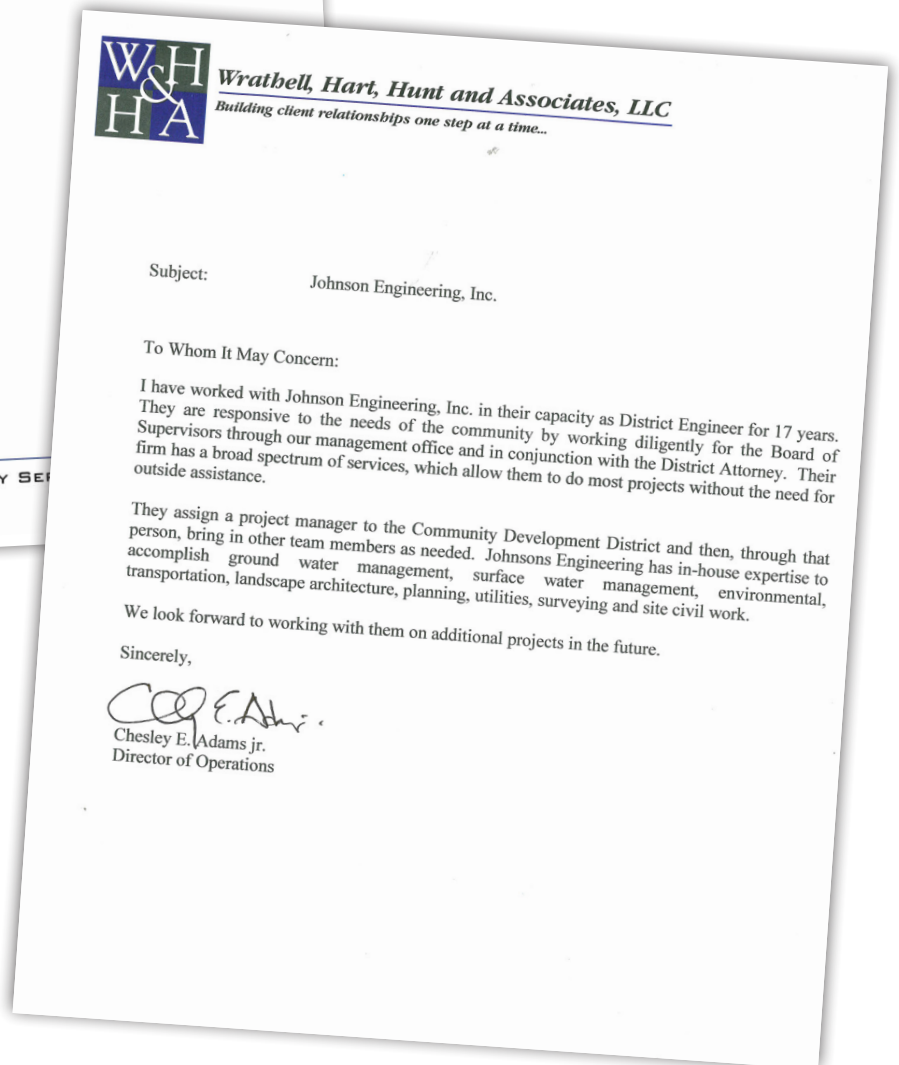
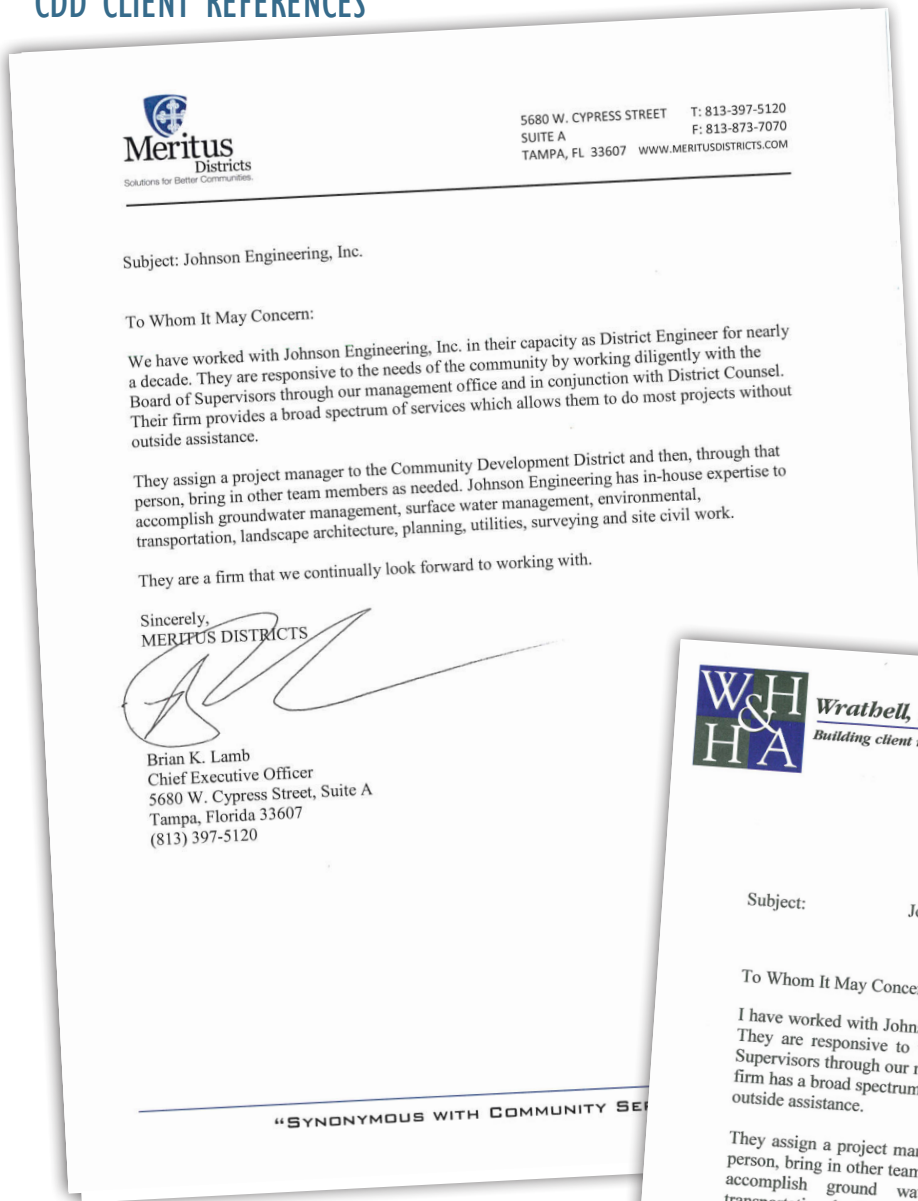


KEY MARCO CDD
Key Marco Dog Park

The community of Key Marco invited us to create conceptual plans for a potential new dog park in the community. The dog park would be located in an area that was formerly used for landscape maintenance operations. The concept was presented to the community and we are currently awaiting feedback with the anticipation of creating final design plans and construction documents based on the community's comments.



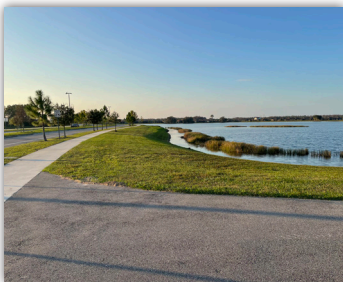
CDD CLIENT REFERENCES



TSR Community Development District
District Engineer
December 29, 2022



APPROACH & IMPROVEMENT RECOMMENDATIONS



Community Development District Experience

Our team has extensive Community Development District (CDD) experience throughout Florida, as we are the District Engineer for many CDDs. The work includes establishment, reports for bonds, and assistance during the construction and development process as well as ongoing services during the operation and maintenance of the CDD. During the construction and development process, we prepare the Engineer's Reports and amendments when needed, and review and approve requisitions from bond proceeds. After the work is complete or largely complete by the original developer, we participate in the long-term operation and maintenance with the CDD through facilities modifications, GATSB 34, upgrades to irrigation and maintenance facilities, as well as modifications to the water management system. We have assisted, and are currently assisting, Districts with sidewalk/ADA assessments, traffic signage and pavement marking surveys, ownership mapping, pavement condition assessments, drainage issue resolution, pond and wetland inspections, road resurfacing, and other improvement projects. We have also developed a Permit Criteria Manual to be used for new phases of development within the District limits of one of our clients.

On a regular basis (sometimes monthly), we survey our existing CDD/HOA communities and provide a report to the District Manager identifying any safety or infrastructure concerns. Our reports have included photos and descriptions of lifted and/or cracked sidewalks (sometimes because of tree roots) related to ADA non-compliance, areas of ponding, slope erosion/failure, locations of faded traffic signs or pavement markings and locations of pavement failure. Solutions have included chemical grout injection to address sidewalk trip hazards, saving our clients time and money (we were able to address 10 times the number of trip hazard locations using this method versus the traditional sidewalk removal and replacement method for the same amount of money, freeing up funds for other projects). Root barriers have also been implemented in addressing the sidewalk locations being affected by tree roots. Our experience has shown that some issues can be resolved quickly and with minimal disruption to a community's residents by pursuing alternatives to construction.

Stormwater Management Systems

Hundreds of stormwater management facilities in communities throughout Southwest Florida bear the professional seal of our staff. The members of our surface water management team of professionals have experience in everything from county-level surface water master planning to stormwater facility design for small businesses. Some of the most exciting projects come out of stormwater retrofits of existing communities, which can be some of the most challenging and complex. Many times, it is not physically or financially feasible to completely fix an existing problem. Our team of surface water professionals understand this and work with our clients and interested third parties to come up with the best financially-feasible solution. Water quality is now in the forefront of all retrofit projects. The flooding and water quality problems must be solved simultaneously even though their solutions often work at odds to each other. Our experience and understanding of the local hydraulics and hydrology of Collier and Lee Counties and surface water BMPs helps us solve both problems with one solution.



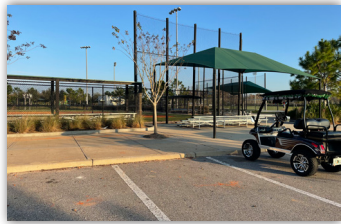
TSR Community Development District
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Transportation

Our team transportation team has assisted other local CDDs/HOAs with their roadway maintenance issues by communicating solutions promptly as if they had their very own Public Works department. With more than 15 employees supporting him within our transportation market group, we are experienced in a wide of array of roadway design and construction inspection services. We are familiar with the requirements and operating procedures of many municipalities in Florida including the FDOT. We are also experienced in all manners of permitting associated with transportation improvements including FDOT pre-qualifications in the following areas: 3.1, 3.2, 6.1, 7.1, 7.3, 8.1, 8.2, 8.4, 10.1, 10.4, 13.6, 15.



Our design services range from sidewalk ADA compliance reviews, corridor analyses, preliminary design studies, and intersection improvements to full scale major roadway design. Roadway design is intricately correlated with the adjacent development, drainage, utilities, and environment. With in-house expertise in these areas as well, we offer a comprehensive design and permitting service. We also have long standing relationships with proven consultants in the transportation sub-disciplines of traffic, lighting, and signalization. These relationships perfectly complement our core design, providing a complete and quality design product.



Our transportation group also offers construction engineering and inspection (CEI). With 10 FDOT certified roadway and utility construction inspectors, we have the means to make sure the design is constructed properly. Our inspection staff is also well versed in the construction and acceptance criteria of the local municipalities. On-site inspection is critical to ensure compliance not only with the plans, but with the specifications and contract documents. Inspection is often required in cases where improvements are to be turned over to a local municipality for maintenance. Our local experience and thorough expertise in all manners of transportation improvement projects will ensure a quality product is delivered in an efficient manner; from conception to completion.

Environmental Monitoring Experience

Our team is adept at the preparation of all types of mitigation and environmental monitoring reports required by the South Florida Water Management District, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, and any pertinent local agencies requiring this information. In addition, a mitigation monitoring protocol is established and designed as specified in the permits issued for development. We have implemented monitoring programs for a variety of mitigation areas ranging from under 10 acres to 13,000 acres. Components of typical monitoring programs include the establishment and analysis of vegetation monitoring transects, groundwater monitoring wells, mapping of invasive exotic vegetation, and identification and quantification of fish and macroinvertebrate species to assess wetland health and surface water quality within freshwater and estuarine wetland ecosystems.



Utilities

Utilities play a fundamental part in our everyday lives, yet we take for granted the vast systems of water, irrigation and sewer lines that run beneath us, and the engineering it took to provide such consistent service. Our utilities market group is a highly motivated and energetic group of professionals dedicated to the water and wastewater industry. Our expertise has brought water to fire hydrants, homes, drinking fountains, and swimming pools throughout Florida and provided wastewater systems for entire communities. While Collier County Utilities provides services to your community, we stand ready to advise if difficulties arise.



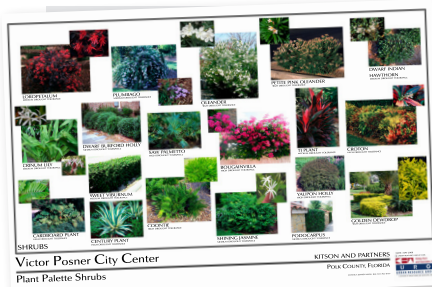


Landscape Architecture

It has been said, "You only get one chance to make a first impression." This adage expresses the primary reasons for developing beautiful landscapes and streetscapes along the main corridors and neighborhood entries within your community. The main portal into this existing residential neighborhood will set the stage for impressions of the community by residents and visitors. The character of this roadway should stand out and reflect that certain level of treatment and attention to detail that represents the lifestyle within the community. At the same time, it must emphasize a gracious welcoming into this neighborhood and the variety of amenities it provides.

Our guide for developing a beautiful landscape renovation design is our focus on complying with the Landscape Committee's goals and "Vision". For this community, the landscape renovation design could include:

- ▢ Utilizing "Florida Friendly" and native landscaping,
- ▢ Incorporating native and drought tolerant plantings,
- ▢ Minimizing landscape maintenance,
- ▢ Implementing sustainability with the elimination of standard irrigation practices,
- ▢ Compliance with sight visibility requirements,
- ▢ Proposed landscape enhancements that provide continuity with existing landscaping surrounding the project area.



Landscape Architecture Services for CDDs often include:

Design Review for Building Guideline Compliance

- ▢ New construction
- ▢ Remodeling / Additions
- ▢ Color & material change recommendations & approvals

Horticultural Maintenance

- ▢ Site walkthrough evaluation & report: Are you paying for too much maintenance? Occasional pruning vs. continual trimming
- ▢ Maintenance guide: Excessive trimming...it all looks the same! Fertilization for healthy plants, pest control recommendations

Arboricultural & Coordination Services

- ▢ Tree trimming overview & recommendations. Trees can create ongoing concerns if left unattended... insurance implications!
- ▢ Coordinate work with Certified Arborists

Design Upgrades to Maintain Property Values:

- ▢ Community "Branding" and Master Planning
- ▢ Refurbish declining plantings
- ▢ Site enhancements with sustainability techniques and Low Impact Development (LID) design
- ▢ Landscape modifications, revised plant palette suggestions for better curb appeal, less maintenance, reduced water consumption - sustainability/Florida Friendly/native
- ▢ Hardscape refurbishment: fences and buffers, pavements, signs, water features, pools and spas, recreation elements, image & identity, outdoor furniture, etc.
- ▢ Landscape lighting design/area lighting design
- ▢ Community "Branding" and Master Planning
- ▢ Site lighting design

Irrigation

- ▢ Perform a wet check to evaluate proper design & operation
- ▢ Design modifications, upgrades & water use improvements
- ▢ Water source design and connections (well, potable or reclaim)

Permitting & Compliance

- ▢ ADA Compliance Audits
- ▢ Tree removal permits
- ▢ Landscape & Irrigation Certification
- ▢ Local government permitting
- ▢ Landscape Construction Phase Services
- ▢ Plans Preparation
- ▢ Bidding Assistance
- ▢ Construction Observation & Reporting



Geographic Information Systems (GIS)

Our team uses ESRI's ArcGIS technology to provide an array of interactive digital mapping, data management and spatial analysis and 3D modeling solutions. Tailored web-based applications can be developed for secured, client-only access or for public presentation of maps and support analysis of spatial data. Using GPS, conventional surveying and subsurface utility engineering, our team can provide GIS utility mapping, including asset management, inventories, systems analysis tools and real time system conditions and monitoring. We locate and identify the elements, attributes and condition of these networks and offer a true working model to our clients. We also offer the support, update, and maintenance of our GIS deliverables to ensure that our clients have the most up-to-date and accurate mapping resources available.

Johnson Engineering's GIS team has developed Mobile Mapping applications for iPhone and iPad devices, as well as for some Android and Blackberry mobile devices. These applications allow you to access and view your project specific data layers on your mobile device and see your current position relative to those layers with an aerial background using your device's GPS location information. Mobile maps are also viewable using standard desktop web browsers. Data layers vary from point based features to linear or polygon features. Our team currently employs this technology to assist field operations for environmental/species mapping, well locations and stormwater facilities.

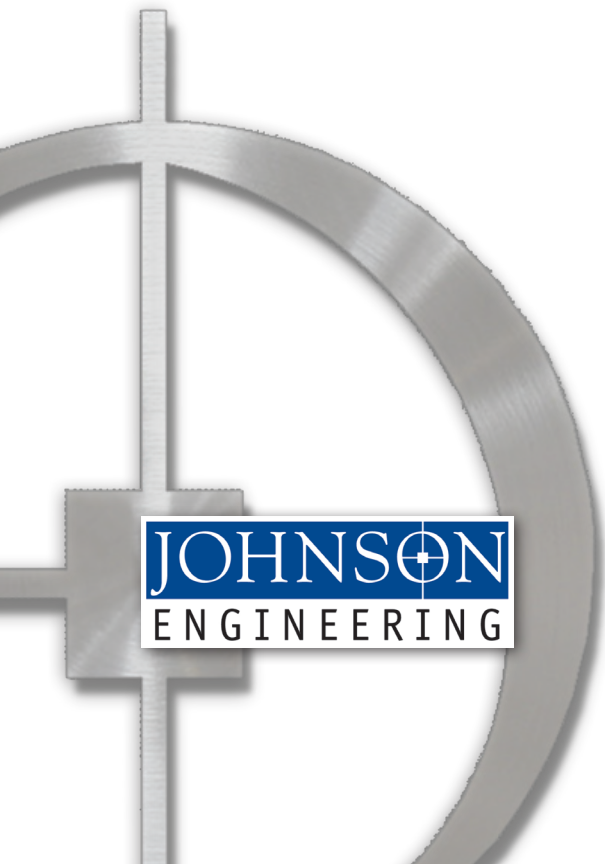


Mobile Mapping Application Benefits - ArcGIS Application - Uses

- ▮ Navigate to field features like wells, structures, monitoring stations, etc.
- ▮ Illustrate for clients, proposed conditions on site.
- ▮ Visualize multiple projects with aerial backgrounds.
- ▮ Locate and visualize existing/proposed underground facilities.
- ▮ Follow onsite drainage patterns and interaction with regional drainage features.
- ▮ Track and navigate to project assets and amenities
- ▮ Depict and navigate to Boundary Survey and Control monumentation.
- ▮ Overlay and visualize a variety of agency polygon coverages with your project limits like Land Use/Land Cover; Wetlands, Soils, Water Body IDs, FEMA Flood Lines, Zoning, Future Land Use, etc.



3. Geographic Location



OFFICE LOCATIONS

We have seven offices located throughout Florida. Our Lutz office, will be the base of operations providing District Engineering Services to the TSR Community Development District.



LUTZ



17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558
(813) 909-8099

PORT CHARLOTTE



17833 Murdock Circle
Port Charlotte, FL 33948
(941) 625-9919

FORT MYERS



2122 Johnson Street
Fort Myers, FL 33901
(239) 334-0046

NAPLES



2350 Stanford Court
Naples, FL 34112
(239) 434-0333



LABELLE



251 West Hickpochee Avenue
LaBelle, FL 33935
(863) 612-0594

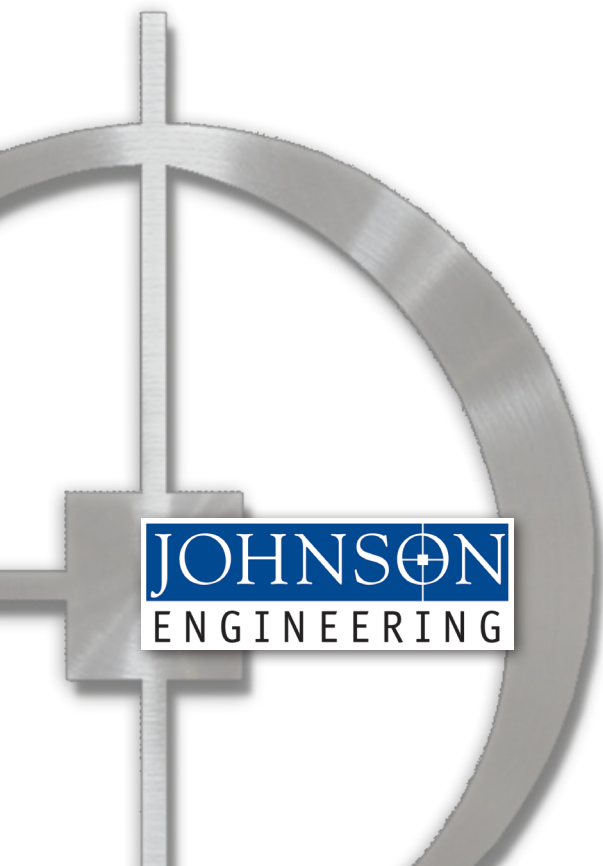
CLEWISTON



201 Berner Road #3
Clewiston, FL 33440
(863) 805-0707



4. Willingness to Meet Time & Budget Requirements



JOHNSON
ENGINEERING

WILLINGNESS TO MEET TIME & BUDGET REQUIREMENTS

As noted in our organizational chart, Phil Chang, P.E., will be the District Engineer for this CDD if Johnson Engineering is selected. Phil has been working with CDDs in the Tampa Bay area for over a decade and has grown his CDD practice steadily from a single CDD to 16 CDDs over that time with several along the State Road 54 corridor in Pasco County including Longleaf, Suncoast, Long Lake Ranch and Terra Bella to mention a few.

Support will also be provided by Andy Tilton, P.E., John Curtis, CSE, Jeff Nagle, RLA and Tremayne Whitfield to name a few.

Andy Tilton, our Director of Water Resources, who has been involved with CDDs for many decades and who has been at Johnson Engineering for over 40 years. John Curtis has helped many special districts navigate environmental issues and Jeff Nagle has assisted in landscape enhancements throughout Florida. Tremayne Whitfield has assisted Phil at many of the CDDs undertaking pond inspections, sidewalk assessments and construction observation whenever the need has arisen.

Additionally, we have a staff of over 120 to assist whenever needed.

The growth of Phil's CDD practice is a testament to his past performance as well as Johnson Engineering's. Many of the Districts are managed by the same management company as well as the same District Manager indicating a trust in our abilities to perform when needed.

Our longevity as District Engineer at the CDDs we work with also is an indication of our ability to perform. In Pasco County, we have been providing our District Engineering Services to the following Districts for the number of years noted below:

- Longleaf Community Development District – 13 years
- Suncoast Community Development District – 9 years
- Terra Bella Community Development District – 7 years
- Watergrass I Community Development District – 6 years
- Long Lake Ranch Community Development District – 3 years
- Cypress Preserve Community Development District – Less than 1 year (Selected August 2022)

Additionally, Johnson Engineering has worked with Wrathell, Hunt and Associates at several districts including Cory Lakes Community Development District in the New Tampa area.

As you can see, we have an established track record of successfully providing district engineering services locally to multiple community development districts over the last decade and a half.

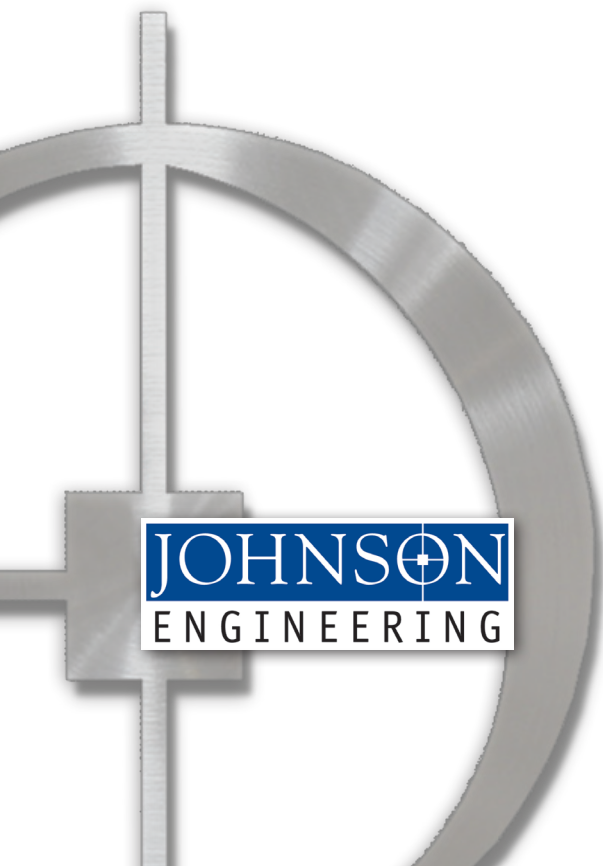
Per the Consultants Competitive Negotiations Act, fees are not part of the qualifications review. However, if selected, Johnson Engineering will submit its standard hourly rates to the District for discussion as part of the contract negotiation process.



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JOHNSON
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5. Certified Minority Business Enterprise



JOHNSON
ENGINEERING



FLORIDA DEPARTMENT of MANAGEMENT SERVICES

office of supplier DIVERSITY
We serve those who serve Florida

Johnson Engineering is not a certified minority business. However, we take great pride in being an equal opportunity employer. **We are committed to promoting other MBEs.** Our goal is to establish a team in the best interest of our clients, while maintaining the standard of quality our firm and clients demand.

Once selected, we will work closely with the CDD to identify other potential minority teaming opportunities.

Equal Opportunity/Affirmative Action Employer

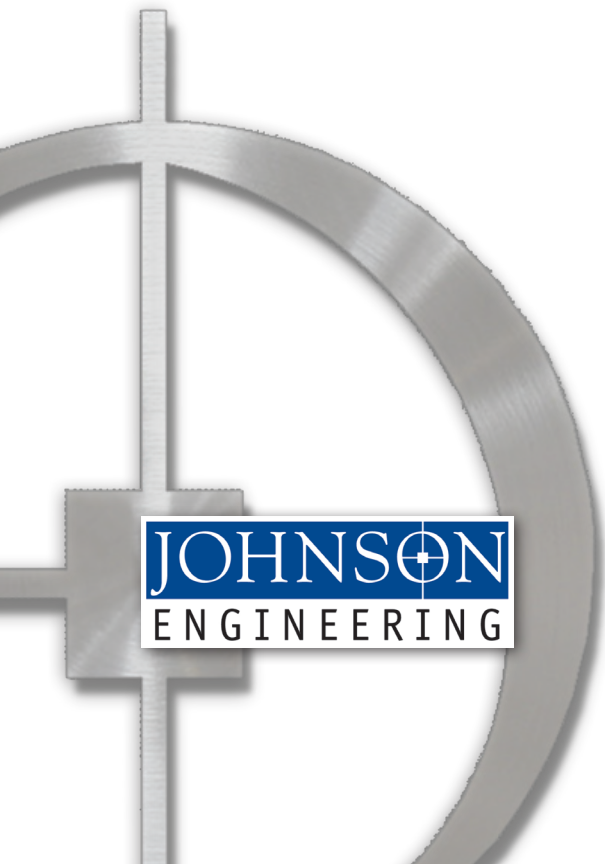
Johnson Engineering is an Equal Employment Opportunity and Affirmative Action Employer and seeks to recruit qualified women, qualified minorities, qualified individuals with disabilities and qualified protected veterans. It is the policy of Johnson Engineering not to discriminate against any employee or applicant for employment based on race, gender, age, disability or national origin or because he or she is a qualified individual with a disability, a disabled veteran, a newly separated veteran, a campaign veteran or an armed forces service medal veteran.



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6. Recent, Current & Projected Workloads

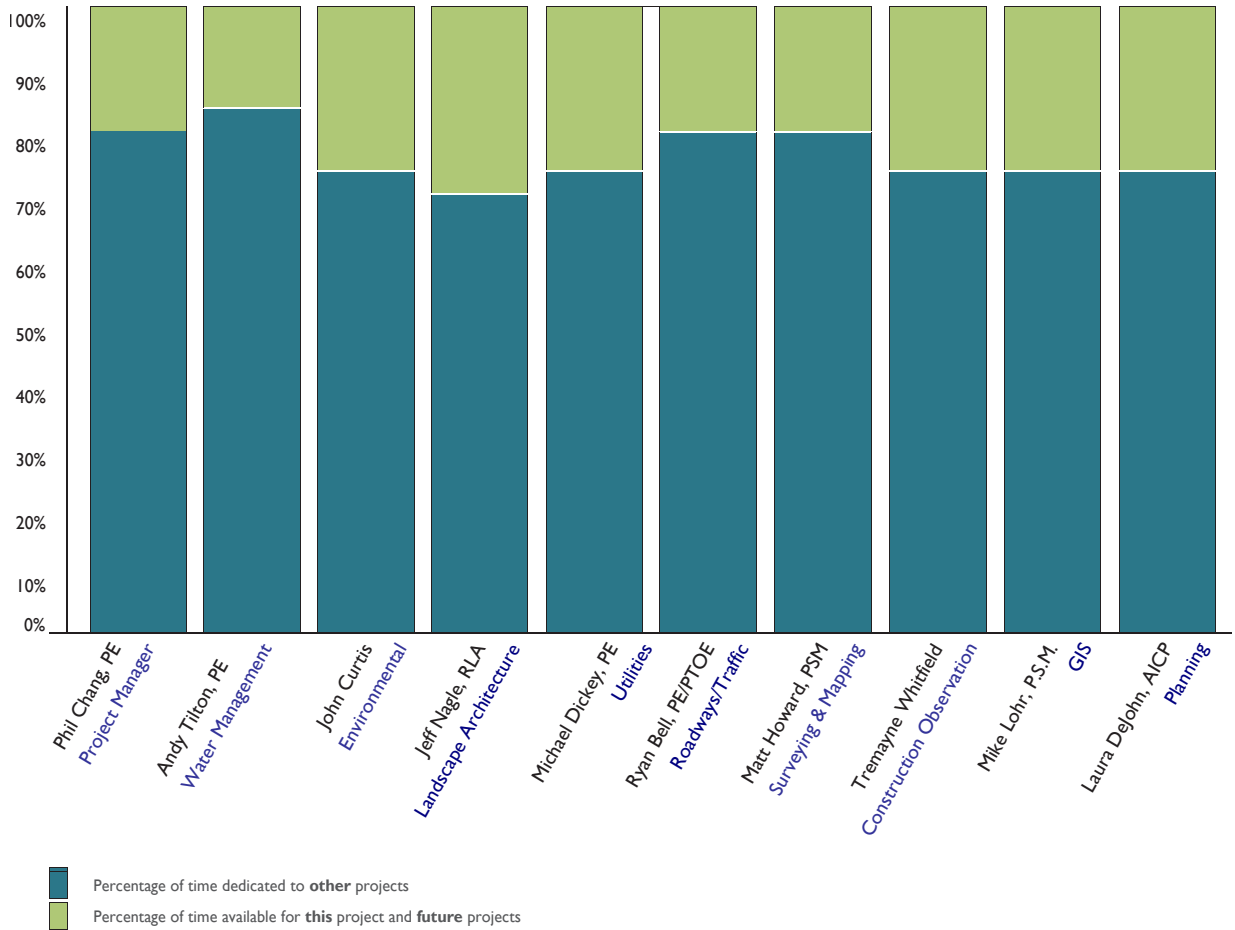


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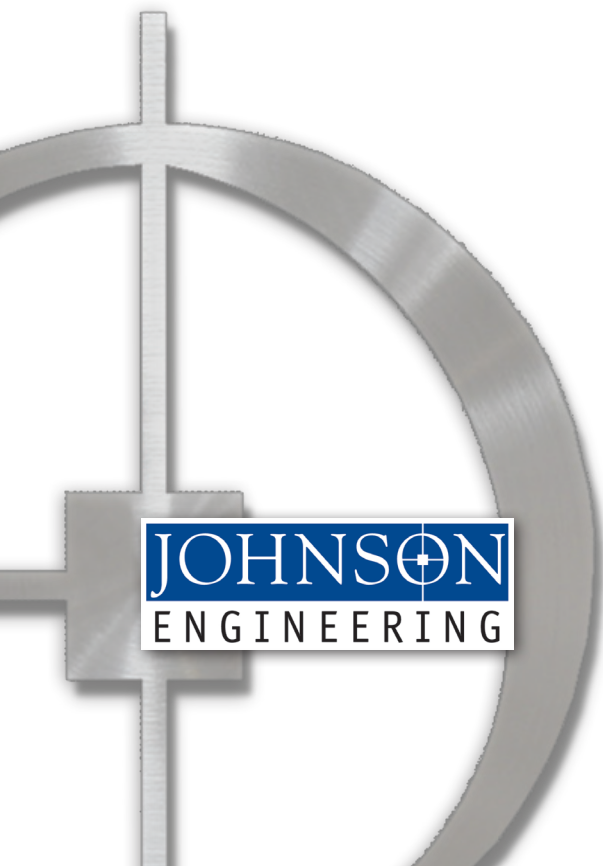
CURRENT & PROJECTED WORKLOAD

All key team members have sufficient availability and are excited to dedicate their efforts to help the CDD. With a company of over 120 experienced employees, we have the ability to accommodate your schedule.

Current Percentage of Available Time of Key Personnel



7. Volume of Work Previously Awarded to Consultant by District



JOHNSON
ENGINEERING

7. Volume of Work Previously Awarded to Consultant by District

As previously noted, we have been working with Community Development Districts for over forty years throughout the State of Florida. We have provided services related to drainage, survey, environmental issues, transportation/roadway issues, utility design, landscape design and construction management.

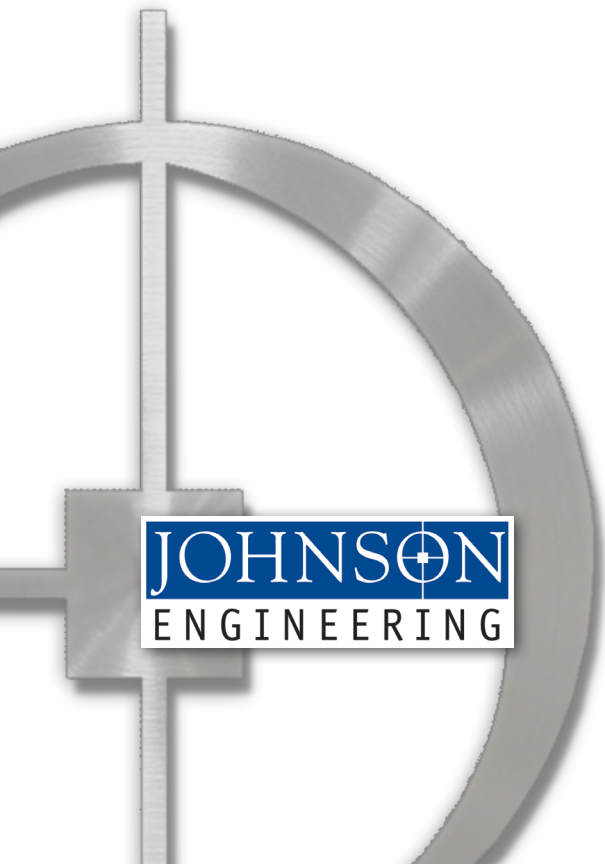
Although we have extensive experience acting as District Engineer, we have not previously been awarded any work by the TSR West Community Development District. We have, however, successfully interacted with the District Manager and Kutak Rock (District Counsel) in their capacity at other Districts.

If selected, we are ready to assist the Board to achieve its goals and to contribute to the efficient operation and maintenance of the District's infrastructure.



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JOHNSON
ENGINEERING

1. TITLE AND LOCATION (City and State)

TSR Community Development District - District Engineer

2. PUBLIC NOTICE DATE

12/29/22

3. SOLICITATION OF PROJECT NUMBER

4. NAME AND TITLE

Phil Chang, PE, Project Manager

5. NAME OF FIRM

Johnson Engineering, Inc.

6. TELEPHONE NUMBER

(813) 909-8099

7. FAX NUMBER

8. E-MAIL ADDRESS

pchang@johnsoneng.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	X			Johnson Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	2122 Johnson Street Fort Myers, FL 33901	Project Management, Water Management, Utilities, Surveying, GIS, Environmental, Roadways, Construction Inspection, Planning, Landscape Architecture
b.	X			Johnson Engineering, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	17900 Hunting Bow Cir Suite 101 Lutz, FL 33558	Project Management, Traffic Engineering, Roadway Construction Inspection, Minor Drainage, Water Management, Environmental
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Included within proposal)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
 (Complete one Section E for each key person.)

12. NAME Philip Chang, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Lutz, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Engineering - Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - PE Virginia - PE	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDEP Qualified Stormwater Management Inspector			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Riverbend West Community Development District Hillsborough County, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As District Engineer, Philip provides professional services as requested by the Board and/or staff. He has worked closely with District Counsel on a number of issues. Services have included pond inspections, review/assessment of infrastructure (sidewalks, site grading/drainage, stormwater facilities, etc.), Engineer's report for new bonds, attendance at monthly Board of Supervisor meetings, responding to resident inquiries and communicating with various regulatory agencies including Hillsborough County and SWFWMD.		
b.	Longleaf Community Development District Pasco County, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Philip represents the District as its District Engineer and provides professional services to the Board as needed. Services provided by him and the Johnson Engineering team have included ADA compliance, drainage, roadway improvements, and infrastructure maintenance, resident inquiries and landscape related issues. He has also acted as liaison between the District and the County.		
c.	Cory Lakes Community Development District Tampa, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Phil represents the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.		
d.	Suncoast CDD Land O'Lakes, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As District Engineer, Philip provides services to the Board as requested related to sidewalk and roadway assessments, ADA compliance, and inspection of CDD maintained ponds. He also facilitated the landscape design of enhanced right-of-way plantings at the gateway to the community (by our Registered Landscape Architect).		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Andrew Tilton, PE	13. ROLE IN THIS CONTRACT Water Management	14. YEARS EXPERIENCE	
		a. TOTAL 44	b. WITH CURRENT FIRM 44

15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida
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16. EDUCATION (DEGREE AND SPECIALIZATION) M.E. - Hydraulics B.S. - Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - PE
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Co-authored with Dr. B.A. Christensen, "Stormwater Management by Microcomputer" International Conference on the Use of Micros in Fluid Eng., London, England, June 7-8, 1983
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19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Mediterra CDD – District Engineer Collier County, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Johnson Engineering has been the District Engineer at Mediterra since 2002. Work has included pay request review for release of bond funds, stormwater pond evaluations, fire safety related to naturally vegetated areas, and littoral vegetation maintenance.		
b.	Midfield Terminal Complex for Lee County Port Authority Fort Myers, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andy was involved in the study, design, permitting and provided construction guidance for the water management features of the runway site and the offsite mitigation park. The overall project construction cost was in excess of \$380 million.		
c.	Verandah West CDD - District Engineer Lee County, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Johnson Engineering prepared the original Engineer's Report and amendments, along with the other items in the Verandah West Community, located in Lee County, Florida. During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, on-site testing and certifications to the regulatory agencies. We also assisted with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.		
d.	Burnt Store Road Phase 2 Charlotte County, Florida	2018	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Johnson Engineering recently finished the design on four miles of 2 to 4 lane widening of Burnt Store Road in Charlotte County. Johnson Engineering provided all aspects of roadway, drainage and utility design and permitting. The project included lighting, significant ROW acquisition, bat surveys and volumetric compensation for historic basin storage. Design is complete and final permits are expected in the next month.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME John Curtis, CSE	13. ROLE IN THIS CONTRACT Environmental	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 25
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.A. - Biology - 1994		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Certified Senior Ecologist, FWC Authorized Gopher Tortoise Agent, Burrowing Owl FWC Registered Agent, Florida Association of Environmental Professionals (Former Treasurer), City of Cape Coral Listed Species Stakeholder Group			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Southwest 6/7 Utilities Extension Project (UEP)/Cape Coral, Florida	2018	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The City of Cape Coral constructed utility improvements within an area referred to as Southwest 6 & 7. The project involved 51 miles of new utility lines, roadway improvements and storm water improvements. Johnson Engineering ecologists identified a total of 95 burrowing owl burrows, 36 gopher tortoise burrows and five active bald eagle nests within the project vicinity during the protected species surveys. Our environmental team was responsible for obtaining the Environmental Resource Permit (ERP) issued by the FDEP, the burrowing owl Incidental Take Permit and gopher tortoise Conservation Permit required by the Florida Fish and Wildlife Conservation Commission (FWC), and preparation of a bald eagle management plan to address the bald eagle nests within the construction area.		
b.	NN Middle School & K Elementary School/Fort Myers, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Johnson Engineering was contracted to perform the engineering and environmental permitting services for the new Middle School and Elementary School on a 68 acre property in south Lee County. The project will provide facilities for additional K-8 students in the Village of Estero and surrounding (South Zone) area, including academic classrooms, music, art, science and environmental labs, media center, gymnasium, auditorium, cafeteria, and administrative offices. Additionally, the facilities will include a storm water management system, athletic facilities/fields, bus ramp and parking areas. Our environmental team conducted listed species surveys and Florida bonneted bat surveys, and is currently overseeing updates and extensions of previously obtained permits by SFWMD and USACE.		
c.	City of Cape Coral Galvanized Pipe Replacement Program- Section 2A/Cape Coral, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The Johnson Engineering environmental team conducted all of the environmental surveys and FWC permitting associated with addressing burrowing owl involvement related to the City's galvanized pipe replacement project - Section 2A. Tasks included conducting GPS surveys of all burrowing owl burrows within 33-feet of the project area, obtaining a listed species nest removal permit from the FWC to excavate and collapse inactive burrows, implementing the permit and overseeing all associated mitigation activities.		
d.	Florida Gulf Coast University South Entrance Road and Recreation Facility/Estero, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mr. Curtis performed all environmental permitting required for the construction of the University's south entrance road and recreation facility. This project involved obtaining environmental resource permits from the USACE and SFWMD, a gopher tortoise relocation permit from the FWC, coordinating listed species mitigation for the Florida panther, wood stork, Eastern indigo snake and Florida bonneted bat with the USFWS and ongoing hydrologic restoration monitoring within the campus's onsite conservation areas.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Jeff Nagle, RLA	13. ROLE IN THIS CONTRACT Landscape Architecture	14. YEARS EXPERIENCE	
		a. TOTAL 38	b. WITH CURRENT FIRM 10

15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida
--

16. EDUCATION (DEGREE AND SPECIALIZATION) B.S./Landscape Architecture Rutgers University, Cook College, 1986	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida/Landscape Architecture New Jersey/Landscape Architecture
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Florida Registered Landscape Architect, New Jersey Licensed Landscape Architect, New Jersey Licensed Professional Planner, American Society of Landscape Architects member
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19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State) South Biscayne Drive Median Landscape Renovations City of North Port, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE This landscaping project of 1.5 miles of roadway median renovation is located within the ROW of South Biscayne Drive within in the City of North Port. The outdated landscape medians consisted of mainly of Cabbage Palms that were well beyond their peak of maturity. This renovation was the City's response to the surrounding residential community's desire to improve the neighborhoods main roadway character. The final design will include drought tolerant FL friendly plantings to reflect the character of the community and ensure durability, sustainability, and reduced maintenance requirements. Sustainable practices will include hydrant supplemented low volume irrigation, soil amendments with compost and water absorbing polymers to insure plant health and the removal of all turf areas to reduce maintenance effort and costs.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) Rotonda West Entry Signs Charlotte County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable) 2014
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Jeff was responsible for updating the their existing and deteriorating identity signs at five locations. The scope of this project included the development of a new sign that would embody the character of the community while being sensitive to the budget. Through a series of public meetings and concept development a new sign emerged to reflect this established community and its history.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State) Suncoast CDD, Landscape Renovations & Entry Signage Pasco County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Our team's job is to design the replacement of existing turf grass within the County ROW along the community's main entry road with a Florida Friendly and aesthetically pleasing landscape treatment. The design required consideration of the roadway landscape restrictions which limited the plant selections to grasses and groundcover to avoid frangibility concerns of trees within the roadway corridor. The final landscape design consists of the removal of the turf within the verge and replacement with plant materials arranged in sweeping masses to provide a sense of vertical and horizontal transition while creating a manageable and pleasing visual entry aesthetic.He also provided the conceptual sign plans as well as the landscape plantings around the signage as part of the CDD's efforts to update their community signage and to enhance the appearance at the gateway to the community. His efforts included developing concepts for a new community logo that was consistent with the community's personality and surroundings.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) Harbor Trail & Wayfinding Parmely Street Charlotte County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE This project will both visually and physically enhance the existing corridor connection from the heavily traveled US 41 to the existing and historically significant Bayshore Live Oak Park. Landscape architectural design enhancements include a gateway entry sign at the US Highway 41 entry, way-finding signage for Bayshore Live Oak Park, accessible sidewalk , aesthetically enhanced street intersections, decorative roadway lighting including banners, enhanced and decorative regulatory signage, and visually pleasing Florida Friendly landscaping and low volume irrigation. The landscape architectural improvements were designed to improve both the pedestrian and vehicular experience within this roadway corridor and establish character branding within Charlotte Harbor.	<input type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
 (Complete one Section E for each key person.)

12. NAME Tremayne Whitfield	13. ROLE IN THIS CONTRACT Construction Observation	14. YEARS EXPERIENCE	
		a. TOTAL 21	b. WITH CURRENT FIRM 17
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Lutz, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science - Computer Visualization Technology		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Longleaf Community Development District New Port Richey, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Tremayne has provided general construction observation for capital improvement projects as well as infrastructure maintenance repairs within the CDD. His other duties have included a field review of nearly 300 storm structures as part of a community-wide storm infrastructure condition assessment study.		
b.	Suncoast Community Development District Land O'Lakes, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Tremayne has completed several pond inspections under the direct supervision of the District Engineer in order to comply with the Southwest Florida Water Management District's regular periodic inspection of CDD maintained stormwater management ponds as required under the conditions of the Environmental Resource Permit.		
c.	Riverbend West Community Development District Riverview, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Tremayne has provided support on a variety of projects within the District including vehicle safe sight distance assessments, stormwater management pond inspections, sidewalk hazard assessments and ADA compliance surveys.		
d.	Forest Creek Community Development District Parrish, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Tremayne has completed a number of sidewalk surveys to identify trip hazards and damaged sidewalk within this community. His efforts have identified close to 100 locations requiring repairs.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
 (Complete one Section E for each key person.)

12. NAME Matthew Howard, PSM		13. ROLE IN THIS CONTRACT Surveying & Mapping		14. YEARS EXPERIENCE	
				a. TOTAL 46	b. WITH CURRENT FIRM 22
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida					
16. EDUCATION (DEGREE AND SPECIALIZATION)			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - PSM		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State) Hilliard Brothers of Florida Hendry County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Matt was the surveyor in charge for a 7,600 acre parcel of land with future development intents. Surveying efforts included a boundary survey of the entire parcel, horizontal location of existing improvements, and title work.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	(1) TITLE AND LOCATION (City and State) Edison Farms, Lee County Board of County Commissioners Lee County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Matt was the surveyor in charge for the boundary survey of an approximately 3,800 acre parcel of land to be included in conservation lands for the county. The survey required out parcels for the Florida Department of Transportation, access easements, and location of existing improvements.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	(1) TITLE AND LOCATION (City and State) Fort Denaud Road, Hendry County Board of County Commissioners Hendry County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Matt is the surveyor on charge for providing design surveying services for two and one-half miles of roadway for reconstruction. Efforts included horizontal and vertical location of all improvements and drainage facilities for design purposes. This is a county road and does not have an official right-of-way map and the county has requested that these services also include surveying and preparing a occupied and maintained right-of-way map.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	(1) TITLE AND LOCATION (City and State) United States Sugar Corporation Glades, Hendry, Palm Beach Counties, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2009	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Matt was the project manager for United States Sugar Corporation surveys from July 2008 – February 2009. Management of six field crews and over twenty office personnel, professional and technical. This project included boundary survey and mapping of approximately 85,000 acres in Hendry, Glades and Palm Beach counties. Johnson Engineering prepared boundary surveys and right-of-way mapping for approximately sixty miles of United States Sugar Corporation railroad. Our firm was tasked with vesting deeds mapping, deeds in / deeds out, for +/- 187,000 acres of land owned by United States Sugar Corporation in Hendry, Glades and Palm Beach county. This project included mapping of drainage canals in all of the 298 drainage districts within United States Sugar Corporation lands, by our firm.		<input checked="" type="checkbox"/> Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Michael Dickey, PE	13. ROLE IN THIS CONTRACT Utilities	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 23

15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida
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16. EDUCATION (Degree and Specialization) B.S. - Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline) Florida - PE
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Haestad Methods, Water Distribution Design and Modeling, American Water Works Association

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Southwest 6 & 7 Utility Extension Project Areas 1&2 Cape Coral, Florida	2012	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As project manager, Mike is responsible for providing utility improvements to approximately 1,100 existing residential properties as part of Cape Corals Southwest 6 & 7 utility extension program. Areas 1 and 2 include approximately 53,000 linear feet of gravity sewer main; 56,000 linear feet of potable water main; 58,000 linear feet of irrigation main; two wastewater pump stations; 9,800 linear feet of wastewater force main; and 5,400 linear feet of storm drain improvements. The construction cost for all improvements in these two areas was \$12.5 million. Johnson Engineering is providing the value engineering, plan adoption of previous design, design modifications, pump station design, permitting, bidding assistance and construction phase services. The estimated construction cost is \$12.5 million.		
b.	16" Water Main U.S. 41 from Rattlesnake Hammock to Barefoot Williams Road, Collier County, Florida	2005	2007
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mike was the project manager responsible for the design for approximately 15,800 linear feet of 16" water main that was installed within the median of U.S. 41 from Rattlesnake Hammock to Barefoot Williams Road in Collier County. Key design elements included proposing an alignment that would minimize traffic disturbance on U.S. 41, coordinating with FDOT to allow for the main to be installed within the median and preparing maintenance of traffic plan to allow for night work. To avoid open cutting turn lanes approximately Johnson Engineering provided the survey, design, permitting, bidding assistance and construction phase services.		
c.	91st & 92st Water Main Replacement Naples, Florida		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As project manager, Mike is responsible for the replacement of approximately 10,000 linear feet of 12" and 8" water main in Collier County along 91st and 92nd Street located within the Naples Park area. Key design elements included indentifying an alignment within congested rights of way that would accomplish project goals while minimizing impacts to the existing residents and allow the existing asbestos cement water main to remain in service during construction. Design also included provisions to remove the entire AC water main once the new system was in service. Johnson Engineering provided the survey, design, permitting and bidding service for this project.		
d.	Hickory Boulevard Water Main Bonita Springs, Florida	2009	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mike was the project manager responsible for the replacing approximately 12,500 linear feet of 16" water main in Bonita Springs along Hickory Boulevard from Bonita Beach Road to Estero Blvd. Due to limited available right way, the project required a design that limited disturbance to the local residents, maintained traffic flow, maintained bike path access and limited removal of existing landscaping. Through frequent coordination meetings with residents and Lee County the project was successfully completed with minimal complaints. Johnson Engineering provided the survey, design, permitting, bidding services and construction management.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Michael Lohr, PSM	13. ROLE IN THIS CONTRACT GIS	14. YEARS EXPERIENCE	
		a. TOTAL 48	b. WITH CURRENT FIRM 38

15. FIRM NAME AND LOCATION (City and State)
Johnson Engineering, Fort Myers, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION) A.A./Chemical Engineering/Jefferson Technical College 1974	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - PSM LS # 5916
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Florida Surveying and Mapping Society

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Lee County Utilities - Upper Estero River Basin Historic Imagery and GIS Land Use Analysis	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mike has the overall responsibility for GIS analysis including georeferencing historic aerial photography for hundreds of individual imagery tiles dating back to 1944 in seven different time series for use in GIS analysis depicting land use changes since 1944. Work includes watershed basin delineations based on historic aeriels and various topographic data sources.		
b.	2409 Acre Seven Star Survey Southeast Hendry County near Big Cypress Seminole Reservation	2008	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mike was the surveyor in responsible charge for this large survey in southeast Hendry County located near Kissimmee Billy Strand and west of the Big Cypress Indian Reservation. The final product was a Boundary Survey aggregating 3 adjacent parcels of previous agricultural lands including recovery of 9 section corners and monumentation for existing drainage easements on and adjacent to the property. In addition, one new parcel of approximately 25 acres was created. Project required coordination with landowners and Seminole Tribe of Florida representatives. GIS applications were used in completing this work including high resolution aerial imagery dated 2007 and internal sharing of project information utilizing network and web based Google Earth KMZ files.		
c.	Babcock Ranch Community Charlotte & Lee Counties, Florida	2005-Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mike performed GIS mapping services and remote data collection responsibilities for proposed development of more than 17,000 acres. Services included installation, programming, calibration of approximately 150 electronic water level sensors and rain gages used to assess baseline conditions and permit requirements in the area. Data management and production of water level charts is also a part of the ongoing task, as well as managing flow measurements and water quality sampling at 23 locations on a monthly basis. Mike is also responsible for providing aerial and GIS mapping services in support of multiple permit application processes., as well as deployment of web based GIS mapping applications. Mike has also developed several Sketch and Descriptions required for permitting processes and reviews survey work on Babcock done for the landowner by other consultants.		
d.	The Brooks Community Development District GIS Web Mapping Estero, south Lee County, Florida	2009	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mike has developed a web based mapping application for use by managers of The Brooks CDD, integrating parcel information, current aerial imagery, downloaded scanned files of county public records for deeds, legal descriptions and condominium declarations, photography, lake and conservation easements into a mapping service accessible via internet connection. The web based application has parcel hyperlinks to the property appraiser web sites to access current ownership information.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Ryan Bell, PE, PTOE	13. ROLE IN THIS CONTRACT Roadway/Traffic	14. YEARS EXPERIENCE	
		a. TOTAL 24	b. WITH CURRENT FIRM 24
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. - Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - P.E. Florida - P.T.O.E.	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) ASCE, FES, FDOT certified in Asphalt I, Asphalt II, Earthwork I, Earthwork II, QC Manager, Advanced MOT and Troxler			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	NE 34th Avenue Roadway Improvements Okeechobee County, Florida	2018	2018
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ryan was responsible for the design services for this half mile resurfacing project. Services include traffic analysis, pavement design, utility coordination and construction plan preparation for roadway milling and resurfacing and minor drainage improvements. This project is funded through FDOT's Small County Outreach Pro-gram (SCOP) and Small County Rural Assistance Program (SCRAP).		
b.	304th Street Box Culvert Remediation Okeechobee County, Florida	2019	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ryan was the project manager responsible for the design and construction phase services for this box culvert remediation project in Okeechobee County. The project was funded by FEMA and included repair and reconstruction of facilities damaged in Hurricane Irma. Work included inspection of existing conditions, repair of a roadway washout, channel sedimentation removal, removal of concrete wingwalls and construction of new steel sheet pile wingwalls.		
c.	Helms Road Hendry County, Florida	2013	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ryan is the project manager for design and CEI of approximately three miles of new four-lane roadway in Hendry County. Work includes all associated drainage, permitting, signalization and signing and marking. This project is currently under construction.		
d.	Turner Avenue LAP Intersection Improvements DeSoto County, Florida	2018	2018
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ryan is the project manager responsible to design intersection improvements at the intersection of NE Turner Avenue and Roan / Gibson Street. This intersection is directly adjacent to DeSoto High School and was experiencing excessive delay during peak traffic hours. Johnson Engineering performed a traffic analysis to optimize intersection timing and determine the required length of the proposed turn lanes. Design services included the addition of left turn lanes, pavement rehabilitation, improvements to existing pedestrian infrastructure as well as compliance with the Statewide School Zone Implementation plan. This project was federally funded through FDOT's LAP program and plans were reviewed through the Electronic Review Comment (ERC) system. The design was completed ahead of schedule in August 2018.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Laura DeJohn, AICP	13. ROLE IN THIS CONTRACT Planning	14. YEARS EXPERIENCE	
		a. TOTAL 24	b. WITH CURRENT FIRM 18

15. FIRM NAME AND LOCATION *(City and State)*
Johnson Engineering, Fort Myers, Florida

16. EDUCATION <i>(Degree and Specialization)</i> Master of Planning - American Urbanism Bachelor of City Planning	17. CURRENT PROFESSIONAL REGISTRATION <i>(State And Discipline)</i> AICP (American Institute of Certified Planners)
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Member, APA (American Planning Association)

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i> Comprehensive Plan Village of Estero, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Laura assisted with the data collection, analysis, public involvement, and drafting of the Village's first Comprehensive Plan and continues in providing similar services in preparation of the Village's first Land Development Code. Laura's focus was the Future Land Use Element and Map, Community Design Sub-Element, formatting of the final comprehensive plan, architectural and landscape standards, and presentations to the Planning and Zoning Board and Village Council.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Stoneybrook CDD Lee County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2008	CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Laura assisted with the communitywide lake bank restoration project, which included inventory, mapping and coordination with Lee County Development Review staff to justify deviations to allow alternative designs for lank bank restoration to be more cost effective and to minimize impact to property owners.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION <i>(City and State)</i> Pine Air Lakes CDD Collier County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2007	CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Laura assisted with establishing a permit tracking system for the CDD to identify and maintain compliance with monitoring, reporting, and other stipulations for the various entitlements and permits issued within the CDD.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION <i>(City and State)</i> Miromar Square Corporate Center Lee County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2006	CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Laura prepared commercial planned development and notice of proposed change applications for an 18-acre office and hotel site, coordinated master concept plan, Estero Community Planning Panel presentation, and processed applications with County staff, hearing examiner and Board of County Commissioners.	<input checked="" type="checkbox"/> Check if project performed with current firm	

<p>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM S QUALIFICATIONS FOR THIS CONTRACT</p> <p><i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i></p>	<p>20. EXAMPLE PROJECT KEY NUMBER</p> <p style="font-size: 24pt; font-weight: bold;">1</p>
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<p>21. TITLE AND LOCATION (City and State)</p> <p>Longleaf Community Development District Pasco County, Florida</p>	<p>22. YEARS COMPLETED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	Ongoing	Ongoing
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)				
Ongoing	Ongoing				

23. PROJECT OWNER'S INFORMATION

<p>a. PROJECT OWNER</p> <p>Inframark</p>	<p>b. POINT OF CONTACT NAME</p> <p>Mrs. Heather Dilley</p>	<p>c. POINT OF CONTACT TELEPHONE NUMBER</p> <p>(813) 873-7300 ext 107</p>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT
(Include scope, size, and cost)

Johnson Engineering has provided professional engineering services for the Longleaf Community Development District in Pasco County, Florida since 2009.

The work includes establishment, reports for bonds, processing National Pollutant Discharge Elimination System (NPDES) permit compliance, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

Our team recently provided design oversight, bidding, contract administration, and construction observation services for infrastructure repairs to a number of CDD maintained roads and drainage facilities.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Lutz, Florida	(3) ROLE Water Management, Roads, ADA Compliance for Recreation
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION (City and State)

**Forest Creek Community Development District
Manatee County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Inframark

b. POINT OF CONTACT NAME

Mr. Andrew Mendenhall

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 991-1014

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering provides general engineering services to the Forest Creek Community Development District. As District Engineer, we have assisted the District with its needs in the areas of stormwater management, environmental issues, transportation/roadway issues, survey, project bidding and construction observation as well as any additional services on an as-needed basis. Projects have included, but were not limited to, sidewalk repairs, roadway repaving, review of vegetative growth in conservation/preservation areas and permit research.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Johnson Engineering	Lutz, Florida	Water Management, Roads, Landscape Architecture, Wetlands
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

3

21. TITLE AND LOCATION (City and State)

**Riverbend West Community Development District
Hillsborough County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Rizzetta & Company

b. POINT OF CONTACT NAME

Ms. Jennifer Goldyn

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 533-2950

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering has served as the District Engineer for this community in the Ruskin area of Hillsborough County since 2018. As District Engineer, we have assisted the community with the oversight of a 27.4 acre expansion to the District (an increase in size of almost 50%). We have also assisted the District with issues related to safety, drainage, traffic and District easements.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Lutz, Florida	(3) ROLE Safety, drainage, traffic, and District easements
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 4
---	---

21. TITLE AND LOCATION (City and State) Suncoast Community Development District Pasco County, Florida	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A

23. PROJECT OWNER'S INFORMATION
--

a. PROJECT OWNER Inframark	b. POINT OF CONTACT NAME Mrs. Heather Dilley	c. POINT OF CONTACT TELEPHONE NUMBER (813) 873-7300 ext 107
---	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
--

Johnson Engineering was selected to provide professional engineering services for the Suncoast Community Development District in Pasco County, Florida in August 2013.

Our work has included inspection of stormwater detention ponds (for SWFWMD Certification), review of and recommendations pertaining to contractor proposals, facilitating discussions between the Board of Supervisors and County staff, identifying and reporting roadway structural issues and responding to resident inquiries.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT
--

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Lutz, Florida	(3) ROLE Water Management, Roads, Landscape Architecture, Wetlands
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

<p>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM S QUALIFICATIONS FOR THIS CONTRACT</p> <p><i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i></p>	<p>20. EXAMPLE PROJECT KEY NUMBER</p> <p style="font-size: 24pt;">5</p>
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<p>21. TITLE AND LOCATION (City and State)</p> <p>Cory Lake Community Development District Tampa, Florida</p>	<p>22. YEARS COMPLETED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES</td> <td style="width: 50%; text-align: center;">CONSTRUCTION <i>(if applicable)</i></td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>	Ongoing	
PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>				
Ongoing					

23. PROJECT OWNER'S INFORMATION

<p>a. PROJECT OWNER</p> <p>Wrathell, Hunt & Associates, LLC.</p>	<p>b. POINT OF CONTACT NAME</p> <p>Mr. Chuck Adams</p>	<p>c. POINT OF CONTACT TELEPHONE NUMBER</p> <p>(239) 498-9020</p>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Johnson Engineering is the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION <i>(City and State)</i> Lutz, Florida	(3) ROLE Water Management, ADA Surveys, Sidewalks
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WITH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATION FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.)

20. EXAMPLE PROJECT KEY NUMBER
6

21. TITLE AND LOCATION *(City and State)*

**Verandah West Community Development District - District Engineer
Lee County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

**Verandah West Community
Development District**

b. POINT OF CONTACT NAME

Mr. Chuck Adams

c. POINT OF CONTACT TELEPHONE NUMBER

(239) 498-9020

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Johnson Engineering prepared the original Engineer's Report and amendments, along with the other items in the Verandah West Community, located in Lee County, Florida.

During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, on-site testing and certifications to the regulatory agencies. We also assisted with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.



19. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Johnson Engineering, Inc.	Fort Myers, Florida	Water Management, Utilities and Environmental Permitting
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<p>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM S QUALIFICATIONS FOR THIS CONTRACT</p> <p><i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i></p>	<p>20. EXAMPLE PROJECT KEY NUMBER</p> <p style="font-size: 24pt;">7</p>
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<p>21. TITLE AND LOCATION (City and State)</p> <p>The Brooks of Bonita Springs Community Development District Lee County, Florida</p>	<p>22. YEARS COMPLETED</p>	
	<p>PROFESSIONAL SERVICES</p> <p style="font-size: 18pt; color: blue;">Ongoing</p>	<p>CONSTRUCTION (If applicable)</p> <p style="font-size: 18pt; color: blue;">Ongoing</p>

23. PROJECT OWNER'S INFORMATION

<p>a. PROJECT OWNER</p> <p>Wrathell, Hunt & Associates</p>	<p>b. POINT OF CONTACT NAME</p> <p>Mr. Chuck Adams</p>	<p>c. POINT OF CONTACT TELEPHONE NUMBER</p> <p>(239) 498-9020</p>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Johnson Engineering is the District Engineer for The Brooks CDD in South Lee County, Florida. Our team provides professional engineering services, including establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

During the construction and the development process, Johnson Engineering prepared Engineer's Reports and amendments, when needed, and reviewed and approved requisitions from bond proceeds. We participate in the operation and maintenance with the CDD through work of facilities modifications, GATSB 34, as well as modifications to the water management system. Our team also provides site planning, zoning and permit applications.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	<p>(1) FIRM NAME</p> <p>Johnson Engineering</p>	<p>(2) FIRM LOCATION (City and State)</p> <p>Fort Myers, Florida</p>	<p>(3) ROLE</p> <p>Water Management, Development and Planning</p>
b.	<p>(1) FIRM NAME</p>	<p>(2) FIRM LOCATION (City and State)</p>	<p>(3) ROLE</p>
c.	<p>(1) FIRM NAME</p>	<p>(2) FIRM LOCATION (City and State)</p>	<p>(3) ROLE</p>
d.	<p>(1) FIRM NAME</p>	<p>(2) FIRM LOCATION (City and State)</p>	<p>(3) ROLE</p>
e.	<p>(1) FIRM NAME</p>	<p>(2) FIRM LOCATION (City and State)</p>	<p>(3) ROLE</p>

F. EXAMPLE PROJECTS WITH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATION FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <p style="font-size: 24pt; margin: 0;">8</p>
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21. TITLE AND LOCATION (City and State) <p style="font-size: 18pt; margin: 0;">Pelican Marsh Community Development District - District Engineer Lee County, Florida</p>	22. YEARS COMPLETED	
	PROFESSIONAL SERVICES <p style="font-size: 18pt; margin: 0;">Ongoing</p>	CONSTRUCTION <i>(If applicable)</i>

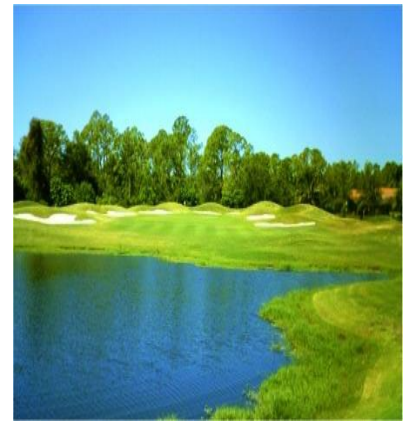
23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <p style="font-size: 18pt; margin: 0;">Pelican Marsh CDD</p>	b. POINT OF CONTACT NAME <p style="font-size: 18pt; margin: 0;">Mr. Neil Dorrill</p>	c. POINT OF CONTACT TELEPHONE NUMBER <p style="font-size: 18pt; margin: 0;">(239) 592-9115</p>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*
 Johnson Engineering has provided general engineering services for the Pelican Marsh CDD in North Collier County, Florida since 2002. The services we have provided the District include reviewing the stormwater system when flooding has occurred throughout the community, reviewing offsite impacts of existing and proposed facilities affecting the stormwater system and assisting with improving the access control facilities, and reviewing roadway signage and sight distance issues.



Our engineering services have included preparing amended Engineer's Reports, review and approve requisitions, and an asset summary. We also provided site planning, zoning, and permit applications for perimeter fencing and an on-site maintenance facility which was completed in May 2010. An analysis of the affect of off-site developments that convey stormwater runoff through the community was made to minimize adverse impacts to the community. The analysis included monitoring of extreme rainfall events and observations of the piped conveyance system. We have also worked with the district attorney to establish values for infrastructure owned by the CDD that were going to be impacted by road widening projects and required adjustments.



Last fall, the community began a multi-year roadway paving of the main roads. Our transportation group provided a pavement condition report and construction engineering and inspection services during the completed paving project to monitor the contractors performance and verify invoicing quantities.

19. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, Florida	(3) ROLE Water Management, Wetlands and Roads
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION (City and State)

District Engineer - Pine Air Lakes Community Development District
Collier County, Florida

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Pine Air Lakes Community Development District

b. POINT OF CONTACT NAME

Mr. Rich Hans

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering provides professional engineering services for Pine Air Lakes Community Development District located in Collier County, Florida. The work includes establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

During the construction and the development process, our team prepared the Engineer's Reports and amendments, when needed, and reviewed and approved requisitions from bond proceeds. We participate in the operation and maintenance with the CDD through work of facilities modifications, as well as modifications to the water management system. Our team also provides site planning, zoning and permit applications.

PINE AIR LAKES PUD DEVELOPER COMMITMENTS



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Johnson Engineering	Fort Myers, Florida	Water Management, Development, Planning, Roads
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

10

21. TITLE AND LOCATION (City and State)

**Babcock Ranch Community Independent Special District - District Engineer
Charlotte County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Kitson & Partners, LLC.

b. POINT OF CONTACT NAME

Mr. John Broderick

c. POINT OF CONTACT TELEPHONE NUMBER

(941) 235-6907

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering prepared the original Engineer's Report to support the bond validation. This district was originally over 13,000 acres located in the southeast portion of Charlotte County. It is now over 17,000 acres with adjacent lands in northern Lee County added to it.

As one of the district engineers, we provide engineering, environmental, and surveying services for the community. We are currently working on a revised Engineers Report for bond validation for the expanded District boundary with the addition of some more services. Environmental monitoring for permit compliance is ongoing as the community grows and additional permits are obtained.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Fort Myers, Florida	(3) ROLE Water Management, Permitting, Utilities, Roads, and Environmental
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

When Johnson Engineering was established in 1946, much of Florida was an undisturbed land. More than 76 years later we have seen a boom in development and a tremendous population growth alter the landscape permanently. Johnson Engineering has been helping guide private companies, and city, county, and state governmental institutions through these changes and the challenges they create.

Just as Florida has transformed dramatically over the years, so has Johnson Engineering. What started as one man surveying Florida's west coast has developed into a team of more than 120 professionals throughout Florida, offering their expertise in a broad spectrum of engineering disciplines. Our team provides civil engineering design for land development, planning and landscape architecture, utilities, transportation design, and construction engineering and inspection. Our surveying and mapping group specializes in utility mapping, transportation surveying, hydrographic surveying, and geographic information systems and our water resource management group provides environmental consulting, surface water management, water quality studies, and water supply services.

Our extensive list of well-known Florida airport facilities, roads, shopping centers, schools, hospitals, residential communities, resorts and commercial developments show our continued responsibility in developing Florida's communities.

The company has offices in Lutz, Port Charlotte, Fort Myers, LaBelle, Clewiston, and Naples.

While Johnson Engineering is focused on growing and evolving to continue serving the needs of Florida, it

Depth of Experience

Centuries of combined experience has immersed our team of licensed professionals into Florida's geography, giving a rare perspective into development of the area and an appreciation of the changes.

Full Range of Services

Specialized teams of engineers, planners, landscape architects, surveyors, ecologists, water resources experts, transportation and utility designers provide all aspects needed to complete every project.

Long Term Commitment

Our team's average tenure with Johnson Engineering is 13 years, 53% of our employees have been here for more than 10 years, and an unprecedented 21% have been with us for more than 20 years, showing our team's continuity and dedication to the area.

Local Presence

Over 76 years of service provides invaluable historical data throughout Florida and conveniently located offices means prompt communication through every step of your project

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

12/29/22

33. NAME AND TITLE

Phil Chang, PE, Project Manager

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION Number (if any)


PART II GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work)

2a. FIRM (OR BRANCH OFFICE) NAME Johnson Engineering, Inc.			3. YEAR ESTABLISHED 1946	4. DUNS NUMBER 048177498
2b. STREET 2122 Johnson Street			5. OWNERSHIP	
2c. CITY Fort Myers			2d. STATE FL	2e. ZIP CODE 33901
6a. POINT OF CONTACT NAME AND TITLE Phil Chang, PE, Project Manager			7. NAME OF FIRM (If block 2a is a branch office)	
6b. TELEPHONE NUMBER (239) 334-0046		6c. E-MAIL ADDRESS pchang@johnsoneng.com		
8a. FORMER FIRM NAME(S) (if any) N/A			8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	18	15	C15	Construction Management	6
07	Biologist	0	0	D01	Dams (Concrete; Arch)	1
08	CADD Technician	28	24	E09	Environmental Impact Studies	6
12	Civil Engineer	13	7	E10	Environ. & Natural Resource	2
15	Construction Inspector	9	10	G04	Geographic Information System	4
16	Construction Manager	1	1	H07	Highways; Streets; Parking Lots	6
19	Ecologist	8	5	H09	Hospital & Medical Facilities	3
21	Electrical Engineer	1	1	I06	Irrigation; Drainage	6
23	Environmental Engineer	1	1	L02	Land Surveying	7
24	Environmental Scientist	3	3	L03	Landscape Architecture	2
29	GIS Specialist	1	1	P05	Planning (Community; Regional)	6
30	Geologist	3	3	R04	Recreation Facilities	3
33	Hydrographic Surveyor	2	2	R11	Rivers; Canals; Waterway; Flood	2
38	Land Surveyor	18	14	S10	Surveying; Platting; Mapping	7
39	Landscape Architect	2	2	S13	Storm Water Handling & Fac.	2
47	Planner: Urban/Regional	3	2	W02	Water Res.; Hydro; Ground Wat.	2
48	Project Manager	1	1	Z01	Zoning; Land Use Studies	3
58	Technician/Analyst	1	1			
60	Transportation Engineer	3	1			
62	Water Resources Engineer	4	1			
Total		120	95			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number show at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	N/A	1. Less than \$100,000	2. \$100,000 to less than \$250,000	3. \$250,000 to less than \$500,000	4. \$500,000 to less than \$1 million
b. Non-Federal Work	8	5. \$1 million to less than \$2 million	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
c. Total Work	8			9. \$25 million to less than \$50 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE The forgoing is a statement of facts.	
a. SIGNATURE 	b. DATE 12/29/22
c. NAME AND TITLE Phil Chang, PE, Project Manager	

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION Number (if any)


PART II GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work)

2a. FIRM (OR BRANCH OFFICE) NAME Johnson Engineering, Inc.			3. YEAR ESTABLISHED 1946	4. DUNS NUMBER 048177498
2b. STREET 17900 Hunting Bow Circle, Suite 101			5. OWNERSHIP	
2c. CITY Lutz			2d. STATE FL	2e. ZIP CODE 33558
6a. POINT OF CONTACT NAME AND TITLE Phil Chang, PE, Project Manager			7. NAME OF FIRM (If block 2a is a branch office)	
6b. TELEPHONE NUMBER (239) 334-0046		6c. E-MAIL ADDRESS pchang@johnsoneng.com		
8a. FORMER FIRM NAME(S) (if any) N/A			8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	18	0	C15	Construction Management	6
07	Biologist	0	0	D01	Dams (Concrete; Arch)	1
08	CADD Technician	28	1	E09	Environmental Impact Studies	6
12	Civil Engineer	13	1	E10	Environ. & Natural Resource	2
15	Construction Inspector	9	0	G04	Geographic Information System	4
16	Construction Manager	1	0	H07	Highways; Streets; Parking Lots	6
19	Ecologist	8	0	H09	Hospital & Medical Facilities	3
21	Electrical Engineer	1	0	I06	Irrigation; Drainage	6
23	Environmental Engineer	1	0	L02	Land Surveying	7
24	Environmental Scientist	3	0	L03	Landscape Architecture	2
29	GIS Specialist	1	0	P05	Planning (Community; Regional)	6
30	Geologist	3	0	R04	Recreation Facilities	3
33	Hydrographic Surveyor	2	0	R11	Rivers; Canals; Waterway; Flood	2
38	Land Surveyor	18	0	S10	Surveying; Platting; Mapping	7
39	Landscape Architect	2	0	S13	Storm Water Handling & Fac.	2
47	Planner: Urban/Regional	3	0	W02	Water Res.; Hydro; Ground Wat.	2
48	Project Manager	1	0	Z01	Zoning; Land Use Studies	3
58	Technician/Analyst	1	0			
60	Transportation Engineer	3	0			
62	Water Resources Engineer	4	0			
Total		120	2			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number show at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	N/A	1. Less than \$100,000	2. \$100,000 to less than \$250,000	3. \$250,000 to less than \$500,000	4. \$500,000 to less than \$1 million
b. Non-Federal Work	8	5. \$1 million to less than \$2 million	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
c. Total Work	8			9. \$25 million to less than \$50 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE The forgoing is a statement of facts.	
a. SIGNATURE 	b. DATE 12/29/22
c. NAME AND TITLE Phil Chang, PE, Project Manager	

TSR

COMMUNITY DEVELOPMENT DISTRICT

11C11

December 19, 2022

Wrathell, Hunt and Associates, LLC
Attn: Chuck Adams
2300 Glades Road, Suite 410W
Boca Raton, FL 33431



Re: TSR Community Development District: Request for Qualifications for Engineering Services

Dear Selection Committee,

Lighthouse Engineering (LHE) submits this proposal for professional services with a strong interest to enter a partnership with TSR Community Development District (CDD) as your **District Engineer**. LHE is a multi-discipline civil/site engineering firm with three senior professional engineers and affiliates who are highly qualified for this work. An electronic version of Standard Form No. 330 and Qualification Statement are included in this proposal, along with all applicable licenses.

Lighthouse Engineering
has professionals
experienced with CDD
operations.

Lighthouse Engineering (LHE) had provided engineering services for Meadow Pointe II CDD in Wesley Chapel, Florida with Bob Nanni is the District Manager. We are also currently working with Harbor Bay Community Development District in Apollo Beach, Florida with Jordan Lansford as the District Manager.

WHY HIRE LHE? Quite simply, we offer the best value for our professional services. LHE is an engineering firm with very competitive overhead and the highest quality standards. Our engineers have a combined experience of over 100 years and this knowledge allows us to examine, evaluate and quickly solve both complex and minor tasks. We feel this knowledge provides the best value for our clients.

LHE provides this value through having executive/ senior professionals that are highly qualified for their work. In addition, our operations run efficiently through purchasing and acquiring the same or greater IT infrastructure and office equipment utilized by our competitors and placing them in home offices. As the District Engineer, we would adopt a **safety-first approach**. We will protect the safety of the community first and foremost. We will support the **economic** interests of the community through adhering to capital budgeting requirements. For our part, we commit that we will provide the engineering services for the CDD in accordance with the budget.

WHY IS THIS IMPORTANT TO THE CDD? It means that our engineering work is easily bid by contractors and produces regular low bids for work. Also, Design-Build projects typically have zero change orders. This allows the CDD to finish more work with less financial and management resources.

If you wish to discuss our abilities further, we would welcome the opportunity to meet face to face with you.

If you have any additional questions, please let us know.

Sincerely,

A handwritten signature in blue ink that reads 'Bradley A. Foran'.

Brad Foran, PE
Lighthouse Engineering, Inc.

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL 34695
727-726-7856 (office) 727-683-9848 (fax)

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Request for Qualifications for Engineering Services - TSR Community Development District, Pasco County

2. PUBLIC NOTICE DATE
12/19/2022

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Brad Foran, P.E., President

5. NAME OF FIRM
Lighthouse Engineering, Inc.

6. TELEPHONE NUMBER
727.726.7856

7. FAX NUMBER
727.683.9848

8. E-MAIL ADDRESS
bforan@lighthouseenginc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			Lighthouse Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	701 Enterprise Road East Suite 410 Safety Harbor, FL 34695	Project Management, Environmental Permitting, Drainage, Traffic, Design, QA/QC, Specifications
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

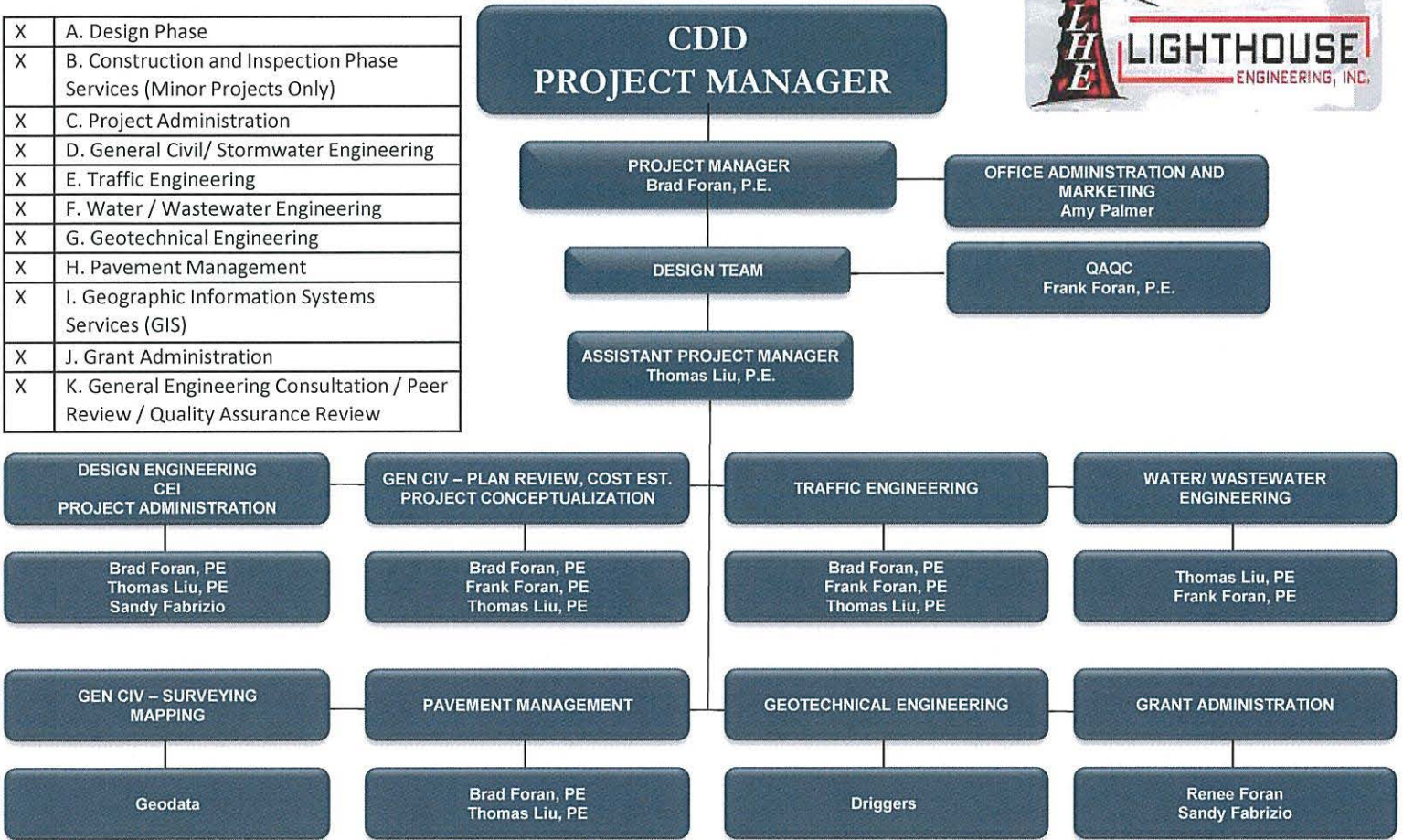
D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] *(Attached)*

ORGANIZATIONAL CHART



X	A. Design Phase
X	B. Construction and Inspection Phase Services (Minor Projects Only)
X	C. Project Administration
X	D. General Civil/ Stormwater Engineering
X	E. Traffic Engineering
X	F. Water / Wastewater Engineering
X	G. Geotechnical Engineering
X	H. Pavement Management
X	I. Geographic Information Systems Services (GIS)
X	J. Grant Administration
X	K. General Engineering Consultation / Peer Review / Quality Assurance Review



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Bradley S. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;">a. TOTAL 27</td> <td style="width:50%; text-align: center;">b. WITH CURRENT FIRM 16</td> </tr> </table>		a. TOTAL 27	b. WITH CURRENT FIRM 16
a. TOTAL 27	b. WITH CURRENT FIRM 16				
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc. Safety Harbor, FL					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, 1998, #52634			
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> FDOT Training / Contract Estimating System, Access Mgmt Guidelines for Project Development, Basic Lighting and Electricity, Advanced Work Zone Traffic Control Course, Specifications, Electronic Submittal					

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Meadow Pointe II CDD – Wesley Chapel, Florida	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm EOR for the gen. engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all the existing facilities that include the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and upgraded the existing infrastructure and produced monies for future expansion of the community facilities. As the GEC for the CDD, he was responsible to the CDD for all its engineering needs.		
b.	City of Clearwater – Bayshore Blvd. multi-use path	2016	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager for the design of a new 10-foot-wide multi use path on the east side of Bayshore Blvd. Beginning at the Ream Wilson Trail Crossing and continuing to Bayshore Blvd's Tee into SR 60. This new trail will be the final link between Pinellas and Hillsborough County. The Bayshore Trail will interconnect the Friendship Trail and the Pinellas Trail that extends throughout Pinellas County. Extensive permits were required with a full Southwest Florida Water Management District (SWFWMD) ERP and US Army Core of Engineering Nationwide #14 permits.		
c.	City of Tampa – Hawthorne Road from MacDill to Bayshore Blvd. Improvements	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for the design services for the Hawthorne Rd between Bayshore Blvd. and MacDill Ave. improvements. Project included saving the existing Oak trees, eliminating ponding on roadways, reprofiling of Hawthorne Road, removal of portions of the curb, and placement of curb inlets.		
d.	City of Tampa – Howard Ave-Dekle Ave-De Soto Ave Improvements	2015	2019
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for intersection redesign to improve the ADA access and operational maneuvering of this three-way intersection. Coordinated with the public and have assisted with the City for the Howard Ave corridor. (\$110,000)		
e.	I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	2019-2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager/EOR contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38th Ave. N. and 54th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Thomas Liu, P.E.	13. ROLE IN THIS CONTRACT Project Engineering and Environmental Permitting	11. YEARS EXPERIENCE a. TOTAL 22	
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc., Safety Harbor, FL		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, 2000, #58258	
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E./1994/Civil Engineering			
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> FDOT Training: Project Management, Drainage, HY-8, AdICPR, HydroCAD, erosion control, Advanced Traffic Control, Specifications, Electronic Submittals			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	2015	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	2013	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10 th Street.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Project Engineer for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Frank. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 48	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> Lighthouse Engineering, Inc. Safety Harbor, FL			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer: Florida, #11635	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Affiliations: Florida Engineering Society, American Society of Civil Engineers, American Society of Highway Engineers			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	2015	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	2013	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10 th Street.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	2021	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	2020	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE QC Manager for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.	<input checked="" type="checkbox"/> Check if project performed with current firm	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1 THEA Project P-02113
21. TITLE AND LOCATION <i>(City and State)</i> Tampa Hillsborough Expressway Authority, Selmon Greenway Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Tampa Hillsborough Expressway Authority THEA	b. POINT OF CONTACT NAME Bob Frey	c. POINT OF CONTACT TELEPHONE NUMBER 813-276-2466
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The project scope for the Tampa-Hillsborough County Expressway Authority (THEA) was the design/build project entitled "Design/Build - Selmon Greenway Project Phase I" for the design, permitting, construction and performing all other services necessary for a 15' wide (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 19th Street. Project site is in Tampa, Hillsborough County, Florida.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 2
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21. TITLE AND LOCATION <i>(City and State)</i> BayShore Boulevard – Urban Multi-Use Trail City of Clearwater, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>
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23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Clearwater	b. POINT OF CONTACT NAME Leroy chin	c. POINT OF CONTACT TELEPHONE NUMBER 727-562-4856
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the design of a new multi-use path along the east side of Bayshore Boulevard with boardwalk and asphalt path from the Ream Wilson Trail to SR 60. The project included the removal and replacement of the existing sidewalk within the project limits and provided a new 10 foot wide multi-use path. It also required drainage design necessary to reroute drainage flow into an existing inlet which was located in the area that is not desirable, to a modified or new inlet that did not impede the physical travel lane. It also required addressing the sidewalk profile to raise the existing profile of the sidewalk and ensure positive stormwater conveyance into the existing open drainage system.

LHE provided contract administration, design, drainage improvements, erosion control, drainage studies, permitting mitigation impacts, management services, utility coordination, construction engineering inspection services, and quality acceptance reviews of all work associated with the development and preparation of the contract plans and construction of the improvements. Project cost was 1 million dollars.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3 Contract # E7R25
21. TITLE AND LOCATION <i>(City and State)</i> FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line Citrus County - Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Kevin Lee, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Withlacoochee State Trail is a shared use path that connects Pasco, Hernando and Citrus Counties. This trail is 46 miles long. The improvements proposed consisted of rehabilitating segment of the Trail that were experiencing pavement failure. Parts of the existing trail were raised approximately 1.5 to 3 inches to above existing grade to minimize standing water. Signing and pavement markings along with the installation of Rectangular Rapid Flashing Beacon (RRFB) was installed for pedestrian safety at the trail crossing at CR 48 East Orange Avenue.

Responsible for the coordination of survey, geotechnical investigation, design, preparation of all documentation related to the acquisition of all permits not acquired by the Department, maintenance of traffic, demolition, and construction on or before the Project completion date, and utility relocations. Also responsible for the compliance with Design and Construction Criteria regarding survey, design, construction, and maintenance of traffic during construction, project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and public.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4 21717
21. TITLE AND LOCATION <i>(City and State)</i> US 41 / SR 45/ S. 50 th St. from Denver St to N. of 27 th Ave. S. Hillsborough, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

US 41/SR 45/S. 50th St., from Denver St. to north of 27th Ave. S., is classified as an urban principal arterial on the State Highway System with a context classification designated as C3C -Suburban Commercial roadway. Cracking was identified throughout the existing roadway. To extend the life of the existing pavement, the proposal called for the milling and resurfacing of US 41 from Denver St. to north of 27th Ave. S. for a total project length of 1.100 miles. The project also included upgrading curb ramps to meet current ADA standards and perform general safety modification works. There was an existing railroad crossing at US 41 that required coordination through the District Rail Office.

Due to heavy truck traffic and narrow outside thru lane width of the roadway, the existing curb and gutter inlet tops were damaged. Structurally deficient drainage structures were evaluated for repair and/or replacement throughout the project limits.

LHE prepared contract documents including plans, specification, supporting engineering analysis, calculation and other technical documents.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Lighthouse Engineering, Inc.	Safety Harbor, FL	Prime Consultant
b.	Bala Consulting Services, LLC	Tampa, FL	Signing and pavement markings
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> I – 275 / SR 93 Bus on Shoulder from ALT US 19 / SR 595 / 5 th Ave N. to SR 694 / Gandy Blvd. Pinellas County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Craig Fox, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6082
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

I-275/SR93 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with existing three (3) 12-foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles.

Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12-foot travel lanes were maintained along the northbound and southbound of I-275.

Project improvements consisted of shoulder milling/resurfacing, and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were regraded and stabilized.

This was a roadway milling and resurfacing project which included pavement evaluation, mainline cross slope correction, and utility coordination. Signing and pavement marking design, specifications and cost estimating were also included. Project cost was 5 million dollars.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> FDOT District 7 – SR 39 from County Line to Bay Ave. Pasco County - Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020
CONSTRUCTION <i>(If applicable)</i>		
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The purpose of this RRR project was to preserve and extend the life of the existing pavement and perform general safety modification work. It included design of keyhole widening, cross slope correction, milling and resurfacing, signing and pavement markings, utility coordination, and permitting from SR 39 (Paul S. Buchman Hwy.) from Hillsborough County Line to South of Bay Ave. The segment of SR39 is classified as an urban principal arterial roadway with two typical sections. The first section consists of two lane undivided with 12' wide travel lanes, 8" wide shoulder (5' paved with bike lanes), and ditches on both sides. The second section is a two-lane divided with 12' wide travel lanes, 12' paved median, 8' shoulder (5' paved with bike lanes) and ditches on both sides. The project limit is from milepost 0.000 to milepost 0.679.

LHE provided drainage plans to accomplish the following goals:

- *Identify existing drainage issues and provide the most cost-effective solutions.
- *Enhance the safety level of the drainage structures
- * Replace or repair structurally deficient drainage structures
- *Ensure existing drainage features were not adversely impacted by the project
- *Desilt all storm drain/side drain/cross drainpipes within the project limits.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa – Himes and Azeele Signal Improvements Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2015
		CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Vik Bhide	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-3101
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the design of signal and ADA upgrades of the subject intersection. The project included new pedestrian countdown signals, sidewalk, roadway improvements, and mast arms. Additional elements included public involvement, utility relocation, signing and pavement marking, and all project management to complete the design.

Our scope of services included the following tasks:

- * The design accommodated 4 legs of the intersection. Survey was required.
- * Survey included all utilities above and below ground as well as all other above ground entities.
- * Underground utilities were located via Subsurface Utility Engineering (SUE) in the vicinity of proposed pole foundation.
- * Geotechnical services were required for mast arm pole.
- * The limits of the project were milled and resurfaced to remove conflicting pavement markings.
- * Himes was crowned to remove the "bump" both north and south of Azeele and to drain to the inlets in all four corners of the intersection.
- * Data collection including traffic data and count information, sewer, water, storm sewer data, other planned projects in the vicinity, and all utilities
- * Field Review and Analysis of project site conditions.
- * Design Survey/SUE/Utility Coordination
- * Design and Construction Plan Preparation
- * Quality Assurance / Quality Review

Project cost was \$200,000.



Before



After

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8 Contract #14-D-560
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Palm Ave Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope included upgrades to the ADA facilities along Palm Ave (between Nuccio and 19th Ave), add detectable warnings surfaces, and/or reconstruct ADA ramps with modifications to the median to allow pedestrians to cross at mid-block locations. Design also included RRFB's for pedestrian mid-block crossings along Palm Ave. at 17th and North 19. We also provided utility coordination and project management services necessary to complete the design.

Project Cost was \$100,000.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> City of Tampa General Engineering Services – Howard Ave at Dekle / DeSoto Ave. Tampa, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Milton Martinez, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-8998
-----------------------------------	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project scope was for the redesign of the existing intersection that will accommodate the realignment of the intersection at Howard Ave. and DeSoto/Dekle Ave. The design included public involvement, utility relocation, roadway design, signing and pavement marking, and all project management to complete the design. Tasks to complete this project included the following:

- *Update the design and concept plan to accommodate the additional parking spaces south on Dekle Ave. Additional meetings were required to gain the approval of the concept plan by the City and other design firms involved in the corridor study of the project area.
- * Landscape and Irrigation plan for the green space between Dekle and De Soto.
- * Obtained additional survey south on Dekle for the additional parking spaces.
- * Provided utility coordination for the relocation of existing utilities within the project area as required as part of the new intersection configuration
- * Provided a set of construction documents based on the concept plans.
- * Provided construction phasing as part of the MOT

LHE provided utility coordination, design and construction plan preparation, pedestrian ramp/crosswalk design, design review, construction plans, quality assurance / quality review; as well as attended all field and coordination meetings. Project Cost was \$500,000.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> Meadow Pointe II Community Development District (CDD) General Engineering Consultant (GEC) – Wesley Chapel, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Meadow Pointe II CDD	b. POINT OF CONTACT NAME Bob Nanni	c. POINT OF CONTACT TELEPHONE NUMBER 813-991-1116 X105
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities. As the GEC for the CDD we were responsible to the CDD for all its engineering needs.

The project consisted of the milling and resurfacing of the existing roadway within eleven sub-divisions of Meadow Point II CDD including the clubhouse. The communities included are listed below:

- | | |
|-----------------|----------------|
| 1. Charlesworth | 7. Long leaf |
| 2. Colehaven | 8. Manor Isle |
| 3. Covina Key | 9. Sedgwick |
| 4. Glenham | 10. Vermillion |
| 5. Iverson | 11. Wrencrest |
| 6. Lettingwell | |

The scope included the following requirements:

1. Mobilization
2. Maintenance of traffic
3. Prevent asphalt and/or debris from entering existing inlets during construction
4. Mill existing asphalt pavement
5. Resurface the milled roadway with asphalt
6. Pavement restriping
7. Clean up site

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

LHE's strong local presence in the Tampa Bay area is supported by local professionals with a spectrum of expertise, enabling us to provide our clients with the most effective project solutions on time and under budget.

Introduction: The Lighthouse Engineering Team

Founded in 2006, LIGHTHOUSE ENGINEERING, INC. is a multi-disciplinary engineering firm located in Pinellas County and is a **Certified Statewide SBE and Small Local Business Enterprise (SLBE)**.

Over the past 16 years, Lighthouse Engineering (LHE) has advanced the concept of providing a total package of engineering services to public and private clients. We maintain a broad spectrum of expertise, including our primary service areas:

- Roadway Transportation Design, Planning
- Permitting
- Site/Civil Engineering and Planning
- Traffic Engineering
- Signing and Marking Design
- Signalization Design
- Lighting



This diversity enables our organization to offer a unified "in-house" team approach composed of highly skilled and experienced professionals in a variety of specialties. The result is high-quality consulting services provided in a professional and timely manner. **The advantage to selecting LHE is that our engineers are diverse and multi-discipline.** As a small business, this is a unique advantage as we can service a project with as few as three professionals and deliver the project to you. By keeping the project team small, compact, and efficient, LHE can service this contract and provide immense value to TSR Community Development District. Logically, TSR CDD should see that when three multi-discipline engineers work together, the project is much more manageable when compared to the engineering team that the larger corporations need to finish this project.

Even though we have a small staff, we have a combined experience of over 100 years in the design of roadway transportation design, water, sewer, drainage, intersection improvements, permitting and other similar types of designs normally required by CDDs. We are familiar with and are experienced in design, construction inspection, project administration, and general civil support for any project that the CDD may undertake. We have designed, permitted and performed construction phase services for hundreds of projects ranging from the most complex Interstate highways to projects as small as local traffic calming, park design or small parking lot additions.

Local Knowledge

LHE has on staff a number of professionals who have a great deal of experience in roadway design. ***Previous staff experience was obtained on City projects such as the Intersection Improvement Project for Dale Mabry and Kennedy Blvd, Himes and Azele Signal upgrades, Palm Ave Improvements and Intersection Improvement Project for Fowler Avenue and 50th Street.*** In addition, our staff has extensive local experience in roadway, storm water and utility design projects for clients such as Hillsborough County, Pasco County and the Florida Department of Transportation (FDOT), District Seven; as well as many private clients including Meadow Pointe II Community Development District (CDD).

In the past 16 years, LHE has completed over 70 roadway projects, solidifying an expertise that reduces project risk for our clients.

Accelerated Schedules Resulting from Permitting Expertise

Our project staff knows the pitfalls that delay permitting and how to avoid them from both a design and timing standpoint. **Because of our competence and speed in obtaining permitting from Southwest Florida Water Management District (SWFWMD) and the US Army Corps of Engineers (USACE), and proactive coordination with the various utility companies in the area, we are able to accelerate project plans and production schedules.**

Comprehensive Transportation Expertise Provided by Local Professionals

LHE has assembled a qualified team of professionals with extensive transportation engineering experience. Our combined team of multi-disciplined personnel specifically designated for this project is highly skilled in the areas of roadway and drainage design as well as utility conflict avoidance, coordination, and permitting. Including support staff, the LHE Tampa Bay area office currently has 5 full time employees. Our team has relationships and workflow processes that are established within the group to efficiently complete work and deliver quality products to the City of Tampa.

Capability and Ability to Deliver Project

We have a seasoned design team that is more than capable of delivering all the necessary components of a project and routinely handle larger scale projects with high dollar values. Our Project Manager completed an FDOT project in Pinellas County within the City of Tarpon Springs whereby the City will be reborn with a downtown revitalization of new sidewalk, utilities, lighting and upgraded pedestrian features. **This project was placed on an accelerated schedule and involved more than seven local utilities.** The utility work alone took almost a year to complete and the total cost of this exceeds more than 17 million dollars. We have the business tools, necessary design team, proper computer technology and a seasoned staff who are excited at the opportunity to serve the City and the place we call home.

Exceptional Staff Competence from Continued Training and Education

LHE is committed to ensuring that every staff member affecting product quality is fully competent to perform their assigned tasks. All personnel assigned to production have recent experience in their respective areas of responsibility. Competency is established through education, training, experience, and demonstration of skills.

Continuing education of our technical and professional staff is strongly encouraged. Many of our employees are enrolled in continuing education seminars and conferences offered by FDOT and other professional associations. Examples of these courses include the FDOT Project Management Course, Quality Assurance/Quality Control Training, FDOT Project Engineer Training, Traffic Control Zone Certification, Cost Estimating, and Long-Range Estimates Systems. Many of our engineers attend national seminars, where a variety of engineering trends and innovations are presented. Keeping up to date with the latest in technology and management solutions allows us to provide more value to our clients.

Proposed LHE Staff Members

The **accompanying resumes in Section E** present proposed staff members and their education, years of experience, role on this proposed contract, and specialized experience. The following paragraphs illustrate highlights of the qualifications and experience of our proposed project management team and key staff:

Project Manager

Brad Foran, P.E., has a long history of working with both State and Local agencies and has helped many Cities, CDDs and Counties achieve their capital work programs. He was the Project Manager for the State's rehabilitation project in Tarpon Springs where new sidewalk, roadway, water and sewer upgrades as well as streetscaping improvements were constructed. In addition, he served as the Project Manager for the City of Safety Harbor's SR 590 improvements. He also possesses a work experience that highlights his knowledge of highway design, permitting, and hydraulic analysis of existing and proposed facilities. He served as project manager and Engineer of Record for the Florida Department of Transportation on design contracts for Districts 1, 2, 3, 4, 6 and 7 and has worked on numerous major and minor roadway restoration projects. He designed the signalization improvement at Himes and Azelee for the City of Tampa and the enhancement project at Howard and Dekle. He is experienced in the evaluation, design, and permitting of existing and proposed facilities through either 3R or New Construction standards. He recently completed the Selmon Greenway Design Build Contract with Tampa-Hillsborough Expressway Authority (THEA) and will be coordinating with the City's TIGER grant project.

His most recent projects have focused on Florida Department of Transportation's 3R criteria and work with local agencies throughout Tampa Bay. These projects have included the complete evaluation of the enhancement projects new design projects criteria including the hydraulic analysis, pavement design, and variance approval for urban and rural projects. He is experienced in taking the design plans to completion and subsequently toward the construction phase of the project. **Mr. Foran brings to this project a wealth of experience and has the resources to assign and address design issues, ensure compliance with schedules, and provide a successful contract for the City of Tampa. Mr. Foran was the former Florida Engineering Society's (FES) Pinellas Chapter President and was a member of its Board of Directors.**

Assistant Project Manager/ Roadway Design / Drainage Design

Thomas Liu, P.E. Mr. Liu has over 20 years of roadway design and drainage experience on City, Florida Department of Transportation, County, and Private Development projects in Florida. Mr. Liu has served as Project Engineer on several projects in the City of Tampa. Mr. Liu's drainage experience includes design of stormwater treatment systems including treatment and attenuation requirements for SWFWMD and SFWMD permits. Mr. Liu also has both design and project management experience in traffic operations (signalization, signing and marking, highway lighting). He has extensive experience in transportation engineering

"We have a long-standing relationship with LHE and have collaborated on multiple jobs together. We can always depend on Brad and his team to be knowledgeable of all design aspects of the project, be innovative with their approach, dependable with deadlines and communication, and responsive to any challenges that may arise. When anyone asks for a recommendation for an engineer, I do not hesitate to put them in touch with Brad and Lighthouse."

**Jeff Nelson, President
Nelson Construction**

including design for rural and urban highways, limited access expressways, and rural and urban interchanges. Technical aspects of design include horizontal and vertical geometry, development of traffic control plans, drainage design, utility conflicts, and permitting. His expertise also includes basin delineation, pond siting reports, inlet locations, pavement drainage, hydraulic calculation for storm sewer networks, cross-drain analysis, stormwater routing, floodplain analysis, water quality, optional culvert material, dredge and fill impacts, coordination with water management agencies for permitting, and formulating technical stormwater reports.

Principal-In-Charge, Quality Assurance/Quality Control

Frank Foran, P.E., LHE's Vice President for Southeast Transportation with oversight responsibility of the Florida operations, is a Highway Design Engineer with more than 40 years of experience in the Tampa Bay Area. He will provide the direction for our **Quality Control** program out of our Tampa Bay area office located in Safety Harbor. Mr. Foran is certified with the Florida Department of Transportation (FDOT) in the preparation of traffic control plans and has also received training from the Department in cost estimating and long-range estimating systems. In addition to writing Quality Control Plans for various assignments at LHE,

Mr. Foran has performed quality assurance plan reviews for other consulting firms. Recent projects include the Largo Medical Office Complex, St. Catherine's Catholic Church in Largo, First Community Bank in St. Petersburg, Blake Medical Center Expansion in Bradenton, Water and Sewer line replacement work in Tarpon Springs, Water and Sewer Line Relocation in Safety Harbor and many other projects in Manatee County, Sarasota County and Lee County.

Customer Centric Focus Yields Repeat Business

The LHE Team understands that adherence to schedule, quality, and budget standards are not the only measures of past performance. We also measure the quality of our services through customer satisfaction and the level of business-like concern for governmental client interests.

We pride ourselves on a reputation for reasonable and cooperative behavior from proposal and initial negotiations through contract modifications and final delivery. The LHE project team members take great pride in both their individual and team record of service for our clients. We recognize that the **quality of service provided to a client is directly related to the potential for repeat business.**

The number of letters of appreciation, repeat clients, and repeat contracts we have been awarded reflects our product quality and consistent history of preparing innovative and realistic design solutions that are consistently within four (4) percent of the competitive low bid and meet the client's most demanding schedules. **Repeat business now constitutes roughly ninety (90) percent of our business.**

LHE seeks to continually improve our job performance, quality of products and services, and responsiveness. We have formally interviewed both private and public sector clients to determine how our staff could better fill their needs. We have implemented many of their suggestions and will provide you with a top team of experienced professionals ready to respond to every need.

Current and Projected Workload

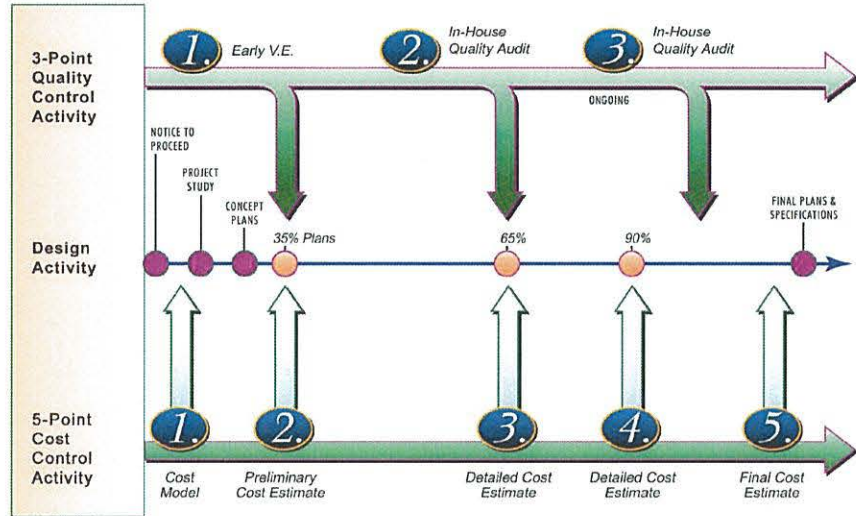
The current workload of LHE will allow us to begin work immediately. We are currently working for Hillsborough County on a Design job at US 41/SR 45 from Denver St. to N. of 27th Ave. S. that is set to be completed in November 2022. Our available design staff can provide more than 200 staff hours per month from our office in Safety Harbor. LHE routinely handles a multitude of project involving various disciplines.

We recently completed several significant projects including the AWARD WINNING I-275 bus on Shoulder project or Pinellas County, and Bayshore Blvd – Urban Multi-Use Trail for the City of Clearwater. Our projected workload falls within the capacity of our staff.

As with any firm, our workload is not always constant, but has peaks and valleys. The dedication of our staff enables LHE to meet our clients' goals by working overtime during peaks and improving our technical skills during slower periods. LHE assures the CDD that we have competent personnel available to deliver a quality project on schedule and our entire team will pull together to ensure that we meet the CDD's needs.

Successful Projects Result from Our Quality Assurance Program

Lighthouse Engineering believes that leadership in our industry can be achieved only through quality. Meeting quality goals at Lighthouse Engineering means commitment to the full satisfaction of every internal and external client. We continuously improve our management and technical processes in order to meet client requirements the first time, every time. Every team member of Lighthouse Engineering is dedicated to continuous improvement.



LHE Construction Cost and Quality Control Process.

The head of the QA/QC Team for this contract will be Frank Foran. Mr. Foran, P.E. will serve as the Management Representative responsible for implementing and maintaining the quality system and for regularly reporting system, process, or product failures with a view to continually improving the quality system. LHE recognizes that a quality product is the key to the successful performance of a contract, having maintained QA/QC standards and procedures since the company was founded in 2006. LHE has embraced the philosophy of Six Sigma Quality Management, which focuses on constantly monitoring performance, anticipating and preventing future problems by changing processes rather than merely reacting to mistakes. Our Six Sigma Program is client-and-product focused and is an established part of our corporate culture. The QA Program provides the controls and continuity necessary to perform a project in a defined, systematic manner and includes adequate provisions for changes. Our subcontractors are briefed on this process and fully comply with all procedures.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

Bradley S. Foran

32. DATE

12/19/2022

33. NAME AND TITLE

Bradley S. Foran, P.E., President



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/08/2021

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

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

PRODUCER Florida Coastal Insurance Agency 1234 Court Street Ste B Clearwater, FL 33756	CONTACT NAME: Richard Ficca PHONE (A/C, No, Ext): (727) 569-6000 E-MAIL ADDRESS: rficca@gmail.com	FAX (A/C, No): (727) 490-0356
	INSURER(S) AFFORDING COVERAGE	
INSURED Lighthouse Engineering, Inc 701 Enterprise Rd E #410 Safety Harbor FL 34695	INSURER A: First Community Insurance Company	
	INSURER B: First Community Insurance Company	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			09 0004998745 8 07	04/09/2021	04/09/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Included in Gen A GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS <input checked="" type="checkbox"/>			09 0004998745 8 07	04/09/2021	04/09/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Building (Coverage A) Special \$145,656 LIMIT OF INSURANCE

Business Personal Property (Coverage B) Special \$10,000 LIMIT OF INSURANCE

Business Income and Extra Expense Special \$36,414 LIMIT OF INSURANCE

CERTIFICATE HOLDER**CANCELLATION**

For Informational Purposes Only

For a company specific certificate please contact Florida Coastal Insurance Agency at 727-569-6000 or Fax 727-490-0356

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

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY Florida Coastal Insurance Agency		NAMED INSURED Lighthouse Engineering, Inc	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

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

Hired & Non Owned Auto included in Bankers BOP Policy



Ron DeSantis, Governor



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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

FORAN, BRADLEY SCOTT

701 ENTERPRISE ROAD E
SUITE 410
SAFETY HARBOR FL 34695

LICENSE NUMBER: PE52634

EXPIRATION DATE: FEBRUARY 28, 2023

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Ron DeSantis, Governor



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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

LIU, THOMAS

8509 W. HANNA AVE.
TAMPA FL 33615

LICENSE NUMBER: PE58258

EXPIRATION DATE: FEBRUARY 28, 2023

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RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, 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

FORAN, HUBERT F.

24 TWIN PEAKS DRIVE
MAGGIE VALLEY NC 28751

LICENSE NUMBER: PE11635

EXPIRATION DATE: FEBRUARY 28, 2021

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 11, 2022

Bradley Foran, President
LIGHTHOUSE ENGINEERING, INC. d/b/a LHE
701 Enterprise Road East, Suite 410
Safety Harbor, Florida 34695

Dear Mr. Foran:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following types of work:

- Group 3 - Highway Design - Roadway
 - 3.1 - Minor Highway Design
 - 3.2 - Major Highway Design
 - 3.3 - Controlled Access Highway Design

- Group 6 - Traffic Engineering and Operations Studies
 - 6.3.1 - Intelligent Transportation Systems Analysis and Design
 - 6.3.2 - Intelligent Transportation Systems Implementation

- Group 7 - Traffic Operations Design
 - 7.1 - Signing, Pavement Marking and Channelization
 - 7.2 - Lighting
 - 7.3 - Signalization

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2023, for contracting purposes.

Approved Rates

Home/ Branch Overhead	Facilities Capital Cost of Money	Premium Overtime	Reimburse Actual Expenses	Home Direct Expense
203.39%	2.306%	Reimbursed	No	0.24%

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at carliayn.kell@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,



Carliayn Kell
Professional Services
Qualification Administrator

Licensee Details

Licensee Information

Name: **LIGHTHOUSE ENGINEERING INC. DBA LHE, INC. (Primary Name)**

Main Address: **701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR Florida 34695**

County: **PINELLAS**

License Mailing:

LicenseLocation:

License Information

License Type: **Registry**

Rank: **Registry**

License Number: **28576**

Status: **Current**

Licensure Date: **05/15/2009**

Expires:

Special Qualifications **Qualification Effective**

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **[Customer Contact Center](#)** :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

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.



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Lighthouse Engineering Inc.

Search

[Events](#) **No Name History**

Detail by Entity Name

Florida Profit Corporation
LIGHTHOUSE ENGINEERING INC.

Filing Information

Document Number	P06000152907
FEI/EIN Number	20-8032896
Date Filed	12/12/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/01/2009

Principal Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Mailing Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Registered Agent Name & Address

FABRIZIO, SANDRA K, MRS.
701 ENTERPRISE ROAD
SUITE 410

SAFETY HARBOR, FL 34695

Name Changed: 03/07/2014

Address Changed: 03/07/2014

Officer/Director Detail

Name & Address

Title PTD

FORAN, BRADLEY S
65 TURNSTONE DR
SAFETY HARBOR, FL 34695

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	03/08/2021
2022	03/08/2022

Document Images

03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
01/13/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/12/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
02/19/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
03/21/2011 -- ANNUAL REPORT	View image in PDF format
03/23/2010 -- ANNUAL REPORT	View image in PDF format
05/01/2009 -- REINSTATEMENT	View image in PDF format
08/23/2007 -- ANNUAL REPORT	View image in PDF format
12/12/2006 -- Domestic Profit	View image in PDF format



CITY OF SAFETY HARBOR

BRAD FOLAN
701 ENTERPRIDE RD E
SAFETY HARBOR, FL 34695

ACCOUNT NO: 2022-13802

ISSUED: 07/22/2021

EXPIRES: 09/30/2022

BUSINESS TAX RECEIPT FOR FISCAL YEAR 2021-2022

KEEP CONSPICUOUSLY POSTED AT THE PLACE OF BUSINESS SHOWN

INDIVIDUAL/BUSINESS NAME AND ADDRESS

LIGHTHOUSE ENGINEERING
701 ENTERPRISE RD E 410
SAFETY HARBOR, FL 34695

OWNER NAME AND ADDRESS

BRAD FOLAN
701 ENTERPRISE RD E 410
SAFETY HARBOR, FL 34695

THE PERSON OR FIRM NAMED ABOVE IS HEREBY REGISTERED TO ENGAGE
IN THE BUSINESS, PROFESSION OR TRADE LISTED BELOW IN THE CITY OF
SAFETY HARBOR, FLORIDA.

<u>FEE DESCRIPTION(S)</u>	<u>AMOUNT PAID</u>
PROFESSIONAL STATE OR BOARD CERTIFIED	\$190.00
FIRE INSPECTION FEE	\$25.00
TOTAL:	\$215.00



From: Pinellas County Economic Development, Small Business Enterprise Program
April 27, 2022
Subject: Pinellas County Small Business Enterprise Program Renewal Application Approved

Dear Bradley Foran, P.E.:

Congratulations! Your [Renewal]application for designation as a Small Business Enterprise in the SBE Program is approved. The approval is contingent upon your firm successfully completing the eligibility listed below. We have designated Lighthouse Engineering, Inc. DBA LHE as eligible to [continue to] participate in the SBE program, and sheltered market program with an effective date of 4/8/2022. This certificate is specific to Pinellas County and covers only the company that is listed in this letter, not any other company with which you may be associated. Your firm will appear on the list of approved registered vendors.

As part of our SBE program, **we do require you to register your business** in our SBDC system as well. This registration will make it easier to sign up for classes and any time you need one-on-one free counseling for questions with procuring contracts with Government (County or Federal). Please visit our website, at <https://www.pced.org/page/Consulting>, to register and learn more or call 727-453-7200 for your consultation. During the registration process it will ask for nature of "counseling requested", select from any of the boxes you wish and then scroll down to the bottom and in the additional area please indicate "*Pinellas County SBE*" in the text box.

No additional eligibility. You are successfully registered. We encourage your firm to view our list of workshops to assist your business with getting the most out of working with Pinellas County. Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more. These workshops are not mandatory, however, recommended.

Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more or call 727-453-7200 for your consultation.

Form Name: Pinellas County Small Business Enterprise Program Renewal Application
Business: Lighthouse Engineering, Inc. DBA LHE
Contact: Bradley Foran, P.E.
Submission Date: 4/8/2022
Review Date: 4/12/2022
Expiration Date: 4/11/2025

Your approved Pinellas County Small Business Enterprise Program Renewal Application will expire 4/11/2025. If there are changes to your business, please contact staff to ensure the most accurate representation of your business. This includes changes to your company contacts, products, or services.

Thank you for your continued interest in participating with Pinellas County and the SBE Program. If you have any additional questions please email us at Businesshelp@pinellascounty.org or call 727-453-7200.

PINELLAS COUNTY
SMALL BUSINESS ENTERPRISE
PROGRAM

THIS CERTIFICATE IS AWARDED TO

**Lighthouse Engineering, Inc. DBA
LHE**

HAS SUCCESSFULLY COMPLETED THE
SBE Certification Requirements for:
Construction
Professional, Scientific, and Technical Services
Certification Expires:
4/11/2025

Approved:

4/12/2022

SIGNED, *Corey McCaster*





Minority and Small Business Development

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

Lighthouse Engineering, Inc. DBA LHE

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Construction-Related Services

The certification is valid from January 15, 2021 to January 15, 2023

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager



**Board of County Commissioners
Economic Development Department
Minority and Disadvantaged Business Development**

Small Business Registration

Lighthouse Engineering, Inc. DBA LHE

HC-1873/22

Valid from March 2, 2022 - March 2, 2024

Approved Lines of Business:

Engineering - Civil, Construction-Related Services

A handwritten signature in black ink, appearing to read "Theresa Kempa".

Theresa Kempa
Minority and Disadvantaged Business Manager
Economic Development Department



PORT TAMPA BAY

Small Business Enterprise Certification

Lighthouse Engineering Inc.

Federal ID #20-8032896

*Services Provided: Architect-Engineer & Other Professional
Design Services; Consulting Services*

Valid from 04/25/2022 to 04/24/2023

Donna L. Casey

SBE & Contracts Manager

*Please note this certificate is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.*

Member since 2023



The City of St. Petersburg Small Business Enterprise Certification

*This certificate is awarded to
Lighthouse Engineering, Inc. DBA LHE*

SBE Certification Number: 124586

*This certificate is applicable in
Engineering - Civil, Construction-Related Services, The City of St. Petersburg*

*Certified: April 4, 2022
Expires: March 2, 2024*

*Stephanie Swinson, Esq.
Contracts Compliance Manager
727-893-4109
Stephanie.Swinson@stpete.org*

In accordance with the City of St. Petersburg's Small Business Enterprise Ordinance #789-G, your business is certified as a Small Business Enterprise by the City of St. Petersburg. You will need to show proof of your new Occupational License each year, as well as renew your certification with this agency every three years. If at anytime the composition of the SBE status of your firm changes, you need to complete another SBE affidavit. The City of St. Petersburg Government reserves the right to terminate or cancel this certification at anytime when it is found that the composition of the Organization has changed and no longer meets the definition established for SBE certification.

TSR

COMMUNITY DEVELOPMENT DISTRICT

11D

TSR Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

	Ability and Adequacy of Professional Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
<i>weight factor</i>	25	25	20	15	5	5	5	100
NAME OF RESPONDENT								
1 Johnson Engineering, Inc.								
2 Lighthouse Engineering, Inc.								

 Board Member's Signature

 Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

11E

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the “**Agreement**”) is made and entered into this ____ day of _____ 2023, by and between:

TSR Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

_____, a _____, with a mailing address of _____ (the “**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the Board of County Commissioners of Pasco County, Florida; and

WHEREAS, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, on _____, 2023, the District's Board of Supervisors (the “**Board**”) ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

ARTICLE 2. SCOPE OF SERVICES.

- A. The Engineer will provide general engineering services for the District, including:
1. Preparation of any necessary reports and attendance at meetings of the Board.
 2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
 3. Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.
 4. Any other items requested by the Board.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:
1. Periodic visits to the site, or full time construction management of District projects, as directed by District.
 2. Processing of contractors' pay estimates.
 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
 4. Final inspection and requested certificates for construction, including the final certificate of construction.
 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 6. Any other activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set for in **Exhibit A** hereto (“**Work Authorization**”). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A.** Upon payment of all applicable compensation as properly invoiced and paid pursuant to Article 4, all rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B.** Upon payment of all applicable compensation as properly invoiced and paid pursuant to Article 4, the Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District’s sole discretion to retain possession for a longer period of time. Notwithstanding the foregoing, the Engineer agrees that delivery of any Work Product necessary to proceed with the ongoing work of the District shall not be withheld or unreasonably delayed solely based upon the timing of the invoicing or payment. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District.
- C.** The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with

respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 11. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 12. INSURANCE.

A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:

1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
2. Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.
3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars

and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.

4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B. All insurance policies, except for the Professional Liability Insurance, secured by Engineer pursuant to the terms of this Agreement shall be written on an “occurrence” basis to the extent permitted by law.
 - C. The District and the District’s officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance and Professional Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida
 - D. If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

ARTICLE 13. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 14. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure

of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 15. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 16. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the generally accepted professional standard of care, skill, diligence, and professional competency for such work and/or services consistent with industry standards used by members of the Engineer's profession practicing under similar circumstances. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 17. INDEMNIFICATION.

- A.** The Engineer agrees, to the fullest extent permitted by law (except against professional liability claims), to indemnify, defend, and hold harmless the District and the District's officers, supervisors, agents, staff, and representatives (together, the "**Indemnitees**"), from liabilities, damages, losses, and costs, including but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement, including without limitation the Engineer's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the sum of One Million Dollars and No Cents (\$1,000,000.00) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement and was part of the project specifications or bid documents.

- B.** The Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to

the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

- C. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.
- D. Neither District nor Engineer shall be liable to the other party in any circumstances for any indirect, economic, special or consequential loss or damage, including but not limited to, loss of revenue, loss of production or loss of profit.

ARTICLE 18. EMPLOYMENT VERIFICATION. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ARTICLE 19. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 20. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Pasco County, Florida.

ARTICLE 21. NOTICE. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Engineer:

B. If to District:

TSR Community
Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

ARTICLE 22. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is **Chuck Adams** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEERS’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, ADAMSC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

ARTICLE 23. NO THIRD PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 25. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 26. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 27. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 28. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 29. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND PURSUANT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, THE REQUIREMENTS OF WHICH ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

ARTICLE 30. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 31. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 32. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

ARTICLE 33. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 34. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[signatures on next page]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Attest:

**TSR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

Witness

By: _____
Its: _____

EXHIBIT A: Form of Work Authorization
EXHIBIT B: Rate Schedule

Exhibit A
Form of Work Authorization
_____, 2023

TSR Community Development District
Pasco County, Florida

Subject: **Work Authorization Number ____**
 TSR Community Development District

Dear Chairperson, Board of Supervisors:

_____ (“Engineer”), is pleased to submit this work authorization to provide engineering services for the TSRCommunity Development District (the “District”). We will provide these services pursuant to our current agreement dated _____, 2023 (“Engineering Agreement”) as follows:

I. Scope of Work

The District will engage Engineer to perform those services [INSERT SERVICES TO BE PROVIDED].

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Heidt Design, LLC. We look forward to helping you create a quality project.

APPROVED AND ACCEPTED

Sincerely,

By: _____
Authorized Representative of
TSR Community
Development District

Date: _____

**Exhibit B
Rate Schedule**

TSR

COMMUNITY DEVELOPMENT DISTRICT

12

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43028893.059 Application No(s): 776074

Project Name: Starkey M17C Mitigation Pond Phase (if applicable):

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____

Signature of Permittee
WS-TSR, LLC

Company Name
321-624-4726/Matt.Call@Mylandteam.com

Phone/email address

Reed Berlinsky

Name and Title
210 13th St.

Company Address
Saint Cloud, FL 34769

City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____

Signature of Representative of O&M Entity

Name and Title

Email Address

Phone

TSR CDD

Name of Entity for O&M

Address

City, State, Zip

Date

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)
- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2022**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2022**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS												
Cash	\$5,021,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,021,624
Investments												
Revenue	-	650,531	610,217	604,604	728,910	575,180	298,519	-	-	-	-	3,467,961
Reserve	-	625,494	651,844	481,322	403,162	320,366	165,100	-	-	-	-	2,647,288
Prepayment	-	1,614	1,749	-	-	-	-	-	-	-	-	3,363
Construction	-	-	-	-	-	-	-	441	86	-	257,239	257,766
Undeposited funds	1,919	-	-	-	-	-	-	-	-	-	-	1,919
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from BW 54 Gunn West LLC	1,974	-	-	-	-	-	-	-	-	-	-	1,974
Due from PRD Real Estate 2 LLC	1,062	-	-	-	-	-	-	-	-	-	-	1,062
Due from FRMP-Odessa LLC	42,762	-	-	-	-	-	-	-	-	-	-	42,762
Due from Rockwell Fence Post LLC	3,120	-	-	-	-	-	-	-	-	-	-	3,120
Due from Starkey Ranch Asset	13,629	-	-	-	-	-	-	-	-	-	-	13,629
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	23,748	23,944	23,553	29,399	23,510	12,113	-	-	-	-	136,267
Utility deposit	1,550	-	-	-	-	-	-	-	-	-	-	1,550
Total assets	<u>\$5,168,824</u>	<u>\$1,301,387</u>	<u>\$1,287,754</u>	<u>\$1,109,479</u>	<u>\$1,201,322</u>	<u>\$919,056</u>	<u>\$475,732</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,239</u>	<u>\$11,721,320</u>
LIABILITIES												
Liabilities:												
Accounts payable	\$ 51,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,290
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	23,748	-	-	-	-	-	-	-	-	-	-	23,748
Due to debt service fund 2015A	23,944	-	-	-	-	-	-	-	-	-	-	23,944
Due to debt service fund 2016	23,553	-	-	-	-	-	-	-	-	-	-	23,553
Due to debt service fund 2017	29,399	-	-	-	-	-	-	-	-	-	-	29,399
Due to debt service fund 2018	23,510	-	-	-	-	-	-	-	-	-	-	23,510
Due to debt service fund 2019	12,113	-	-	-	-	-	-	-	-	-	-	12,113
Contracts payable	-	-	-	-	-	-	-	-	-	-	15,708	15,708
Accrued taxes payable	184	-	-	-	-	-	-	-	-	-	-	184
Total liabilities	<u>288,888</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,708</u>	<u>304,596</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	2,019	-	-	-	-	-	-	-	-	-	-	2,019
Deferred receipts	142,413	-	-	-	39,851	-	-	-	-	-	-	182,264
Total deferred inflows of resources	<u>144,432</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>184,283</u>
FUND BALANCES												
Restricted for												
Debt service	-	1,301,387	1,287,754	1,109,479	1,161,471	919,056	475,732	-	-	-	-	6,254,879
Capital projects	-	-	-	-	-	-	-	441	86	-	241,531	242,058
Unassigned	4,735,504	-	-	-	-	-	-	-	-	-	-	4,735,504
Total fund balances	<u>4,735,504</u>	<u>1,301,387</u>	<u>1,287,754</u>	<u>1,109,479</u>	<u>1,161,471</u>	<u>919,056</u>	<u>475,732</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>241,531</u>	<u>11,232,441</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 5,168,824</u>	<u>\$ 1,301,387</u>	<u>\$ 1,287,754</u>	<u>\$ 1,109,479</u>	<u>\$ 1,201,322</u>	<u>\$ 919,056</u>	<u>\$ 475,732</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,239</u>	<u>\$ 11,721,320</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 3,126,264	\$ 4,187,412	\$ 4,606,136	91%
Trash collection assessments	1,262	4,152	11,404	36%
Commercial shared costs	-	-	112,045	0%
Program revenue	2,359	5,310	12,000	44%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	780	3,550	15,000	24%
Total revenues	<u>3,130,665</u>	<u>4,200,424</u>	<u>4,765,085</u>	88%
EXPENDITURES				
Professional & administrative				
Supervisors	861	1,292	10,200	13%
Management	3,506	10,518	42,070	25%
Legal	9,767	15,033	30,000	50%
Engineering	698	1,603	20,000	8%
Assessment administration	833	2,500	10,000	25%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	750	3,000	25%
Dissemination agent	1,083	3,250	13,000	25%
Trustee	17,779	17,779	26,500	67%
Telephone	21	62	250	25%
Postage	105	240	1,500	16%
Printing & binding	167	500	2,000	25%
Legal advertising	128	256	3,500	7%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	103	320	3,500	9%
Office supplies	-	161	500	32%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	63,089	86,287	95,961	90%
Total professional & administrative	<u>98,140</u>	<u>147,190</u>	<u>275,418</u>	53%
Field operations				
Contract services				
Field services	2,360	7,081	28,325	25%
Landscape maintenance	113,500	227,000	1,700,000	13%
Landscape consulting	5,000	15,000	60,000	25%
Landscape arbor care	3,083	12,606	155,000	8%
Wetland maintenance	-	-	68,168	0%
Wetland mitigation reporting	9,950	9,950	4,500	221%
Lake maintenance	-	16,580	100,000	17%
Community trash hauling	29,021	85,929	330,000	26%
Off-duty traffic patrols	-	200	20,000	1%
Repairs & maintenance				
Repairs - general	4,935	4,935	20,000	25%
Operating supplies	1,036	2,158	8,000	27%
Plant replacement	1,855	11,598	70,000	17%
Mulch	-	-	200,000	0%
Playground mulch	-	-	18,000	0%
Sod	-	542	200,000	0%
Fertilizer/chemicals	-	-	30,000	0%
Irrigation repairs	-	-	30,000	0%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	233	1,500	16%
Road & sidewalk	284	284	40,000	1%
Signage maintenance	-	480	-	N/A
Common area signage	-	785	3,000	26%
Bridge & deck maintenance	-	8,820	40,000	22%
Pressure washing	-	240	105,000	0%
Utilities - common area				
Electric	1,025	2,107	14,500	15%
Streetlights	32,802	65,635	380,000	17%
Irrigation - reclaimed water	6,341	10,710	70,000	15%
Gas	28	56	450	12%
Recreation facilities				
Amenity management staff/contract	27,045	72,774	389,820	19%
Office supplies	15	445	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	-	-	8,850	0%
Office copy machine	193	1,465	4,875	30%
Janitorial	1,140	2,280	24,480	9%
Park A/C repairs & maintenance	630	630	5,000	13%
Pool cleaning	1,690	5,870	27,594	21%
Pool repairs & maintenance	-	245	2,500	10%
Pool fence & gate	-	631	2,000	32%
Pool - electric	2,240	4,511	36,000	13%
Pool - water	599	1,322	10,000	13%
Pool permits	-	-	1,100	0%
Pest services	-	125	500	25%
Insurance	4,181	54,411	69,706	78%
Cable/internet/telephone	1,106	3,229	10,000	32%
Access cards	-	-	5,500	0%
Activities	2,690	11,968	30,000	40%
Specialty programming	-	453	6,000	8%
Recreational repairs	-	-	2,500	0%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,000	8,000	100%
Other				
Contingency	-	2,990	20,000	15%
Capital outlay	-	-	30,000	0%
Total field operations	<u>252,749</u>	<u>654,278</u>	<u>4,483,098</u>	15%
Total expenditures	<u>350,889</u>	<u>801,468</u>	<u>4,758,516</u>	17%
Net increase/(decrease) of fund balance	2,779,776	3,398,956	6,569	
Fund balance - beginning (unaudited)	1,955,728	1,336,548	811,776	
Fund balance - ending (projected)	<u>\$ 4,735,504</u>	<u>\$ 4,735,504</u>	<u>\$ 818,345</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 448,481	\$ 600,709	\$ 661,099	91%
Interest	3	12	50	24%
Total revenues	<u>448,484</u>	<u>600,721</u>	<u>661,149</u>	91%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	213,172	213,172	100%
Interest - 5/1	-	-	208,906	0%
Tax collector	8,968	12,012	13,773	87%
Total expenditures	<u>8,968</u>	<u>425,184</u>	<u>630,851</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	439,516	175,537	30,298	
Beginning fund balance (unaudited)	861,871	1,125,850	1,119,883	
Ending fund balance (projected)	<u>\$ 1,301,387</u>	<u>\$ 1,301,387</u>	<u>\$ 1,150,181</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 452,184	\$ 605,669	\$ 666,558	91%
Interest	3	12	-	N/A
Total revenues	<u>452,187</u>	<u>605,681</u>	<u>666,558</u>	91%
EXPENDITURES				
Debt service				
Principal - 11/1	-	180,000	180,000	100%
Principal prepayment	-	15,000	-	N/A
Interest - 11/1	-	234,384	234,384	100%
Interest - 5/1	-	-	229,547	0%
Tax collector	9,042	12,112	13,887	87%
Total expenditures	<u>9,042</u>	<u>441,496</u>	<u>657,818</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	443,145	164,185	8,740	
Beginning fund balance (unaudited)	<u>844,609</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,287,754</u></u>	<u><u>\$1,287,754</u></u>	<u><u>\$1,110,203</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 444,796	\$ 595,772	\$ 655,667	91%
Interest	2	10	-	N/A
Total revenues	<u>444,798</u>	<u>595,782</u>	<u>655,667</u>	91%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	-	-	218,338	0%
Tax collector	8,895	11,914	13,660	87%
Total expenditures	<u>8,895</u>	<u>430,301</u>	<u>650,386</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	435,903	165,481	5,281	
Beginning fund balance (unaudited)	<u>673,576</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$1,109,479</u></u>	<u><u>\$1,109,479</u></u>	<u><u>\$ 943,366</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 555,200	\$ 743,652	\$ 818,412	91%
Interest	2	10	-	N/A
Total revenues	<u>555,202</u>	<u>743,662</u>	<u>818,412</u>	91%
EXPENDITURES				
Debt service				
Principal - 11/1	-	245,000	245,000	100%
Interest - 11/1	-	277,816	277,816	100%
Interest - 5/1	-	-	273,375	0%
Tax collector	11,102	14,872	17,050	87%
Total expenditures	<u>11,102</u>	<u>537,688</u>	<u>813,241</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	544,100	205,974	5,171	
Beginning fund balance (unaudited)	<u>617,371</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u><u>\$1,161,471</u></u>	<u><u>\$1,161,471</u></u>	<u><u>\$ 953,294</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 443,981	\$ 594,681	\$ 654,466	91%
Interest	1	8	-	N/A
Total revenues	<u>443,982</u>	<u>594,689</u>	<u>654,466</u>	91%
EXPENDITURES				
Debt service				
Principal - 11/1	-	170,000	170,000	100%
Interest - 11/1	-	234,422	234,422	100%
Interest - 5/1	-	-	231,022	0%
Tax collector	8,877	11,891	13,635	87%
Total expenditures	<u>8,877</u>	<u>416,313</u>	<u>649,079</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	435,105	178,376	5,387	
Beginning fund balance (unaudited)	<u>483,951</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u><u>\$ 919,056</u></u>	<u><u>\$ 919,056</u></u>	<u><u>\$ 740,185</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 228,755	\$ 306,401	\$ 337,204	91%
Interest	1	4	-	N/A
Total revenues	<u>228,756</u>	<u>306,405</u>	<u>337,204</u>	91%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	107,775	107,775	100%
Interest - 5/1	-	-	106,125	0%
Tax collector	4,575	6,128	7,025	87%
Total expenditures	<u>4,575</u>	<u>223,903</u>	<u>330,925</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	224,181	82,502	6,279	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(1)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(1)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	224,181	82,501	6,279	
Beginning fund balance (unaudited)	251,551	393,231	390,203	
Ending fund balance (projected)	<u>\$475,732</u>	<u>\$ 475,732</u>	<u>\$ 396,482</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Beginning fund balance (unaudited)	 441	 441
Ending fund balance (projected)	<u><u>\$ 441</u></u>	<u><u>\$ 441</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	86	86
Ending fund balance (projected)	<u><u>\$ 86</u></u>	<u><u>\$ 86</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>38,809</u>	<u>38,809</u>
Total expenditures	<u>38,809</u>	<u>38,809</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (38,809)	 (38,809)
 Beginning fund balance (unaudited)	 <u>38,809</u>	 <u>38,809</u>
Ending fund balance (projected)	<u>\$ -</u>	<u>\$ -</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 10	\$ 31
Total revenues	<u>10</u>	<u>31</u>
EXPENDITURES		
Capital outlay - construction	<u>2,154,563</u>	<u>2,160,840</u>
Total expenditures	<u>2,154,563</u>	<u>2,160,840</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,154,553)	(2,160,809)
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>1</u>	<u>2</u>
Total other financing sources/(uses)	<u>1</u>	<u>2</u>
Net change in fund balance	(2,154,552)	(2,160,807)
Beginning fund balance (unaudited)	<u>2,396,083</u>	<u>2,402,338</u>
Ending fund balance (projected)	<u>\$ 241,531</u>	<u>\$ 241,531</u>

TSR CDD Check Detail December 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	12/02/2022	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-3,411.86
				204.300 · Credit Card - SunTrust	-3,411.86	3,411.86
TOTAL					-3,411.86	3,411.86
Bill Pmt -Check	0	12/07/2022	DUKE ENERGY	101.002 · Suntrust #570803-O...		-6,125.01
Bill	8702 7826 120222	12/06/2022		531.307 · Street Lights	-1,845.77	1,845.77
Bill	3212 0055 120122	12/06/2022		531.301 · Electric	-30.46	30.46
Bill	8702 8869 120122	12/06/2022		531.301 · Electric	-30.46	30.46
Bill	8702 8059 120122	12/06/2022		531.301 · Electric	-30.54	30.54
Bill	8702 7991 120122	12/06/2022		531.301 · Electric	-38.21	38.21
Bill	8702 8322 120222	12/06/2022		531.307 · Street Lights	-1,601.86	1,601.86
Bill	8702 8471 120122	12/06/2022		531.301 · Electric	-30.44	30.44
Bill	8702 8629 120122	12/06/2022		531.301 · Electric	-30.47	30.47
Bill	8702 8554 120122	12/06/2022		531.301 · Electric	-30.43	30.43
Bill	8702 8702 120122	12/06/2022		531.301 · Electric	-30.41	30.41
Bill	8702 8786 120122	12/06/2022		531.301 · Electric	-30.48	30.48
Bill	8702 8942 120122	12/06/2022		531.301 · Electric	-60.82	60.82
Bill	8703 0566 120122	12/06/2022		531.301 · Electric	-30.45	30.45
Bill	8702 9430 120122	12/06/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9109 120122	12/06/2022		531.301 · Electric	-30.41	30.41
Bill	8702 9696 120122	12/06/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9836 120122	12/06/2022		531.301 · Electric	-30.45	30.45
Bill	8702 9951 120122	12/06/2022		531.301 · Electric	-30.42	30.42
Bill	8703 0326 120122	12/06/2022		531.301 · Electric	-30.48	30.48
Bill	8703 0425 120222	12/06/2022		531.307 · Street Lights	-909.54	909.54
Bill	8703 0269 120122	12/06/2022		531.301 · Electric	-30.47	30.47
Bill	8703 0178 120122	12/06/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0805 120122	12/06/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0722 120122	12/06/2022		531.301 · Electric	-30.47	30.47
Bill	8703 0061 120122	12/06/2022		531.301 · Electric	-30.42	30.42
Bill	8712 3081 120222	12/06/2022		531.307 · Street Lights	-937.92	937.92
Bill	8703 0847 120122	12/06/2022		531.301 · Electric	-30.41	30.41
Bill	8712 3049 120522	12/06/2022		531.301 · Electric	-30.47	30.47
Bill	8712 3320 120122	12/06/2022		531.301 · Electric	-30.44	30.44
Bill	8712 3156 120122	12/06/2022		531.301 · Electric	-30.47	30.47
TOTAL					-6,125.01	6,125.01
Bill Pmt -Check	0	12/07/2022	FEDEX	101.002 · Suntrust #570803-O...		-29.40
Bill	7-967-72662	12/06/2022		519.410 · Postage	-29.40	29.40
TOTAL					-29.40	29.40

TSR CDD
Check Detail
 December 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	12/13/2022	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,581.70
				204.300 · Credit Card - SunTrust	-2,581.70	2,581.70
TOTAL					-2,581.70	2,581.70
Bill Pmt -Check	0	12/14/2022	DUKE ENERGY	101.002 · Suntrust #570803-O...		-18,865.72
Bill	8702 8140 120722	12/13/2022		531.307 · Street Lights	-12,784.70	12,784.70
Bill	8703 0681 120822	12/13/2022		531.307 · Street Lights	-285.39	285.39
Bill	8702 8223 120922	12/13/2022		531.321 · Electric - Pool	-1,086.78	1,086.78
Bill	8702 9216 121222	12/13/2022		531.307 · Street Lights	-1,335.10	1,335.10
Bill	8702 8413 120722	12/13/2022		531.307 · Street Lights	-2,555.05	2,555.05
Bill	8702 9761 120822	12/13/2022		531.307 · Street Lights	-818.70	818.70
TOTAL					-18,865.72	18,865.72
Bill Pmt -Check	0	12/21/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-965.51
Bill	097080201111822	12/20/2022		572.416 · Amenity Cable/Internet	-169.98	169.98
Bill	081855702112522	12/20/2022		572.416 · Amenity Cable/Internet	-287.06	287.06
Bill	075642404120622	12/20/2022		572.416 · Amenity Cable/Internet	-177.97	177.97
Bill	075551201120822	12/20/2022		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	097080201121822	12/20/2022		572.416 · Amenity Cable/Internet	-172.53	172.53
TOTAL					-965.51	965.51
Bill Pmt -Check	0	12/21/2022	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-27.95
Bill	4224446 121322	12/20/2022		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-2.95	2.95
TOTAL					-27.95	27.95
Bill Pmt -Check	0	12/21/2022	DEX IMAGING	101.002 · Suntrust #570803-O...		-193.40
Bill	AR8588853	12/20/2022		572.915 · Office Copy Machine	-193.40	193.40
TOTAL					-193.40	193.40

TSR CDD
Check Detail
December 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	12/21/2022	DUKE ENERGY	101.002 · Suntrust #570803-O...		-11,076.81
Bill	8702 9274 121422	12/20/2022		531.301 · Electric	-30.41	30.41
Bill	8702 7933 121522	12/20/2022		531.307 · Street Lights	-3,370.42	3,370.42
Bill	8702 9365 121522	12/20/2022		531.307 · Street Lights	-483.98	483.98
Bill	8702 9620 121422	12/20/2022		531.307 · Street Lights	-710.96	710.96
Bill	8703 0516 122022	12/20/2022		531.307 · Street Lights	-1,590.44	1,590.44
Bill	8712 3429 120922	12/20/2022		531.301 · Electric	-164.88	164.88
Bill	8712 3263 121422	12/20/2022		531.321 · Electric - Pool	-1,153.06	1,153.06
Bill	8703 0938 121522	12/20/2022		531.307 · Street Lights	-3,572.66	3,572.66
TOTAL					-11,076.81	11,076.81
Bill Pmt -Check	0	12/21/2022	FEDEX	101.002 · Suntrust #570803-O...		-10.45
Bill	7-983-42001	12/20/2022		519.410 · Postage	-10.45	10.45
TOTAL					-10.45	10.45
Check	0	12/28/2022	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,143.44
				204.300 · Credit Card - SunTrust	-2,143.44	2,143.44
TOTAL					-2,143.44	2,143.44
Bill Pmt -Check	0	12/28/2022	BOARD OF COUNTY COMMI...	101.002 · Suntrust #570803-O...		-574.08
Bill	20116837	12/27/2022		513.315 · Tax Collector	-571.59	574.08
				513.315 · Tax Collector	-2.49	2.50
TOTAL					-574.08	576.58
Bill Pmt -Check	0	12/28/2022	BOARD OF COUNTY COMMI...	101.002 · Suntrust #570803-O...		-2.50
Bill	20116837	12/27/2022		513.315 · Tax Collector	-2.49	574.08
				513.315 · Tax Collector	-0.01	2.50
TOTAL					-2.50	576.58

**TSR CDD
Check Detail
December 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11099	12/01/2022	David Deenihan	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11100	12/01/2022	Frank Stalzer	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11101	12/01/2022	Jason Silber	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11102	12/01/2022	Mary E Comella	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90

TSR CDD
Check Detail
December 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Check	11103	12/07/2022	TSR CDD	101.002 · Suntrust #570803-O...		-375,417.56
				207.201 · Due to Debt Service ...	-375,417.56	375,417.56
TOTAL					-375,417.56	375,417.56
Check	11104	12/07/2022	TSR CDD	101.002 · Suntrust #570803-O...		-378,517.30
				207.202 · Due to Debt Service ...	-378,517.30	378,517.30
TOTAL					-378,517.30	378,517.30
Check	11105	12/07/2022	TSR CDD	101.002 · Suntrust #570803-O...		-372,332.53
				207.203 · Due to debt service f...	-372,332.53	372,332.53
TOTAL					-372,332.53	372,332.53
Check	11106	12/07/2022	TSR CDD	101.002 · Suntrust #570803-O...		-464,750.84
				207.204 · Due to debt service f...	-464,750.84	464,750.84
TOTAL					-464,750.84	464,750.84
Check	11107	12/07/2022	TSR CDD	101.002 · Suntrust #570803-O...		-371,650.54
				207.205 · .Due to debt service f...	-371,650.54	371,650.54
TOTAL					-371,650.54	371,650.54
Check	11108	12/07/2022	TSR CDD	101.002 · Suntrust #570803-O...		-191,487.51
				207.206 · Due to Debt Service ...	-191,487.51	191,487.51
TOTAL					-191,487.51	191,487.51

TSR CDD
Check Detail
 December 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11109	12/07/2022	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-65.50
Bill	120622	12/06/2022		519.410 · Postage	-65.50	65.50
TOTAL					-65.50	65.50
Bill Pmt -Check	11110	12/07/2022	COUNTY SANITATION	101.002 · Suntrust #570803-O...		-29,020.62
Bill	2C100951	12/06/2022		534.000 · Garbage/Solid Waste...	-252.97	252.97
Bill	2C100950	12/06/2022		534.000 · Garbage/Solid Waste...	-28,767.65	28,767.65
TOTAL					-29,020.62	29,020.62
Bill Pmt -Check	11111	12/07/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #570803-O...		-116,582.50
Bill	INV143571	12/06/2022		538.320 · Landscape Arbor Care	-502.50	502.50
Bill	INV143570	12/06/2022		538.320 · Landscape Arbor Care	-1,680.00	1,680.00
Bill	INV143572	12/06/2022		538.320 · Landscape Arbor Care	-900.00	900.00
Bill	INV142579	12/06/2022		538.604 · Landscape Maintena...	-113,500.00	113,500.00
TOTAL					-116,582.50	116,582.50
Bill Pmt -Check	11112	12/07/2022	EGIS INSRUANCE & RISK A...	101.002 · Suntrust #570803-O...		-4,181.00
Bill	17702	12/06/2022		538.503 · Property Casualty Ins...	-4,181.00	4,181.00
TOTAL					-4,181.00	4,181.00
Bill Pmt -Check	11113	12/07/2022	TIMES PUBLISHING COMPA...	101.002 · Suntrust #570803-O...		-128.00
Bill	0000257914	12/06/2022		513.801 · Legal Advertising	-128.00	128.00
TOTAL					-128.00	128.00
Bill Pmt -Check	11114	12/07/2022	TRINITY HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-1,140.00
Bill	105799	12/06/2022		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00

TSR CDD Check Detail December 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11115	12/07/2022	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2021-2439	12/06/2022		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
Bill Pmt -Check	11116	12/07/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-16,298.85
Bill	12353332	12/06/2022		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12353156	12/06/2022		538.121 · Amenity Management	-2,166.00	2,166.00
Bill	12355700	12/06/2022		538.121 · Amenity Management	-9,782.85	9,782.85
TOTAL					-16,298.85	16,298.85
Check	11117	12/14/2022	TSR CDD	101.002 · Suntrust #570803-O...		-40,347.54
				207.201 · Due to Debt Service ...	-40,347.54	40,347.54
TOTAL					-40,347.54	40,347.54
Check	11118	12/14/2022	TSR CDD	101.002 · Suntrust #570803-O...		-40,680.68
				207.202 · Due to Debt Service ...	-40,680.68	40,680.68
TOTAL					-40,680.68	40,680.68
Check	11119	12/14/2022	TSR CDD	101.002 · Suntrust #570803-O...		-40,015.98
				207.203 · Due to debt service f...	-40,015.98	40,015.98
TOTAL					-40,015.98	40,015.98
Check	11120	12/14/2022	TSR CDD	101.002 · Suntrust #570803-O...		-49,948.52
				207.204 · Due to debt service f...	-49,948.52	49,948.52
TOTAL					-49,948.52	49,948.52

TSR CDD Check Detail December 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11121	12/14/2022	TSR CDD	101.002 · Suntrust #570803-O...		-39,942.68
				207.205 · .Due to debt service f...	-39,942.68	39,942.68
TOTAL					-39,942.68	39,942.68
Check	11122	12/14/2022	TSR CDD	101.002 · Suntrust #570803-O...		-20,579.88
				207.206 · Due to Debt Service ...	-20,579.88	20,579.88
TOTAL					-20,579.88	20,579.88
Bill Pmt -Check	11123	12/14/2022	HEIDT DESIGN	101.002 · Suntrust #570803-O...		-697.50
Bill	46304	12/13/2022		519.320 · Engineering	-697.50	697.50
TOTAL					-697.50	697.50
Bill Pmt -Check	11124	12/14/2022	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-6,940.49
Bill	17639710	12/13/2022		536.301 · Irrigation - Reclaimed...	-222.75	222.75
Bill	17639722	12/13/2022		536.301 · Irrigation - Reclaimed...	-143.25	143.25
Bill	17639822	12/13/2022		536.301 · Irrigation - Reclaimed...	-492.75	492.75
Bill	17639823	12/13/2022		536.301 · Irrigation - Reclaimed...	-335.25	335.25
Bill	17639716	12/13/2022		536.301 · Irrigation - Reclaimed...	-432.00	432.00
Bill	17639719	12/13/2022		536.301 · Irrigation - Reclaimed...	-58.50	58.50
Bill	17639718	12/13/2022		536.301 · Irrigation - Reclaimed...	-43.50	43.50
Bill	17639885	12/13/2022		536.301 · Irrigation - Reclaimed...	-285.00	285.00
Bill	17639721	12/13/2022		536.301 · Irrigation - Reclaimed...	-338.25	338.25
Bill	17639717	12/13/2022		536.301 · Irrigation - Reclaimed...	-201.75	201.75
Bill	17639711	12/13/2022		536.301 · Irrigation - Reclaimed...	-303.75	303.75
Bill	17639886	12/13/2022		536.301 · Irrigation - Reclaimed...	-10.29	10.29
Bill	17640090	12/13/2022		536.301 · Irrigation - Reclaimed...	-117.00	117.00
Bill	17639947	12/13/2022		536.301 · Irrigation - Reclaimed...	-2.25	2.25
Bill	17639946	12/13/2022		536.301 · Irrigation - Reclaimed...	-64.50	64.50
Bill	17639941	12/13/2022		536.301 · Irrigation - Reclaimed...	-55.50	55.50
Bill	17639893	12/13/2022		536.321 · Utility service - Pool	-238.09	238.09
Bill	17639887	12/13/2022		536.301 · Irrigation - Reclaimed...	-171.75	171.75
Bill	17640089	12/13/2022		536.301 · Irrigation - Reclaimed...	-143.25	143.25
Bill	17640087	12/13/2022		536.301 · Irrigation - Reclaimed...	-228.00	228.00
Bill	17640079	12/13/2022		536.321 · Utility service - Pool	-361.26	361.26
Bill	17640085	12/13/2022		536.301 · Irrigation - Reclaimed...	-396.75	396.75
Bill	17640080	12/13/2022		536.301 · Irrigation - Reclaimed...	-268.50	268.50
Bill	17640057	12/13/2022		536.301 · Irrigation - Reclaimed...	-191.35	191.35
Bill	17641812	12/13/2022		536.301 · Irrigation - Reclaimed...	-87.00	87.00
Bill	17641813	12/13/2022		536.301 · Irrigation - Reclaimed...	-58.50	58.50

TSR CDD
Check Detail
December 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	17641050	12/13/2022		536.301 · Irrigation - Reclaimed...	-17.25	17.25
Bill	17640802	12/13/2022		536.301 · Irrigation - Reclaimed...	-150.00	150.00
Bill	17640506	12/13/2022		536.301 · Irrigation - Reclaimed...	-679.50	679.50
Bill	17640504	12/13/2022		536.301 · Irrigation - Reclaimed...	-296.25	296.25
Bill	17640091	12/13/2022		536.301 · Irrigation - Reclaimed...	-324.00	324.00
Bill	17640160	12/13/2022		536.301 · Irrigation - Reclaimed...	-32.25	32.25
Bill	17641818	12/13/2022		536.301 · Irrigation - Reclaimed...	-190.50	190.50
TOTAL					-6,940.49	6,940.49
Bill Pmt -Check	11125	12/14/2022	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-1,690.00
Bill	8872	12/13/2022		572.712 · Pool Cleaning	-895.00	895.00
Bill	8885	12/13/2022		572.712 · Pool Cleaning	-795.00	795.00
TOTAL					-1,690.00	1,690.00
Bill Pmt -Check	11126	12/14/2022	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,000.00
Bill	10957	12/13/2022		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	11127	12/14/2022	U.S. BANK	101.002 · Suntrust #570803-O...		-17,778.75
Bill	6740210	12/13/2022		513.105 · Trustee Fees	-6,465.00	6,465.00
Bill	6737273	12/13/2022		513.105 · Trustee Fees	-4,848.75	4,848.75
Bill	6740791	12/13/2022		513.105 · Trustee Fees	-6,465.00	6,465.00
TOTAL					-17,778.75	17,778.75
Bill Pmt -Check	11128	12/21/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #570803-O...		-1,855.00
Bill	INV144042	12/20/2022		538.651 · Replace Plants, Shru...	-1,855.00	1,855.00
TOTAL					-1,855.00	1,855.00
Bill Pmt -Check	11129	12/21/2022	SOUTHERN LAND SERVICE...	101.002 · Suntrust #570803-O...		-8,750.00
Bill	080522-39	09/30/2022		538.610 · Bridge & Deck Maint...	-8,750.00	8,750.00
TOTAL					-8,750.00	8,750.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Regular Meeting on January 11, 2023, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Jason Silber	Chair
Mary Comella (via telephone)	Vice Chair
David Deenihan	Assistant Secretary
Frank Stalzer	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Mark Yahn	SunScape Consulting, Inc., (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Scott Paulson	LMP Landscape Maintenance Professionals
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Matt Call	Developer
Roy Szelest	Resident
Bill Schumacher	Resident
Karen Anderson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:00 p.m. Supervisors Deenihan, Stalzer and Silber were present. Supervisor Comella attended via telephone. Supervisor Green was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

There were no public comments.

Disclaimer: These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken.

40

41 **THIRD ORDER OF BUSINESS**

42 **Acceptance of Resignation of Supervisor**
43 **Tim Green; Seat 4 (*Term Expires November***
44 ***2024*)**

45

Mr. Adams presented Mr. Green's resignation letter.

46

47 **On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor, the**
48 **resignation of Mr. Tim Green from Seat 4, effective immediately, was accepted.**

49

50

51 **FOURTH ORDER OF BUSINESS**

52 **Consider Appointment to Fill Unexpired**
53 **Term of Seat 4**

54

Discussion ensued regarding considering an appointment today and potential difficulty
55 establishing a quorum.

56 Some Board Members mentioned other potential candidates and voiced their opinion
57 that information about the vacant seat should be e-blasted to the residents.

58 Mr. Deenihan nominated Mr. Ray Szelest to fill Seat 4.

59

60 **On MOTION by Mr. Deenihan and seconded by Mr. Silber, with Mr. Deenihan**
61 **and Mr. Silber in favor and Mr. Stalzer and Ms. Comella dissenting, the**
62 **appointment of Mr. Ray Szelest to fill Seat 4, was not approved. [Motion**
63 **failed]**

64

65

66 **On MOTION by Ms. Comella and seconded by Mr. Stalzer, with Ms. Comella,**
67 **Mr. Stalzer and Mr. Silber in favor and Mr. Deenihan dissenting, directing Staff**
68 **to send an e-blast notifying residents about the vacant seat, was approved.**
69 **[Motion passed 3-1]**

70

71

72 **A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be***
73 ***provided in a separate package*)**

74 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
75 **Employees**

109 LMP's work in February. The transition went well and they are off to a very good start. The CDD
110 website will be updated with the new after-hours contact information.

111 The Board agreed to LMP's request to install an on-site timeclock for employees to use
112 and a dumpster for cut-back debris. Site options will be presented at the next meeting.

113 Mr. Soety presented the following proposals for projects that were originally slated for
114 last October and, if approved, will commence in March:

- 115 **A. Soil Treatments and Pruning for Albritton Park [\$36,295] & [\$5,900]**
- 116 **B. Fall Tree Pruning and Soil Treatments for Various Locations [\$30,950] & [\$39,027]**
- 117 **C. Spring Tree Pruning and Soil Treatments for Various Locations [\$28,159] & [\$22,027]**
- 118 **D. Tree Pruning for Huckleberry Pond and West Side of Cunningham Park [\$14,500]**

119 Discussion ensued regarding the "Landscape arbor care" budget, allocating a portion to
120 contingency in case of a storm event, prioritizing projects, implementing a tree program and
121 the budget projections for Fiscal Year 2023.

122 The Board approved agenda item 6D and asked SCI to present a list prioritizing all
123 projects and supporting proposals at the next meeting.

124

125 **On MOTION by Mr. Stalzer and seconded by Mr. Silber, with all in favor, Davey**
126 **Tree Expert Company Proposal #20071275-1636637109 for tree pruning at**
127 **Huckleberry Pond and the West Side of Cunningham Park, in a total not-to-**
128 **exceed amount of \$14,500, was approved.**

129

130

- 131 **▪ Consideration of Proposals for Tree Care at Cunningham Park**

132 **This item, previously the Eighth Order of Business, was presented out of order.**

133 Mr. Soety presented the following:

- 134 **A. The Davey Tree Company [\$17,200]**
- 135 **B. BrightView Tree Care Services [\$15,000]**

136 The Board discussed each proposal and suggested allotting \$20,000 of the current
137 budget to contingency. SCI was asked to negotiate the Davey Tree Company proposal, add this
138 item to the priority list and consolidate the Cunningham Park proposals. SCI will prepare the
139 same list for the proposed Fiscal Year 2024 budget to be presented at the June meeting.

- 140 ▪ **Consideration of LMP Proposal for Maintenance Services on Lake Blanche ROW (to be**
- 141 ***provided under a separate cover*)**

142 **This item, previously the Fourteenth Order of Business, was presented out of order.**

143 Mr. Soety distributed and presented the proposal regarding Pasco County’s request for
144 the CDD to maintain landscape in the Right-of-Way (ROW) on Lake Blanch Road.

145 Mr. Adams will ask the County to reimburse the CDD for this expense.

146

147	SEVENTH ORDER OF BUSINESS	Consideration of Down to Earth, Estimate
148		#30688 for Zoysia Sod, Parcel B Turf Loss –
149		Tallfield Lane [\$10,780.00]

150
151 Mr. Adams presented the emails regarding this estimate.

152 Mr. Call felt that WestBay can take care of the issue more efficiently than the CDD and
153 can research if they can use the money that is held back for this project.

154 Discussion ensued regarding West Bay’s responsibility.

155

156 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,**

157 **authorizing District Staff and persons with personal knowledge of the event to**

158 **prepare a summary timeline of events and authorizing Ms. Willson to prepare**

159 **and send a demand letter demanding payment of the estimate amount or**

160 **replacement of the zoysia sod as proposed by DTE incorporating the timeline in**

161 **the demand letter and attaching the email chain, was approved.**

162

163

164	EIGHTH ORDER OF BUSINESS	Consideration of Proposals for Tree Care at
165		Cunningham Park

166

167 **A. The Davey Tree Company [\$17,200]**

168 **B. BrightView Tree Care Services [\$15,000]**

169 These items were presented following the Sixth Order of Business.

170

171	NINTH ORDER OF BUSINESS	Consideration of Cornerstone Proposal for
172		Woods Rider Loop Project [\$11,719]

173

174 Mr. Mazzoni recapped this item deferred at the last meeting, responded to questions
175 and reviewed the map in the Field Operations Report. In lieu of taking no action, Mr. Mazzoni
176 was asked to review other options to address the access and bottleneck issues with LMP.

177

178 **TENTH ORDER OF BUSINESS**

**Consideration of Responses to RFQ for
Engineering Services**

179

180

181 **A. Affidavit/Proof of Publication**

182 **B. RFQ Package**

183 These items were included for informational purposes.

184 **C. Respondents**

185 **I. Johnson Engineering, Inc.**

186 **II. Lighthouse Engineering, Inc.**

187 Mr. Adams stated that, of the five invitations, only two responded to the Request for
188 Qualifications (RFQ).

189 **D. Competitive Selection Criteria/Ranking**

190 Mr. Adams and Ms. Willson discussed the RFQ process. Some Board Members voiced
191 their concerns about their inexperience with the ranking process and asked for more time to
192 review the responses to the RFQ.

193 Ms. Willson stated it is appropriate for the individual Board Members to obtain input on
194 the categories from outside sources.

195 **E. Award of Contract**

196 Mr. Adams distributed the original RFQ package to the Board Members to review and
197 complete and return at the next meeting.

198 This item was deferred.

199

200 **ELEVENTH ORDER OF BUSINESS**

**Discussion: Memorandum Regarding
Public Records Retention**

201

202

203 Ms. Willson stated that the Records Retention Policy is being updated to conform with
 204 best practices. This will allow deleting transitory messages and original records when they are
 205 available electronically.

206 **A. Consideration of Resolution 2023-04, Providing for the Appointment of a Records**
 207 **Management Liaison Officer; Providing the Duties of the Records Management Liaison**
 208 **Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be**
 209 **the Official Record; and Providing for Severability and an Effective Date**

210

211 **On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor,**
 212 **Resolution 2023-04, Providing for the Appointment of a Records Management**
 213 **Liaison Officer; Providing the Duties of the Records Management Liaison**
 214 **Officer; Adopting a Records Retention Policy; Determining the Electronic**
 215 **Record to be the Official Record; and Providing for Severability and an Effective**
 216 **Date, was adopted.**

217

218

219 **TWELFTH ORDER OF BUSINESS**

Consideration of Rose Paving, LLC Proposal
OPP-22-022046 for Sidewalk & Asphalt
Repair [\$9,665.06]

220

221

222

223 Mr. Mazzoni presented the Rose Paving, LLC proposal for sidewalk and asphalt repair. Of
 224 the five invitations, Rose Paving was the sole respondent. He discussed the scope of work.

225

226 **On MOTION by Mr. Silber and seconded by Ms. Comella, with all in favor, Rose**
 227 **Paving, LLC Proposal OPP-22-022046 for Sidewalk & Asphalt Repair, in the**
 228 **amount of \$9,665.06, subject to confirmation that the parking spaces and all**
 229 **property to be repaired is owned by the CDD, was approved.**

230

231

232 **THIRTEENTH ORDER OF BUSINESS**

Consideration of Shenandoah General
Construction CO Proposals

233

234

235 Mr. Mazzoni presented the following:

236 **A. P28087 Chain Pass [\$14,975]**

237 **B. P28088 Villamore Lane [\$1,653.75]**

238 Mr. Mazzoni reviewed the scopes of work, responded to questions and requested
239 approval to do the same grout project in another area of Villamore Lane, which will save in
240 mobilization costs.

241

242 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,**
243 **Shenandoah General Construction CO Proposal #P28087 for Chain Pass, in the**
244 **amount of \$14,975 plus an additional 5% fuel charge, Proposal #P28088 for**
245 **Villamore Lane, in the amount of \$1,653.75, and a forthcoming proposal for**
246 **another location on Villamore Lane plus an additional 5% fuel charge, in a not-**
247 **to-exceed amount of \$20,000, were approved.**

248

249

250 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of LMP Proposal for
Maintenance Services on Lake Blanche
ROW (to be provided under a separate
cover)**

251

252

253

254

255 These items were presented following the Sixth Order of Business.

256

257 **FIFTEENTH ORDER OF BUSINESS**

Welcome Center Update

258

259 Ms. Willson stated the Developer sent the draft lease today but she did not have an
260 opportunity to review it. The lease prohibits subletting. The lease will be emailed to the Board

261 Mr. Call distributed and reviewed the Summary of Terms sheet, which contains the
262 same terms discussed at the last meeting. The lease will start on April 1, 2023, at a rate of \$25
263 per square foot based on 3,260 square feet of office space. The CDD will be billed \$6,791.67
264 monthly. The Developer will entertain allowing the CDD to sublease space for a
265 lifestyle/POA/HOA activities and meetings but leasing it to another professional business will
266 still be prohibited.

267 Mr. Call listed outstanding discussion items. He discussed an annual rate adjustment
268 based on the Consumer Price Index (CPI), the security deposit, common area maintenance
269 charges, the option to transfer certain utilities and landscape to the CDD and miscellaneous
270 maintenance.

271 Mr. Stalzer felt that the rent amount is high and suggested renting month-to-month
272 until the CDD finds other alternatives.

273 Resident Ray Szelest proposed renting the Cunningham Park facility until a decision is
274 made on whether to expand the building or lease off site.

275 Mr. Silber suggested seeking a long-term solution that is cost effective and then figuring
276 out a temporary solution, such as WTS employees working from home or finding temporary
277 office space.

278 Discussion ensued regarding the suggestion to rent rooms at the library and the need
279 for storage for equipment. It was noted that, if the CDD leases the space, WTS has ideas to rent
280 the Welcome Center space that will benefit the residents.

281 Mr. Call stated that renting the Welcome Center will enable both parties to move
282 forward to a potential sale in the future. The Developer always thought the CDD could use the
283 space for more programming but has already received interest from real estate firms that want
284 to lease or purchase the space.

285 Discussion ensued regarding renting the facility until Fiscal Year 2024 while exploring
286 alternatives, obtaining market costs, establishing a committee to explore options and resident
287 participation.

288 Resident Bill Schumacher voiced his opinion that this should have been in the planning
289 stage years ago and that the Board should negotiate the price for a short-term lease, as this
290 price is for a "Class A" facility, which this is not, or utilize the Cunningham Park building.

291 Discussion ensued regarding installing a temporary office trailer at Cunningham Park,
292 requirement for committee meetings follow the Sunshine Law, scheduling workshops, further
293 investigation to find alternatives, costs, timeline and surveying residents.

294 In response to a question, Ms. Hlebak discussed the space requirements, which she
295 provided at a prior meeting, and meeting with Mr. Stalzer on site to determine the square
296 footage needed.

297 **Mr. Silber left the meeting and returned shortly thereafter.**

298 Mr. Stalzer proposed a motion to proceed with a six-month lease and counter the
 299 amount. Mr. Silber seconded Mr. Stalzer’s motion and then withdrew his second. Mr. Stalzer’s
 300 motion died due to lack of a second.

301 Mr. Silber proposed a new motion.

302

303 **On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor, asking**
 304 **the Developer to provide their best and final lease terms, was approved.**

305

306

307 Mr. Silber did not object to Mr. Mazzoni’s suggestion to include CAM costs in the
 308 counter offer.

309 Discussion ensued regarding scheduling a workshop and the Developer’s lease amount
 310 being based on their appraisal, which differed from the CDD’s appraisal.

311

312 **On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor,**
 313 **authorizing Management Staff and WTS Staff to research and obtain**
 314 **preliminary information for long term options and for Option 1: Build a new**
 315 **structure or expand the structure at Cunningham Park with sufficient space to**
 316 **support Amenity Staff’s operation and outside storage needs, Option 2: Rent or**
 317 **purchase an off-site facility that will provide the same office space and needs**
 318 **and Option 3: Enter into a long-term lease for the Welcome Center, was**
 319 **approved.**

320

321

322 **SIXTEENTH ORDER OF BUSINESS**

**Consideration of Natural Trailbuilding
 Proposals**

323

324

325 Mr. Mazzoni presented the following:

326 **A. #00016 for Bike Park Maintenance**

327 **B. #00018 for Bike Park Repairs**

328 Discussion ensued regarding notifying residents that dirt bikes are causing damage,
 329 contacting the police, annual resurfacing costs, Sheriff Deputy’s suggestion to post signage
 330 regarding “motorized vehicles” and the inability to reangle cameras at Cunningham Park.

331

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On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor, Natural Trailbuilding Proposals #00016 for the Bike Park Quarterly Maintenance Package and other tasks as needed, in the amount of \$800 per quarter, and #00018 for Bike Park Repairs, in the amount of \$2,000, were approved.

337
338

339 **SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports
as of November 30, 2022**

340
341

342 Mr. Adams noted that he reviewed the financials, in detail, with Mr. Stalzer before the
343 meeting.

344 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2022 and
345 responded to questions. He will research the “Due from Developer C” line item, West Bay
346 collecting interest on late shared costs and contingency items. He will report his findings at the
347 next meeting.

348 The financials were accepted.

349

350 **EIGHTEENTH ORDER OF BUSINESS**

**Approval of November 29, 2022 Regular
Meeting Minutes**

351
352

353 Mr. Adams presented the November 29, 2022 Regular Meeting Minutes.

354 The following changes were made:

355 Line 117 through 118: Replace both sentences with “The Board reviewed the scores for
356 each respondent in each category. Discussion amongst the Board regarding one of the criteria,
357 which caused a scoring change, resulted in the following scoring:”

358 Line 151: Change “A Board Member” to “Mr. Stalzer”

359 Line 430: Change “this” to “completing work” and “CDD” to “Builder”

360 Mr. Stalzer asked for the October meeting minutes to be posted on the CDD website.

361

362
363

**On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor, the
November 29, 2022 Regular Meeting Minutes, as amended, were approved.**

364

365

366 **NINETEENTH ORDER OF BUSINESS**

Action & Completed Items

367

368 Mr. Adams will update the list after the meeting.

369

370 **TWENTIETH ORDER OF BUSINESS****Staff Reports**

371

372 **A. District Counsel: *Kutak Rock, LLP***

373 There was no report.

374 **B. District Engineer: *Heidt Design, LLC***

375 There was no report.

376 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 377
- **NEXT MEETING DATE: February 8, 2023 at 5:00 p.m.**

- 378
- **QUORUM CHECK**

379 The next meeting will be held on February 8, 2023.

380 **D. Lifestyle Director & Amenity Manager: *WTS International***

381 Ms. Hlebak reviewed the 2022 Year in Review Report, distributed the December Report
382 and listed the events Staff is working on. Albritton Park pavilion rentals are mostly booked
383 through April or May; rentals typically taper off in the warmer months. She discussed the need
384 to relocate the communal trash cans near the homes, as some residents are filling them with
385 household trash; she will present options at the next meeting. The missing bollards were
386 reinstalled.

387 Mr. Stalzer commended WTS Staff's efforts.

388 **E. Operations Manager: *Wrathell, Hunt and Associates, LLC***

389 Mr. Mazzoni presented the Monthly Field Operations Report and discussed the items he
390 is working on, including obtaining the contractor's executed contract for the bridge project and
391 obtaining proposals to pressure wash CDD sidewalks and presenting them at the next meeting.

392 Discussion ensued regarding the Heart Pine Avenue Bridge project commencing during
393 spring break and transitioning to in-house pressure washing using a crew from a staffing agency
394 to perform the work.

395 Mr. Deenihan is the designated point person to obtain information on this matter.

396

397 **TWENTY-FIRST ORDER OF BUSINESS** **Supervisors' Requests**

398

399 Mr. Stalzer recalled the July 4th fireworks event that a resident held and stated that the
400 resident did not comply with the requirement to obtain a single-event liability insurance policy
401 before the event, which was not to take place on CDD property. He discussed the Fire
402 Department's criteria to approve that type of event and stated he is extremely uncomfortable
403 about this and that it happened and noted that he will not approve it in the future without the
404 resident complying with the requirements.

405 Ms. Willson conveyed the CDD's stance to the original request and stated the passive
406 use of CDD property without Board consent warrants another conversation with the CDD's
407 insurance carrier. She will provide an update at the next meeting.

408 Discussion ensued regarding suspending the privileges of the resident who violated the
409 requirements and whether enforcement after the fact would be effective. It was noted that an
410 official letter was already sent to the resident and it was suggested that residents contact the
411 police or fire department when a violation is in progress.

412 Mr. Stalzer conveyed conversations with County Commissioner Starkey and Traffic and
413 Sherriff's Departments about activities and damages to the park on Lake Blanche Drive. The
414 Park Commissioner and other parties are working on a plan to enhance security or limit access.

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416 **TWENTY-SECOND ORDER OF BUSINESS** **Adjournment**

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419 **On MOTION by Mr. Silber and seconded by Mr. Deenihan, with all in favor, the**
420 **meeting adjourned at 9:07 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
01.11.23 FOR 02.08.23 MEETING**

#	MTG DATE ADDED	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	08.11.21	AGENDA	Mr. Wilkes: Provide list of areas to determine if cross-walk is needed & advise at nxt mtg. 10.13.21 Work in progress. 11.10.21 Mr. Wilkes: Prep designs & give Mr. Adams a list of resources & provide updates w/ County regarding cost share for pedestrian safety improvements.	X			
2	04.13.22	ACTION	Ms. Willson: Send pond deed docs to TM. 05.11.22 Staff: Obtain deeds. Mr. Call & Ms. Willson: work to transfer preserve & roadside swale to CDD & grant easement Esplanade HOA to maintain road/ keep invasives out of preserve. 11.29.22 All done except one deed.	X			
3	06.08.22	ACTION	Ms. Hlebak: Research other materials to replace the crushed shells around the pool at Witfield Park.	X			
4	08.10.22	ACTION	Mr. Adams: Email Mr. Spears' LOS report to DTE and arrange community-wide LOS evaluations of all intersections.	X	X		
5	08.10.22	ACTION	Mr. Wiles: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining.	X			
6	08.10.22	ACTION	Mr. Soety: Obtain & present more proposals for Albritton Park.	X			
7	10.12.22	ACTION/AGENDA	Mr. Adams: Coordinate establishing "Tow Guidelines" to address Cunningham Park incident.	X			
8	10.12.22	ACTION	Mr. Adams and Ms. Willson: Prep letter to WestBay regarding DTE proposal and timeline of incident.	X			
9	11.29.22	ACTION	Ms. Willson: Prep License Agreement for Developer to complete additional improvements.	X			
10	11.29.22	ACTION	Mr. Mazzone: Notify on-site staff Heart Pine Ave Bridge project dates.	X			
11	11.29.22	ACTION	Ms. Willson: Prep standard Agreement with Standard Bridge Pavers.	X			
12	01.11.23	ACTION	POA Staff: Send E-blast notice of vacant Board seat.	X			
13	01.11.23	ACTION	Mr. Adams: Ensure LMP's new after-hour contact info is on CDD website.	X			
14	01.11.23	ACTION/AGENDA	SCI: Present prioritized landscaping projects list & supporting invoice at the next meeting and a similar list for Fiscal Year 2024 budget.	X			
15	01.11.23	ACTION/AGENDA	Mr. Soety: Negotiate w/ Davey Tree Company the Cunningham Park invoices, consolidate all Cunninham Park proposals and add to the priority list.	X			
16	01.11.23	ACTION/AGENDA	Ms. Willson: Email draft Welcome Center lease from Developer to the Board.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
01.11.23 FOR 02.08.23 MEETING**

#	MTG DATE ADDED	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.09.22	ACTION/AGENDA	Mr. Adams: Find vendor to review FDOT Bridge Inspection Report. 05.11.22 Resident Roddy: Submit bid for project to Mr. Adams. 09.07.22 Kimley Horn: Analysis deemed bridge in good condition and submitted it to The State to place on their Key Inspection Program.			X	09.07.22
2	04.13.22	ACTION	Mr. Adams: Have District Engineer review Rocchetta proposals, add his fees & bring project under Heidt Design LLC. 05.11.22 Ongoing discussions continue. 09.07.22 Item withdrawn.			X	09.07.22
3	05.11.22	ACTION/AGENDA	Mr. Wilkes: Address erosion at pond on NW side of Night Star Tr., pipes jutting out on residence side & 2 residences at another pond that need pipes into the lake. Mr. Adams: Obtain proposals for sod to re-establish slope & add littorals at Night Star Tr. Lake 15-2. 06.08.22 Mr. Adams: Email erosion photos to Mr. Wilkes. Chapman Land Services Proposals pending. 07.13.22 Physical work implemented.			X	09.07.22
4	05.11.22	ACTION	Mrs. Adams: Confirm w/ hog trapper no fee for his services & check on submittal of LLC & Cert of Ins to her. Once confirmed, Ms. Willson to prep agreement noting compensation is in form of items removed from property; not monetary. 07.13.22 Per SWFWMD, permit must be issued for trapping. SWFWMD aware of issue & the CDD's challenge. Letters mailed to Co. Commissioner & SWFWMD for assistance.			X	09.07.22
5	05.11.22	ACTION	Ms. Willson: Review Welcome Center lease from Developer Counsel & give to Mr. Silber. Ms. Comella: Work with CDD on plan for new landscape maintenance yard & present at the next mtg.			X	09.07.22
6	05.11.22	ACTION	Mr. Adams: Give Ms. Hlebak guidance & templates of how other CDDs handle homeowners' requests to sponsor public events.			X	09.07.22
7	06.08.22	ACTION	Mr. Mazzone: Send SFWMD & County a letter requesting they do more to control the hog population adjacent to the CDD.			X	09.07.22
8	08.10.22	ACTION	Staff: Obtain quotes for construction of staging area and for fill.			X	09.07.22
9	08.10.22	AGENDA	Mr. Adams: Include Mr. Mazzone 's Ops Report in Staff Reports.			X	09.07.22
10	03.09.22	ACTION/AGENDA	05.11.22 Mr. Adams: Incorporate edits, work w/ Mark, Pete & Alyssa to revise & finalize landscape bid specs for June mtg & publish, present bids at Aug mtg. 06.08.22 Bid opening day of July mtg.			X	11.29.22

TSR CDD
ACTION & COMPLETED ITEMS LIST
01.11.23 FOR 02.08.23 MEETING

#	MTG DATE ADDED	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
11	04.13.22	ACTION	Upon establishing requirement of staffing needs, Ms. Comella & Staff: Draft & circulate resident survey, which included costs.			X	11.29.22
12	05.11.22	ACTION	Mr. Adams: Ensure deed for Tract B-1 retaining wall is in CDD's files.			X	11.29.22
13	05.11.22	ACTION/AGENDA	Mr. Adams: Present info on hiring community outreach officer to monitor Cunningham Park. Ms. Hlebak: Obtain proposals for key cards & camera that focuses on gate. 06.08.22 Mr. Silber: Select, purchase & connect camera to WiFi. 07.13.22 Some neighborhoods lack clearance. 11.29.22 No longer being considered.			X	11.29.22
14	05.11.22	ACTION	Mr. Wilkes: Give Mr. Adams contact info & language for letter asking County to consider 4-way stops at Longspur/Heart Pine Ave & Longspur/Fence Post Dr. 06.08.22 County received letter & will visit. 07.13.22 County does not own the roads but will research & respond.			X	11.29.22
15	06.08.22	ACTION	Ms. Willson: Give Mr. Adams Chapter 197 language for Reso 2022-05 & amend date of Public Hearing & FY2022 Meeting Schedule to 09.07.22 & change proposed FY2023 budget line items discussed.			X	11.29.22
16	06.08.22	ACTION	Mr. Call: Email land & Welcome Center appraisal to Mr. Adams to email to Board.			X	11.29.22
17	06.08.22	ACTION	Mr. Adams: Get another appraisal for Welcome Center & 0.8-acre parcel. 11.29.22 No longer being considered.			X	11.29.22
18	08.10.22	ACTION	Mr. Adam: Email police roving reports to Board. 09.07.22 Mr. Adams: Ensure WHA Staff emails Reports to Board upon receipt.			X	11.29.22
19	08.10.22	ACTION	Mr. Adams: Verify due date for commercial payments & give update at next mtg. 11.29.22 All but 4 payments were received. Mr. Adams is working with Ms. Willson to apply pressure to get them paid quickly.			X	11.29.22
20	08.10.22	ACTION	Mr. Adams: Ask insurance carrier about resident volunteers participating in landscape clean-up day & potential liability.			X	11.29.22
21	09.07.22	ACTION	Mrs. Adams: Add signage to Rangeland crosswalk where pylons were removed.			X	11.29.22
22	09.07.22	ACTION	Ms. Willson: Verify 12914 Payton Street plat language & ask District Engineer if any issues approving request to vacate 3' of Utility Easement. 11.29.22 CDD did not have an interest. District Engineer rec'd approval from utilities & is working w/ County for permit.			X	11.29.22

TSR CDD
ACTION & COMPLETED ITEMS LIST
01.11.23 FOR 02.08.23 MEETING

#	MTG DATE ADDED	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
23	09.07.22	ACTION/AGENDA	Mr. Adams: Email rejection notices, extend DTE landscape contract month-to-month & email updated Site Plan to BOS. Mr. Yahn: facilitate RFP, work w/ Staff to revise specs, publish & present responses at Nov mtg. 10.12.22 Mr. Adams: Send Addendum to contractors for re-bid.			X After 10.12.22 mtg	11.29.22
24	09.07.22	ACTION	Mr. Adams to commence process involved in proceeding with purchasing the Welcome Center and Land.			X	11.29.22
25	09.07.22	ACTION	Mr. Adams: Find out when commercial shared costs revenues are due to CDD. 11.29.22 This item is duplicate of Action Item #19.			X	11.29.22
26	09.07.22	ACTION	Mrs. Adams: Have WHA Staff "Book Mark" agenda items.			X	11.29.22
27	10.12.22	ACTION	Mr. Adams: Send Mr. Devivo an aerial map of area abutting Esplanade & pond to determine maintenance responsibilities.			X	11.29.22
28	10.12.22	ACTION	Esplanade drainage culvert, Mr. Call: Email minimum maintenance standard to Board. 11.29.22 After research & permit reviews, determined there is no min maintenance standard required in wetlands after transfer to operation phase. This issue will be if the CDD wants to maintain Esplanade area to higher standard.			X	11.29.22
29	10.12.22	ACTION	Ms. Willson: Review Sherriff's report & tell Mr. Adams if it can be on website. 11.29.22 Some info redacted before posted on website.			X	11.29.22
30	10.12.22	ACTION	Mr. Soety: Obtain additional proposal for Tree Care at Cunningham Park and provide a sketch of the areas.			X	11.29.22
31	10.12.22	ACTION	Re: Standard Brick Paver proposal, Mr. Mazzoni: Obtain material cost & labor rate & obtain other proposals for next meeting.			X	11.29.22
32	10.12.22	ACTION	Mr. Silber: Obtain commitment from Developer to continue use of Welcome Center and whether a fee is involved.			X	11.29.22
33	10.12.22	ACTION/AGENDA	Ms. Willson: Provide overview of procurement of engineering services for new board at December meeting.			X	11.29.22
34	10.12.22	ACTION	Mr. Mazzoni: See if affected residents want to execute License Agrmt w/ CDD to maintain areas abutting Woods Rider Loop, due to access issues. If so, work with Ms. Willson.			X	11.29.22
35	10.12.22	ACTION	WHA Staff: Revised agenda emails, indicate in email what changed.			X	11.29.22
36	10.12.22	ACTION	Mr. Silber and Ms. Comella: Lead effort to schedule a Workshop.			X	11.29.22

TSR CDD
ACTION & COMPLETED ITEMS LIST
01.11.23 FOR 02.08.23 MEETING

#	MTG DATE ADDED	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
37	01.13.21	ACTION	Staff/Mr. Call: Review road turnovers & release of maint bonds. Prep map. 04.14.21 Staff: If not turned over to County, get proposals to restripe for FY2022 budget. 12.01.21 Ms. Willson: Discuss including bridge in conveyance of the roads to the County.			X	01.11.23
38	06.08.22	ACTION	Mr. Adams: Find out if Taylor Morrison or CDD is responsible for tree removal. 07.13.22 Huckleberry Pond tree being addressed today.			X	01.11.23
39	07.13.22	ACTION	Mr. Adams: Revisit Eco-Logic proposal for # of monitoring events in Esplanade community with Mr. Nabor with regard to frequency.			X	01.11.23
40	09.07.22	ACTION	Mr. Adams: Tell Mr. Wilkes to email the Board an update regarding Longspur and Village 1 Areas, Road Maintenance Responsibility.			X	01.11.23
41	11.29.22	ACTION	Ms. Willson: Prep LMP landscape & irrigation maintenance services contract & send Notice of Award letters.			X	01.11.23
42	11.29.22	ACTION	Mr. Call: Ask Developer to keep \$22,500 in escrow before CDD will consider taking maintenance responsibilities & monitoring costs of 1.07 acres of mitigation area along Lake Blanche Drive.			X	01.11.23
43	11.29.22	ACTION	Mr. Adams: Obtain proposal from LMP before CDD considers maintaining Lake Blanch Rd ROW & ask County to reimburse the CDD.			X	01.11.23
44	11.29.22	ACTION	District Staff: Purchase Worker's Comp Policy from Egis.			X	01.11.23
45	11.29.22	ACTION	Ms. Willson: Have tax attorney research tax laws re: CDD subletting part of Welcome Center. 01.11.23 Subletting not an option.			X	01.11.23
46	11.29.22	ACTION	Mr. Adams: Advertise Engineering RFQ in Jan, present bid at Feb mtg.			X	01.11.23
47	11.29.22	ACTION	Ms. Willson: Prep proposed Addendum to Coastal Waste & Recycling of Central Florida Recycling Waste Agreement Assignment.			X	01.11.23
48	11.29.22	ACTION	Mr. Call: Email letter from Homes by WestBay regarding agreement to pay 50% of DTE Invoice to Mr. Adams. Mr. Adams: Email the Board.			X	01.11.23
49	11.29.22	AGENDA	Mr. Adams: Include Mr. Green's resignation on next agenda.			X	01.11.23
50	11.29.22	ACTION	Ms. Hlebak: Coordinate replacing bollards back to the trails.			X	01.11.23
51	11.29.22	ACTION/AGENDA	Mr. Call: Send Ms. Willson sample lease for Welcome Center & ask for dates to coordinate with CDD's Fiscal Year. Present at next mtg.			X	01.11.23
52	11.29.22	AGENDA	Mr. Adams: Add review financial reports in detail to a future agenda.			X	01.11.23

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

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TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	5:00 PM
November 9, 2022 CANCELED	Regular Meeting	5:00 PM
November 29, 2022	Regular Meeting	5:00 PM
December 7, 2022 CANCELED	Regular Meeting	5:00 PM
January 11, 2023	Regular Meeting	5:00 PM
February 8, 2023	Regular Meeting	5:00 PM
March 8, 2023	Regular Meeting	5:00 PM
April 12, 2023	Regular Meeting	5:00 PM
May 10, 2023	Regular Meeting	5:00 PM
June 14, 2023	Regular Meeting	5:00 PM
July 12, 2023	Regular Meeting	5:00 PM
August 9, 2023	Regular Meeting	5:00 PM
September 13, 2023	Regular Meeting	5:00 PM

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	4,064,186	4,219,479	104,569	4,324,048	4,765,085
EXPENDITURES					
Professional & administrative					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	81,526	78,345	3,181	81,526	95,961
Total professional & administrative	254,883	170,100	84,888	254,988	275,418

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270	1,700,000
Landscape consulting	60,000	35,481	24,519	60,000	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000	155,000
Wetland maintenance	24,168	5,540	18,628	24,168	68,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500	4,500
Lake maintenance	94,000	47,726	46,274	94,000	100,000
Community trash hauling	246,750	139,944	106,806	246,750	330,000
Off-duty traffic patrols	20,000	2,200	17,800	20,000	20,000
Repairs & maintenance					
Repairs - general	20,000	18,796	1,204	20,000	20,000
Operating supplies	8,000	4,891	3,109	8,000	8,000
Plant replacement	70,000	71,279	-	71,279	70,000
Mulch	155,000	98,521	56,479	155,000	200,000
Playground mulch	12,000	-	12,000	12,000	18,000
Sod	100,000	59,100	40,900	100,000	200,000
Fertilizer/chemicals	20,000	23,987	-	23,987	30,000
Irrigation repairs	30,000	12,097	17,903	30,000	30,000
Irrigation monitoring	2,280	600	1,680	2,280	2,280
Security/alarms/camera/repair	1,000	703	297	1,000	1,500
Road & sidewalk	40,000	7,936	32,064	40,000	40,000
Common area signage	3,000	-	3,000	3,000	3,000
Bridge & deck maintenance	40,000	8,750	31,250	40,000	40,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	4,299	10,201	14,500	14,500
Streetlights	340,000	147,665	192,335	340,000	380,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000	70,000
Gas	450	414	36	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	8,463	13,537	22,000	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	-
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	6,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 818,345</u>

¹budget incorporates a 6% annual increase to hourly rate since last rate adjustment

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
D**

Monthly Summary Report

January, 2023

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



Starkey.
RANCH

Where life takes root.

JANUARY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
3D Mobile Mammography Bus/Glazed & Confused	Wellness	50/100+
Movie in the Park/Food Truck Friday	Family Social	Cancelled due to Weather/100+
iPhone Photography Class	Educational	8
Brudders' Books Painting Class	Kids Social	12
Yippy Hour	Family & Dog Social	4 Dogs
Yappy Hour	Family & Dog Social	7 Dogs
CMA Presentations	Educational	24
What's for Dinner	Family Social	100+
Drink This, Make That	Adult Social	15
Kid's Night Out	Kids Social	25
Grand Opening - Albritton Park	Family Social	1000+
Little Mini Wednesdays (Twice/Month)	Parent & Child	18/Class
Fitness	Group Fitness	8/Class

JANUARY PROGRAMS



ALBRITTON PARK GRAND OPENING



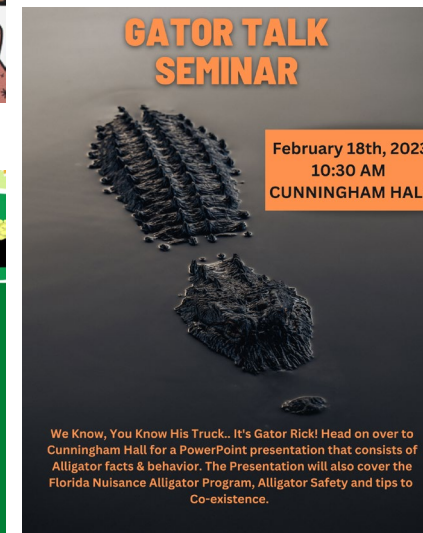
JANUARY AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	4 Days /21 Hours	\$1050
Whitfield Park Pavilion	1 Days/3 Hours	\$45
Homestead Park Pavilion	5 Days/20 Hours	\$300
Albritton Park Pavilion	3 Days/9 Hours	\$135

Rentals usually take place Friday - Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident's request.

FEBRUARY PROGRAM FORECAST

PROGRAM	DATE
Adult Smash	February 3 rd
One Blood Bus/Food Truck	February 4 th
Yippy Hour	February 7 th
Food Truck Friday	February 10 th
Showdown Hoedown	February 11 th
Yappy Hour	February 16 th
Music in the Park/Food Truck	February 17 th
Gator Talk	February 18 th
What's for Dinner?	February 21 st
Drink This, Make That	February 22 nd
Sip & Solve	February 23 rd
Kid's Night Out	February 24 th
Little Mini Wednesdays	Every Other Wednesday
Fitness Classes	Monday & Tuesday Weekly



RESIDENT INTERACTIONS

TOTAL VISITS BY DAY/MONTH	
Monday	40
Tuesday	21
Wednesday	18
Thursday	29
Friday	23
Saturday	36
Sunday	15
TOTAL CALLS & EMAILS BY DAY/MONTH (DOES include Program or Rental Requests)	
Monday	33
Tuesday	29
Wednesday	18
Thursday	25
Friday	21
Saturday	19
Sunday	17

OVERALL UTILIZATION	
Total Visits (Mon – Sat 10am to 5pm, Sun 12pm to 5pm)	182
Total Calls & Emails (DOES include Program or Rental Requests)	162

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Mailbox Stations	In Progress	Starting to fade, staff is cleaning them up.
A/C in Cunningham Park Bathroom	In Progress	Parts are on back order still.
Playground Mulch	Complete	New mulch installed in all the CDD Playground Parks
Pool Depth Tiles Cracked - Updated	In Progress	Order was cancelled and Pool Service Company was able to order them through their supplier.
Whitfield Park Fire Pit	In Progress	Burner & Ring need replaced. Cost about be about \$2,000.00 plus a special cover to help protect the replacement unit.
Repair New Bollards	Complete	After only hours of being installed someone hit the bollards installed on Rangeland Blvd in the cross walk. The Field Staff had to repair them 3 times in a week.
Trash Can	In Progress	Looking to relocating trash cans from parts of Whitfield Park near homes that are tired of neighbors overflowing them with yard waste and personal trash to part of the community that they would be better utilized.
Albritton Park Pool Parts	Complete	After issues with tampering, the motor blew and a new one was replaced under warranty. Residents are happy as it runs much quieter.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed. This does not include daily Park Attendant duties such as trash, park checks, rentals, etc.

THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzone – Operations Manager
DATE: February 2023
SUBJECT: Status Report – Field Operations

Storm Drain Inspection / Repair: Per approval by the Board at the January meeting, we have transmitted the approved proposals to Shenandoah. We are working to schedule the services for the initial two concerns, as well as have them investigate the second issue on Villamore and the one on Wildgrass. An update will be provided at the February 8th meeting if it becomes available.

Heart Pine Avenue Bridge Project: Operations has confirmed and scheduled the service during Pasco County Schools Spring Break to avoid the issues of school and other vehicular traffic concerns. The work is scheduled to begin the week of March 13th, with a planning session to occur the week prior. The Welcome Center staff have been notified and will be sending out communication to residents as the date of the project approaches.

Natural Trailbuilding: The signed agreements have been sent over to the vendor to begin work and maintenance on the Dirt Park. An update on scheduling will be provided at the February 8th meeting if it becomes available.

Heart Pine Avenue Common Area Drainage Issue: Homeowners at 3349 Heart Pine Ave have been reporting a concern over drainage of the common area that has been flowing consistently into their yard, causing flooding. Operations examined this issue with LMP and determined that additional drainage is needed in this area.

A proposal is being submitted for the Board of Supervisors’ consideration at the February 8th meeting. Operations recommends approval of the proposal to relieve the drainage challenges from this common area.



Woods Rider Loop Landscaping Maintenance Access:



Operations met with the LMP team regarding maintenance of the limited CDD area behind Woods Rider Loop homes. Currently only the ponds are maintained by the landscaping team.

An addendum to the contract with LMP is being prepared for consideration by the Board of Supervisors at the February 8th Meeting.



Basket repairs: The onsite team reported damage to the Gabion baskets at the roundabout at Berrypick & Rangeland. Crosspoint Landscape will have someone on site the week of January 30th to complete and assessment for repair.

Sidewalk & Asphalt Repairs: Operations confirmed that tree damage to the asphalt proposed by Rose Paving was on CDD property, located just off the sidewalk on the asphalt trail. The work is being schedule and we will be notified one week prior to the start date.

Landscaping Maintenance Staging Area: In discussing the situation with both members from LMP and Sunscape consulting, I agree that it's imperative that we make a determination regarding the landscaping maintenance staging area. My recommendation to the Board of Supervisors is that we acquire title to the property and work with the developer to clear the land. Furthermore, I recommend that we take the steps necessary to fence the area as previously discussed and then create an agreement with LMP to utilize the site. They can submit their plans from there and the Board of Supervisors can provide approval for whatever additional improvements that LMP wishes to make to the property, including but not limited to electric, water, adding portables.

Adding this site will save significant amounts of time for the LMP team and any future landscaping vendors, allowing them sufficient time to focus on maintaining the District's property rather than transporting equipment back and forth. Also by simply taking title and clearing the land, while adding perimeter fencing, it reduces the overall expense of creating the staging area and allows our vendor to make the investments they see necessary to make full use of the site.

Sidewalk Cleaning Proposals:

We obtained the following proposals for the Board's review. Of the seven requests that were made, we received four proposals. The budget for the 2022-2023 FY is \$105,000.

Gulfcoast Sealcoating:	\$90,840.91
Gladiator Pressure Cleaning:	\$67,000
Image Companies / Green Earth Powerwashing:	\$64,014
Riptide Pressure Washing:	\$68,578.75

Sidewalk Cleaning Equipment Alternatives:

At the January meeting, the Board requested information on potentially purchasing power washing equipment and allowing onsite staff to complete the work throughout the year rather than budgeting for a vendor to complete the work. Below are several different types of pressure washing setups while include engines and a water tank.

In speaking with the onsite team, it should be noted that the community does not currently have sufficient staff to complete such a project and that this type of equipment will require multiple trips to refill the water tanks in order to complete the projects.

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Wish List Rapid Reorder

Product Overview

- ✓ 100 gallon water tank allows you to power wash areas without a water hookup
- ✓ Quick-connect style wand allows for fast and simple changing of spray nozzles
- ✓ Includes 0°, 15°, 25°, 40°, and soap nozzles for dynamic cleaning capabilities
- ✓ Box steel powder coated frame holds up to the wear and tear of road use
- ✓ (2) durable 12" tires support and smoothly transport the trailer

UPC Code: 400013402998

All Items Share Ask

028 plus Simpson 41030 plus Justrite 5 Gallon plus Eagle plus Simpson 41032 plus

Simpson 95000 Details

Don't let the lack of a reliable water supply prevent you from deep cleaning hard-to-reach areas with the Simpson 1A-95000 trailer pressure washer with Honda engine! The ideal solution for deep cleaning construction equipment, construction sites, or government/municipality buildings, at 3200 PSI, this pressure washer has what it takes to get the job done. Just simply hook the trailer up to your vehicle with a tow hitch and take the entire unit with you.

A 3/8" x 50' monster steel braided hose gives you plenty of space to stray from the washer as you are cleaning so you don't have to constantly move the trailer. The steel wand includes a quick-connect tip for easy and fast changing of spray nozzles. Included with this unit are 0 degrees, 15 degrees, 25 degrees, 40 degrees, and soap nozzles for dynamic cleaning capabilities. The tougher the stain is the lesser of a degree you want on your tip, for more concentrated cleaning power.

This model features a Honda GX200 engine and Cat Pumps Triplex plunger pump that team up to produce up to 2.8 GPM of high pressure water that can knock out the toughest stains. The 100 gallon water tank includes steel straps to safely secure it to the trailer. This ample water tank allows you to take your pressure washing operation to places that do not have a reliable source of water to hook up to. With (2) 12" wheels, this trailer is well supported and road-ready for smooth transportation. The tongue jack assembly is removable for easy and convenient storage. A standard 2" ball coupling comes standard with this trailer.

This item includes:

- (1) Trailer
- (1) 100 gallon water tank
- (1) 50' Hose
- (1) Gun
- (1) Wand
- (5) Quick-connect nozzle tips (0 degrees, 15 degrees, 25 degrees, 40 degrees, soap)

SIMPSON 95000 SPECS	
Quantity	1/Each
Shipping Weight	750 lb.
Length	72 Inches
Width	65 Inches
Height	52 Inches
Hose Length	50 Feet
Hose Diameter	3/8 Inches
Application	Commercial
Gallons Per Minute	2.8 GPM
Installation Type	Mobile
Material	Steel
Number of Nozzles	5
Power Type	Gas
PSI	3,200 PSI
Pump Type	Triplex Plunger
Style	Cold Water
Type	Trailer Pressure Washers
Usage	Heavy Duty Trailer
Water Temperature	Cold

Customer questions about this product

Can this product be shipped to California?

Because this product is not approved by the California Air Resources Board (CARB), it is not available to be shipped to establishments located in the state of California.

[Ask your own question!](#)

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Simpson 95005 Trailer 4000 PSI 4.0 GPM Hot Water Mobile Washing System Powered by HONDA

SIMPSON | Model: SMPN95005

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PRODUCT FEATURES & SPECS :

Simpson 95005 Trailer 4000 PSI 4.0 GPM Hot Water Mobile Washing System Powered by HONDA

Details

Simpson Mobile Pressure Washing Systems are self-contained cleaning machines. Engineered to utilize the power and performance from top of the line Simpson Pressure Washers matched with the portability of a utility trailer. These mobile systems bring a solution to a field where water supply access is an issue. Pull up to the work-site, connect the spray gun, start the engine and you are ready.

Features:

- NO SHIPPING TO CALIFORNIA DUE TO STATE REGULATIONS
- Rugged box steel frame with corrosion-resistant powder coat finish
- Removable Tongue Jack with Swivel Wheel
- Translucent polyethylene Water Supply Tank with water level indicators
- 6-Ply Tire with White Spoke Rim on Axles with Leaf Spring Suspension
- Hose reel with locking spool and Quick Connect retainer holds up to 100 ft. of Hose
- Integrated accessory storage beneath engine and hose reel
- Includes DOT approved safety chains, LED lighting and license plate holder

What's Included:

- Trailer 4000 PSI 4.0 GPM Hot Water Mobile Washing System Powered by HONDA - 95005
- 3/8 in. x 100 ft. Armor Hose
- Ergonomic Hot Water Spray Gun
- (5) Quick Connect Nozzle Tips (0 Degrees, 15 Degrees, 25 Degrees, 40 Degrees, and Soap)
- Engine Oil
- Owner's Manual



SIMPSON 95122 HOT WATER Pressure Washer Trailer 3500 PSI @ 5.5 GPM HONDA E-Start Simpson Pressure Washers

SKU: 95122

Availability:

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Mobile Oversized Freight: Required

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MSRP:

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HOT WATER SYSTEM POWERED BY A HONDA GX630 ENGINE

This powerful SIMPSON® hot water mobile pressure washing system will handle all your commercial jobs. It is perfectly suited for contract cleaners, mobile detailers, municipalities, and resorts. The trailer is dot certified as an over-the-road pressure washer system. Job-Site set-up is a snap. Pull up to the work area, connect the spray gun, start the engine, and begin cleaning. Equipped with a (49-State compliant) HONDA® engine with an electric start and reliable COMET Industrial triplex pump

- HONDA® GX630 engine with electric start and low oil shutdown feature (49-State compliant)
- Reliable COMET Industrial triplex pump
- Armor 3/8-in. x 50-ft. Steel-braided Monster Hose hot water hose with quick connect fittings
- Supply Hose 5/8" x 90'
- 13' Overall
- 16 in. Premium 10-ply tires for ease of maneuverability across rugged terrain
- 3500 lb. Single axle
- Fuel tank capacity: 6.3 quarts (6.0 liters)
- Water tank size: 525 gallons
- Unit Dimensions: L: 156" x W: 68" x H: 65"
- Unit Weight: 3500 lbs
- The actual product may vary slightly from product images
- **Does not ship to California**

- 3 Year Limited Commercial Engine Warranty
- 5 Year Limited Commercial Pump Warranty
- 1 Year Commercial Frame Warranty
- 90 Day Limited Accessory Warranty

- Power Type: Gasoline
- Drive Type: Belt
- PSI: 3500
- GPM: 5.5
- Pump Type: COMET Industrial Triplex Pump
- Pump Brand: COMET
- Fuel Tank Capacity (Gallons): 6.3 quarts (6.0 liters)
- Engine Brand: HONDA (49-state compliant)
- Pump: COMET
- Hose: Armor 3/8-in. x 50-ft.



Northstar Cold Water Pressure Washer Skid With 200-Gal. Tank - 2000 PSI, 3.5...

The NorthStar Cold Water Pressure Washer Skid with 200-gal. water tank equips you to take reliable cleaning power anywhere. It features a commercial-grade Honda GX OHV engine with a cast iron sleeve and low-oil shutdown. The water tank features low-water shutpr...see more

\$3,999.99

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The NorthStar Cold Water Pressure Washer Skid with 200-gal. water tank equips you to take reliable cleaning power anywhere. It features a commercial-grade Honda GX OHV engine with a cast iron sleeve and low-oil shutdown. The water tank features low-water shutdown to protect the pump when the tank is empty. The rugged 2.5in. steel tube frame offers exceptional durability, plus offers convenient and easy access to the engine and pump for quick, clean oil changes., Honda GX200 OHV commercial-grade engine with cast iron sleeve and low-oil shutdown Premium CAT 2SF direct drive triplex plunger pump with forged brass manifold and ceramic plungers for longer life and superior durability 200-gallon water tank with low water shutdown protects pump from running dry by shutting down the engine before the tank runs out of water Adjustable pressure provides job versatility Includes hose reel with 150ft. gray high-pressure hose with 3/8in. quick couplers, 15°, 25°, 40° and chemical quick-couple nozzles, industrial rear entry gun and 18.5in. lance with quick connect 90-day commercial limited warranty; 2-year consumer limited warranty; 10-year limited warranty on frame Model Number: 990994