Board of Supervisors

Thursday, September 1, 2022 - 3:00 PM
Gateway Services CDD Offices - Meeting Room, located at 13240 Griffin Drive, Fort Myers, FL 33913-7956

https://meet.goto.com/247937061
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United States (Toll Free): 1 866 899 4679
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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF FINAL AGENDA**
5. **PUBLIC COMMENT**
6. **LOCAL ACHIEVEMENTS AND RECOGNITIONS**
7. **ADVISORY COMMITTEES ITEMS AND REPORTS**
8. **APPROVAL OF MINUTES**
   - **A.** Minutes of the 8/4/2022 & 8/18/2022 BOS Meeting
9. **CONSENT AGENDA ITEMS**
10. **DISTRICT ENGINEER**
11. **ADMINISTRATIVE AGENDA ITEMS**
    - **A.** Capital Reserve Study Proposal(s) - General Fund
    - **B.** Paving Pelican Preserve Access Road Contract
    - **C.** Fencing Contract for Pelican Preserve Access Road
    - **D.** Resolution 2022-29 - Declaring Assessments and providing for an Amended and Restated Engineer's Report dated September 1, 2022 and an Amended and Restated Assessment Methodology Report dated September 1, 2022
    - **E.** Resolution 2022-30: Setting a Public Hearing on Proposed Special Assessments for the Capital Improvement Project
    - **F.** Resolution 2022-31: Authorizing the Issuance of Special Assessment Bonds

G. Establishment of Pelican Preserve Advisory Committee

H. RFQ-22-01-AD – District Engineer Services

12. DISTRICT MANAGER ITEMS

13. DISTRICT ATTORNEY ITEMS

A. Project/Task List

14. CLOSED DOOR SESSION

Previously noticed Closed Door Session with District attorneys on pending litigation styled Gateway Services Community Development District vs. Fortiline, Inc., d/b/a Fortiline Waterworks, Case #22-CA-000466; pending in the Circuit Court, in and for the Twentieth Judicial Circuit, Lee County, Florida.

Consideration of action/directions/authorizations to District attorneys and District Manager concerning pending litigation styled Gateway Services Community Development District vs. Fortiline, Inc., d/b/a Fortiline Waterworks, Case #22-CA-000466; pending in the Circuit Court, in and for the Twentieth Judicial Circuit, Lee County, Florida.

15. FUTURE BOARD BUSINESS

A. Agenda Management

16. SUPERVISOR COMMENTS AND REPORTS

17. ADJOURNMENT

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 8.A**

1. **Requested Motion**:

Meeting Date: September 1, 2022

2. **Agenda**:
APPROVAL OF MINUTES

3. **Requirement/Purpose**:
Minutes

4. **Submitter of Information**:
Georgia Johnson

Attachments:

1. Gateway Min 8.4.22.min.mm-GJ.pdf
2. Gateway Min 8.18.22.min.mm.final-GJ.pdf

MINUTES OF MEETING
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, August 4, 2022 at 3:00 P.M. via a hybrid meeting procedure that included media technology communications using "Go To" and in person attendance at the Gateway Services CDD Offices meeting room located at 13240 Griffin Drive, Fort Myers, FL 33913. A public hearing will also commence beginning at 4:00 p.m.

Attending physically in-person and constituting a quorum were:

Doug Banks	Chairman
Bob Geppert	Assistant Secretary
Ed Tinkle	Assistant Secretary
Flavia Walsh	Assistant Secretary

Attending remotely upon approval of in-person Supervisors were:

William Guy	Vice Chairman

Also present were:

Anthony Pires Jr.	District Counsel
Chelsea O'Riley	District Manager
Laura LeRoy	Assistant District Manager
Fred Mittl	Tetra Tech Engineer

Guests and Several Residents – In-person and Remotely

A copy of the affidavit of publication of the notice of today's meeting indicating this meeting was duly and properly noticed is on file.

The following is a summary of the minutes of the August 4, 2022 regular meeting of the Gateway Services Community Development District Board of Supervisors.

> On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor authorization allowing Mr. Guy to fully participate in this meeting due to exceptional circumstances was approved. 4/0

I., II. & III.
CALL TO ORDER, PLEDGE OF ALLEGIANCE & Roll Call

IV. APPROVAL OF FINAL AGENDA

> Mr. Tinkle MOVED seconded by Mrs. Walsh to amend today's agenda.

Ms. O'Riley noted the public hearing scheduled for 4:00 p.m. today is essentially Step 2 of the Bond Validation Process. This Board reviewed and approved the Master Engineers Report and the Assessment Methodology at a previous meeting. The Board will cancel Step 2 today and go back to Step 1, which is reviewing the Master Engineers Report and the Assessment Methodology today amended to include Pelican Preserve. Scheduling a public hearing for October 6, 2022, which would be Step 2.

Mailed notices for the October 6, 2022 public hearing will go out again. We need the Board's approval to go back to Step 1 by cancelling today's public hearing at 4:00 p.m.

Mr. Tinkle requested altering the agenda by discussing the Master Engineers Report at the originally scheduled 4:00 p.m. public hearing time slot.

Mr. Pires noted it is important for anyone listening into this meeting now, to know that there will not be a public hearing on the original Engineers Report and there will not be a hearing on the Assessment Methodology as noticed in the newspaper and as noticed in the letters they already have received.

> On VOICE Vote with all in favor amending today's agenda items VI, A, B and C by moving these items to be discussed at the aforementioned, cancelled, 4:00 p.m. public hearing time slot was approved. 5-0

V. PUBLIC COMMENTS

There were five (5) public comment requests submitted by members of the public. Items that were discussed were as follows: the Capital Improvement Plan (CIP), Gateway Water District $200 deposits, $58 Million bond proposal, bond validation and public hearing. There were no comments from on-line residents.

VII. CONSENT AGENDA ITEMS

A. Consideration of the Fiscal Year 2023 Annual Meeting Schedule
B. Minutes of the 7.7.22 BOS Meeting
C. Minutes of the 7.21.22 BOS Meeting

D. Resolution 2022-17 Surplus Property

> On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor consent agenda items A through D were approved. 5/0

VIII. MANAGEMENT UPDATES

A. District Attorney

1. Review of SBAC & PPAC Resolutions/Duties
2. Task Priorities List

Mr. Pires gave an update noting he is working with staff and Pelican Preserve on the resolution outlining the committee's scope, duties, and responsibilities as well as meeting protocol for both the PPAC and sub-committees or work groups that may arise.

He is also working on the Task Priority List as previously provided to the Board in memo form.

B. District Engineer

1. Master Engineer's Report

Mr. Fred Mittl of Tetra Tech noted he and his firm are the engineers of record of the Amended and Restated Master Engineers Report. He gave a brief overview of what has changed in the amended report. One of the changes was adding the Pelican Preserve area as part of the assessment. Now there are two assessment areas, the Gateway assessment area, and the Pelican Preserve assessment area.

Mr. Mittl continued his comments with Mr. Tinkle, Mr. Pires and Mr. Geppert adding their comments regarding the Amended and Restated Master Engineers Report.

IX. ADMINISTRATIVE AGENDA ITEMS

A. Approval of Land Purchase

Mr. Pires noted if the Board ultimately decides to go ahead at the August 18 meeting, there will be a resolution authorizing going through the transaction authorizing the Chairman to sign all the necessary documents and the Vice Chairman in the Chairman's absence. There are some site matters that would regulate how the buildings get constructed at the present time.

A discussion ensued regarding this item. The proposed new administration building was also discussed at length. Staff will pursue the possibility of using the Commons Park land for the new building project.

This item was tabled to the next Board meeting.

B. Utilities Truck Acquisition

Ms. O'Riley reported on this item noting the request for a utilities truck was submitted by the Utilities Director. The truck is a F350 Ford with boxes and everything on the back.

> On MOTION by Mr. Tinkle seconded by Mr. Geppert with all in favor purchasing a F350 Utility Truck was approved. 5/0

C. Release of Developer Bond – Carena

Ms. O'Riley noted this bond has been outstanding for some time and staff requests authorization to allow the District Manager to release the remaining 10%.

> On MOTION by Mr. Tinkle seconded by Mr. Guy with all in favor authorization for the District Manager to release the remaining 10% of the Developer Bond for Carena was approved. 5/0

D. Waterford Village – License Plate Reader

Ms. LeRoy noted Waterford Village has submitted this request. There is no cost involved for the District.

> On MOTION by Mr. Tinkle seconded by Mrs. Walsh with all in favor authorization to allow installation of a license plate reader in the Gateway right-of-way at Waterford Village was approved. 5/0

E. Parks & Recreation Truck Acquisition

Staff is recommending approval of this item. Funds will be moved from the Capital Reserves to purchase this vehicle.

On MOTION by Mr. Tinkle seconded by Mrs. Walsh with all in favor authorization for staff to purchase a truck for Parks and Recreation was approved. 5/0

F. Electric Charging Stations

Ms. O'Riley explained this item and asked the Board if they are interested in pursuing this further.

This item was tabled.

VI. RESOLUIONS

A. CONSIDERATION of RESOLUTION 2022-18, REPEALING RESOLUTION 2022-12; ADOPTING AN AMENDED AND RESTATED ENGINEER'S REPORT AND AN AMENDED AND RESTATED ASSESSMENT REPORT

Mr. Pires gave an overview of the context of this resolution.

Mr. Banks noted the public hearing previously scheduled for today is now cancelled. The resolutions on today's agenda will be approved and they will reschedule the public hearing for October 6, 2022. However, residents are still encouraged to make comments today. The October 6 meeting will give residents another opportunity to voice opinions and ask questions. The total bond amount has not changed.

Ms. Rhonda Mossing of MBS Capital Markets, Underwriter, explained her role in this bond validation process.

Residents who signed in to make comments were invited to do so at this time.

Resident's from Stoneybrook, Bristol Park, the Cottages at Gateway, Gateway Greens, Hampton Green, Daniels Preserve commented.

Ms. O'Riley reminded everyone to send any questions they have to the Gateway Customer Care website, or they can stop by the Gateway office to request to meet with staff to discuss any concerns.

Mr. Mittl rejoined the meeting and gave a presentation of the Amended and Restated Engineer's Report, he noted the following:

- The amount in the restated report is the same as the amount in the original engineer's report.

- What did change was adding the Pelican Preserve assessment area.
- Now there are two assessment areas, Gateway and Pelican Preserve.
- There are a number of projects that benefit Pelican Preserve which are in the Administrative category and the Waterways Management category.

The projects in each category were reported.

Mr. Russ Weyer the District's Assessment Methodology Consultant discussed the Assessment Methodology. He noted Pelican Preserve has been added to the methodology for Roadways, Water Management and Administration.

A resident asked a question regarding the Operations and Maintenance Budget and the Capital budget and Board members responded.

> On MOTION by Mr. Tinkle seconded by Mrs. Walsh with all in favor Resolution 2022-18 repealing Resolution 2022-12; Adopting an Amended and Restated Engineer's Report and an Amended and Restated Assessment Report was adopted. 5/0

A discussion ensued with Mr. Geppert asking, to the extent that the Pelican Preserve Advisory Committee wants to pay their costs up-front is this still necessary.

B. CONSIDERATION OF ADOPTION OF RESOLUTION 2022-19, REPEALING RESOLUTION 2022-13, SETTING A PUBLIC HEARING DATE FOR OCTOBER 6, 2022 AT 6:00 P.M.

> On MOTION by Mr. Tinkle seconded by Mrs. Walsh with all in favor Resolution 2022-19 repealing Resolution 2022-13; setting a Public Hearing Date for October 6, 2022 at 6:00 P.M. was adopted. 5/0

C. CONSIDERATION OF ADOPTION OF RESOLUTION 2022-20, REPEALING RESOLUTION 2022-13, CANCELLING A PUBLIC HEARING PREVIOUSLY SCHEDULED FOR AUGUST 4, 2022.

It was determined this resolution was not needed.

Residents were reminded to contact Customer Care with any questions they have on anything by emailing customercare@gatewaydistrict.org

X. FUTURE BOARD BUSINESS

A. Agenda Management

The Board was reminded that this is the opportunity for them to bring up any additional items they would like to see staff working on.

B. Leadership Workshop – Wednesday, August 24

C. President's Council Meeting – September (TBD)

XI. DISTRICT MANAGEMENT UPDATES

The Contract Manager started on Monday, and we are working on streamlining the bid process.

The new Contract Manager, Randy Paniagua, was in attendance and introduced himself.

Ms. O'Riley requested that the Board consider canceling the September meetings.

Mr. Pires suggested working with Ms. O'Riley on preparing a resolution for consideration at the next meeting for delegating certain authorities to her in case any emergencies should arise.

The Board consented to cancel the second meeting in September, September 15, 2022.

Ms. O'Riley announced effective today we have designated staff for both the SBAC and PPAC, Ms. LeRoy will be taking over PPAC as their staff liaison and Ms. O'Riley will be sitting in with the SBAC to help through some of the processes and changes we are looking to implement.

XII. SUPERVISOR COMMENTS

- Mr. Geppert – is working with staff to get to the bottom of the easement issues for landscaping.
- Mr. Tinkle – reported on an altercation in Gateway on Saturday night involving a golf cart utilizing a golf path.
- Mr. Banks – complemented staff on the budget and bond process.

  Staff was asked to think about where the most critical need is for committees.

- Mr. Tinkle – somewhere between now and the October 6 meeting on the bond deal, follow up on what some of the people were saying, going through and creating a bullet point list.

XI. Adjournment

The meeting was adjourned at 5:45 P.M.

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Chair/Secretary

MINUTES OF MEETING
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, August 18, 2022 at 3:00 p.m. and public hearings were held commencing at 6:00 p.m. via a hybrid meeting procedure that included media technology communications using "Go To" and in person attendance at the Gateway Services CDD Offices meeting room located at 13240 Griffin Drive, Fort Myers, FL 33913.

Attending physically in-person and constituting a quorum were:

Doug Banks	Chairman
Bob Geppert	Assistant Secretary
Ed Tinkle	Assistant Secretary
Flavia Walsh	Assistant Secretary

Attending remotely upon approval of in-person Supervisors was:

William Guy (remote)	Vice Chairman

Also present were:

Anthony Pires Jr.	District Counsel
Chelsea O'Riley	District Manager
Laura LeRoy	Assistant District Manager
Steven Agapi	Tetra Tech, District Engineer
Stephen Bloom	Inframark

Guests and Several Residents – In-person and Remotely

A copy of the affidavit of publication of the notice of today's meeting indicating this meeting was duly and properly noticed is on file.

The following is a summary of the minutes of the August 18, 2022 regular meeting and public hearings of the Gateway Services Community Development District Board of Supervisors.

> On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor authorization allowing Mr. Guy to fully participate in these meetings due to exceptional circumstances was approved. 4/0

I., II. & III.
CALL TO ORDER, PLEDGE OF ALLEGIANCE & Roll Call

District Counsel stated we would like the Board to continue the closed-door session until September 1, 2022 and we will have a better update at that time coupled with the heavy agenda today. At the end of today's meeting we can continue agenda items X.A. and X.B., the closed-door session, until September 1, 2022 at 5:00 p.m.

IV. APPROVAL OF FINAL AGENDA

> On MOTION by Mrs. Walsh seconded by Mr. Tinkle with all in favor today's final agenda excluding agenda items X.A and X.B. was approved. 5/0

V. PUBLIC COMMENT

A. Regarding Agenda Items
B. Regarding Non-Agenda Items

Mr. Charles Mann of WCI commented on agenda item 7BI regarding the conveyance of a parcel from Pelican Preserve Community Association, Inc. This item will be brought back for discussion later in this meeting

Mr. Robert Spencer commented on the relationship between the existing budget and the new bonds being proposed.

There were no other persons signed in to speak at this time and no on-line requests to be heard.

VI. CONSENT AGENDA ITEMS

A. Reallocate funds for 2022 Palm Trimming
B. Utility Easement Encroachment Request
C. Capital Project Loan Disbursement
D. Bypass Pump Procurement for 2023 CIP
E. Change Order #1

The Board was asked if they had any agenda items to be pulled from today's agenda. There being none.

> On MOTION by Mrs. Walsh seconded by Mr. Tinkle with all in favor agenda items VI. A through E were approved. 5/0

VII. Administrative Agenda Items

J. Resolution 2022-28 Conveyance of Parcels from Lennar/WCI

Ms. O'Riley noted the straggler parcel number is 18-45-26-00-00001.106E

> On MOTION by Mr. Tinkle seconded by Mr. Geppert with all in favor Resolution 2022-28 amending Exhibit A as parcel 18-45-26-00-00001.106E was adopted. 5/0

I. Resolution 2022-27 Conveyance of Parcel from Pelican Preserve Community Association, Inc. (District ingress/egress; emergency road).

Mr. Pires suggested that the Board accept this conveyance subject to final review by the District Manager, District Counsel and District Engineer.

> On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor Resolution 2022-27 conveyance of parcel from Pelican Preserve Community Association, Inc. was adopted. 5/0

A. Monthly Reports

1. Administration – July Financials

Board members recommended having certain staff members attend a Board meeting once per month for the purpose of being available to answer questions that may arise during the meeting discussions, in addition to having the District Manager give the Administrative report.

A discussion ensued regarding an email sent to Board members from Ms. O'Riley with regard to contacting staff members directly and only communicate through Ms. O'Riley as the District Manager.

> Mr. Tinkle MOVED seconded by Mr. Geppert to go back to the original way we were doing it to where the Board members can talk to key, salaried, staff; cannot give them direction on what they do but, we can communicate with them within work hours directly regarding District matters when questions arise.

Discussion ensued.

Audience members were asked for any comments on the topic being discussed as this item was not included on today's agenda.

An audience member expressed his opinion on the communication item being addressed.

> On VOICE Vote with all in favor the motion made above was approved. 5/0

2. Parks & Recreation

Mr. Tinkle asked if there is a new employee in Public Works and Ms. LeRoy responded Keith Riddle will be starting in September. Mr. Tinkle reported the maintenance of the wetlands, especially 42 and 43 is pathetic and the exotics have taken over the wetlands.

Ms. LeRoy will have someone look at the area at issue.

3. Stormwater
4. Utilities

Items not discussed.

B. Administrative Building Design Task Authorization 2022-13

Mr. Steven Agapi of Tetra Tech noted staff requested this Task Authorization to prepare a proposal to design and take through construction a new Administration Building at the Fairway Lakes location. The location is to be determined by the Board.

F. Resolution 2022-21 – Approval of Land Acquisition (Brewski)

Ms. O'Riley noted District Counsel did a verification letter for the Commons, we are able to put an administrative building with a designated use that is possible for that area. That is staff's recommendation to put the administrative building there.

> On MOTION by Mrs. Walsh seconded by Mr. Tinkle with all in favor Resolution 2022-21, Approval of Land Acquisition (Brewski), was not approved, and authorizing staff to send a termination notice and letter to the sellers within the due diligence period which expires at 5:00 p.m. on Monday, August 22, 2022, conveyance of parcel from Pelican Preserve Community Association, Inc. was adopted. 5/0

> On MOTION by Mrs. Walsh seconded by Mr. Geppert with all in favor amending to direct Tetra Tech to go through Task Items 1, 2 and 3 as it relates to the new facility design on the Commons Park area was approved. 5/0

C. Pole Barn Design Task Authorization 2022-05

Mr. Agapi noted we were asked by staff to prepare a Task Authorization for Design through Construction of a pre-engineered metal building that would be located on this property location (13240 Griffin Dr.) and the purpose of the building will be for utility fund storage.

> Mr. Tinkle MOVED seconded by Mrs. Walsh to approve Tetra Tech's Task Authorization 2022-05 for design through construction of a pre-engineered metal building on District property for the purpose of utility fund storage.

> On VOICE Vote with Mr. Tinkle, Mrs. Walsh, Mr. Geppert and Mr. Banks voting AYE and Mr. Guy voting Nay, Tetra Tech's Task Authorization 2022-05 for design through construction of a pre-engineered metal building on District property for the purpose of utility fund storage was approved. 4/1

D. Ponds Facility Plan Task Authorization 2022-14

Mr. Agapi noted this Task Authorization was requested by the Board two meetings ago. This facilities plan would address all the lakes that were identified at that time in Phases 1 through 3 amended to include two lakes that were moved up. Those lakes are labeled in the task authorization, and this is for the facilities plan that was requested.

> Mr. Tinkle MOVED seconded by Mrs. Walsh to approve Tetra Tech's Task Authorization 2022-14 addressing all the lakes previously identified by the Board in Phases 1 through 3 amended to include two lakes that were moved up.

On VOICE Vote with Mr. Tinkle, Mrs. Walsh, Mr. Geppert and Mr. Banks voting AYE and Mr. Guy voting Nay, Tetra Tech's Task Authorization 2022-14 was approved. 4/1

E. RFQ-22-01-AD – District Engineer Services

Ms. O'Riley noted this item is a result of the current District Engineer Services contract expiring at the end of September. Anticipating this, we bid out via RFQ and had a selected advisory committee comprised of staff and GSCDD received two submittals, one from AECOM Technical Services, Inc. and one from Tetra Tech, Inc. It is the advisory committee's recommendation to move forward with AECOM Technical Services, Inc. as the District Engineer.

Board members commented and asked questions regarding staff's recommendation for the selection of District Engineer.

On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor providing an order of preference that Tetra Tech be #1 and AECOM #2 and authorize staff to negotiate a contract with Tetra Tech, Inc. was approved. 5/0

G. Resolution 2022-24 – Pelican Preserve Emergency Spending

Mr. Pires noted this resolution authorized the Chairman of the PPAC or Vice Chairman with the prior approval of the District Manager in the event of bona fide emergencies to approve non-continuing agreements and approve the disbursement of funds for payment.

On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor Resolution 2022-24 authorizing the disbursement of funds for payment of certain emergency expenses relating to Pelican Preserve without prior approval of the Board; providing for a monetary threshold, providing its funding source and providing an effective date was adopted. 5/0

H. Resolution 2022-26 – Delegation of Authorities to District Manager

Mr. Pires noted this resolution follows along the lines of in the case of emergencies, there is no cap on this with regards to the ability of the District

Manager in her role in protecting District assets and ensuring their safety and in the case of a public emergency certified by the Manager to the Board, the Manager has ability to enter into all kinds of contracts.

> On MOTION by Mr. Geppert seconded by Mrs. Walsh with all in favor Resolution 2022-26 authorizing the District Manager to enter into Emergency Contracts; authorizing the Disbursement of funds for payment of certain emergency contracts and expenses relating to the District without the prior approval of the Board; authorizing the District Manager to approve and issue right of way authorizations; and providing for an effective date was adopted. 5/0

VIII. FUTURE BOARD BUSINESS

A. Agenda Management

Ms. O'Riley commented on future agenda items.

B. President's Council Meeting (Date TBD)

IX. MANAGEMENT UPDATES

A. District Attorney

No action items to discuss.

Mr. Tinkle commented on golf carts being allowed to drive on the blacktop. Board members recommended to the District Manager to contact Lee County regarding utilization of golf carts.

> On MOTION by Mr. Tinkle seconded by Mrs. Walsh with all in favor, staff was directed to request to initiate the process to designating utilization of sidewalks and multi-motor paths in Gateway with Lee County in certain areas defined, was approved. 5/0

B. District Engineer

Mr. Agapi gave highlights of the Task Authorization List.

Ms. O'Riley reported we are anticipating the move into the Fairway Lakes Drive suite on Tuesday. Banners will be put up and notices will go out.

Ms. O'Riley also noted the agenda management system, Granicus, will go live, and we are keeping a light agenda for September 1.

The meeting recessed for 20 minutes.

X. CLOSED DOOR SESSION – Continued to September 1, 2022

A. Previously noticed Closed Door Session with the District attorneys on pending litigation styled Gateway Services Community Development District vs. Fortiline, Inc., d/b/a Fortiline Waterworks, Case #22-CA-000466; pending in the Circuit Court, in and for the Twentieth Judicial Circuit, Lee County, Florida

B. Consideration of action/directions/authorizations to District attorneys and District Manager concerning pending litigation styled Gateway Services Community Development District vs. Fortiline, Inc. d/b/a Fortiline Waterworks, Case #22-CA-000466; pending in the Circuit Court, in and for the Twentieth Judicial Circuit, Lee County, Florida

XI. PUBLIC HEARING (6:00 p.m.)

A. Resolution 2022-22 – Board Consideration and Adoption of FY2023 Budget

The Chairman opened the public hearing on consideration and adoption of the fiscal year 2022-2023 budget.

A quorum was established with Supervisors Banks, Tinkle, Walsh and Geppert in attendance.

Mr. Stephen Bloom of Inframark presented a brief slide presentation regarding the fiscal year 2022-2023 budget.

The public comment portion of the budget presentation was opened.

Members of the public commented on the budget with the following being noted:

- Pond bank restoration schedule for the Villas and timing of Commons park construction.
- Proposed budget and Lee County's reduction in the county budget. Suggested certain line items of the CDD's budget that should be reduced. Suggested total budget reductions in the amount of $328,000.
- Stick to Republican/Conservative principals.
- An on-line audience member thanked the Board for their time and commented on the assessment increase since 2011.

- An on-line audience member thanked the Board for the work they are doing and asked a question regarding the notice letter received by residents; as the assessment increase number included in the notice letter she received is different than the assessment increase number reported in today's budget presentation. Staff responded to the audience members assessment increase question. The caller also inquired about the extra Lee County Sheriff budget costs.
- A resident inquired about the Parks and Recreation budget item and staff responded. She also withdrew her previous support of increased salary rates for district management.
- A resident commented on the Administration Parks and Recreation line item that went from $960K to almost $1.6 Million in a short period of time. It seems we are spending a lot more on administration than on things getting done.

There were no additional, new, email requests to speak received at this time.

The fiscal year 2023 proposed budget was put up on the viewing screen for the purpose of further budget discussion.

Mr. Tinkle expressed his opinion of the $607,000 increase which is made up of four major line items.

The discussions began with budget items on Page 7.

- There were no changes requested by the Board for page 7.
- Page 8, Board members questioned the increase for Administration – Professional Fees.
- Page 10 – questioned Tree Trimming Services, reduction from $84K to $60K.

  $75K should read Tree Replacement Program Gateway Blvd. $75,000. This will be corrected on the final version of the budget.
- On Page 11, Water Quality Testing under Waterway Management Services is correctly at $40,000.
- Page 13, R&M Parks and Recreation $50K is fine.
- Page 15, Street Cameras should be lowered to $15K.

There were no additional recommendations from staff.

> Mr. Banks MOVED seconded by Mr. Tinkle to adopt Resolution 2022-22 the annual appropriation resolution relating to the annual appropriations of the District; adopting the budget for the fiscal year 2022-2023 with the adjustments of the $221K being pulled out of Capital Reserve and $10K being pulled out of the street camera line.

The blank dollar amount numbers included on page 2 of the resolution will be filled in by Ms. LeRoy tomorrow; the number to be filled in for Total All Funds is $25,437,615. The total General Fund is $7,952.057, Debt Service Funds is $902,703, the Enterprise Fund is $5,038,655 and the Capital Project Funds is $11,544,200 and the sum of all that is $25,437,615.

> On VOICE Vote with all in favor Resolution 2022-22 adopting the fiscal year 2022-2023 budget including the total budget amounts provided by Mr. Bloom above, was adopted. 4/0

> On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor the public hearing on the adoption of the fiscal year 2022-2023 budget was closed. 4/0

B. Resolution 2022-23 – Board Consideration and Adoption of Assessment Roll

> On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor the public hearing on imposing special assessments and certifying an Assessment Roll was opened. 4/0

The public audience was invited to speak on this item at this time

There were no comments from the audience regarding the Assessment Roll.

Any emails received by staff from members of the public with regards to the budget and the levy of assessments will be made part of today's meeting record.

On MOTION by Mr. Tinkle seconded Mrs. Walsh with all in favor Resolution 2022-23 a resolution of the Board of Supervisors of the Gateway CDD making determination of special assessments and imposing special assessments and certifying an Assessment Roll; providing for amendments to the Assessment Roll; providing a severability clause; and providing an effective date, and amending the Assessment Roll based on the changes made to the budget today, Resolution 2022-23 was adopted. 4/0

The public hearing on imposing special assessments and certifying an Assessment Roll was closed and the public hearing on Resolution 2022-25, the Fee Schedule was opened.

Audience members were invited to comment on the proposed fee schedule.

There were no comments.

C. Resolution 2022-25 – Fee Schedule

On MOTION by Mr. Geppert seconded by Mrs. Walsh with all in favor the Resolution 2022-25 amending the District's schedule of rates, fees, rentals and charges for the use of the District's Parks and Recreational facilities; establishing a schedule of rates, fees, rentals, and charges for the use of the District's facilities and services; and providing for an effective date was adopted. 4/0

The public hearing on Resolution 2022-25, adoption of the amended Fee Schedule was closed.

XII. SUPERVISOR COMMENTS

Mr. Tinkle thanked staff for their work on the budget.

Ms. O'Riley mentioned a tree lighting event for this winter and the Board was asked for their input.

XIII. ADJOURNMENT

The meeting was adjourned at 7:22 p.m.

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Chairman/Secretary

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.A**

1. **Requested Motion**: **Meeting Date**: September 1, 2022

Approve the contract with Reserve Advisors in the amount of $14,500 for a Capital Reserve Study and authorize the District Manager to execute contract documents.

Why the action is necessary:

To enter into a contract with a firm to complete a Capital Reserve Study for the District's General Fund.

What the action accomplishes:

Approves a contract.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Chelsea O'Riley

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5. **Background**:

In fiscal year 2022, the Board of Supervisors allocated $50,000 for a Capital Reserve Study for the General Fund. Attached are various proposals for the study, most of which will not commence until 2023 due to work loads of firms.

Staff contacted both Stephen Bloom (Inframark) and Russ Weyer (Real Estate Econometrics) for any firms they were familiar with who provide Capital Reserve Studies. Below are the firms contacted and their responses:

- Dreux Isaac and Associates -$30,000
- Reserve Advisors - $14,500
- Reserve Study Group - Does not have time to provide services
- Berger, Toombs, Elam, Gaines & Frank - Does not offer services

Note: Reserve Advisors is the firm who completed the 2010 Capital Reserve Study for the District.

Attachments:

1. Dreux Isaac Proposal Binder.pdf
2. Reserve Advisors Proposal.pdf
3. Reserve Study Group Denial.pdf
4. Berger Toombs Denial Reserve Study.pdf

Financial Impact:

$14,500 from Capital Improvement Fund - Bank Loan

6. **Alternative Action**:
Do not approve and bid out.

7. **Staff Recommendations**:
Approve a contract with Reserve Advisors.

1st Time Reserve Study Proposal



Gateway Services CDD

13240 Griffin Drive
Ft. Myers, FL 33913

August 17, 2022

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Introduction

August 17, 2022

Board of Directors
Gateway Services CDD
13240 Griffin Drive
Ft. Myers, FL 33913

Dear Boardmembers:

For over twenty-five years, Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with degrees in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Service – Email us or call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

Sincerely,



Dreux Isaac
President

Proposal

DATE: August 17, 2022 (To be done in **2023**)

CLIENT: Gateway Services CDD
13240 Griffin Drive, Ft. Myers, FL 33913

PROPERTY: Gateway Services CDD
13240 Griffin Drive, Ft. Myers, FL 33913

INTRODUCTION: Dreux Isaac & Associates, Inc. ("DIA") will perform a 1st time reserve study of the property named in this agreement. The reserve study we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each 1st time reserve study will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information.

SCOPE OF WORK: **On-Site Survey –** DIA will perform an on-site field survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity, and condition. Photographs and measurements will be taken as needed.

Physical Analysis – DIA will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – DIA will collect and review certain financial data, including reserve budget contributions and year end balances will be calculated. Reserve funding projections will be made. A final review and analysis will conclude with completion of the report findings and recommendations.

Report Preparation – The reserve study DIA will prepare for you will include a summary of recommendations and findings, a reserve component schedule, a straight-line funding plan, a 30-year cash flow funding plan, supporting charts, and property photographs. Once a final review is completed, an electronic PDF copy of the report will be sent to you. Unless requested no hard copies will be provided.

Florida Condo Reserve Requirements – This agreement is for preparing a 2022-2023 reserve study and will comply with all regulatory requirements currently in effect. It will not comply with Florida's new condominium structural integrity reserve study and reserve requirements signed into law on May 26, 2022. These requirements do not go into effect until December 31, 2024.

Proposal

UPDATE OPTION: Once DIA has completed your 1st time reserve study report you will have the open-ended option of requesting future reserve study updates. In each update, any reserve related changes made to property since the time the last study was prepared will be reviewed. All reserve component costs, and life expectancies will be updated using the latest available data. Current financial information will be added, and a new analysis will be performed. These updates can be prepared with or without a site visit, depending on the amount of time that has passed since the last site visit.

FEES: 1st time reserve study: **$30,000.00** Year 1 update, no site visit : **$7,500.00**

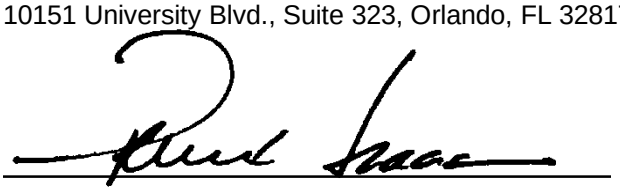
The year 1 update is an open option for the client, and shown for information purposes only. Acceptance of this agreement does not include acceptance of the year 1 update.

PAYMENT: The 1st time reserve study fee is due as follows: 50% is due upon completion of the on-site survey portion of the work. The remaining 50% balance is due upon receipt of the draft study. After 30 days payment will be past due.

REVISIONS: Within 30 days of receiving your reserve study draft, you can request one set of changes and one revised reserve study draft be prepared at no additional charge. After 30 days the reserve study draft will become the final unless an extension has been agreed upon. Changes after 30 days, or after completing the first revision can be made, but there will be an additional fee for each set of changes requested.

TIME FRAME: **1st Quarter of 2023.** (Estimated as of this proposal date)

ACCEPTED: Dreux Isaac & Associates, Inc.
10151 University Blvd., Suite 323, Orlando, FL 32817



August 17, 2022

Dreux Isaac, President — Date

Gateway Services CDD

Authorized Signature — Date

Name (Please Print) — Position/Title

Company Facts & References

Established: 1989

Experience: Over 30 years of performing reserve studies, insurance appraisals and turnover reports
Over 1,800 clients throughout the United States
Over 6,000 reports prepared

Qualifications: Certified Construction Inspectors (CCI)
Certified Construction Consultants (CCC)
Certified Marshall & Swift Appraisers

Protection: Workers comp, Liability and E&O insurance coverage

Affiliations: Community Association Institute Business Member (CAI)
Space Coast Communities Association (SCCA)

Website: www.dia-corp.com

Address: 10151 University Boulevard, Suite 323
Orlando, FL 32817

Phone: (800) 866-9876 (407) 695-5226 (407) 695-3865 Fax

References

Fleming Island Plantation CDD	2300 Town Center Boulevard	Fleming Island	FL
St. Johns Forest CDD	St. Johns Forest Boulevard	Jacksonville	FL
Arlington Ridge CDD	4463 Arlington Ridge Boulevard	Leesburg	FL
Miromar Lakes CDD	Miromar Lakes Parkway	Miromar Lakes	FL
Wentworth Estates CDD	Treviso Bay Boulevard	Naples	FL
Grand Haven CDD	2 North Village Parkway	Palm Coast	FL
Tradition Community CDD	10807 Southwest Tradition Square	Port St. Lucie	FL
Turnbull Creek CDD	101 East Positano Avenue	St. Augustine	FL
Durbin Crossing CDD	145 South Durbin Parkway	St. Johns	FL
Julington Creek Plantation CDD	950 Davis Pond	St. Johns	FL

Key Personnel Backgrounds



Dreux Isaac

President

Dreux Isaac is the president, founder, and owner of Dreux Isaac & Associates, Inc., a company that specializes in capital reserve planning and insurance value appraising. Dreux has over 28 years of experience in the construction industry as an architect, insurance appraiser and capital reserve analyst.

In addition to performing thousands of reserve studies and insurance appraisals, over the past 25 years Dreux has been a speaker at numerous seminars, continuing education courses, and various organization meetings involved in the resort and community association industry, as well as a guest on local TV shows in Sarasota and Ft. Myers, Florida. He is current President of Talman Homeowners Association and was past president at Eagles Point Homeowners Association where he previously lived.

Dreux has a Bachelor of Architecture degree from Louisiana State University (LSU) and is a member of the Community Association Institute (CAI), Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC). Dreux has also been a member of the American Association of Cost Engineers (AACE), the American Society of Appraisers (ASA), Jaycees International, the Foundation for Architectural Education at Louisiana State University.

Dreux was born and raised in New Orleans, Louisiana, but moved to Florida in 1986. He currently lives in Winter Park, FL with his wife Donna and their three boys; Dylan, Derek, and Dalas.



DJ Muehlstedt

Staff Engineer

DJ Muehlstedt was hired in 2005 and since then has performed hundreds of reserve studies and insurance appraisals for condominium, timeshares, homeowners associations, golf and country clubs, commercial and religious properties throughout Florida, the Eastern United States and the Bahamas.

Originally from Iowa, DJ holds a Bachelor of Science degree in Civil Engineering from the University of Iowa. Before joining Dreux Isaac & Associates, DJ worked as a civil engineer performing commercial and residential property inspections for firms in Denver, Colorado and Lakeland, Florida.
DJ is a member of the Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC), and a Certified Marshall & Swift Appraiser.
DJ currently resides in Orlando with his wife Marie and their daughter Olivia.

Featured Large Scale Clients (1000 or more units)

The Country Club at Mirasol Community
11300 Mirasol Boulevard
Palm Beach Gardens, FL 33418
http://www.mirasolcc.com/

Alison Peters, Property Manager
(561) 626-8283
mirasol@langmanagement.com

Homeowner association, 1170 units, gated community, private roads, dock

Services provided: reserve studies



Gleneagles Country Club, Inc.
7667 Victory Lane
Delray Beach, FL 33446
www.gleneagles.cc

Michael Eustace, Property Manager
(561) 637-1214
meustace@gleneagles.cc

Private country club community, 1082 homes, gated, 2-18 hole golf courses, 65,000 sq ft clubhouse, 8 pools, 21 har-tru courts

Services provided: reserve studies



Wycliffe Golf and Country Club, Inc.
4650 Wycliffe Country Club Boulevard
Wellington, FL 33449
www.wycliffecc.com

Alex Jewell, Director of Finance
(561) 964-9200 x107
a.jewell@wycliffecc.com

Private club and community, 1045 homes, 2-18 hole golf courses, 71,000 sq ft clubhouse, 16 hard-tru tennis courts, pool facility

Services provided: reserve studies



Large Scale Clients (1000 or more units)

No	Name	Address
1	Bonita Bay Community	3531 Bonita Bay Blvd, Bonita Springs, FL 34134
2	Delray Villas Recreation Association	13773 Circular Drive, Delray Beach, FL 33484
3	Durbin Crossing CDD	145 South Durbin Parkway, St. Johns, FL 32259
4	Forest Ridge Master HOA	Pine Isles Road, Davie, FL 33328
5	Glen Eagle Golf & Country Club	1403 Glen Eagle Blvd., Naples, FL 34104
6	Gleneagles Country Club	7667 Victory Lane, Delray Beach, FL 33446
7	Highlands HOA	2200 Shepard Road, Winter Springs, FL 32708
8	Lexington Community Association	16257 Willowcrest Way, Ft. Myers, FL 33908
9	Mirasol Master Maintenance Association	11600 Mirasol Way, Palm Beach Gardens, FL 33418
10	Moors Master Maintenance Association	17321 NW 66th Court, Miami, FL 33015
11	Ocean Hammock POA	Hammock Dunes Parkway, Palm Coast, FL 32137
12	Pelican Bay Homeowners	101 Sea Hawk Drive, Daytona Beach, FL 32119
13	Saint Johns Northwest Residential POA	Royal Pines Parkway, St. Augustine, FL 32092
14	Saint Johns Six Mile Creek North POA	Registry Blvd., St. Augustine, FL 32092
15	Spruce Creek POA	212-1 Cessna Blvd., Port Orange, FL 32128
16	Sunset Lakes Master	18600 Sunrise Avenue, Miramar, FL 33029
17	Sutton Lakes Owners Association	Sutton Lakes Blvd., Jacksonville, FL 32246
18	The Country Club at Mirasol Community	11300 Mirasol Blvd., Palm Beach Gardens, FL 33418
19	The Great Outdoors	100 Plantation Drive, Titusville, FL 32780
20	The Landings Yacht, Golf & Tennis Club	4420 Flagship Drive, Ft. Myers, FL 33919
21	The Ridges Maintenance Association	South Post & Bonaventure, Weston, FL 33326
22	University Park Community	7671 Park Blvd., University Park, FL 34201
23	Ventura Country Club Community HOA	3333 Woodgate Blvd., Orlando, FL 32822
24	Victoria Gardens HOA	1431 Orange Camp Road, DeLand, FL 32724
25	Village Walk of Sarasota HOA	8109 Camminare Drive, Sarasota, FL 34238
26	Vista Lakes Community	8841 Lee Vista Blvd., Orlando, FL 32829
27	Waters Edge at Port Orange HOA	Waters Edge Blvd., Port Orange, FL 32128
28	Wycliffe Golf and Country Club	4650 Wycliffe Country Club Blvd, Wellington, FL 33449

Partial Client List

Southeast Florida

1000 Island Boulevard, Aventura
1680 Michigan, Miami Beach
18101 Collins Avenue, Sunny Isles Beach
2080 Ocean Drive, Hallandale
2800 Island Boulevard, Williams Island
4000 Island, Aventura
5000 Bayview, Fisher Island
5100 Bayview, Fisher Island
5600, Miami Beach
70 Park Drive at Bal Harbour, Bal Harbour
7400 Oceanside, Fisher Island
7600 Oceanside, Fisher Island
Acqualina, Sunny Isles
Admiral Towers, Miami Beach
Admirals Cove Master POA, Jupiter
Alexandra Village, Boynton Beach
Andalusia, Coral Gables
Apogee, Miami Beach
Atlantic Coral Harbor, Islamorada
Atlantic II at the Point, Aventura
Atlantic III at the Point, Aventura
Avant Garde, Hallandale
Bayside Village East, Fisher Island
Bayside Village, Fisher Island
Bayview No One, Fisher Island
Bayview No Three, Fisher Island
Bayview No Two, Fisher Island
Beach Club Three, Hallandale
Beach Beach Club Villas II, North Miami Beach
Bel-Aire On The Ocean, Miami Beach
Bellavista Village, Boynton Beach
Biltmore II, Coral Gables
Blue & Green Diamond Master, Miami Beach
Blue Diamond, Miami Beach
Boynton Lakes North, Boynton Beach
Brickell Bay Club, Miami
Brickell East, Miami
Brickell Mar, Miami
Brickell Place Phase II, Miami
Brickell Town House, Miami
Canada House Beach Club, Pompano Beach
Carbonell, Miami
Carrington at Coconut Creek, Coconut Creek
City Place Tower, West Palm Beach
Coastal Towers, Sunny Isles Beach
Coconut Bay Resort, Ft Lauderdale
Coconut Mallory Marina and Resort, Key West
Continuum on South Beach Master, Miami Beach
Continuum on South Beach South Tower, Miami Beach
Coral Ridge Towers South, Ft Lauderdale
Coronado , Aventura
Country Walk Estate Homes, Miami
Country Walk Master, Miami
Country Walk Patio Homes, Miami
Courts Brickell Key, Miami
Courvoisier Courts, Miami
Cypress Bend VII, Pompano Beach
Cypress Head Club, Parkland
Cypress Lake of Martin County, Palm City
Cypress Lakes Master, West Palm Beach
Diamante Village, Boynton Beach
Emerald Pointe Community, Delray Beach
Ensenada, Aventura
Excellente Village, Boynton Beach
Fairways at Mariner Sands, Stuart
Finnish-American Rest Home, Lake Worth
First Sunrise LC, West Palm Beach
Forest Ridge Master, Davie
Gables Point I, Miami
Gables Point II, Miami
Gables Point III, Miami
Gables Point Reclands Master, Miami
Galeria, Miami Beach
Giardino Village, Boynton Beach
Golden Lakes Village A, West Palm Beach
Green Diamond, Miami Beach
Grove Isle, Coconut Grove
Grovenor House, Coconut Grove
Gulfstream, Boynton Beach
Hammocks Community, Miami
Hamptons South, Aventura
Harbor Club South Bldg No 1, Marathon
Harborview, Fisher Island
ICON, Miami Beach
Illustre Village, Boynton Beach
Imagination Farms Community, Davie
Imperial at Brickell, Miami
Jackson Tower Las Olas, Ft Lauderdale
Jade Residences at Brickell Bay, Miami
Jefferson Corners at Heritage Ridge, Stuart
Kings Creek South, Miami
Kings Point Imperial, Sunny Isles Beach
La Tour, Miami Beach
Lago Del Rey 2, Delray Beach
Lago Del Rey Central Maint, Delray Beach
Lago Del Reyminiuim 10, Delray Beach
Lake Emerald, Oakland Park
Lake Tower, Key Biscayne
Lake Villa Three, Key Biscayne
Lake Villa Two, Key Biscayne
Lake Villa, Key Biscayne Lakeridge Townhomes, Miami
Lakes of the Meadow Master, Miami
Lakes of the Meadow Neighborhoods, Miami
Las Salinas, Key West
Le Club International, Ft Lauderdale
LExcellence, Miami Beach
LHermitage II, Ft Lauderdale
Lucente Village, Boynton Beach
Maison Grande, Miami Beach
Majestic Isles, Boynton Beach
Marbella of Miami, Miami
Marina Village No Three, Fisher Island
Marina Village No Two, Fisher Island
Marina Village, Fisher Island
MarinaBlue, Miami
Mariner Village Gardens, Aventura
Michael-Ann Russell Jewish Community Ctr, N Miami Bch
Millennium, Sunny Isles Beach
Mizner Court, Boca Raton
Mizner Place at Weston Town Center, Weston
Mizner Tower, Boca Raton
Mizner Village Maintenance, Boca Raton
Moorings at Lantana No Three, Lake Worth
Moors Pointe, Miami
Murano Grande at Portofino Master, Miami Beach
Murano Grande at Portofino, Miami Beach
Mystic Pointe Tower 300, Aventura
Mystic Pointe Tower 500, Aventura
Mystic Pointe Tower 600, Aventura
Mystic Pointe Townhouses, North Miami Beach
Neo Lofts, Miami
Nola Lofts I, Ft Lauderdale
North Tower at the Point, Aventura
Northtree Community, Lake Worth
Nuriver Landing, Ft Lauderdale
Oasis Singer Island, Singer Island
Ocean Club Community, Key Biscayne
Ocean Club Jupiter, Jupiter
Ocean Three, Sunny Isles Beach
Ocean Trail No II, Jupiter
Ocean Two, Sunny Isles Beach
Oceania V, Sunny Isles
Oceanside No Five, Fisher Island
Oceanside No Four, Fisher Island
Oceanside No Three, Fisher Island
Oceanside No Two, Fisher Island
Oceanside, Fisher Island
Old Port Cove Lake Point Tower, N Palm Beach
Old Port Cove Towers, North Palm Beach
One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores
Palm-Aire Country Club No 6, Pompano Beach
Palmetto Place at Mizner Park, Boca Raton
Park Place, Pembroke Pines
Pembroke Cove Apts, Pembroke Pines
Pembroke Falls, Pembroke Pines
Phoenix Towers, Singer Island
Pipers Landing Garden Apts Area Nine, Palm City
Pipers Landing Garden Apts Area Three, Palm City
Pipers Landing POA, Palm City
Pipers Landing, Palm City
Plantation Beach Club, Stuart
Platina Community Master, Boynton Beach
Playa Del Sol, Ft Lauderdale
Plaza Del Prado, North Miami Beach
Plaza of Bal Harbour, Bal Harbour
Poinciana Island Yacht and Racquet Club, Sunny Isles
Porta Bella Yacht & Tennis Club, Boca Raton
Porto Vita POA, Miami
Portofino Tower, Miami Beach
Portofino/South Pointe Master, Miami Beach
Portsview at The Waterways Harbor Towers, Aventura
Portsview at The Waterways Harborside, Aventura
Portsview at The Waterways Master, Aventura
Portsview at The Waterways Tower 1, Aventura
Portsview at The Waterways Townhomes, Aventura
Presidential Place, Boca Raton
Puerta De Palmas, Coral Gables
Quadomain, Hollywood
Regent Park, Hollywood
Resort Villa One, Key Biscayne
Resort Villa, Key Biscayne
Runaway Bay Apts, Ft Lauderdale
Sandy Lane Master, Miami Beach
Sea Air Towers, Hollywood
SeaSide Residences, Key West
Seaside Villas, Fisher Island
Seaside, Fisher Island
Sherwood Lakes, Lake Worth
Shoma Homes Keys Gate, Homestead
Silver Seas Beach Club, Ft Lauderdale
Skyline on Brickell, Miami
Snapper Creek Townhouse, Miami
Snug Harbor Yacht Club, Stuart
South Bay Club, Miami Beach
South Pointe Towers I, Miami Beach
Stratford Arms, Boca Raton
Summerspell, Miramar Beach
Summit Tower, Hollywood Beach
Sunset Harbour North, Miami Beach
Sunset Trace, Palm City
Symphony Master, Ft Lauderdale
The 2100, Palm Beach
The 3560, Palm Beach
The Admirals Walk, Boca Raton
The Amethyst, Miami Beach
The Beresford, Boca Raton
The Carriage Club North, Miami Beach
The Coconut Grove Bayshore, Coconut Grove
The Courtyards at The Point, Aventura
The Courtyards in Cityplace, West Palm Beach
The Crossings, Miami
The Emeraldbay at Key Colony, Key Biscayne
The Floridian of Miami Beach, Miami Beach
The Gables and Club, Coral Gables
The Golf Village at Admirals Cove Master, Jupiter
The Jockey Club Apt, Miami
The Lands of The President Two, W Palm Beach

Partial Client List

The Loxahatchee Club, Jupiter
The Marina at the Bluffs, Jupiter
The Metropolitan, Miami
The Moors Master Maintenance, Miami
The of Harbour Isles, North Palm Beach
The Palm Yacht Beach Club, Lauderdale By The Sea
The Palms 2100 Master, Ft Lauderdale
The Palms 2100 Tower One, Ft Lauderdale
The Palms 2100 Tower Two, Ft Lauderdale
The Palms 2100 Townhouses, Ft Lauderdale
The Palms of Islamorada, Islamorada
The Parc, Aventura
The Point of Aventura Maintenance, Aventura
The Prado, West Palm Beach
The Ridges Maintenance, Weston
The Tides, Hollywood
The Village of Stuart, Stuart
The Waterfront on the Ocean, Juno Beach
The Yacht Club at Portofino, Miami Beach
The Yacht Club, Aventura
Three Tequesta Point, Miami
Tiffany Lakes, Mangonia Park
Tivoli Trace, Deerfield Beach
Toscano, Miami
Town Park Village No 1, Miami
Turnberry Ocean Colony S Twr, Sunny Isles Beach
Turnberry on the Green, Aventura
Tuscany No 6, Miramar
Vacation Village at Bonaventure Master, Weston
Vacation Village at Bonaventure, Weston
Vacation Village at Weston, Weston
Vacation Village Registration, Weston
Venetia, Miami
Venetian Palms, Miami
Villa Regina, Miami
Village Homes Maintenance, Miami
Waterview, Aventura
Willoughby Community, Stuart
Willoughby Golf Club, Stuart
Windchime Lakes, Boynton Beach
Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center
Acadia, Sun City Center
Admirals Bay, Ft Myers Beach
Admiralty Point, Naples
Aloha Kai, Sarasota
Alta Mar, Ft Myers
Amberwood Lake, Ft Myers
Andover A of Kings Pointe, Sun City Center
Andover B of Kings Point, Sun City Center
Andover C, Sun City Center
Andover D of Kings Point, Sun City Center
Andover E of Kings Point, Sun City Center
Andover F of Kings Point, Sun City Center
Andover G, Sun City Center
Andover H of Kings Point, Sun City Center
Andover I of Kings Point, Sun City Center
Anna Maria, Cape Coral
Ariel, Ft Myers
Avalon Bay, Ft Myers
Bahia Del Sol, Ruskin
Ballantrae, Sarasota
Barefoot Pelican, Naples
Bay Colony Community, Naples
Bay Colony Golf Club, Naples
Bay Colony Shores POA, Naples
Bay Forest, Naples
Bay Harbor Community, Bonita Springs
Bay Harbor, Ft Myers
Bay Hollow, Bradenton
Bay Isles, Longboat Key
Bay Plaza, Sarasota
Bay Pointe at Bonita Bay, Bonita Springs
Bay Village Club, Ft Myers Beach
Bays Bluff, Sarasota
Bayshore Regency, Tampa
Bayshore, Cape Coral
Bayshores of Vanderbilt Beach, Naples
Bayview Homes I, Sarasota
Baywood Colony Southwood Apts I, Sarasota
Beach Terrace, Sarasota
Beach View at Boca Bay, Boca Grande
Beach Villas III, Captiva
Beachway, Sarasota
Bedford A, Sun City Center
Bedford B, Sun City Center
Bedford C, Sun City Center
Bedford D, Sun City Center
Bedford E, Sun City Center
Bedford F, Sun City Center
Bedford G, Sun City Center
Bedford H, Sun City Center
Bedford J, Sun City Center
Beechwood Cove, Sarasota
Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers
Bermuda Club, Ft Myers
Bermuda Pointe, Bonita Springs
Bird Bay Community, Venice
Bird Bay Village Phase 1, Venice
Bird Bay Village Phase 2, Venice
Bird Bay Village Phase 4, Venice
Bird Bay Village Phase 5, Venice
Blackburn Harbor, Osprey
Blind Pass, Sanibel
Boathouse on Longboat, Longboat Key
Boca Bay Master, Boca Grande
Boca Bay Pass Club, Boca Grande
Boca Grande Health Clinic Foundation, Boca Grande
Boca Grande Health Clinic, Boca Grande
Boca Grove, Bradenton
Boca Vista at Burnt Store Lakes, Punta Gorda
Bonita Beach Club, Bonita Springs
Brandywine, Ft Myers
Brenson Mar, Cape Coral
Brookfield, Sun City Center
Brookshire Village I, Ft Myers
Brookshire Village II, Ft Myers
Brookshire Village IV, Ft Myers
Calais at Pelican Bay, Naples
Caloosa Isles II, Ft Myers
Cambridge A, Sun City Center
Cambridge B, Sun City Center
Cambridge C, Sun City Center
Cambridge E, Sun City Center
Cambridge F, Sun City Center
Cambridge H, Sun City Center
Cambridge I, Sun City Center
Cambridge J, Sun City Center
Cambridge K, Sun City Center
Cambridge L, Sun City Center
Cambridge M, Sun City Center
Cane Palm Beach, Ft Myers Beach
Canton Court D, Sun City Center
Captains Bay North One, Ft Myers Beach
Captains Bay North Two, Ft Myers Beach
Captains Bay South, Ft Myers Beach
Captains Harbour, Cape Coral
Cardinal Cove, Ft Myers
Carrington Place, Sarasota
Casa Del Sol, Sarasota
Casa Ybel Beach and Racquet Club Phase IJK, Sanibel
Casa Ybel Resort Limited Partnership, Sanibel
Casarina, Sarasota
Castel Del Mare, Sarasota
Cedar Hammock Golf & Country Club, Naples
Chandlers Forde, Sarasota
Chiltington Court, Naples
Cinnamon Cove Terrace I, Ft Myers
Cinnamon Cove Terrace III, Ft Myers
Clipper Bay, Cape Coral
Clipper Cove Village, Ft Myers
Clipper Cove Village, Punta Gorda
Club Brittany at Park Shore, Naples
Club Harbour, Cape Coral
Club Regency, Marco Island
Cobblestone Court I, Naples
Colonial Wests, Ft Myers
Colony Bay One, Tampa
Condo of Sand Cay, Longboat Key
Coral Del Rio, Cape Coral
Coreys Landing, Longboat Key
Corinth, Sun City Center
Corkscrew Woodlands, Estero
Coronado, Ft Myers
Country Pines of North Fort Myers, N Ft Myers
Countryside Master, Naples
Courtside Landings, Punta Gorda
Courtyard Landings III, Punta Gorda
Courtyard Landings, Punta Gorda
Crescent Arms, Sarasota
Crescent Beach, Marco Island
Crescent Royale, Sarasota
Crossings II at Bonita Bay, Bonita Springs
Cypress Lake Country Club, Ft Myers
Cypress Lake Estates, Ft Myers
Cypress Lake Gardens, Ft Myers
Deer Creek Community, Sarasota
Devonshire, Sun City Center
Dolphin Towers, Sarasota
Dolphin Watch, Ft Myers Beach
Dorchester A of Kings Point, Sun City Center
Dorchester B of Kings Point, Sun City Center
Dorchester C of Kings Point, Sun City Center
Dorchester D of Kings Point, Sun City Center
Eagle Creek Golf & Country Club, Naples
Eagles Nest at Bonita Bay, Bonita Springs
Eagles Nest, Marco Island
Eagles Point at the Landings III, Sarasota
Eden House, Ft Myers Beach
Edinburgh, Sun City Center
Egret Landing at Tampa Bay, San Antonio
Egrets Landing at Bonita Bay, Bonita Springs
Emerald Cove at Cape Coral Community, Cape Coral
Emerald Pointe, Punta Gorda en Provence, Longboat Key
Enclave at Palmira I, Bonita Springs
Enclave Neighborhood, Bonita Springs
Enclave of Naples, Naples
Englewood Beach, Englewood
Estero Bayside, Ft Myers Beach
Estero Sands, Ft Myers Beach
Fairbourne, Sun City Center
Fairfield A, Sun City Center
Fairfield B, Sun City Center
Fairfield C, Sun City Center

Partial Client List

Fairfield D, Sun City Center
Fairfield E, Sun City Center
Fairfield F, Sun City Center
Fairfield G, Sun City Center
Fairfield H, Sun City Center
Fairway Bay Common Shared Facility, Longboat Key
Fairway Bay I, Longboat Key
Fairway Bay II, Longboat Key
Fairway Bay III, Longboat Key
Fairway Trace at Peridia II, Bradenton
Fairway Villas Property, North Port
Fairway Woods, Sarasota
Falling Waters Master Rec Facilities, Naples
Falling Waters Master, Naples
First Lido, Sarasota
First Presbyterian Church of Naples, Naples
First United Methodist Church, Ft Myers
Forest Glen Golf & Country Club Master, Naples
Four Winds Marina North, Bokeelia
Four Winds Marina, Bokeelia
Foxfire Community, Naples
Foxmoor, North Ft Myers
Gateway Golf & Country Club, Ft Myers
Glades Golf & Country Club, Naples
Glades Golf and Country Club, Naples
Gladiolus Gardens Rec and Maint, Ft Myers
Gladiolus Gardens Section V, Ft Myers
Gladiolus Gardens Section X, Ft Myers
Gladiolus Gardens Section XI, Ft Myers
Glen Eagle Golf & Country Club, Naples
Glen Oaks Manor Home, Sarasota
Gleneagles IV, Naples
Gloucester A, Sun City Center
Gloucester B, Sun City Center
Gloucester C, Sun City Cetner
Gloucester D, Sun City Center
Gloucester E, Sun City Center
Gloucester F, Sun City Center
Gloucester G, Sun City Center
Gloucester H, Sun City Center
Gloucester J, Sun City Center
Gloucester K, Sun City Center
Gloucester L, Sun City Center
Gloucester M, Sun City Center
Gloucester N, Sun City Center
Gloucester P, Sun City Center
Gramercy, Naples
Grand Bay/LBK Community, Longboat Key
Grand Bay/LBK I, Longboat Key
Grand Bay/LBK II, Longboat Key
Grand Bay/LBK III, Longboat Key
Grand Bay/LBK IV, Longboat Key
Grand Bay/LBK V, Longboat Key
Grand Bay/LBK VI, Longboat Key
Grand Vista at Riverwood, Port Charlotte
Grande Bay at Boca Bay, Boca Grande
Grantham, Sun City Center
Greenbriar VI at Bonita Bay, Bonita Springs
Greengate Community, Ft Myers
Greengate IV, Ft Myers
Gulf Reflections, Ft Myers
Gulf Sandss of Mansota Key, Englewood
Hacienda de Ybor Apt Community, Tampa
Hacienda Villas, Tampa
Hamilton Club, Sarasota
Hammock Isle at Bonita Bay, Bonita Springs
Harbor Isles, Venice
Harbor Place at Peppertree, Ft Myers
Harborshore at Boca Bay, Boca Grande
Harborside at Boca Bay, Boca Grande
Harbortown, Ft Myers
Harbour Court, Longboat Key
Harbour Landings Estates, Cortez
Harbour Landings, Ft Myers
Harbour Links, Ft Myers
Harbour Pointe, Ft Myers Beach
Harbourtowne, Cape Coral
Heather Ridge II of Brookshire, Ft Myers
Heritage Oaks Golf & Country Club, Sarasota
Heritage Palms Golf & Country Club, Ft Myers
Hibiscus Pointe, Ft Myers Beach
Hickory Shores, Bonita Beach
Hidden Harbour One, Ft Myers
High Point Country Club Group Eleven, Naples
High Point Country Club Group Fourteen, Naples
High Point Country Club Group One, Naples
High Point Country Club Group Ten, Naples
High Point Country Club Group Two, Naples
High Point Country Club, Naples
Highgate A, Sun City Center
Highgate B, Sun City Center
Highgate C, Sun City Center
Highgate D, Sun City Center
Highgate E, Sun City Center
Highgate F, Sun City Center
Highgate II, Sun City Center
Highgate III, Sun City Center
Highgate IV, Sun City Center
Highland Woods Golf & Country Club, Bonita Springs
Hudson Harbour, Sarasota
Huntington at Sun City Center, Sun City Center
Huron Cove, Marco Island
Hurricane House, Sanibel
Idlewood, Sun City Center
Inn On The Beach, Longboat Key
Insurance Service of Sarasota, Osprey
Inverness at Sun City Center, Sun City Center
Ironwood Business Park, Sarasota
Island Beach, Ft Myers Beach
Island Pines Recreation, Ft Myers Beach
Island Reef, Ft Myers Beach
Island Winds Bath and Racquet Club, Ft Myers Beach
Jameson, Sun City Center
Japanese Gardens, Venice
Jetty Villas, Venice
Kahlua, Ft Myers Beach
Kelly Greens Community IV, Ft Myers
Kelly Greens Single Family I, Ft Myers
Kelly Greens Terrace V, Ft Myers
Kelly Greens Verandas I, Ft Myers
Kelly Greens Verandas II, Ft Myers
Kelly Greens Verandas III, Ft Myers
Kelly Greens Verandas IV, Ft Myers
Kelly Greens Verandas V, Ft Myers
Kelly Greens Verandas VI, Ft Myers
Kelly Greens Verandas VII, Ft Myers
Kensington, Sun City Center
Key Harbour, Ft Myers
Key Royal, Naples
Kings Point, Sun City Center
Kingsmere, Sarasota
Kingston Arms, Sarasota
Krain Residence, Longboat Key
La Bellasara, Sarasota
La Firenza, Longboat Key
Lake Louise, Cape Coral
Lake Pointe Apts Ltd, Tampa
Lakebridge, Bradenton
Lakemont Cove, Bonita Springs
Lakeshore Village, Sarasota
Lakeside Vista, Ft Myers
LAmbiance at Longboat Key Club, Longboat Key
Lancaster I, Sun City Center
Lancaster II, Sun City Center
Lancaster III, Sun City Center
Lancaster IV, Sun City Center
Laurel Villas, Venice
Le Ciel Park Tower, Naples
LElegance on Lido Beach, Sarasota
Lido Beach Club, Sarasota
Lido Towers, Sarasota
Limetree Beach Resort, Sarasota
Linkside Village I, Port Richey
Little Hickory Bay, Bonita Springs
Longboat Beachcomber, Longboat Key
Longboat Terrace, Longboat Key
Longboat Village, Ft Myers
Longshore Lake Foundation, Naples
Lovers Key Beach Club, Ft Myers Beach
Lyndhurst, Sun City Center
Manchester I, Sun City Center
Manchester II, Sun City Center
Manchester III, Sun City Center
Manchester IV, Sun City Center
Manhattan Palms, Tampa
Mansion La Palma at Bay Colony, Naples
Marina Bay, Longboat Key
Marina Del Sol, Sarasota
Marina North Shore, Punta Gorda
Marina Terrace, Ft Myers
Marina Village at Snug Harbor, Ft Myers Beach
Marinatown Village A, Ft Myers
Mariner Pointe, Sanibel
Mariners Boathouse and Beach Resort, Ft Myers Beach
Mariners Cove, Naples
McGregor Woods, Ft Myers
Meadowlake, Sarasota
Merano at the Colony, Bonita Springs
Meridian at the Oaks Preserve Commons, Osprey
Meridian I at The Oaks Preserve, Osprey
Meridian II at The Oaks Preserve, Osprey
Meridian III at The Oaks Preserve, Osprey
Meridian IV at The Oaks Preserve, Osprey
Meridian V at The Oaks Preserve, Osprey
Meridian VI at The Oaks Preserve, Osprey
Midnight Cove II, Sarasota
Midnight Cove, Sarasota
Miromar Lakes Master, Estero
Mission Lakes of Venice, Venice
Mission Monterey, Ft Myers
Mont Claire at Pelican Marsh, Naples
Myerlee Manor, Ft Myers
Nantucket I, Sun City Center
Nantucket II, Sun City Center
Nantucket III, Sun City Center
Nantucket IV, Sun City Center
Nantucket V, Sun City Center
Naples Four Winds, Naples
Naples Heritage Golf & Country Club, Naples
Naples Lakes Country Club, Naples
New Approach, Ft Myers
North Bay, Boca Grande
North Shore Place, North Ft Myers
North Village, Boca Grande
Office Buildings, LeHigh
Old Bridge Village Co-op, North Ft Myers
Orchid Beach Club Residences, Sarasota

Partial Client List

Oxford I, Sun City Center
Oxford II, Sun City Center
Paddle Creek, Ft Myers
Palm Avenue Baptist Tower, Tampa
Palm Harbor Club at Bay Beach, Ft Myers Beach
Palmetto Ridge at the Brooks, Bonita Springs
Park Plaza, Naples
Park Shore Resort, Naples
Park View III, Cape Coral
Pavese Garner Attorney at Law, Ft Myers
Pavilion Club, Naples
Pelican Bay Foundation, Naples
Pelican Cove, Sarasota
Pelican Marsh Golf Club, Naples
Pelican Watch, Ft Myers Beach
Peppertree Bay, Siesta Key
Pine Grove, Ft Myers
Pinebrook-Ironwood Recreation, Bradenton
Pipers Grove, Naples
Plantation Beach Club II, Captiva
Plantation Beach Club III, Captiva
Plantation Beach Club, Captiva
Plantation Beach Club, Port Charlotte
Plantation House, Captiva
Plantation Village of Sanibel, Sanibel
Pointe Estero, Ft Myers Beach
Porta Vecchio at Mediterra Neighborhood, Naples
Portobello, Longboat Key
Ports of Iona, Ft Myers
Portsmith, Sun City Center
Princess Del Mar, Marco Island
Princeton, Sun City Center
Promenade, Longboat Key
Prosperity Point Master, Punta Gorda
Provincetown, Ft Myers
Quail Creek Village Foundation, Naples
Radison I, Sun City Center
Radison II, Sun City Center
Raintree Village No 4, Temple Terrace
Raintree Village POA, Temple Terrace
Reflection Lakes Master, Ft Myers
Reflection Lakes Two, Ft Myers
Regatta Pointe, Palmetto
Regency House, Sarasota
RHC Master, Valrico
River View Villas, Cape Coral
Rivers Edge 2, Ft Myers
Rivers Edge 3, Ft Myers
Riverside Yacht Club Estates, Ft Myers
Riverwalk Cove, Ft Myers
Riviera Club Village, Sarasota
Riviera Club, Ft Myers Beach
Rosewood at the Gardens, Sarasota
Royal Beach Club, Ft Myers Beach
Royal Vista, Cape Coral
Royal Wood Master, Naples
Ruby at Sunstone, Naples
San Carlos Springs, Ft Myers
San Marino Bays, Tampa
Sanctuary I at Longboat Key Club, Longboat Key
Sanctuary II at Longboat Key Club, Longboat Key
Sanctuary III at Longboat Key Club, Longboat Key
Sanctuary IV at Longboat Key Club, Longboat Key
Sandalfoot, Sanibel
Sandpiper Apts, Venice
Sanibel Beach Club, Sanibel
Sanibel Harbour Tower South, Ft Myers
Sanibel Siesta Apt, Sanibel
Sarabande, Sarasota
Sarasota Harbor East Apts, Sarasota
Saturnia Lakes, Naples
Savannah at Turtle Rock, Sarasota
Savannah Trace, Tampa
Sea Isles of Bonita Beach, Bonita Springs
Seagrove at Siesta Key, Siesta Key
Seascape of Little Hickory Island, Bonita Springs
Seawatch, Ft Myers Beach
Senior Friendship Centers, Naples
Senior Friendship Centers, Sarasota
Senior Friendship Centers, Venice
Serenade on Palmer Ranch, Sarasota
Seven Lakes, Ft Myers
Shorewood of Sanibel, Sanibel
Siesta Towers, Sarasota
Silver King, Boca Grande
Silverleaf at Seven Oaks, Wesley Chapel
Smugglers Cove, Ft Myers Beach
Snug Harbor, Sanibel
Solamar, Naples
Somerset Cay, Sarasota
South Bay at Boca Bay, Boca Grande
South Gate Village Green Section Four, Sarasota
South Pointe Villas Master, Ft Myers
South Pointe Villas Phase II, Ft Myers
South Pointe Villas Phase III, Ft Myers
South Pointe Villas Phase IV, Ft Myers
South Seas Club, Captiva
Southampton I, Sun City Center
Southampton II, Sun City Center
Spanish Main Yacht Club, Longboat Key
Spring Lake Community, Ft Myers
Spring Lake II, Ft Myers
Spring Lake, Ft Myers SRQ Park, Sarasota
St Croix, Sanibel Island
Steamboat Bend East, Ft Myers
Stonebridge Country Club Community, Naples
Stoneybrook Clubside South, Sarasota
Stoneybrook Fairway Verandas I, Sarasota
Stoneybrook Golf & Country Club, Sarasota
Stoneybrook Greens Commons, Sarasota
Stoneybrook Veranda Greens North I, Sarasota
Stoneybrook Veranda Greens North II, Sarasota
Stoneybrook Verandas I, Sarasota
Strawberry Ridge, Valrico
Summerlin Village, Ft Myers
Sundial East, Sanibel
Sundial of Sanibel, Sanibel
Sunrise Bay Resort and Club, Marco Island
Sunset Beach, Longboat Key Surfrider Beach Club,
Sanibel Surfsong, Ft Myers Beach Surfwalk, Marco Island
Tamarind Gulf and Bay, Englewood
Tangerine Bay Club, Longboat Key
TBM Properties & Smoot Properties, Ft Myers
Terrace I at Lakeside Greens, Ft Myers
Terrace II at Lakeside Greens, Ft Myers
Terrace III at Lakeside Greens, Ft Myers
Terraverde 1, Ft Myers
Terraverde 2, Ft Myers
Terraverde 3, Ft Myers
Terraverde 4, Ft Myers Tessera, Sarasota
The Alagon on Bayshore, Tampa
The Bayou, Ana Maria
The Beaches, Longboat Key
The Boardwalk Caper III, Ft Myers Beach
The Boardwalk Caper IV , Ft Myers Beach
The Caper Beach Club, Ft Myers Beach
The Castillian, Longboat Key
The Club at Crystal Lake II, Ft Myers
The Club at Crystal Lake III, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club Pelican Bay, Naples
The Cottages at South Seas Plantation, Captiva
The Country Club of Naples, Naples
The Embassy House, Sarasota
The Enclave at Fiddlesticks Neighborhood, Ft Myers
The Encore, Sarasota
The Estates at Bay Colony Golf Club, Naples
The Foundation of Pelican Marsh, Naples
The Glasser-Schoenbaum Human Srvcs Ctr, Sarasota
The Grande Riviera, Sarasota
The Habitat, Marco Island
The Hamptons at Bonita Bay, Bonita Springs
The Harbour Club at Lighthouse Bay, Bonita Springs
The Heron at the Sanctuary III, Sanibel
The Isles of Caloosa, Ft Myers
The Isles Recreation, Ft Myers
The Knolls of Kings Point II, Sun City Center
The Knolls of Kings Point III, Sun City Center
The Knolls of Kings Point, Sun City Center
The Landings Carriagehouse, Sarasota
The Landings Racquet Club, Sarasota
The Landings Yacht Golf and Tennis Club, Ft Myers
The Landings, Sarasota
The Miles Building, Ft Myers
The Monaco Beach Club, Naples
The Moorings at Edgewater, Bradenton
The Moorings Country Club, Naples
The Oaks Preserve Management, Osprey
The Olde Hickory Golf & Country Club, Ft Myers
The Olde Hickory Verandas Common, Ft Myers
The Olde Hickory Verandas I, Ft Myers
The Olde Hickory Verandas II, Ft Myers
The Olde Hickory Verandas III, Ft Myers
The Olde Hickory Villas, Ft Myers
The Players Club, Longboat Key
The Regency, Ft Myers
The Sanctuary at Longboat Key Club, Longboat Key
The Sand Caper, Ft Myers Beach
The Sanibel Cottages, Sanibel
The Shore, Longboat Key
The Shores at Gulf Harbour III, Ft Myers
The Somerset, Marco Island
The Strand at Bay Colony, Naples
The Sun Caper, Ft Myers Beach
The Surf Club of Marco, Marco Island
The Venice Golf & Country Club Master, Venice
The Villas at Deer Creek, Sarasota
The Villas at Pinebrook, Bradenton
The Water Club, Longboat Key
The Waterfront at Main Street, Bradenton
The Waterfront, Bradenton
The Waterway, Bradenton
The Woods at Pinebrook, Bradenton
Tortuga Beach Club, Sanibel
Town & River Phase One, Ft Myers
Tremont I, Sun City Center
Tremont II, Sun City Center
Tuckaweye, Bonita Springs
Turtle Rock Community, Sarasota
Tuscana, Sarasota
Tuscany Bay POA, Gibsonton
University Park Community, University Park
Vanderbilt Beach & Harbour Club, Naples
Vanderbilt Gulfside, Naples
Vasari Country Club Master, Bonita Springs
Veinte, Longboat Key

Partial Client List

Venice Golf & Country Club, Venice
Viking, Cape Coral
Villa Capri, Ft Myers
Villa Del Mar, Ft Myers Beach
Villa Di Lancia, Longboat Key
Villa La Palma, Naples
Villa Palmeras at Prestancia, Sarasota
Villa Serena, Riverview
Village on Golden Pond at Breckenridge, Estero
Village Walk, Sarasota
Villas on Golden Beach, Venice
Villeroy, Sun City Center
Vistas on Beneva, Sarasota
Vizcaya at Bay Colony, Naples
Water Crest of Falling Waters, Naples
Watercrest, Bradenton
Wedgewood, Sanibel
Whiskey Creek Village Green Section Eight, Ft Myers
Whiskey Creek Village Green Section Fourteen, Ft Myers
Whiskey Creek Village Green Section Ten, Ft Myers
Whiskey Creek Village Green Section Two, Ft Myers
Whispering Sands, Sarasota
White Sands Club, Naples
Wilderness Country Club, Naples
Wilderness, Naples
Wildewood Springs, Bradenton
Winding Oaks, Longboat Key
Windsong, Bonita Beach
Woodside Village West, Sarasota
Worthington, Sun City Center
Wyldewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach
89 Oceanfront, Ormond Beach
Alhambra at Poinciana, Kissimmee
Alhambra Villas, Kissimmee
Anthem Park, St Cloud
Artesia Townhomes, Cape Canaveral
Artesia, Cape Canaveral
Artisan Club, Celebration
Ashbury Park, Orlando
Aspenwood at Grenelefe, Grenelefe
Baldwin Park Commercial, Orlando
Baldwin Park Commercial-NBD, Orlando
Baldwin Park Commercial-Village Center, Orlando
Baldwin Park Joint Committee, Orlando
Baldwin Park Residential, Orlando
Baldwin Park Residential-Cambridge, Orlando
Baldwin Park Residential-Common, Orlando
Baldwin Park Residential-ISSA 22, Orlando
Baldwin Park Residential-ISSA 28, Orlando
Baldwin Park Residential-Live/Work, Orlando
Baldwin Park Residential-Recreation, Orlando
Baldwin Park Residential-Rey City Homes 2, Orlando
Baldwin Park Residential-Rey City Homes, Orlando
Bali, Winter Garden
Banana Bay, Cocoa Beach
Beachwalker At Harbourside, South Pasadena
Bear Creek Manufactured, Ormond Beach
Bella Playa, Indian Shores
Belleview Biltmore Villas Bayshore, Belleair
Belleview Biltmore Villas Oak, Belleair
Belleview Biltmore Villas South Garden, Belleair
Bermuda Bay Beach, St Petersburg
Bermuda Bay Club, Bradenton Beach
Boca Ciega Residents, Largo
Bouchelle Island I, New Smyrna Beach
Breakaway Trails, Ormond Beach
Bridgewater Neighborhood, Heathrow
Briercliff Commons, Orlando
Brookside Bluff, Zolfo Springs
Bryans Spanish Cove, Orlando
Cabana Club, Clearwater
Cape Caribe, Cape Canaveral
Carefree Country Club, Winter Haven
Caya Costa Community, St Petersburg
Centre Court Ridge, Reunion
Chapman Lakes, Oviedo
Chateaus at Magnolia Pointe,
Clermont Ciega Cove, South Pasadena
Clearwater Key, Clearwater
Coconut Palms Beach Resort II, New Smyrna Beach
Coconut Palms Beach Resort, New Symrna Beach
Colony Surf, Clearwater
Commodore Beach Club, Maderia Beach
Coral Pointe at Harbourside, St Petersburg
Corbett Development, Clearwater
Cranes Roost, Altamonte Springs
Crescent Beach Club Two 8-A LLC, Clearwater
Cristal, Indian Harbour Beach
Cross Creek of Ocoee, Ocoee
Crystal Lake, Palm Harbor
Curlew Landings South, Indian Rocks Beach
Cypress Creek Village Unit Two, Orlando
Cypress Creek Village, Orlando
Cypress Lakes Assoc & Big Cypress Golf, Lakeland
Daytona Beach Riverhouse, Daytona Beach
Devon Green Neighborhood, Heathrow
Dunedin Pines, Dunedin
Edgewater Harbor, Indian Shores
Eloise Pointe Estates, Winter Haven
Emerald Seas, Cocoa Beach
Fairway Village Residents, Largo
Florencia, St Petersburg
Forest Lakes of Cocoa, Cocoa
Forest Lakes, Oldsmar
Fountain Beach, Daytona Beach
Fountain Parke at Lake Mary, Lake Mary
Foxhaven Neighborhood, Orlando
Georgetown East, Safety Harbor
Georgian Inn Beach Club, Ormond Beach
Golfside Villas, Winter Park
Grand Lake Resort, Kissimmee
Greenbriar at Tuscawilla, Winter Springs
Greystone Town Homes, Sanford
Gulf Gate, St Petersburg
Hampton Hills Estates, Debary
Harbor Pointe, Titusville
Hawks Landing at Pelican Bay, Daytona Beach
Heathrow Lakes Maintenance, Heathrow
Heathrow Master, Heathrow
Heathrow Woods, Heathrow
Heritage Crossing, Reunion
Heron Cove, Lake Mary
Hidden Springs, Altamonte Springs
Highlands of Innisbrook, Palm Harbor
Home of Palm Hill, Largo
Hunters Creek Community, Orlando
Hunters Creek Town Center POA, Orlando
Hunters Creek Tract 181, Orlando
Hyde Park, Winter Garden
Images, Kissimmee
Indian River Club, Rockledge
Island Oaks of Merritt Island, Merritt Island
Island Pointe of Merritt Island, Merritt Island
Islander Beach Club, New Smyrna Beach
Jameson Place, Rockledge
Jefferson Green at Anthem Park, St Cloud
Joyce Ann Apts, Pinellas Park
Kingstown Reef, Orlando
Knights Landing Apts, Orlando
Lake Griffin Harbor, Leesburg
Lake Ridge Villas S at Fleming Island, Orange Park
Lake Underhill Ltd, Orlando
Lasereno, Largo
Lauren Manor West, Saint Petersburg
Lemon Tree, Orlando
Lighthouse Shores Townhomes, Ponce Inlet
LOVO, Kissimmee
Madeira Place, Madeira Beach
Madeira Villa North, Ormond Beach
Mai Kai, Orlando
Majestic Park Homes, Seminole
Mandalay Beach Club, Clearwater
Mariners Pass, St Petersburg
Maverick, Ormond Beach
Middlebrook Pines, Orlando
Moontide, New Smyrna Beach
Mt Olive Shores Lot of Polk County, Polk City
Muirfield Village Neighborhood, Heathrow
Normandy, Clearwater
Oak Lake Park I & II, Clearwater
Oaks Landing Ltd, Bartow Oakwater, Kissimmee
Ocean Beach Club, New Symrna Beach
Ocean Inlet Yacht Club, New Smyrna Beach
Ocean Sands Beach Club, New Symrna Beach
OceanQuest, Ponce Inlet
Oceans Two, Daytona Beach Shores
Oceanside Golf and Country Club, Ormond Beach
Oleander Pointe, Cocoa
One Kapok Terrace, Clearwater
ORBIT, Kissimmee
Osprey Pointe at Dolphin Cay, St Petersburg
Palmas de Majorca, Cocoa Beach
Park Lake Villas, Maitland
Park Maitland Villas, Maitland
Park West of Winter Park, Winter Park
Parkshore Plaza, St Petersburg
Parkway International, Kissimmee
Pasadena Cove, South Pasadena
Patriot Square, St Petersburg
Pelican Bay Yacht Club Bldg A, Gulfport
Pine Ridge at Lake Tarpon Village II, Tarpon Springs
Plantation Bay Community, Ormond Beach
Plantation Village I, Orlando
Poinciana Golf Villas II, Kissimmee
Pointe Alexis Recreation, Tarpon Springs
Pointe West, New Port Richey
Ponce de Leon Towers, New Smyrna Beach
Princess, Madeira Beach
Prospect Towers, Clearwater
Punta Gorda Isles Section 22, Punta Gorda
Ranger (Sailboat Key-Group III), South Pasadena
Redington Towers No 1, Redington Shores
Regency Green Neighborhood, Heathrow
Reunion Grande, Reunion
Riverside of DeBary, DeBary
Riverside, Daytona Beach
Riverwood Plantation, Port Orange
Riverwoods, Titusville
Royal Floridian Resort, Ormond Beach
Royal Harbor POA, Tavares
Ruby Lake, Winter Haven
Salem Square, Palm Harbor
Sand Dunes Oceanfront, Cape Canaveral
Santa Maria, South Pasadena

Partial Client List

Savannah Condominium, South Pasadena
SC, Ponce Inlet
Scottish Highlands, Leesburg
Sea Havens, Daytona Beach
Shores Sea Villas IV, New Symrna Beach
Sea Villas, New Symrna Beach
Seaport Master, Cape Canaveral
Seaside at Belleair II, Belle Air
Seminole Garden Apts, Sanford
Seminole Hill Villas, Seminole
Seminole Woods Community, Geneva
Seven Eagles, Reunion
Seville 7, Clearwater
Sheoah Highlands, Winter Springs
Shipwatch Seven, Largo
Shorehom By The Sea, New Smyrna Beach
Silver Lake Resort, Kissimmee
Solana Lake, Cape Canaveral
Solana On The River, Cape Canaveral
Solana Shores, Cape Canaveral
South Bay, Orlando
Southpoint of Daytona, Ponce Inlet
Springwood Village, Longwood
Spruce Creek POA, Port Orange
St Andrews, Oldsmar
St Tropez IV, Clearwater
Starlight Tower, St Petersburg Beach
Stonebridge Commons Community, Orlando
Stonebridge Maintenance, Heathrow
Strathmore Gate East at Lake St George, Palm Harbor
Sunisands Beach Club, New Symrna Beach
Sunshine on Indian Shores, Indian Shores
Sunshine Towers Apt Residences, Clearwater
Terra, Kissimmee
The Anchorage, Cocoa Beach
The Ashley, Daytona Beach Shores
The Bluffs, Sebring
The Bordeaux, Ocoee
The Cedar Island Club, New Smyrna Beach
The Constellation, St Petersburg Beach
The Courageous, St Petersburg Beach
The Crescent Beach Club at Sand Key, Clearwater
The Crescent Beach Club at Sand Key, Clearwater
The Cypress Pointe Resort at Lake Buena Vista, Orlando
The Cypress Pointe Resort II, Orlando
The Enclave at Orlando, Orlando
The Grand Coquina, Daytona Beach Shores
The Grande Verandahs on the Bay, St Petersburg
The Grande, Orlando
The Great Outdoors, Titusville
The Hamptons, Heathrow
The Intrepid, St Petersburg Beach
The Lakes Villas I, Clearwater
The Mediterranean, Daytona Beach
The Meridian, Cocoa Beach
The Ocean Ritz of Daytona, Daytona Beach
The Oceans Cloverleaf North, Daytona Beach Shores
The of Eden Isle, St Petersburg
The Peninsula, Daytona Beach Shores
The Residences of Winter Park, Winter Park
The Resort on Cocoa Beach, Cocoa Beach
The Sherwin, Daytona Beach Shores
The Springs Community, Longwood
The Townhomes of Lake Seminole No 4, Seminole
The Village at Melbourne, Melbourne
The Villages of Seaport, Cape Canaveral
The Villas at East Park, Orlando
The Weatherly, St Petersburg Beach
Thornton Park Central, Orlando
Tidesfall, Ormond Beach
Tortoise Island, Satellite Beach
Traders Inn Beach Club, Ormond Beach
Trails West, Deland
Tropic Shores, Daytona Beach Shores
Tropic Sun Towers, Ormond Beach
Twenty One Riverside, Cocoa
Ultimar Three, Clearwater
Ultimar, Clearwater
Vacation Village at Parkway, Kissimmee
Vacation Villas at Fantasyworld Two, Kissimmee
Vacation Villas at Fantasyworld, Kissimmee
Venetian Bay Villages, Kissimmee
Ventura Country Club Community, Orlando
Ventura Village, Orlando
Victoria Gardens, DeLand
Victoria Park Community Council, DeLand
Villa Villar, DeLand
Village on the Green I, Clearwater
Villas at Fortune Place, Kissimmee
Vista Lakes Community, Orlando
Vittoria, Treasure Island
Waterford Lakes Community, Orlando
Waterstreet at Celebration, Celebration
Wekiva Village, Apopka
Wesmere, Ocoee
Westshore Place, Indian Shores
Whitley Bay West, Cocoa
Whitley Bay, Cocoa
Wildwood Homes, Winter Springs
Willowbrook Neighborhood, Heathrow
Wimbledon Park No 1, Orlando
Winding Wood IX, Clearwater
Windrush Bay, Tarpon Springs
Wintermere Harbor, Winter Garden
Woodside Village, Clearwater
Yacht & Tennis Club, St Pete Beach
Yale Townhouse Apts, Orlando
Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach
Amberwood at Fleming Island, Jacksonville
Atlantic East, St Augustine
Belleza at Ponte Vedra, Ponte Vedra Beach
Brighton Park, Jacksonville
Brightwater, Jacksonville
Camachee Island 1, St Augustine
Canopy Walk, Palm Coast
Carrington Place at Fleming Island, St Augustine
Cinnamon Beach at Ocean Hammock, Palm Coast
Clearview Townhouses, Jacksonville
Clifton Village, Jacksonville
Colony Reef Club, St Augustine
Crescent Beach Ocean House, St Augustine
Cypress Bridge, Ponte Vedra Beach
Cypress Trace Master, Jacksonville
Deercreek Country Club, Jacksonville
Deermeadows Baptist Church, Jacksonville
Drayton Park, Jacksonville
East Hampton, Jacksonville
Fleming Island Plantation CDD, Orange Park
Florida Club, St Augustine
Golfview, Jacksonville
Greenfield, Jacksonville
Hammock Grove, Jacksonville
Harbour Island at Marsh Landing, Ponte Vedra Beach
Hawthorn, Jacksonville
Horizons at Stonebridge Village I, Jacksonville
Horizons at Stonebridge Village II, Jacksonville
Horizons at Stonebridge Village III, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Julington Creek Plantation POA, Jacksonville
Kingston Dunes, St Augustine Beach
Las Palmas on the Intracoastal, St Augustine
Little Bay Harbor, Ponte Vedra Beach
Magnolia Point Community, Green Cove Springs
Mariners Watch, St Augustine
Marsh Landing at Sawgrass I, Ponte Vedra Beach
Marsh Landing at Sawgrass II, Ponte Vedra Beach
Marsh Landing at Sawgrass III, Ponte Vedra Beach
Marsh Landing at Sawgrass IV, Ponte Vedra Beach
Marsh Landing at Sawgrass Master, Ponte Vedra Beach
Marsh Landing at Sawgrass V, Ponte Vedra Beach
Marsh Landing at Sawgrass VI, Ponte Vedra Beach
Marsh Landing at Sawgrass VII, Ponte Vedra Beach
Marsh Landing at Sawgrass VIII, Ponte Vedra Beach
Merrill Pines, Jacksonville
Miravista at Harbortown, Jacksonville
Moultrie Trails, St Augustine
Ocean Breeze (Ocean Beach Club II), Flagler Beach
Ocean Gate Phase 1, St Augustine
Ocean Hammock POA, Palm Coast
Ocean Palms, St Augustine
Ocean Village Club, St Augustine
Ocean Villas, St Augustine Beach
Old Ponte Vedra Beach, Ponte Vedra Beach
Osprey Branch, Jacksonville
Oxford Chase, Jacksonville
Palm Coast Resort, Palm Coast
Pelican Reef, St Augustine
Pier Point South, St Augustine Beach
Pottsburg Crossing, Jacksonville
Quail Point I, Ponte Vedra Beach
Queens Harbour Yacht & Country Club, Jacksonville
Regency Wood, Jacksonville
Royal Pines, St Augustine
Saint Johns NW Commercial POA, St Augustine
Saint Johns NW Master, St Augustine
Saint Johns NW Residential POA, St Augustine
Saint Johns SE Master, St Augustine
Saint Johns-Six Mile Creek North POA, St Augustine
Salt Creek, Ponte Vedra Beach
Sawgrass Island, Ponta Vedra
Sawgrass, Ponta Vedra Beach
Sawmill Lakes Maintenance, Ponte Vedra Beach
Sea Place I, St Augustine
Sea Place III, St Augustine
Sea Place Master, St Augustine
Sea Winds, St Augustine
Seagate North, St Augustine
Seagate, St Augustine
Seaquest, Jacksonville Beach
Seascape, Jacksonville Beach
Seaside at Anastasia, St Augustine Beach
Sebastian Harbor Villas, St Augustine
Six Thousand, Jacksonville
Southern Grove, Jacksonville
Southwood, St Augustine
St Andrews Place, St Augustine
St Augustine Beach and Tennis Club, St Augustine
St Augustine Ocean & Racquet Club, St Augustine
St Augustine Ocean Resort Co-op, St Augustine
St Augustine Shores Service Corp, St Augustine
Stonebridge Village Master, Jacksonville
Summer Grove, Jacksonville

Partial Client List

Summer Island, St Augustine
Sweetwater by Del Webb Carriage Homes, Jacksonville
Sweetwater by Del Webb Master, Jacksonville
The Alexandria, Jacksonville
The Amenities for the Residences, St Augustine
The Barefoot Trace, St Augustine Beach
The Conquistador Apts, St Augustine
The Crossings at Cypress Trace, Jacksonville
The Greens, St Augustine
The Hampton Glen at Deerwood, Jacksonville
The Landmark, Jacksonville Beach
The Oakbridge, Ponte Vedra Beach
The Ocean Villas at Serenata Bch, Ponte Vedra Beach
The One Bedrooms at Hammock Beach, Palm Coast
The Overlook at Baymeadows, Jacksonville
The Palms at Marsh Landing, Jacksonville
The Plantation, Ponte Vedra Beach
The Preserve on Anastasia Island, St Augustine
The Ravines Community, Middleburg
The Reserve at Pointe Meadows, Jacksonville
The Residences at World Golf Village, St Augustine
The Residences II at World Golf Village, St Augustine
The Sanctuary at Palm Coast, Palm Coast
The Sawgrass Players Club, Ponte Vedra Beach
The Seasons at Kensington, Jacksonville
The Seasons at Mill Cove, Jacksonville
The Woods Community, Jacksonville
Timber Run, Jacksonville
Turnberry, St Augustine
Villa San Marco, St Augustine
Villas at Marsh Landing, Jacksonville Beach
Villas of Timberlin Parc, Jacksonville
Vista Cove, St Augustine
Vistas at Stonebridge Village I, Jacksonville
Windjammer, St Augustine
Wolf Creek, Jacksonville
World Golf Village POA, St Augustine

Florida Panhandle

Association of Southbay by the Gulf, Destin
Bayview Waters, Ft Walton Beach
Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach
Breakers East, Destin
Capistrano, Panama City Beach
Cassine Garden Townhomes, Seagrove Beach
Compass Point at Watersound, WaterSound
Compass Pointe II, WaterSound
Crescent Keel, WaterSound
Crystal Dunes, Destin
Dolphin Point, Destin
Eden III, Pensacola Eden, Pensacola
Emerald Dunes, Destin
Golf Villas at Regatta Bay, Destin
Islander Beach Resort &, Ft Walton Beach
Lands End of Perdido Key, Pensacola
Largo Mar, Panama City Beach
Marina Bay Resort, Ft Walton Beach
Navarre Towers, Navarre
Oceania, Destin
Perdido Sun, Pensacola
Sandpiper Cove, Destin
Seascape Resorts, Destin
Seminole Legends, Tallahassee
Shipwatch, Pensacola
Siesta Key Chapel, Sarasota
Sugar Dunes, Navarre Beach
The Crossings at Watersound, WaterSound
The Palms at Seagrove, Seagrove Beach
The Pearl, Navarre Beach
The Summit, Panama City Beach
Tivoli by the Sea II, Miramar Beach
Tivoli by the Sea III, Miramar Beach
Tivoli by the Sea, Miramar Beach
WaterColor Community, Santa Rosa Beach
WaterColor Gulfside Villas, Santa Rosa Beach
WaterColor Private Residence Club, Santa Rosa Beach
WaterColor Towncenter Community, Santa Rosa Beach
WaterSound Beach Community, WaterSound
WaterSound Beach Gatehouse, WaterSound
Waterview Towers, Destin

Out of State

Commodore Horizontal Property Regime, Hilton Head, SC
Cullasaja Club, Highlands, NC
Cullasaja, Highlands, NC
Laurel Point, Gatlinburg, TN
Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC
Ocean Palms, Hilton Head Island, SC
Southwind at Shipyard, Hilton Head, SC
Southwind II at Shipyard, Hilton Head, SC
Spinnaker at Shipyard, Hilton Head, SC
Sunrise Ridge, Pigeon Forge, TN
The Beach Club, St Simons, GA
The Council Village at Palmetto Dunes, Hilton Head, SC
The Ford Plantation, Richmond Hill, VA
The Plaza in Clayton, Clayton. MO
Vacation Village in the Berkshires, Hancock, MA
Williamsburg Plantation, Williamsburg, VA

Partial Client List

Southeast Florida

1000 Island Boulevard, Aventura
1680 Michigan, Miami Beach
18101 Collins Avenue, Sunny Isles Beach
2080 Ocean Drive, Hallandale
2800 Island Boulevard, Williams Island
4000 Island, Aventura
5000 Bayview, Fisher Island
5100 Bayview, Fisher Island
5600, Miami Beach
70 Park Drive at Bal Harbour, Bal Harbour
7400 Oceanside, Fisher Island
7600 Oceanside, Fisher Island
Acqualina, Sunny Isles
Admiral Towers, Miami Beach
Admirals Cove Master POA, Jupiter
Alexandra Village, Boynton Beach
Andalusia, Coral Gables
Apogee, Miami Beach
Atlantic Coral Harbor, Islamorada
Atlantic II at the Point, Aventura
Atlantic III at the Point, Aventura
Avant Garde, Hallandale
Bayside Village East, Fisher Island
Bayside Village, Fisher Island
Bayview No One, Fisher Island
Bayview No Three, Fisher Island
Bayview No Two, Fisher Island
Beach Club Three, Hallandale
Beach Beach Club Villas II, North Miami Beach
Bel-Aire On The Ocean, Miami Beach
Bellavista Village, Boynton Beach
Biltmore II, Coral Gables
Blue & Green Diamond Master, Miami Beach
Blue Diamond, Miami Beach
Boynton Lakes North, Boynton Beach
Brickell Bay Club, Miami
Brickell East, Miami
Brickell Mar, Miami
Brickell Place Phase II, Miami
Brickell Town House, Miami
Canada House Beach Club, Pompano Beach
Carbonell, Miami
Carrington at Coconut Creek, Coconut Creek
City Place Tower, West Palm Beach
Coastal Towers, Sunny Isles Beach
Coconut Bay Resort, Ft Lauderdale
Coconut Mallory Marina and Resort, Key West
Continuum on South Beach Master, Miami Beach
Continuum on South Beach South Tower, Miami Beach
Coral Ridge Towers South, Ft Lauderdale
Coronado , Aventura
Country Walk Estate Homes, Miami
Country Walk Master, Miami
Country Walk Patio Homes, Miami
Courts Brickell Key, Miami
Courvoisier Courts, Miami
Cypress Bend VII, Pompano Beach
Cypress Head Club, Parkland
Cypress Lake of Martin County, Palm City
Cypress Lakes Master, West Palm Beach
Diamante Village, Boynton Beach
Emerald Pointe Community, Delray Beach
Ensenada, Aventura
Excellente Village, Boynton Beach
Fairways at Mariner Sands, Stuart
Finnish-American Rest Home, Lake Worth
First Sunrise LC, West Palm Beach
Forest Ridge Master, Davie
Gables Point I, Miami
Gables Point II, Miami
Gables Point III, Miami
Gables Point Reclands Master, Miami
Galeria, Miami Beach
Giardino Village, Boynton Beach
Golden Lakes Village A, West Palm Beach
Green Diamond, Miami Beach
Grove Isle, Coconut Grove
Grovenor House, Coconut Grove
Gulfstream, Boynton Beach
Hammocks Community, Miami
Hamptons South, Aventura
Harbor Club South Bldg No 1, Marathon
Harborview, Fisher Island
ICON, Miami Beach
Illustre Village, Boynton Beach
Imagination Farms Community, Davie
Imperial at Brickell, Miami
Jackson Tower Las Olas, Ft Lauderdale
Jade Residences at Brickell Bay, Miami
Jefferson Corners at Heritage Ridge, Stuart
Kings Creek South, Miami
Kings Point Imperial, Sunny Isles Beach
La Tour, Miami Beach
Lago Del Rey 2, Delray Beach
Lago Del Rey Central Maint, Delray Beach
Lago Del Reyminiuim 10, Delray Beach
Lake Emerald, Oakland Park
Lake Tower, Key Biscayne
Lake Villa Three, Key Biscayne
Lake Villa Two, Key Biscayne
Lake Villa, Key Biscayne Lakeridge Townhomes, Miami
Lakes of the Meadow Master, Miami
Lakes of the Meadow Neighborhoods, Miami
Las Salinas, Key West
Le Club International, Ft Lauderdale
LExcellence, Miami Beach
LHermitage II, Ft Lauderdale
Lucente Village, Boynton Beach
Maison Grande, Miami Beach
Majestic Isles, Boynton Beach
Marbella of Miami, Miami
Marina Village No Three, Fisher Island
Marina Village No Two, Fisher Island
Marina Village, Fisher Island
MarinaBlue, Miami
Mariner Village Gardens, Aventura
Michael-Ann Russell Jewish Community Ctr, N Miami Bch
Millennium, Sunny Isles Beach
Mizner Court, Boca Raton
Mizner Place at Weston Town Center, Weston
Mizner Tower, Boca Raton
Mizner Village Maintenance, Boca Raton
Moorings at Lantana No Three, Lake Worth
Moors Pointe, Miami
Murano Grande at Portofino Master, Miami Beach
Murano Grande at Portofino, Miami Beach
Mystic Pointe Tower 300, Aventura
Mystic Pointe Tower 500, Aventura
Mystic Pointe Tower 600, Aventura
Mystic Pointe Townhouses, North Miami Beach
Neo Lofts, Miami
Nola Lofts I, Ft Lauderdale
North Tower at the Point, Aventura
Northtree Community, Lake Worth
Nuriver Landing, Ft Lauderdale
Oasis Singer Island, Singer Island
Ocean Club Community, Key Biscayne
Ocean Club Jupiter, Jupiter
Ocean Three, Sunny Isles Beach
Ocean Trail No II, Jupiter
Ocean Two, Sunny Isles Beach
Oceania V, Sunny Isles
Oceanside No Five, Fisher Island
Oceanside No Four, Fisher Island
Oceanside No Three, Fisher Island
Oceanside No Two, Fisher Island
Oceanside, Fisher Island
Old Port Cove Lake Point Tower, N Palm Beach
Old Port Cove Towers, North Palm Beach
One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores
Palm-Aire Country Club No 6, Pompano Beach
Palmetto Place at Mizner Park, Boca Raton
Park Place, Pembroke Pines
Pembroke Cove Apts, Pembroke Pines
Pembroke Falls, Pembroke Pines
Phoenix Towers, Singer Island
Pipers Landing Garden Apts Area Nine, Palm City
Pipers Landing Garden Apts Area Three, Palm City
Pipers Landing POA, Palm City
Pipers Landing, Palm City
Plantation Beach Club, Stuart
Platina Community Master, Boynton Beach
Playa Del Sol, Ft Lauderdale
Plaza Del Prado, North Miami Beach
Plaza of Bal Harbour, Bal Harbour
Poinciana Island Yacht and Racquet Club, Sunny Isles
Porta Bella Yacht & Tennis Club, Boca Raton
Porto Vita POA, Miami
Portofino Tower, Miami Beach
Portofino/South Pointe Master, Miami Beach
Portsview at The Waterways Harbor Towers, Aventura
Portsview at The Waterways Harborside, Aventura
Portsview at The Waterways Master, Aventura
Portsview at The Waterways Tower 1, Aventura
Portsview at The Waterways Townhomes, Aventura
Presidential Place, Boca Raton
Puerta De Palmas, Coral Gables
Quadomain, Hollywood
Regent Park, Hollywood
Resort Villa One, Key Biscayne
Resort Villa, Key Biscayne
Runaway Bay Apts, Ft Lauderdale
Sandy Lane Master, Miami Beach
Sea Air Towers, Hollywood
SeaSide Residences, Key West
Seaside Villas, Fisher Island
Seaside, Fisher Island
Sherwood Lakes, Lake Worth
Shoma Homes Keys Gate, Homestead
Silver Seas Beach Club, Ft Lauderdale
Skyline on Brickell, Miami
Snapper Creek Townhouse, Miami
Snug Harbor Yacht Club, Stuart
South Bay Club, Miami Beach
South Pointe Towers I, Miami Beach
Stratford Arms, Boca Raton
Summerspell, Miramar Beach
Summit Tower, Hollywood Beach
Sunset Harbour North, Miami Beach
Sunset Trace, Palm City
Symphony Master, Ft Lauderdale
The 2100, Palm Beach
The 3560, Palm Beach
The Admirals Walk, Boca Raton
The Amethyst, Miami Beach
The Beresford, Boca Raton
The Carriage Club North, Miami Beach
The Coconut Grove Bayshore, Coconut Grove
The Courtyards at The Point, Aventura
The Courtyards in Cityplace, West Palm Beach
The Crossings, Miami
The Emeraldbay at Key Colony, Key Biscayne
The Floridian of Miami Beach, Miami Beach

Partial Client List

The Gables and Club, Coral Gables
The Golf Village at Admirals Cove Master, Jupiter
The Jockey Club Apt, Miami
The Lands of The President Two, W Palm Beach
The Loxahatchee Club, Jupiter
The Marina at the Bluffs, Jupiter
The Metropolitan, Miami
The Moors Master Maintenance, Miami
The of Harbour Isles, North Palm Beach
The Palm Yacht Beach Club, Lauderdale By The Sea
The Palms 2100 Master, Ft Lauderdale
The Palms 2100 Tower One, Ft Lauderdale
The Palms 2100 Tower Two, Ft Lauderdale
The Palms 2100 Townhouses, Ft Lauderdale
The Palms of Islamorada, Islamorada
The Parc, Aventura
The Point of Aventura Maintenance, Aventura
The Prado, West Palm Beach
The Ridges Maintenance, Weston
The Tides, Hollywood
The Village of Stuart, Stuart
The Waterfront on the Ocean, Juno Beach
The Yacht Club at Portofino, Miami Beach
The Yacht Club, Aventura
Three Tequesta Point, Miami
Tiffany Lakes, Mangonia Park
Tivoli Trace, Deerfield Beach
Toscano, Miami
Town Park Village No 1, Miami
Turnberry Ocean Colony S Twr, Sunny Isles Beach
Turnberry on the Green, Aventura
Tuscany No 6, Miramar
Vacation Village at Bonaventure Master, Weston
Vacation Village at Bonaventure, Weston
Vacation Village at Weston, Weston
Vacation Village Registration, Weston
Venetia, Miami
Venetian Palms, Miami
Villa Regina, Miami
Village Homes Maintenance, Miami
Waterview, Aventura
Willoughby Community, Stuart
Willoughby Golf Club, Stuart
Windchime Lakes, Boynton Beach
Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center
Acadia, Sun City Center
Admirals Bay, Ft Myers Beach
Admiralty Point, Naples
Aloha Kai, Sarasota
Alta Mar, Ft Myers
Amberwood Lake, Ft Myers
Andover A of Kings Pointe, Sun City Center
Andover B of Kings Point, Sun City Center
Andover C, Sun City Center
Andover D of Kings Point, Sun City Center
Andover E of Kings Point, Sun City Center
Andover F of Kings Point, Sun City Center
Andover G, Sun City Center
Andover H of Kings Point, Sun City Center
Andover I of Kings Point, Sun City Center
Anna Maria, Cape Coral
Ariel, Ft Myers
Avalon Bay, Ft Myers
Bahia Del Sol, Ruskin
Ballantrae, Sarasota
Barefoot Pelican, Naples
Bay Colony Community, Naples
Bay Colony Golf Club, Naples
Bay Colony Shores POA, Naples
Bay Forest, Naples
Bay Harbor Community, Bonita Springs
Bay Harbor, Ft Myers
Bay Hollow, Bradenton
Bay Isles, Longboat Key
Bay Plaza, Sarasota
Bay Pointe at Bonita Bay, Bonita Springs
Bay Village Club, Ft Myers Beach
Bays Bluff, Sarasota
Bayshore Regency, Tampa
Bayshore, Cape Coral
Bayshores of Vanderbilt Beach, Naples
Bayview Homes I, Sarasota
Baywood Colony Southwood Apts I, Sarasota
Beach Terrace, Sarasota
Beach View at Boca Bay, Boca Grande
Beach Villas III, Captiva
Beachway, Sarasota
Bedford A, Sun City Center
Bedford B, Sun City Center
Bedford C, Sun City Center
Bedford D, Sun City Center
Bedford E, Sun City Center
Bedford F, Sun City Center
Bedford G, Sun City Center
Bedford H, Sun City Center
Bedford J, Sun City Center
Beechwood Cove, Sarasota
Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers
Bermuda Club, Ft Myers
Bermuda Pointe, Bonita Springs
Bird Bay Community, Venice
Bird Bay Village Phase 1, Venice
Bird Bay Village Phase 2, Venice
Bird Bay Village Phase 4, Venice
Bird Bay Village Phase 5, Venice
Blackburn Harbor, Osprey
Blind Pass, Sanibel
Boathouse on Longboat, Longboat Key
Boca Bay Master, Boca Grande
Boca Bay Pass Club, Boca Grande
Boca Grande Health Clinic Foundation, Boca Grande
Boca Grande Health Clinic, Boca Grande
Boca Grove, Bradenton
Boca Vista at Burnt Store Lakes, Punta Gorda
Bonita Beach Club, Bonita Springs
Brandywine, Ft Myers
Brenson Mar, Cape Coral
Brookfield, Sun City Center
Brookshire Village I, Ft Myers
Brookshire Village II, Ft Myers
Brookshire Village IV, Ft Myers
Calais at Pelican Bay, Naples
Caloosa Isles II, Ft Myers
Cambridge A, Sun City Center
Cambridge B, Sun City Center
Cambridge C, Sun City Center
Cambridge E, Sun City Center
Cambridge F, Sun City Center
Cambridge H, Sun City Center
Cambridge I, Sun City Center
Cambridge J, Sun City Center
Cambridge K, Sun City Center
Cambridge L, Sun City Center
Cambridge M, Sun City Center
Cane Palm Beach, Ft Myers Beach
Canton Court D, Sun City Center
Captains Bay North One, Ft Myers Beach
Captains Bay North Two, Ft Myers Beach
Captains Bay South, Ft Myers Beach
Captains Harbour, Cape Coral
Cardinal Cove, Ft Myers
Carrington Place, Sarasota
Casa Del Sol, Sarasota
Casa Ybel Beach and Racquet Club Phase IJK, Sanibel
Casa Ybel Resort Limited Partnership, Sanibel
Casarina, Sarasota
Castel Del Mare, Sarasota
Cedar Hammock Golf & Country Club, Naples
Chandlers Forde, Sarasota
Chiltington Court, Naples
Cinnamon Cove Terrace I, Ft Myers
Cinnamon Cove Terrace III, Ft Myers
Clipper Bay, Cape Coral
Clipper Cove Village, Ft Myers
Clipper Cove Village, Punta Gorda
Club Brittany at Park Shore, Naples
Club Harbour, Cape Coral
Club Regency, Marco Island
Cobblestone Court I, Naples
Colonial Wests, Ft Myers
Colony Bay One, Tampa
Condo of Sand Cay, Longboat Key
Coral Del Rio, Cape Coral
Coreys Landing, Longboat Key
Corinth, Sun City Center
Corkscrew Woodlands, Estero
Coronado, Ft Myers
Country Pines of North Fort Myers, N Ft Myers
Countryside Master, Naples
Courtside Landings, Punta Gorda
Courtyard Landings III, Punta Gorda
Courtyard Landings, Punta Gorda
Crescent Arms, Sarasota
Crescent Beach, Marco Island
Crescent Royale, Sarasota
Crossings II at Bonita Bay, Bonita Springs
Cypress Lake Country Club, Ft Myers
Cypress Lake Estates, Ft Myers
Cypress Lake Gardens, Ft Myers
Deer Creek Community, Sarasota
Devonshire, Sun City Center
Dolphin Towers, Sarasota
Dolphin Watch, Ft Myers Beach
Dorchester A of Kings Point, Sun City Center
Dorchester B of Kings Point, Sun City Center
Dorchester C of Kings Point, Sun City Center
Dorchester D of Kings Point, Sun City Center
Eagle Creek Golf & Country Club, Naples
Eagles Nest at Bonita Bay, Bonita Springs
Eagles Nest, Marco Island
Eagles Point at the Landings III, Sarasota
Eden House, Ft Myers Beach
Edinburgh, Sun City Center
Egret Landing at Tampa Bay, San Antonio
Egrets Landing at Bonita Bay, Bonita Springs
Emerald Cove at Cape Coral Community, Cape Coral
Emerald Pointe, Punta Gorda en Provence, Longboat Key
Enclave at Palmira I, Bonita Springs
Enclave Neighborhood, Bonita Springs
Enclave of Naples, Naples
Englewood Beach, Englewood
Estero Bayside, Ft Myers Beach
Estero Sands, Ft Myers Beach
Fairbourne, Sun City Center
Fairfield A, Sun City Center
Fairfield B, Sun City Center
Fairfield C, Sun City Center
Fairfield D, Sun City Center
Fairfield E, Sun City Center
Fairfield F, Sun City Center
Fairfield G, Sun City Center
Fairfield H, Sun City Center

Partial Client List

Fairway Bay Common Shared Facility, Longboat Key
Fairway Bay I, Longboat Key
Fairway Bay II, Longboat Key
Fairway Bay III, Longboat Key
Fairway Trace at Peridia II, Bradenton
Fairway Villas Property, North Port
Fairway Woods, Sarasota
Falling Waters Master Rec Facilities, Naples
Falling Waters Master, Naples
First Lido, Sarasota
First Presbyterian Church of Naples, Naples
First United Methodist Church, Ft Myers
Forest Glen Golf & Country Club Master, Naples
Four Winds Marina North, Bokeelia
Four Winds Marina, Bokeelia
Foxfire Community, Naples
Foxmoor, North Ft Myers
Gateway Golf & Country Club, Ft Myers
Glades Golf & Country Club, Naples
Glades Golf and Country Club, Naples
Gladiolus Gardens Rec and Maint, Ft Myers
Gladiolus Gardens Section V, Ft Myers
Gladiolus Gardens Section X, Ft Myers
Gladiolus Gardens Section XI, Ft Myers
Glen Eagle Golf & Country Club, Naples
Glen Oaks Manor Home, Sarasota
Gleneagles IV, Naples
Gloucester A, Sun City Center
Gloucester B, Sun City Center
Gloucester C, Sun City Cetner
Gloucester D, Sun City Center
Gloucester E, Sun City Center
Gloucester F, Sun City Center
Gloucester G, Sun City Center
Gloucester H, Sun City Center
Gloucester J, Sun City Center
Gloucester K, Sun City Center
Gloucester L, Sun City Center
Gloucester M, Sun City Center
Gloucester N, Sun City Center
Gloucester P, Sun City Center
Gramercy, Naples
Grand Bay/LBK Community, Longboat Key
Grand Bay/LBK I, Longboat Key
Grand Bay/LBK II, Longboat Key
Grand Bay/LBK III, Longboat Key
Grand Bay/LBK IV, Longboat Key
Grand Bay/LBK V, Longboat Key
Grand Bay/LBK VI, Longboat Key
Grand Vista at Riverwood, Port Charlotte
Grande Bay at Boca Bay, Boca Grande
Grantham, Sun City Center
Greenbriar VI at Bonita Bay, Bonita Springs
Greengate Community, Ft Myers
Greengate IV, Ft Myers
Gulf Reflections, Ft Myers
Gulf Sandss of Mansota Key, Englewood
Hacienda de Ybor Apt Community, Tampa
Hacienda Villas, Tampa
Hamilton Club, Sarasota
Hammock Isle at Bonita Bay, Bonita Springs
Harbor Isles, Venice
Harbor Place at Peppertree, Ft Myers
Harborshore at Boca Bay, Boca Grande
Harborside at Boca Bay, Boca Grande
Harbortown, Ft Myers
Harbour Court, Longboat Key
Harbour Landings Estates, Cortez
Harbour Landings, Ft Myers
Harbour Links, Ft Myers
Harbour Pointe, Ft Myers Beach
Harbourtowne, Cape Coral
Heather Ridge II of Brookshire, Ft Myers
Heritage Oaks Golf & Country Club, Sarasota
Heritage Palms Golf & Country Club, Ft Myers
Hibiscus Pointe, Ft Myers Beach
Hickory Shores, Bonita Beach
Hidden Harbour One, Ft Myers
High Point Country Club Group Eleven, Naples
High Point Country Club Group Fourteen, Naples
High Point Country Club Group One, Naples
High Point Country Club Group Ten, Naples
High Point Country Club Group Two, Naples
High Point Country Club, Naples
Highgate A, Sun City Center
Highgate B, Sun City Center
Highgate C, Sun City Center
Highgate D, Sun City Center
Highgate E, Sun City Center
Highgate F, Sun City Center
Highgate II, Sun City Center
Highgate III, Sun City Center
Highgate IV, Sun City Center
Highland Woods Golf & Country Club, Bonita Springs
Hudson Harbour, Sarasota
Huntington at Sun City Center, Sun City Center
Huron Cove, Marco Island
Hurricane House, Sanibel
Idlewood, Sun City Center
Inn On The Beach, Longboat Key
Insurance Service of Sarasota, Osprey
Inverness at Sun City Center, Sun City Center
Ironwood Business Park, Sarasota
Island Beach, Ft Myers Beach
Island Pines Recreation, Ft Myers Beach
Island Reef, Ft Myers Beach
Island Winds Bath and Racquet Club, Ft Myers Beach
Jameson, Sun City Center
Japanese Gardens, Venice
Jetty Villas, Venice
Kahlua, Ft Myers Beach
Kelly Greens Community IV, Ft Myers
Kelly Greens Single Family I, Ft Myers
Kelly Greens Terrace V, Ft Myers
Kelly Greens Verandas I, Ft Myers
Kelly Greens Verandas II, Ft Myers
Kelly Greens Verandas III, Ft Myers
Kelly Greens Verandas IV, Ft Myers
Kelly Greens Verandas V, Ft Myers
Kelly Greens Verandas VI, Ft Myers
Kelly Greens Verandas VII, Ft Myers
Kensington, Sun City Center
Key Harbour, Ft Myers
Key Royal, Naples
Kings Point, Sun City Center
Kingsmere, Sarasota
Kingston Arms, Sarasota
Krain Residence, Longboat Key
La Bellasara, Sarasota
La Firenza, Longboat Key
Lake Louise, Cape Coral
Lake Pointe Apts Ltd, Tampa
Lakebridge, Bradenton
Lakemont Cove, Bonita Springs
Lakeshore Village, Sarasota
Lakeside Vista, Ft Myers
LAmbiance at Longboat Key Club, Longboat Key
Lancaster I, Sun City Center
Lancaster II, Sun City Center
Lancaster III, Sun City Center
Lancaster IV, Sun City Center
Laurel Villas, Venice
Le Ciel Park Tower, Naples
LElegance on Lido Beach, Sarasota
Lido Beach Club, Sarasota
Lido Towers, Sarasota
Limetree Beach Resort, Sarasota
Linkside Village I, Port Richey
Little Hickory Bay, Bonita Springs
Longboat Beachcomber, Longboat Key
Longboat Terrace, Longboat Key
Longboat Village, Ft Myers
Longshore Lake Foundation, Naples
Lovers Key Beach Club, Ft Myers Beach
Lyndhurst, Sun City Center
Manchester I, Sun City Center
Manchester II, Sun City Center
Manchester III, Sun City Center
Manchester IV, Sun City Center
Manhattan Palms, Tampa
Mansion La Palma at Bay Colony, Naples
Marina Bay, Longboat Key
Marina Del Sol, Sarasota
Marina North Shore, Punta Gorda
Marina Terrace, Ft Myers
Marina Village at Snug Harbor, Ft Myers Beach
Marinatown Village A, Ft Myers
Mariner Pointe, Sanibel
Mariners Boathouse and Beach Resort, Ft Myers Beach
Mariners Cove, Naples
McGregor Woods, Ft Myers
Meadowlake, Sarasota
Merano at the Colony, Bonita Springs
Meridian at the Oaks Preserve Commons, Osprey
Meridian I at The Oaks Preserve, Osprey
Meridian II at The Oaks Preserve, Osprey
Meridian III at The Oaks Preserve, Osprey
Meridian IV at The Oaks Preserve, Osprey
Meridian V at The Oaks Preserve, Osprey
Meridian VI at The Oaks Preserve, Osprey
Midnight Cove II, Sarasota
Midnight Cove, Sarasota
Miromar Lakes Master, Estero
Mission Lakes of Venice, Venice
Mission Monterey, Ft Myers
Mont Claire at Pelican Marsh, Naples
Myerlee Manor, Ft Myers
Nantucket I, Sun City Center
Nantucket II, Sun City Center
Nantucket III, Sun City Center
Nantucket IV, Sun City Center
Nantucket V, Sun City Center
Naples Four Winds, Naples
Naples Heritage Golf & Country Club, Naples
Naples Lakes Country Club, Naples
New Approach, Ft Myers
North Bay, Boca Grande
North Shore Place, North Ft Myers
North Village, Boca Grande
Office Buildings, LeHigh
Old Bridge Village Co-op, North Ft Myers
Orchid Beach Club Residences, Sarasota
Oxford I, Sun City Center
Oxford II, Sun City Center
Paddle Creek, Ft Myers
Palm Avenue Baptist Tower, Tampa
Palm Harbor Club at Bay Beach, Ft Myers Beach
Palmetto Ridge at the Brooks, Bonita Springs
Park Plaza, Naples
Park Shore Resort, Naples
Park View III, Cape Coral
Pavese Garner Attorney at Law, Ft Myers
Pavilion Club, Naples
Pelican Bay Foundation, Naples
Pelican Cove, Sarasota
Pelican Marsh Golf Club, Naples

Partial Client List

Pelican Watch, Ft Myers Beach
Peppertree Bay, Siesta Key
Pine Grove, Ft Myers
Pinebrook-Ironwood Recreation, Bradenton
Pipers Grove, Naples
Plantation Beach Club II, Captiva
Plantation Beach Club III, Captiva
Plantation Beach Club, Captiva
Plantation Beach Club, Port Charlotte
Plantation House, Captiva
Plantation Village of Sanibel, Sanibel
Pointe Estero, Ft Myers Beach
Porta Vecchio at Mediterra Neighborhood, Naples
Portobello, Longboat Key
Ports of Iona, Ft Myers
Portsmith, Sun City Center
Princess Del Mar, Marco Island
Princeton, Sun City Center
Promenade, Longboat Key
Prosperity Point Master, Punta Gorda
Provincetown, Ft Myers
Quail Creek Village Foundation, Naples
Radison I, Sun City Center
Radison II, Sun City Center
Raintree Village No 4, Temple Terrace
Raintree Village POA, Temple Terrace
Reflection Lakes Master, Ft Myers
Reflection Lakes Two, Ft Myers
Regatta Pointe, Palmetto
Regency House, Sarasota
RHC Master, Valrico
River View Villas, Cape Coral
Rivers Edge 2, Ft Myers
Rivers Edge 3, Ft Myers
Riverside Yacht Club Estates, Ft Myers
Riverwalk Cove, Ft Myers
Riviera Club Village, Sarasota
Riviera Club, Ft Myers Beach
Rosewood at the Gardens, Sarasota
Royal Beach Club, Ft Myers Beach
Royal Vista, Cape Coral
Royal Wood Master, Naples
Ruby at Sunstone, Naples
San Carlos Springs, Ft Myers
San Marino Bays, Tampa
Sanctuary I at Longboat Key Club, Longboat Key
Sanctuary II at Longboat Key Club, Longboat Key
Sanctuary III at Longboat Key Club, Longboat Key
Sanctuary IV at Longboat Key Club, Longboat Key
Sandalfoot, Sanibel
Sandpiper Apts, Venice
Sanibel Beach Club, Sanibel
Sanibel Harbour Tower South, Ft Myers
Sanibel Siesta Apt, Sanibel
Sarabande, Sarasota
Sarasota Harbor East Apts, Sarasota
Saturnia Lakes, Naples
Savannah at Turtle Rock, Sarasota
Savannah Trace, Tampa
Sea Isles of Bonita Beach, Bonita Springs
Seagrove at Siesta Key, Siesta Key
Seascape of Little Hickory Island, Bonita Springs
Seawatch, Ft Myers Beach
Senior Friendship Centers, Naples
Senior Friendship Centers, Sarasota
Senior Friendship Centers, Venice
Serenade on Palmer Ranch, Sarasota
Seven Lakes, Ft Myers
Shorewood of Sanibel, Sanibel
Siesta Towers, Sarasota
Silver King, Boca Grande
Silverleaf at Seven Oaks, Wesley Chapel
Smugglers Cove, Ft Myers Beach
Snug Harbor, Sanibel
Solamar, Naples
Somerset Cay, Sarasota
South Bay at Boca Bay, Boca Grande
South Gate Village Green Section Four, Sarasota
South Pointe Villas Master, Ft Myers
South Pointe Villas Phase II, Ft Myers
South Pointe Villas Phase III, Ft Myers
South Pointe Villas Phase IV, Ft Myers
South Seas Club, Captiva
Southampton I, Sun City Center
Southampton II, Sun City Center
Spanish Main Yacht Club, Longboat Key
Spring Lake Community, Ft Myers
Spring Lake II, Ft Myers
Spring Lake, Ft Myers SRQ Park, Sarasota
St Croix, Sanibel Island
Steamboat Bend East, Ft Myers
Stonebridge Country Club Community, Naples
Stoneybrook Clubside South, Sarasota
Stoneybrook Fairway Verandas I, Sarasota
Stoneybrook Golf & Country Club, Sarasota
Stoneybrook Greens Commons, Sarasota
Stoneybrook Veranda Greens North I, Sarasota
Stoneybrook Veranda Greens North II, Sarasota
Stoneybrook Verandas I, Sarasota
Strawberry Ridge, Valrico
Summerlin Village, Ft Myers
Sundial East, Sanibel
Sundial of Sanibel, Sanibel
Sunrise Bay Resort and Club, Marco Island
Sunset Beach, Longboat Key Surfrider Beach Club, Sanibel
Surfsong, Ft Myers Beach Surfwalk, Marco Island
Tamarind Gulf and Bay, Englewood
Tangerine Bay Club, Longboat Key
TBM Properties & Smoot Properties, Ft Myers Terrace I at Lakeside Greens, Ft Myers Terrace II at Lakeside Greens, Ft Myers Terrace III at Lakeside Greens, Ft Myers
Terraverde 1, Ft Myers
Terraverde 2, Ft Myers Terraverde 3, Ft Myers Terraverde 4, Ft Myers Tessera, Sarasota
The Alagon on Bayshore, Tampa
The Bayou, Ana Maria
The Beaches, Longboat Key
The Boardwalk Caper III, Ft Myers Beach
The Boardwalk Caper IV , Ft Myers Beach
The Caper Beach Club, Ft Myers Beach
The Castillian, Longboat Key
The Club at Crystal Lake II, Ft Myers
The Club at Crystal Lake III, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club Pelican Bay, Naples
The Cottages at South Seas Plantation, Captiva
The Country Club of Naples, Naples
The Embassy House, Sarasota
The Enclave at Fiddlesticks Neighborhood, Ft Myers
The Encore, Sarasota
The Estates at Bay Colony Golf Club, Naples
The Foundation of Pelican Marsh, Naples
The Glasser-Schoenbaum Human Srvcs Ctr, Sarasota
The Grande Riviera, Sarasota
The Habitat, Marco Island
The Hamptons at Bonita Bay, Bonita Springs
The Harbour Club at Lighthouse Bay, Bonita Springs
The Heron at the Sanctuary III, Sanibel
The Isles of Caloosa, Ft Myers
The Isles Recreation, Ft Myers
The Knolls of Kings Point II, Sun City Center
The Knolls of Kings Point III, Sun City Center
The Knolls of Kings Point, Sun City Center
The Landings Carriagehouse, Sarasota
The Landings Racquet Club, Sarasota
The Landings Yacht Golf and Tennis Club, Ft Myers
The Landings, Sarasota
The Miles Building, Ft Myers
The Monaco Beach Club, Naples
The Moorings at Edgewater, Bradenton
The Moorings Country Club, Naples
The Oaks Preserve Management, Osprey
The Olde Hickory Golf & Country Club, Ft Myers
The Olde Hickory Verandas Common, Ft Myers
The Olde Hickory Verandas I, Ft Myers
The Olde Hickory Verandas II, Ft Myers
The Olde Hickory Verandas III, Ft Myers
The Olde Hickory Villas, Ft Myers
The Players Club, Longboat Key
The Regency, Ft Myers
The Sanctuary at Longboat Key Club, Longboat Key
The Sand Caper, Ft Myers Beach
The Sanibel Cottages, Sanibel
The Shore, Longboat Key
The Shores at Gulf Harbour III, Ft Myers
The Somerset, Marco Island
The Strand at Bay Colony, Naples
The Sun Caper, Ft Myers Beach
The Surf Club of Marco, Marco Island
The Venice Golf & Country Club Master, Venice
The Villas at Deer Creek, Sarasota
The Villas at Pinebrook, Bradenton
The Water Club, Longboat Key
The Waterfront at Main Street, Bradenton
The Waterfront, Bradenton
The Waterway, Bradenton
The Woods at Pinebrook, Bradenton
Tortuga Beach Club, Sanibel
Town & River Phase One, Ft Myers
Tremont I, Sun City Center
Tremont II, Sun City Center
Tuckaweye, Bonita Springs
Turtle Rock Community, Sarasota
Tuscana, Sarasota
Tuscany Bay POA, Gibsonton
University Park Community, University Park
Vanderbilt Beach & Harbour Club, Naples
Vanderbilt Gulfside, Naples
Vasari Country Club Master, Bonita Springs
Veinte, Longboat Key
Venice Golf & Country Club, Venice
Viking, Cape Coral
Villa Capri, Ft Myers
Villa Del Mar, Ft Myers Beach
Villa Di Lancia, Longboat Key
Villa La Palma, Naples
Villa Palmeras at Prestancia, Sarasota
Villa Serena, Riverview
Village on Golden Pond at Breckenridge, Estero
Village Walk, Sarasota
Villas on Golden Beach, Venice
Villeroy, Sun City Center
Vistas on Beneva, Sarasota
Vizcaya at Bay Colony, Naples
Water Crest of Falling Waters, Naples
Watercrest, Bradenton
Wedgewood, Sanibel
Whiskey Creek Village Green Section Eight, Ft Myers
Whiskey Creek Village Green Section Fourteen, Ft Myers
Whiskey Creek Village Green Section Ten, Ft Myers
Whiskey Creek Village Green Section Two, Ft Myers
Whispering Sands, Sarasota
White Sands Club, Naples
Wilderness Country Club, Naples
Wilderness, Naples

Partial Client List

Wildewood Springs, Bradenton
Winding Oaks, Longboat Key
Windsong, Bonita Beach
Woodside Village West, Sarasota
Worthington, Sun City Center
Wyldewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach
89 Oceanfront, Ormond Beach
Alhambra at Poinciana, Kissimmee
Alhambra Villas, Kissimmee
Anthem Park, St Cloud
Artesia Townhomes, Cape Canaveral
Artesia, Cape Canaveral
Artisan Club, Celebration
Ashbury Park, Orlando
Aspenwood at Grenelefe, Grenelefe
Baldwin Park Commercial, Orlando
Baldwin Park Commercial-NBD, Orlando
Baldwin Park Commercial-Village Center, Orlando
Baldwin Park Joint Committee, Orlando
Baldwin Park Residential, Orlando
Baldwin Park Residential-Cambridge, Orlando
Baldwin Park Residential-Common, Orlando
Baldwin Park Residential-ISSA 22, Orlando
Baldwin Park Residential-ISSA 28, Orlando
Baldwin Park Residential-Live/Work, Orlando
Baldwin Park Residential-Recreation, Orlando
Baldwin Park Residential-Rey City Homes 2, Orlando
Baldwin Park Residential-Rey City Homes, Orlando
Bali, Winter Garden
Banana Bay, Cocoa Beach
Beachwalker At Harbourside, South Pasadena
Bear Creek Manufactured, Ormond Beach
Bella Playa, Indian Shores
Belleview Biltmore Villas Bayshore, Belleair
Belleview Biltmore Villas Oak, Belleair
Belleview Biltmore Villas South Garden, Belleair
Bermuda Bay Beach, St Petersburg
Bermuda Bay Club, Bradenton Beach
Boca Ciega Residents, Largo
Bouchelle Island I, New Smyrna Beach
Breakaway Trails, Ormond Beach
Bridgewater Neighborhood, Heathrow
Briercliff Commons, Orlando
Brookside Bluff, Zolfo Springs
Bryans Spanish Cove, Orlando
Cabana Club, Clearwater
Cape Caribe, Cape Canaveral
Carefree Country Club, Winter Haven
Caya Costa Community, St Petersburg
Centre Court Ridge, Reunion
Chapman Lakes, Oviedo
Chateaus at Magnolia Pointe,
Clermont Ciega Cove, South Pasadena
Clearwater Key, Clearwater
Coconut Palms Beach Resort II, New Smyrna Beach
Coconut Palms Beach Resort, New Symrna Beach
Colony Surf, Clearwater
Commodore Beach Club, Maderia Beach
Coral Pointe at Harbourside, St Petersburg
Corbett Development, Clearwater
Cranes Roost, Altamonte Springs
Crescent Beach Club Two 8-A LLC, Clearwater
Cristal, Indian Harbour Beach
Cross Creek of Ocoee, Ocoee
Crystal Lake, Palm Harbor
Curlew Landings South, Indian Rocks Beach
Cypress Creek Village Unit Two, Orlando
Cypress Creek Village, Orlando
Cypress Lakes Assoc & Big Cypress Golf, Lakeland
Daytona Beach Riverhouse, Daytona Beach
Devon Green Neighborhood, Heathrow
Dunedin Pines, Dunedin
Edgewater Harbor, Indian Shores
Eloise Pointe Estates, Winter Haven
Emerald Seas, Cocoa Beach
Fairway Village Residents, Largo
Florencia, St Petersburg
Forest Lakes of Cocoa, Cocoa
Forest Lakes, Oldsmar
Fountain Beach, Daytona Beach
Fountain Parke at Lake Mary, Lake Mary
Foxhaven Neighborhood, Orlando
Georgetown East, Safety Harbor
Georgian Inn Beach Club, Ormond Beach
Golfside Villas, Winter Park
Grand Lake Resort, Kissimmee
Greenbriar at Tuscawilla, Winter Springs
Greystone Town Homes, Sanford
Gulf Gate, St Petersburg
Hampton Hills Estates, Debary
Harbor Pointe, Titusville
Hawks Landing at Pelican Bay, Daytona Beach
Heathrow Lakes Maintenance, Heathrow
Heathrow Master, Heathrow
Heathrow Woods, Heathrow
Heritage Crossing, Reunion
Heron Cove, Lake Mary
Hidden Springs, Altamonte Springs
Highlands of Innisbrook, Palm Harbor
Home of Palm Hill, Largo
Hunters Creek Community, Orlando
Hunters Creek Town Center POA, Orlando
Hunters Creek Tract 181, Orlando
Hyde Park, Winter Garden
Images, Kissimmee
Indian River Club, Rockledge
Island Oaks of Merritt Island, Merritt Island
Island Pointe of Merritt Island, Merritt Island
Islander Beach Club, New Smyrna Beach
Jameson Place, Rockledge
Jefferson Green at Anthem Park, St Cloud
Joyce Ann Apts, Pinellas Park
Kingstown Reef, Orlando
Knights Landing Apts, Orlando
Lake Griffin Harbor, Leesburg
Lake Ridge Villas S at Fleming Island, Orange Park
Lake Underhill Ltd, Orlando
Lasereno, Largo
Lauren Manor West, Saint Petersburg
Lemon Tree, Orlando
Lighthouse Shores Townhomes, Ponce Inlet
LOVO, Kissimmee
Madeira Place, Madeira Beach
Madeira Villa North, Ormond Beach
Mai Kai, Orlando
Majestic Park Homes, Seminole
Mandalay Beach Club, Clearwater
Mariners Pass, St Petersburg
Maverick, Ormond Beach
Middlebrook Pines, Orlando
Moontide, New Smyrna Beach
Mt Olive Shores Lot of Polk County, Polk City
Muirfield Village Neighborhood, Heathrow
Normandy, Clearwater
Oak Lake Park I & II, Clearwater
Oaks Landing Ltd, Bartow Oakwater, Kissimmee
Ocean Beach Club, New Symrna Beach
Ocean Inlet Yacht Club, New Smyrna Beach
Ocean Sands Beach Club, New Symrna Beach
OceanQuest, Ponce Inlet
Oceans Two, Daytona Beach Shores
Oceanside Golf and Country Club, Ormond Beach
Oleander Pointe, Cocoa
One Kapok Terrace, Clearwater
ORBIT, Kissimmee
Osprey Pointe at Dolphin Cay, St Petersburg
Palmas de Majorca, Cocoa Beach
Park Lake Villas, Maitland
Park Maitland Villas, Maitland
Park West of Winter Park, Winter Park
Parkshore Plaza, St Petersburg
Parkway International, Kissimmee
Pasadena Cove, South Pasadena
Patriot Square, St Petersburg
Pelican Bay Yacht Club Bldg A, Gulfport
Pine Ridge at Lake Tarpon Village II, Tarpon Springs
Plantation Bay Community, Ormond Beach
Plantation Village I, Orlando
Poinciana Golf Villas II, Kissimmee
Pointe Alexis Recreation, Tarpon Springs
Pointe West, New Port Richey
Ponce de Leon Towers, New Smyrna Beach
Princess, Madeira Beach
Prospect Towers, Clearwater
Punta Gorda Isles Section 22, Punta Gorda
Ranger (Sailboat Key-Group III), South Pasadena
Redington Towers No 1, Redington Shores
Regency Green Neighborhood, Heathrow
Reunion Grande, Reunion
Riverside of DeBary, DeBary
Riverside, Daytona Beach
Riverwood Plantation, Port Orange
Riverwoods, Titusville
Royal Floridian Resort, Ormond Beach
Royal Harbor POA, Tavares
Ruby Lake, Winter Haven
Salem Square, Palm Harbor
Sand Dunes Oceanfront, Cape Canaveral
Santa Maria, South Pasadena
Savannah, South Pasadena
SC, Ponce Inlet
Scottish Highlands, Leesburg
Sea Havens, Daytona Beach
Shores Sea Villas IV, New Symrna Beach
Sea Villas, New Symrna Beach
Seaport Master, Cape Canaveral
Seaside at Belleair II, Belle Air
Seminole Garden Apts, Sanford
Seminole Hill Villas, Seminole
Seminole Woods Community, Geneva
Seven Eagles, Reunion
Seville 7, Clearwater
Sheoah Highlands, Winter Springs
Shipwatch Seven, Largo
Shorehom By The Sea, New Smyrna Beach
Silver Lake Resort, Kissimmee
Solana Lake, Cape Canaveral
Solana On The River, Cape Canaveral
Solana Shores, Cape Canaveral
South Bay, Orlando
Southpoint of Daytona, Ponce Inlet
Springwood Village, Longwood
Spruce Creek POA, Port Orange
St Andrews, Oldsmar
St Tropez IV, Clearwater
Starlight Tower, St Petersburg Beach
Stonebridge Commons Community, Orlando
Stonebridge Maintenance, Heathrow
Strathmore Gate East at Lake St George, Palm Harbor
Sunisands Beach Club, New Symrna Beach
Sunshine on Indian Shores, Indian Shores
Sunshine Towers Apt Residences, Clearwater

Partial Client List

Terra, Kissimmee
The Anchorage, Cocoa Beach
The Ashley, Daytona Beach Shores
The Bluffs, Sebring
The Bordeaux, Ocoee
The Cedar Island Club, New Smyrna Beach
The Constellation, St Petersburg Beach
The Courageous, St Petersburg Beach
The Crescent Beach Club at Sand Key Shared, Clearwater
The Crescent Beach Club at Sand Key, Clearwater
The Cypress Pointe Resort at Lake Buena Vista, Orlando
The Cypress Pointe Resort II, Orlando
The Enclave at Orlando, Orlando
The Grand Coquina, Daytona Beach Shores
The Grande Verandahs on the Bay, St Petersburg
The Grande, Orlando
The Great Outdoors, Titusville
The Hamptons, Heathrow
The Intrepid, St Petersburg Beach
The Lakes Villas I, Clearwater
The Mediterranean, Daytona Beach
The Meridian, Cocoa Beach
The Ocean Ritz of Daytona, Daytona Beach
The Oceans Cloverleaf North, Daytona Beach Shores
The of Eden Isle, St Petersburg
The Peninsula, Daytona Beach Shores
The Residences of Winter Park, Winter Park
The Resort on Cocoa Beach, Cocoa Beach
The Sherwin, Daytona Beach Shores
The Springs Community, Longwood
The Townhomes of Lake Seminole No 4, Seminole
The Village at Melbourne, Melbourne
The Villages of Seaport, Cape Canaveral
The Villas at East Park, Orlando
The Weatherly, St Petersburg Beach
Thornton Park Central, Orlando
Tidesfall, Ormond Beach
Tortoise Island, Satellite Beach
Traders Inn Beach Club, Ormond Beach
Trails West, Deland
Tropic Shores, Daytona Beach Shores
Tropic Sun Towers, Ormond Beach
Twenty One Riverside, Cocoa
Ultimar Three, Clearwater
Ultimar, Clearwater
Vacation Village at Parkway, Kissimmee
Vacation Villas at Fantasyworld Two, Kissimmee
Vacation Villas at Fantasyworld, Kissimmee
Venetian Bay Villages, Kissimmee
Ventura Country Club Community, Orlando
Ventura Village, Orlando
Victoria Gardens, DeLand
Victoria Park Community Council, DeLand
Villa Villar, DeLand
Village on the Green I, Clearwater
Villas at Fortune Place, Kissimmee
Vista Lakes Community, Orlando
Vittoria, Treasure Island
Waterford Lakes Community, Orlando
Waterstreet at Celebration, Celebration
Wekiva Village, Apopka
Wesmere, Ocoee
Westshore Place, Indian Shores
Whitley Bay West, Cocoa
Whitley Bay, Cocoa
Wildwood Homes, Winter Springs
Willowbrook Neighborhood, Heathrow
Wimbledon Park No 1, Orlando
Winding Wood IX, Clearwater
Windrush Bay, Tarpon Springs
Wintermere Harbor, Winter Garden
Woodside Village, Clearwater
Yacht & Tennis Club, St Pete Beach
Yale Townhouse Apts, Orlando
Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach
Amberwood at Fleming Island, Jacksonville
Atlantic East, St Augustine
Belleza at Ponte Vedra, Ponte Vedra Beach
Brighton Park, Jacksonville
Brightwater, Jacksonville
Camachee Island 1, St Augustine
Canopy Walk, Palm Coast
Carrington Place at Fleming Island, St Augustine
Cinnamon Beach at Ocean Hammock, Palm Coast
Clearview Townhouses, Jacksonville
Clifton Village, Jacksonville
Colony Reef Club, St Augustine
Crescent Beach Ocean House, St Augustine
Cypress Bridge, Ponte Vedra Beach
Cypress Trace Master, Jacksonville
Deercreek Country Club, Jacksonville
Deermeadows Baptist Church, Jacksonville
Drayton Park, Jacksonville
East Hampton, Jacksonville
Fleming Island Plantation CDD, Orange Park
Florida Club, St Augustine
Golfview, Jacksonville
Greenfield, Jacksonville
Hammock Grove, Jacksonville
Harbour Island at Marsh Landing, Ponte Vedra Beach
Hawthorn, Jacksonville
Horizons at Stonebridge Village I, Jacksonville
Horizons at Stonebridge Village II, Jacksonville
Horizons at Stonebridge Village III, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Julington Creek Plantation POA, Jacksonville
Kingston Dunes, St Augustine Beach
Las Palmas on the Intracoastal, St Augustine
Little Bay Harbor, Ponte Vedra Beach
Magnolia Point Community, Green Cove Springs
Mariners Watch, St Augustine
Marsh Landing at Sawgrass I, Ponte Vedra Beach
Marsh Landing at Sawgrass II, Ponte Vedra Beach
Marsh Landing at Sawgrass III, Ponte Vedra Beach
Marsh Landing at Sawgrass IV, Ponte Vedra Beach
Marsh Landing at Sawgrass Master, Ponte Vedra Beach
Marsh Landing at Sawgrass V, Ponte Vedra Beach
Marsh Landing at Sawgrass VI, Ponte Vedra Beach
Marsh Landing at Sawgrass VII, Ponte Vedra Beach
Marsh Landing at Sawgrass VIII, Ponte Vedra Beach
Merrill Pines, Jacksonville
Miravista at Harbortown, Jacksonville
Moultrie Trails, St Augustine
Ocean Breeze (Ocean Beach Club II), Flagler Beach
Ocean Gate Phase 1, St Augustine
Ocean Hammock POA, Palm Coast
Ocean Palms, St Augustine
Ocean Village Club, St Augustine
Ocean Villas, St Augustine Beach
Old Ponte Vedra Beach, Ponte Vedra Beach
Osprey Branch, Jacksonville
Oxford Chase, Jacksonville
Palm Coast Resort, Palm Coast
Pelican Reef, St Augustine
Pier Point South, St Augustine Beach
Pottsburg Crossing, Jacksonville
Quail Point I, Ponte Vedra Beach
Queens Harbour Yacht & Country Club, Jacksonville
Regency Wood, Jacksonville
Royal Pines, St Augustine
Saint Johns NW Commercial POA, St Augustine
Saint Johns NW Master, St Augustine
Saint Johns NW Residential POA, St Augustine
Saint Johns SE Master, St Augustine
Saint Johns-Six Mile Creek North POA, St Augustine
Salt Creek, Ponte Vedra Beach
Sawgrass Island, Ponta Vedra
Sawgrass, Ponta Vedra Beach
Sawmill Lakes Maintenance, Ponte Vedra Beach
Sea Place I, St Augustine
Sea Place III, St Augustine
Sea Place Master, St Augustine
Sea Winds, St Augustine
Seagate North, St Augustine
Seagate, St Augustine
Seaquest, Jacksonville Beach
Seascape, Jacksonville Beach
Seaside at Anastasia, St Augustine Beach
Sebastian Harbor Villas, St Augustine
Six Thousand, Jacksonville
Southern Grove, Jacksonville
Southwood, St Augustine
St Andrews Place, St Augustine
St Augustine Beach and Tennis Club, St Augustine
St Augustine Ocean & Racquet Club, St Augustine
St Augustine Ocean Resort Co-op, St Augustine
St Augustine Shores Service Corp, St Augustine
Stonebridge Village Master, Jacksonville
Summer Grove, Jacksonville
Summer Island, St Augustine
Sweetwater by Del Webb Carriage Homes, Jacksonville
Sweetwater by Del Webb Master, Jacksonville
The Alexandria, Jacksonville
The Amenities for the Residences, St Augustine
The Barefoot Trace, St Augustine Beach
The Conquistador Apts, St Augustine
The Crossings at Cypress Trace, Jacksonville
The Greens, St Augustine
The Hampton Glen at Deerwood, Jacksonville
The Landmark, Jacksonville Beach
The Oakbridge, Ponte Vedra Beach
The Ocean Villas at Serenata Bch, Ponte Vedra Beach
The One Bedrooms at Hammock Beach, Palm Coast
The Overlook at Baymeadows, Jacksonville
The Palms at Marsh Landing, Jacksonville
The Plantation, Ponte Vedra Beach
The Preserve on Anastasia Island, St Augustine
The Ravines Community, Middleburg
The Reserve at Pointe Meadows, Jacksonville
The Residences at World Golf Village, St Augustine
The Residences II at World Golf Village, St Augustine
The Sanctuary at Palm Coast, Palm Coast
The Sawgrass Players Club, Ponte Vedra Beach
The Seasons at Kensington, Jacksonville
The Seasons at Mill Cove, Jacksonville
The Woods Community, Jacksonville
Timber Run, Jacksonville
Turnberry, St Augustine
Villa San Marco, St Augustine
Villas at Marsh Landing, Jacksonville Beach
Villas of Timberlin Parc, Jacksonville
Vista Cove, St Augustine
Vistas at Stonebridge Village I, Jacksonville
Windjammer, St Augustine
Wolf Creek, Jacksonville
World Golf Village POA, St Augustine

Florida Panhandle

Association of Southbay by the Gulf, Destin
Bayview Waters, Ft Walton Beach

Partial Client List

Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach
Breakers East, Destin
Capistrano, Panama City Beach
Cassine Garden Townhomes, Seagrove Beach
Compass Point at Watersound, WaterSound
Compass Pointe II, WaterSound
Crescent Keel, WaterSound
Crystal Dunes, Destin
Dolphin Point, Destin
Eden III, Pensacola Eden, Pensacola
Emerald Dunes, Destin
Golf Villas at Regatta Bay, Destin
Islander Beach Resort &, Ft Walton Beach
Lands End of Perdido Key, Pensacola
Largo Mar, Panama City Beach
Marina Bay Resort, Ft Walton Beach
Navarre Towers, Navarre
Oceania, Destin
Perdido Sun, Pensacola
Sandpiper Cove, Destin
Seascape Resorts, Destin
Seminole Legends, Tallahassee
Shipwatch, Pensacola
Siesta Key Chapel, Sarasota
Sugar Dunes, Navarre Beach
The Crossings at Watersound, WaterSound
The Palms at Seagrove, Seagrove Beach
The Pearl, Navarre Beach
The Summit, Panama City Beach
Tivoli by the Sea II, Miramar Beach
Tivoli by the Sea III, Miramar Beach
Tivoli by the Sea, Miramar Beach
WaterColor Community, Santa Rosa Beach
WaterColor Gulfside Villas, Santa Rosa Beach
WaterColor Private Residence Club, Santa Rosa Beach
WaterColor Towncenter Community, Santa Rosa Beach
WaterSound Beach Community, WaterSound
WaterSound Beach Gatehouse, WaterSound
Waterview Towers, Destin

Out of State

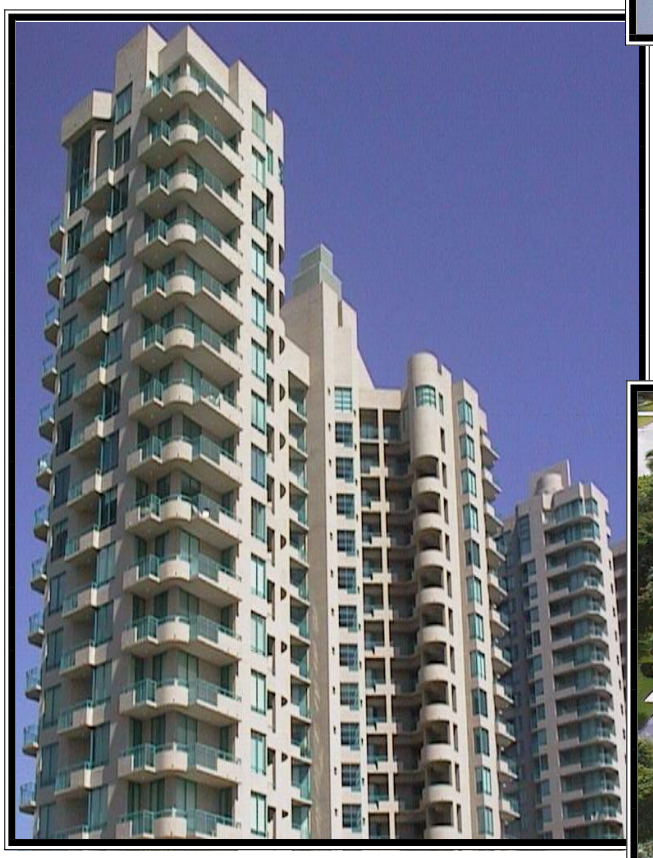
Commodore Horizontal Property Regime, Hilton Head, SC
Cullasaja Club, Highlands, NC
Cullasaja, Highlands, NC
Laurel Point, Gatlinburg, TN
Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC
Ocean Palms, Hilton Head Island, SC
Southwind at Shipyard, Hilton Head, SC
Southwind II at Shipyard, Hilton Head, SC
Spinnaker at Shipyard, Hilton Head, SC
Sunrise Ridge, Pigeon Forge, TN
The Beach Club, St Simons, GA
The Council Village at Palmetto Dunes, Hilton Head, SC
The Ford Plantation, Richmond Hill, VA
The Plaza in Clayton, Clayton. MO
Vacation Village in the Berkshires, Hancock, MA
Williamsburg Plantation, Williamsburg, VA



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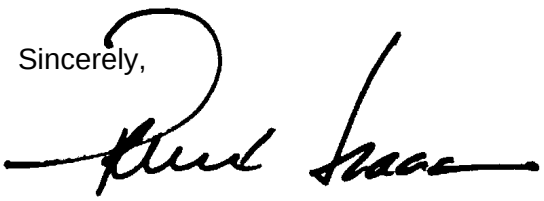
Dear Board Members, Managers and Unit Owners,

For twenty years we having been serving community associations throughout Florida and the Southeast United States by performing reserve studies and insurance appraisals. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

- **Experience** - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.
- **Training** - All technical work is performed by professionals with degrees in engineering or architecture.
- **Accuracy** - All our reports are based on local data and conditions which we continuously monitor.
- **Understandability** - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in an way that is clear and logical.
- **Compliance -** The reports we prepare will comply with all governing regulations for your association. Our insurance appraisals are accepted by Citizens and all insurance carriers. Our reserve studies meet all Florida Statute requirements. We can even provide Florida condominiums with a certified study that meets the new 5-year engineering report regulation.
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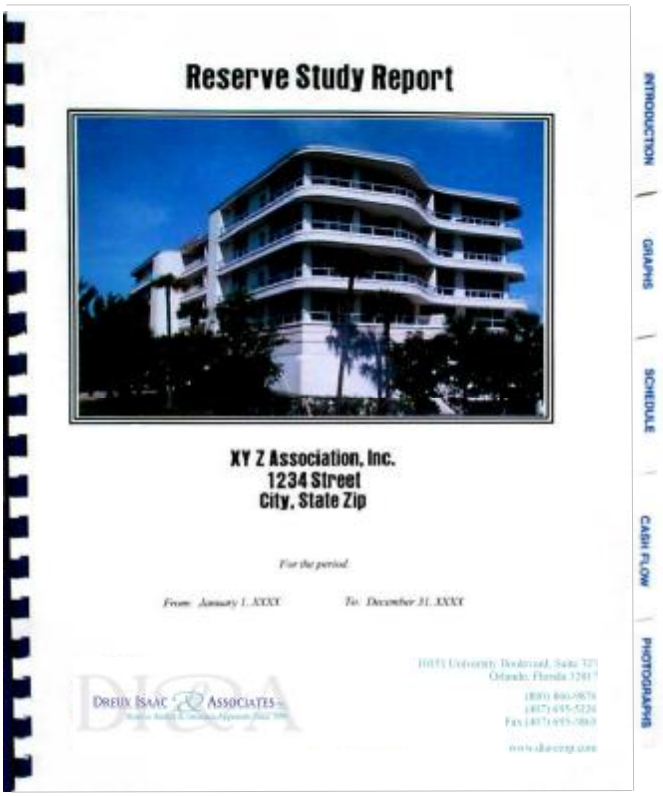
Sincerely,



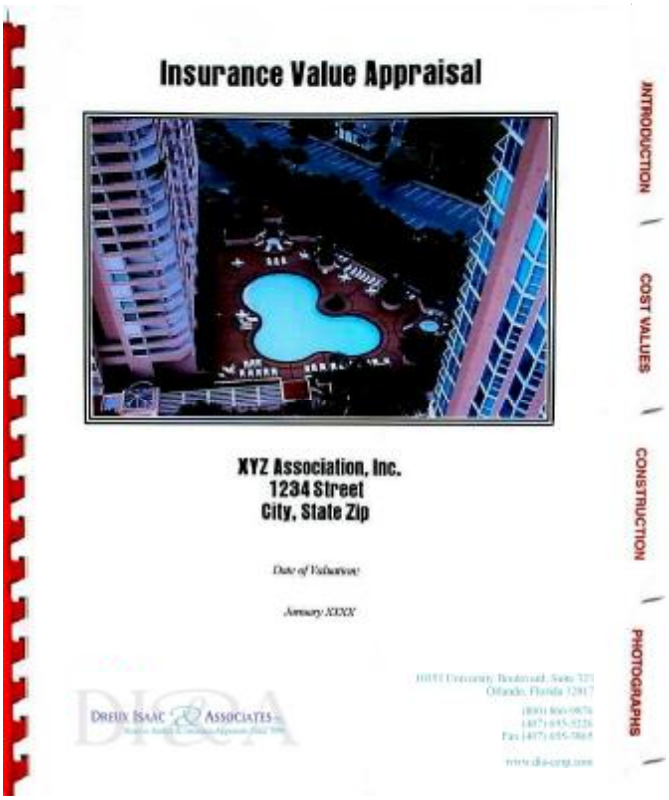
Dreux Isaac
President
dreux@dia-corp.com

Reserve Study & Insurance Appraisal Reports

Our Company offers two specialized report services for community associations, the Reserve Study Report and the Insurance Appraisal Report. Both our Reserve Study and Insurance Appraisal Reports are professionally bound and index tab divided for quick and easy referencing.



The Reserve Study Report will provide your Association with all of the necessary cost, life expectancies and budgeting information.



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Once the initial report is completed we can offer low cost annual update reports to keep your numbers current in the years to come.

1

The Reserve Study Report

Section 1 - General Information

The first section contains basic report information, statutory requirements, definitions and a summary page listing our recommendations and findings.

Summary of Recommendations & Findings

1. General Information

Property Name:	XYZ Association, Inc.		
Property Location:	City, State		
Customer Number:	31258	**Report Run Date:**	12/01/2010
Property Type:	Condominium	**Report Run Version:**	2
Total Units:	74	**Budget Year Begins:**	01/01/2011
Phase:	1 of 1	**Budget Year Ends:**	12/31/2011

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	970
Total current cost of all scheduled reserve components:	$1,360,194
Estimated Beginning Year Reserve Balance	$768,043
Total number of components scheduled for replacement in the 2011 budget year:	25
Total cost of components scheduled for replacement in the 2011 budget year:	$320,056

3. Straight Line Reserve Funding Plan Analysis
(Refer to Section 3 "SCHEDULE")

Current Annual Reserve Funding Contribution Amount:	$92,000
Recommended Annual Reserve Funding Contribution Amount:	$103,443
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	$11,443
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	12.44%

4. Alternate 30 Year Cash Flow Funding Plan Analysis
(Refer to Section 4 "CASH FLOW")

Parameters **Interest:** 5.00% **Inflation:** 3.00%

Current Annual Reserve Funding Contribution Amount:	$92,000
Recommended 2011 Reserve Funding Contribution Amount:	$74,000
(Annual Increase: 3.00% Years 1-30)	
Recommended 2011 Planned Special Assessment Amount:	$0
Total 2011 Reserve Funding and Planned Special Assessment Amount:	$74,000
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	($18,000)
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	-19.57%

Page 1 - 2

REPORT PROCESS

The purpose of this report is to provide XYZ Association, Inc., with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2011 and ending December 31, 2011.

The process of preparing this report began with an on-site inspection of the Association's property. During this inspection, an initial review was made of past reserve expenditures and the current reserve plan. From there, a complete inventory was made of the common area elements and a reserve component list was developed.

Using this list, a takeoff was then made of each component through a review of available construction drawings, checking maintenance records, taking pertinent measurements and noting its current observed physical condition. Additional background information on the property was obtained through discussions with various contact personnel.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From their cost estimates were then prepared based on a combination of local contractor information, any available bid proposals, and our own database of construction costs.

Asset lives have been determined using a combination of published guidelines and our review of the properties climatic conditions and the components observed physical condition noted during our site inspection.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Page 1 – 3

FLORIDA STATUTORY RESERVE REQUIREMENTS

Note-Part of Chapter 718, Florida Statues, addresses the reserve budget requirements for condominiums. Below is an excerpt from this Chapter, which addresses this requirement.

(Taken from Part I General Provisions, Chapter 718.112(2)(f)2., Florida Statues)

…(f) Annual budget.

1. The proposed annual budget of common expenses shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to, those expenses listed in s. 718.504(21). A multi-condominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shard only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached thereto shall show amounts budgeted therefore. If, after turnover of control of the association to the unit owners, any of the expenses listed in s. 718,504(21) are not applicable, they need not be listed.

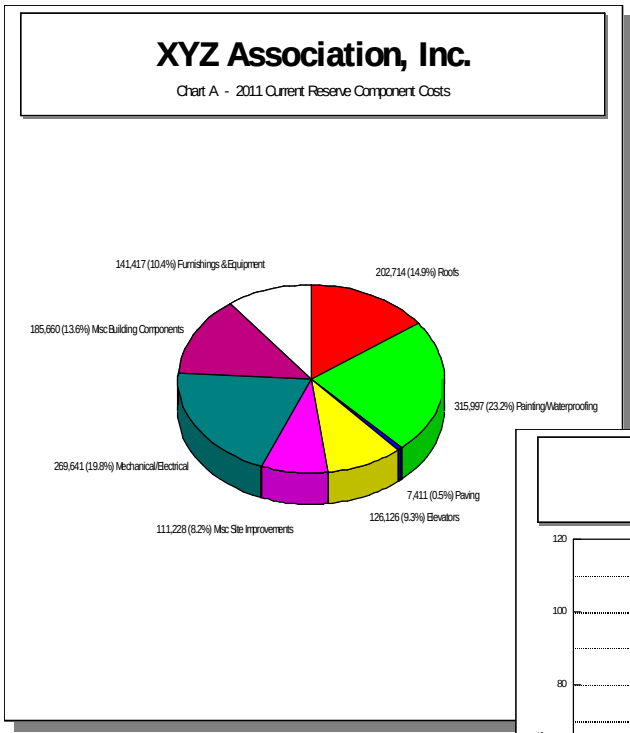
2. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and for any other item for which the deferred maintenance expense or replacement cost exceeds $10,000. The amount to be reserved shall be computed by means of a formula, which is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of the reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or reserves less adequate than required by this subsection. However, prior to turnover of control of an association by a developer to unit owners other than a developer pursuant to s.718.301, the developer may vote to waive the reserves or reduce the funding of reserves for the first 2 fiscal years of the association's operations, beginning with the fiscal year in which the initial declaration is recorded, after which time reserves may be waived or reduced only upon the vote of a majority of all non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves, and no such result is achieved or a quorum is not attained, the reserves as included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a duly called meeting of the association. Prior to turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association shall not vote to use reserves for purposes other than that for which they were intended without the approval of a majority of all non-developer voting interests, voting in person or by limited proxy at a duly called meeting of the association.

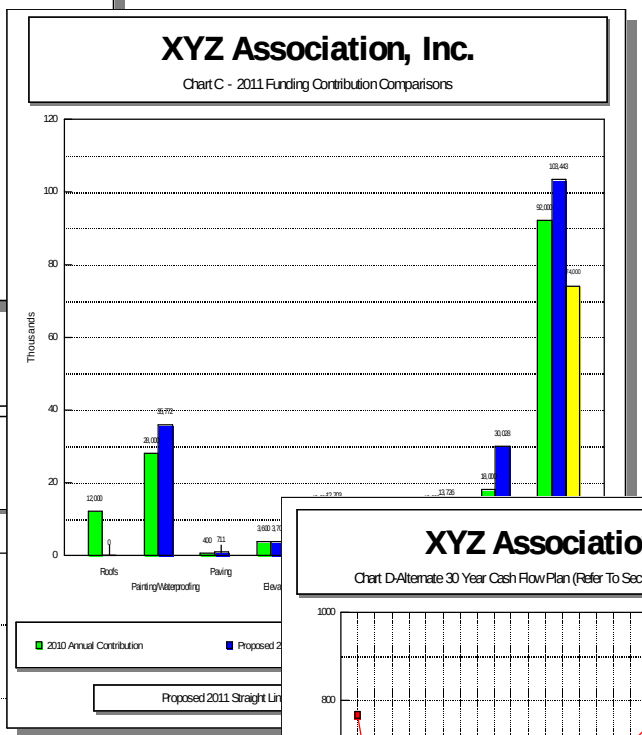
Page 1 - 4

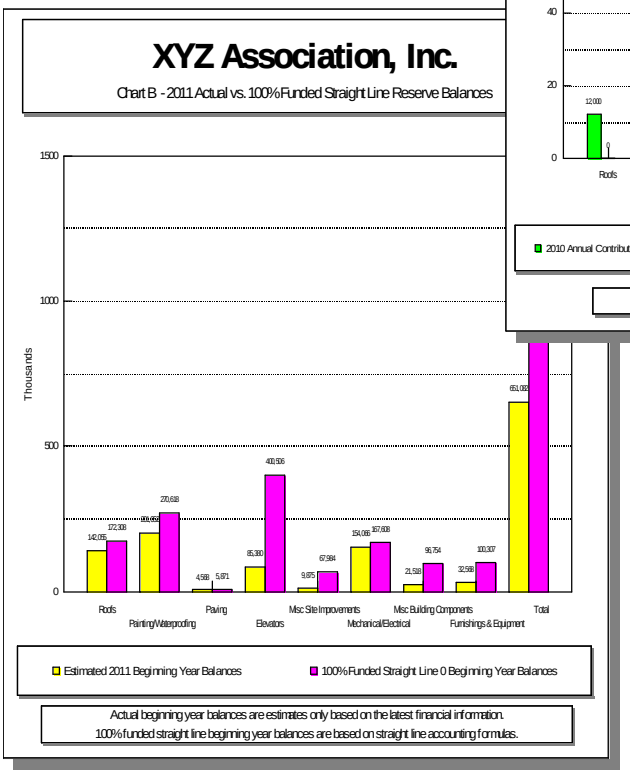
The Reserve Study Report

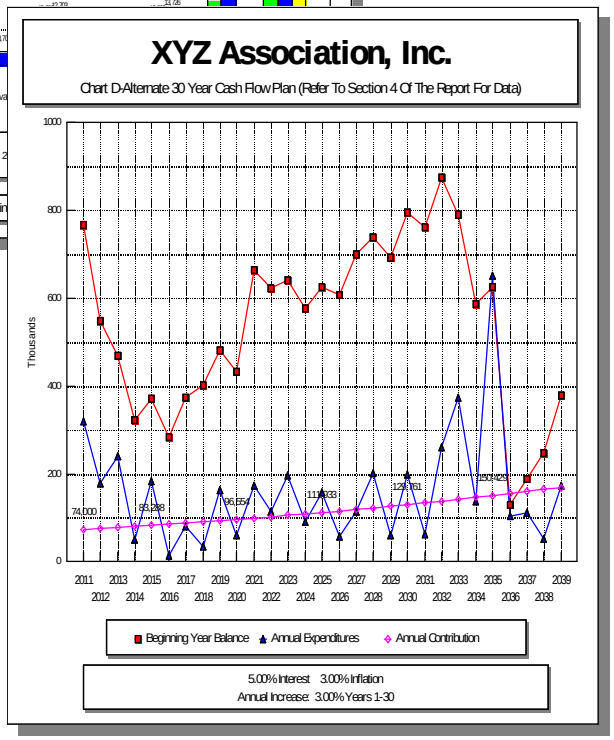
Section 2 - Graphs



This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. These graphs will give you a better understanding and comprehension of the numbers contained in the report.







The Reserve Study Report

Section 3 - Schedule

This section is the heart of the report and contains the schedule of components recommended for reserve funding along with their current cost and life expectancies.

XYZ Association, Inc.
City, State

2011
Reserve Schedule Summary

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2010 Balance	Unfunded Balance	2011 Contribution
Roofs				202,714	20	5	202,714	0	0
Painting/Waterproofing				315,997	6 - 20	1 - 14	244,454	71,543	35,772
Paving				7,411	4 - 20	2 - 6	4,568	2,843	711
Elevators				126,126	12 - 28	7 - 10	85,380	40,746	3,704
Misc Site Improvements				111,228	3 - 28	1 - 13	17,827	93,401	12,703
Mechanical/Electrical				269,641	6 - 35	1 - 21	154,066	115,575	6,799
Misc Building Components				185,660	6 -30	1 - 15	26,466	159,194	13,726
Furnishings & Equipment				141,417	8 - 20	2 - 16	32,568	108,849	30,028
Total				1,360,194			768,043	592,151	103,443

Page 3 - 1

XYZ Association, Inc.
City, State

2011
Reserve Schedule Detail

Category/Component	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2010 Balance	Unfunded Balance	2011 Contribution
Roofs									
Built-Up Roof-Condominium Building	193	Squares	1,017.00	196,281	20	3	196,281	0	0
Built-Up Roof-Condominium Building Marquee	5	Squares	550.00	2,750	20	3	2,750	0	0
Skylight, Plastic Bubble	1	Lp Sm	3,683.00	3,683	20	3	3,683	0	0
Painting/Waterproofing									
Paint Exterior-Exposed Garage Pipes	1	Lp Sm	1,739.00	1,739	7	2	1,739	0	0
Paint Exterior-Metal Railings/Doors	1	Lp Sm	12,634.00	12,634	7	2	12,634	0	0
Paint Exterior/Waterproof-Condominium Bldg	1	Lp Sm	72,058.00	72,058	7	2	515	71,543	35,772
Paint Exterior/Waterproof-Parking Garage	1	Lp Sm	11,695.00	11,695	7	2	11,695	0	0
Paint Interior-Common Walls/Ceilings/Trim	1	Lp Sm	20,574.00	20,574	6	1	20,574	0	0
Paint Interior-Parking Garage Walls/Ceilings	1	Lp Sm	4,649.00	4,649	7	2	4,649	0	0
Paint Stairwell-Floors/Walls/Ceilings/Railings	32	Flights	328.00	10,496	10	2	10,496	0	0
Waterproof Deck Coating-Garage Roof	28,550	Sq Ft	5.80	165,590	20	1	165,590	0	0
Waterproof Planters-Garage Roof Deck	14	Each	1,183.00	16,562	15	2	16,562	0	0
Paving									
Asphalt, 1" Overlay-Parking Lot	1,925	Sq Yds	3.25	6,256	20	4	3,413	2,843	711
Asphalt, Sealcoat/Restripe-Parking Lot	1,925	Sq Yds	0.60	1,155	4	1	1,155	0	0
Elevators									
Elevator, Cab Refurbishment Allowance	2	Each	7,568.00	15,136	12	1	15,136	0	0
Elevator, Modernize Controller Equipment	2	Each	55,495.00	110,990	28	11	70,244	40,746	3,704

Page 3 - 2

Using straight line accounting formulas the schedule then calculates the annual contribution amount for each component and shows the totals, by category, on the summary page.

The Reserve Study Report

Section 4 - Cash Flow

This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.

XYZ Association, Inc. — **2011**
City, State — **30 Year Cash Flow Plan**

Description	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020
General Reserve Fund										
Beginning Year Balance	768,043	548,086	468,185	322,597	369,923	284,406	374,660	401,856	481,502	433,834
Annual Reserve Contribution	74,000	76,220	78,507	80,862	83,288	85,787	88,361	91,012	93,742	96,554
Annual Increase: 3.00% Years 1-30										
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	842,043	624,306	546,692	403,459	453,211	370,193	463,021	492,868	575,244	530,388
Expenditures (3.00% Annual Inflation)										
Roofs	0	0	221,512	0	0	0	0	0	0	0
Painting/Waterproofing	191,749	137,739	0	0	0	0	25,303	0	134,098	0
Paving	1,190	0	0	7,041	1,339	0	0	0	1,507	0
Elevators	15,590	0	0	0	0	0	0	0	0	0
Misc Site Improvements	18,362	0	0	8,485	23,721	0	52,327	8,732	6,524	59,228
Mechanical/Electrical	33,228	40,677	0	24,867	59,486	13,374	2,671	0	12,338	0
Misc Building Components	16,163	0	15,960	0	0	0	0	25,563	7,602	0
Furnishings & Equipment	43,774	0	1,985	10,758	97,802	0	0	0	0	0
Total Expenditures	320,056	178,416	239,457	51,151	182,348	13,374	80,301	34,295	162,069	59,228
Earned Interest (5.00% Annually)	26,099	22,295	15,362	17,615	13,543	17,841	19,136	22,929	20,659	23,558
Ending Year Balance	548,086	468,185	322,597	369,923	284,406	374,660	401,856	481,502	433,834	494,718

Page 4 - 1

XYZ Association, Inc. — **2011**
City, State — **30 Year Cash Flow Plan Expenditures**

Description	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020
Roofs										
Built-Up Roof-Condominium Building	0	0	214,482	0	0	0	0	0	0	0
Built-Up Roof-Condominium Building Marquee	0	0	3,005	0	0	0	0	0	0	0
Skylight, Plastic Bubble	0	0	4,025	0	0	0	0	0	0	0
Painting/Waterproofing										
Paint Exterior-Exposed Garage Pipes	0	1,845	0	0	0	0	0	0	2,269	0
Paint Exterior-Metal Railings/Doors	0	13,403	0	0	0	0	0	0	16,485	0
Paint Exterior/Waterproof-Condominium Bldg	0	76,446	0	0	0	0	0	0	94,019	0
Paint Exterior/Waterproof-Parking Garage	0	12,407	0	0	0	0	0	0	15,259	0
Paint Interior-Common Walls/Ceilings/Trim	21,191	0	0	0	0	0	25,303	0	0	0
Paint Interior-Parking Garage Walls/Ceilings	0	4,932	0	0	0	0	0	0	6,066	0
Paint Stairwell-Floors/Walls/Ceilings/Railings	0	11,135	0	0	0	0	0	0	0	0
Waterproof Deck Coating-Garage Roof	170,558	0	0	0	0	0	0	0	0	0
Waterproof Planters-Garage Roof Deck	0	17,571	0	0	0	0	0	0	0	0
Paving										
Asphalt, 1" Overlay-Parking Lot	0	0	0	7,041	0	0	0	0	0	0
Asphalt, Sealcoat/Restripe-Parking Lot	1,190	0	0	0	1,339	0	0	0	1,507	0
Elevators										
Elevator, Cab Refurbishment Allowance	15,590	0	0	0	0	0	0	0	0	0
Elevator, Modernize Controller Equipment	0	0	0	0	0	0	0	0	0	0

Page 4 - 2

This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and by creating one reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and an adequate reserve account balance over the next thirty years.

The Reserve Study Report

Section 5 - Photographs

In each presentation copy of the first time reserve study report, color photographs of the property taken during the field inspection, are included.



Atrium

XYZ Association, Inc.
City, State



Seawall



Atrium

XYZ Association, Inc.
City, State



Seawall



Swimming Pool

XYZ Association, Inc.
City, State



Spa

The Insurance Appraisal Report

Section 1 - General Information

This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations.

FLORIDA STATUTORY REQUIREMENTS

Florida Statutes 718.111 (11) Insurance

(11) INSURANCE.--In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

(a) Adequate hazard insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, shall be based upon the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The full insurable value shall be determined at least once every 36 months.

1. An association or group of associations may provide adequate hazard insurance through a self-insurance fund that complies with the requirements of ss. 624.460-624.488.
2. The association may also provide adequate hazard insurance coverage for a group of no fewer than three communities created and operating under this chapter, chapter 719, chapter 720, or chapter 721 by obtaining and maintaining for such communities insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event. Such probable maximum loss must be determined through the use of a competent model that has been accepted by the Florida Commission on Hurricane Loss Projection Methodology. No policy or program providing such coverag shall be issued or renewed after July 1, 2008, unless it has been reviewed and approved by the Office Insurance Regulation. The review and approval shall include approval of the policy and related forms pursuant to ss. 627.410 and 627.411, approval of the rates pursuant to s. 627.062, a determination th loss model approved by the commission was accurately and appropriately applied to the insured struc to determine the 250-year probable maximum loss, and a determination that complete and accurate disclosure of all material provisions is provided to condominium unit owners prior to execution of the agreement by a condominium association.
3. When determining the adequate amount of hazard insurance coverage, the association may consider deductibles as determined by this subsection.

(b) If an association is a developer-controlled association, the association shall exercise its best efforts to obta maintain insurance as described in paragraph (a). Failure to obtain and maintain adequate hazard insura during any period of developer control constitutes a breach of fiduciary responsibility by the developer-appointed members of the board of directors of the association, unless the members can show that desp such failure, they have made their best efforts to maintain the required coverage.

(c) Policies may include deductibles as determined by the board.

1. The deductibles shall be consistent with industry standards and prevailing practice for communities of similar size and age, and having similar construction and facilities in the locale where the condominiur property is situated.
2. The deductibles may be based upon available funds, including reserve accounts, or predetermined assessment authority at the time the insurance is obtained.

Page 1 - 3

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January 1, 2011

Board of Directors
XYZ Condominium Association, Inc.
1234 Street
City, Florida 56789

Re: Insurance Value Appraisal Report

Dear Board Members:

As authorized, this insurance value appraisal report has been prepared on the XYZ Condominium Association, Inc. property, located at 1234 Street in City, Florida. The purpose of this report is to provide XYZ Condominium Association, Inc. with specific value information to aid in ascertaining the proper amount of property insurance.

The process of preparing this appraisal report began with a site inspection of the property. During this inspection, a take-off was made on the construction of the buildings/structures. This was performed by using available construction drawings, checking document records, taking pertinent measurements as well as photographs, and then noting the current observed physical condition of the property.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From there cost estimates were then prepared based on a combination of local contractor information and our own database of construction costs.

Appraisal values have been calculated to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Thank you for the opportunity of serving you and XYZ Condominium Association, Inc. Should you have any questions, please contact me.

Respectfully submitted,

Dreux Isaac

REPORT DEFINITIONS

National Flood Insurance Values

The National flood insurance values for residential buildings represent the complete reproduction cost including the foundation, site preparation and interior components as originally specified or conveyed.

For non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered. A building is generally described as a structure with a floor, roof and enclosed by three or more walls. Coverage limits are subject to change.

Reproduction Cost

The cost for creating an identical replica or copy of a building/structure. Includes foundations and below grade construction.

For condominium buildings this also includes an allowance for the interior surfaces of the perimeter walls, floors, and ceilings of the individual units initially installed, or replacements thereof of like kind or quality, in accordance with the original plans and specifications, or as they existed at the time the unit was initially conveyed if the original plans and specifications are not available.

Depreciated Reproduction Cost

The reproduction cost value minus a dollar amount given for the loss in the reproduction cost value due to age, usage, type of construction and exposure to the elements.

Insurable Reproduction Cost

The Insurable Reproduction Cost values exclude foundation and site preparations costs for all buildings and are typically used for hazard coverage.

The Insurable Reproduction Cost values for condominium buildings also exclude all floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of a unit and serve only one unit.

Page 1 - 4

The Insurance Appraisal Report

Section 2 - Cost Values

This section of the report gives a summary of values for the property appraised. This summary includes the Reproduction Cost, Depreciated Reproduction Cost (Actual Cash Value) and the Insurable Reproduction Cost for every building and site improvement appraised.

XYZ Association, Inc. **Jan-2011**
City, State **Building Summary**

40 Unit / 6 Story Condo Building (Typical 1 of 2)

Description	Total
Site Preparation	51,469
Foundation	903,911
Frame and/or Floor Structures	2,776,002
Interior Construction and/or Finishes	2,744,882
Mechanical and/or Plumbing Systems	1,565,957
Electrical and/or Security Systems	648,967
Exterior Wall Construction	1,754,282
Roof Structure and Cover Systems	440,631
Miscellaneous Building Components	312,582
Professional Fees	783,908
Reproduction Cost	11,982,591
Depreciated Reproduction Cost	11,288,093
Insurance Exclusions :	
Site Preparation	51,469
Foundation	903,911
Unit Interior Finishes	1,484,295
Unit Interior Components	591,600
roduction Cost	8,951,316

Page 2 - 2

XYZ Association, Inc. **Jan-2011**
City, State **Summary of Values**

No.	Description	Reproduction Cost	Depreciated Reproduction Cost	Insurable Reproduction Cost
1	40 Unit / 6 Story Condo Building 1000 Main Street	11,982,591	11,288,093	8,951,316
2	40 Unit / 6 Story Condo Building 2000 Main Street	11,982,591	11,288,093	8,951,316
3	Pool Building 3000 Main Street	94,910	89,409	92,863
4	Pool & Equipment	42,936	32,983	42,936
5	Spa & Equipment	12,815	9,844	12,815
6	Cabana Structures (2)	34,649	22,598	34,649
7	Pool Deck Structure	64,786	49,769	64,786
Total		24,215,278	22,780,789	18,150,681

Page 2 - 1

Additionally, for every building appraised, a detailed segregated cost breakdown of values is given.

The Insurance Appraisal Report

Section 3 - Construction

This section of the report gives a construction outline profile of every building and site improvement appraised in this report.

XYZ Association, Inc. **Jan-2011**
City, State

Site Improvements

Swimming Pool/Equipment

36,000 gallon in ground swimming pool of gunite/concrete construction with a marcite surface finish. Pool varies in depth from 3' to 6'. The cost includes all associated equipment including gas heater.

Spa/Equipment

950 gallon in ground spa of gunite/concrete construction with a marcite surface finish. Price includes all associated equipment including gas heater.

Cabana Structures (2)

2 identical cabana structures measuring 10' x 38' x 5" each. Enclosed by 8" masonry block wall on three sides with storm proof aluminum louver openings. Block walls finished in stucco. At each structure is a fabric awning with an aluminum tube frame support structure.

Pool Deck

Encompassing the entire pool and spa facility as well at the restroom/equipment building is an elevated pool deck structure approximately 5,366 SF in area. Construction consists of 4" concrete slab on grade covered with a brick paver system on a sand base. Around the entire structures is a concrete block retaining wall with painted stucco finish. Cost also includes deck lighting; drainage and aluminum access gates. Additionally, there is a wood bench structure on two side of the deck.

Page 3 - 2

XYZ Association, Inc. **Jan-2011**
City, State

40 Unit / 6 Story Condominium Building (Typical 1 of 2)

Enclosed Living Area	98,953	Square Feet
Ground Floor	32,886	Square Feet
Balconies	31,629	Square Feet
Misc. Support Area	2,560	Square Feet
Total	166,028	Square Feet

Occupancy:	Condominium Building	**Stories:**	6
Age:	1988	**Units:**	40

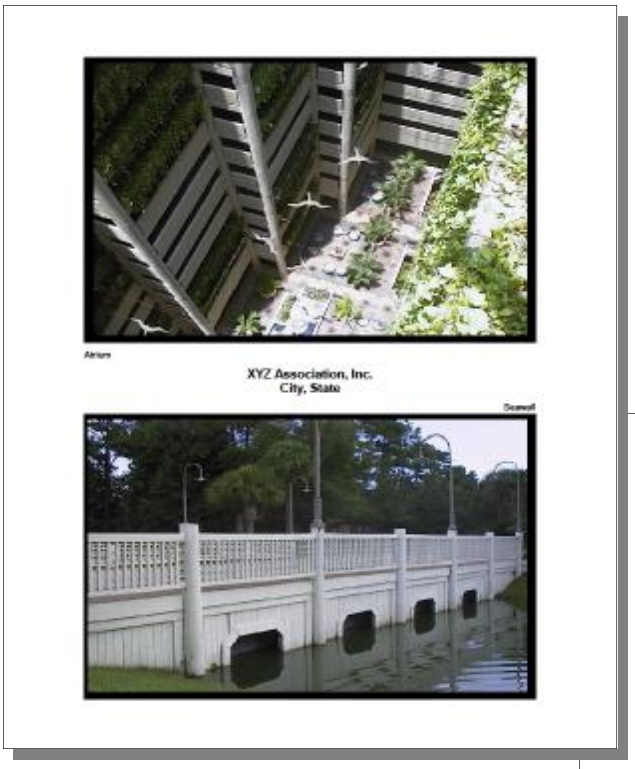
Foundation:	Pre-stressed concrete piles and pile cap system integrated with some monolithically poured grade beams and footings.
Frame:	Reinforced poured concrete frame.
Floor structure:	Ground floor: structure consists of a reinforced poured concrete slab with a moisture-resistant vapor barrier. Upper floor: 6 ½" – 8 ½" reinforced poured concrete slab.
Interior finishes:	Units: High quality interior finish allowances including: tile, marble, wall coverings, and paint. Common area finishes include tile over waterproof deck coating and assorted painted finishes. Please note for insurance purposes no unit interior finishes have been included in the insurable reproduction cost.
Interior framing:	Stud frame interior partition construction throughout unit areas. Primarily structural concrete shear walls used as party walls between units. Additional masonry block partition construction at garage level.
Plumbing:	High quality plumbing service for a multiple residential occupancy. Domestic water booster pump system for building.
Life Safety:	Building is 100% sprinklered at garage, common walkways and enclosed living unit areas. Central fire alarm system with multi-zone control panel and voice capability. System is hard wired to all devices both in units and common areas. Additionally, stand pipe systems located at both stairwells.
HVAC:	Typical split heat pump system with condensing and air handing unit sufficient to heat and cool individual units. Exhaust fans located in each bathroom for ventilation.
Electrical:	High quality electrical lighting and service for multiply residential occupancy. Units wired for telephone entry panel system.
Exterior Wall:	Primarily 8" concrete masonry block walls with integrated tie beams and columns. Store front wall construction at main building entrance.
Roof:	7" minimum thick reinforced poured concrete slab sloped to roof drains. Roofs systems consist of built-up roof cover with ballast topping over tapered rigid insulation poured.
Elevators:	Two 2500# capacity 6 stop hydraulic passenger elevator.
Misc:	Extensive waterfall system at atrium.

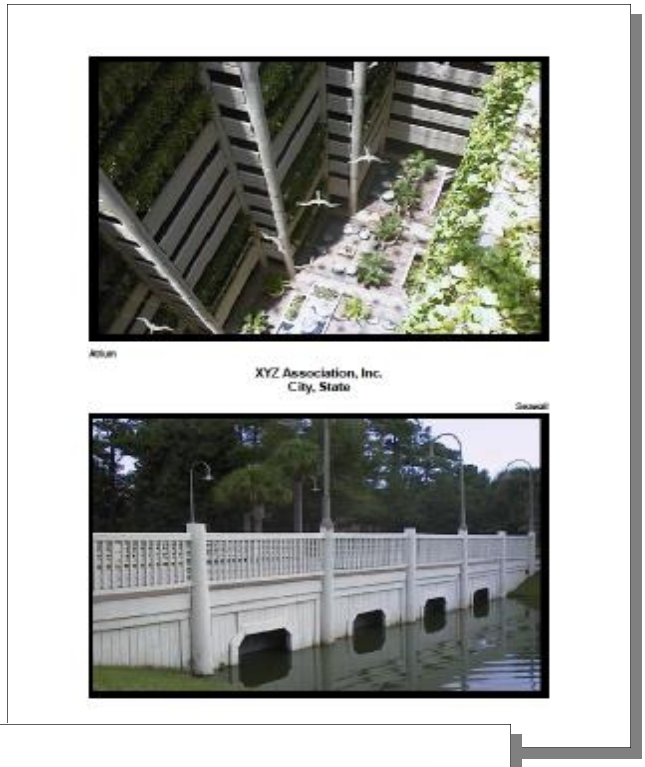
Page 3 - 1

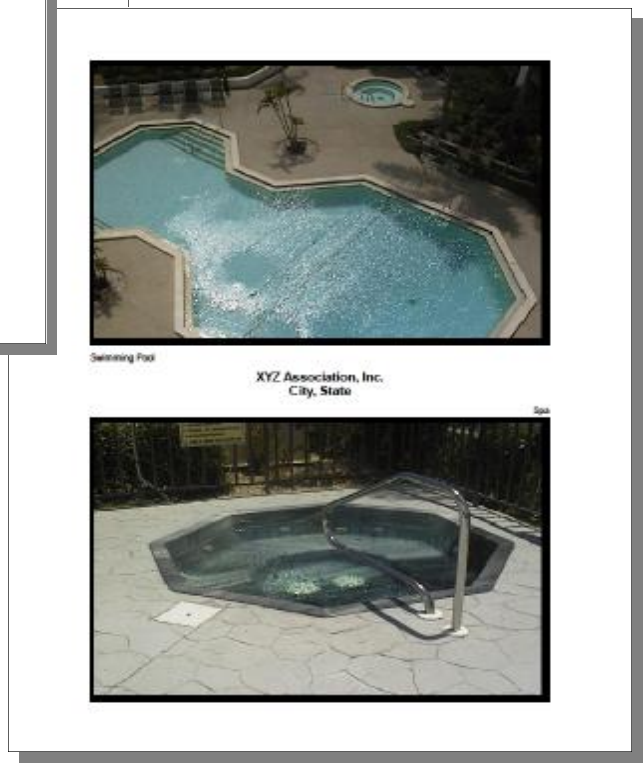
This includes a general description of the construction used along with its' occupancy, age, square footages, number of stories and any other significant data.

The Insurance Appraisal Report
Section 4 - Photographs

As with the reserve study report, each presentation copy of the first time insurance appraisal report includes color photographs of the property taken during the field inspection.







List of Affiliations









RESERVE STUDY UPDATE PROPOSAL

Gateway Services Community Development District

Prepared for:
Ms. Chelsea O'Riley, District Manager

August 23, 2022



Prepared by:
Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
www.reserveadvisors.com

August 23, 2022

Dear Ms. Chelsea O'Riley,

Thank you for the opportunity to present Gateway Services Community Development District with this proposal for a reserve study update, with site-visit (Level II).

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study update will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:

FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

DETAILED UNDERSTANDING

We will do whatever it takes to ensure Gateway Services Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.

ONGOING SUPPORT

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Gateway Services Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the Confirmation of Services page to get started.

Sincerely,

Matt Kuisle, Southeast Regional Executive Director
(800) 980-9881

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

RESERVE STUDY BENEFITS

FOR BOARDS

- ✔ Fulfills your fiduciary responsibility
- ✔ Supports board decisions
- ✔ Streamlines your budget process
- ✔ Prioritizes capital projects

FOR HOMEOWNERS

- ✔ Ensures fair and equitable reserve contributions
- ✔ Reduces long-term cost of ownership
- ✔ Minimizes risk of assessments

MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

✔ **Multi-disciplined Expert Engineers**

- With more than 40 engineers, we match our expertise with your community rather than a "one size fits all" engineer

✔ **Dedicated Support During and After the Reserve Study**

- Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction

✔ **Comprehensive Reports to Solve Problems Before They Escalate**

- Thorough condition assessments that prioritize your near-term projects
- Best practices and technical illustrations to better understand project scope and compare contractor bids

✔ **Knowledge of Local Replacement Costs**

- Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets

✔ **Unbiased Recommendations With Your Best Interests in Mind**

- We do not provide design or project management services
- We do not profit from your capital projects

✔ **Exclusive and Unique Easy-to-use Expenditures Table**

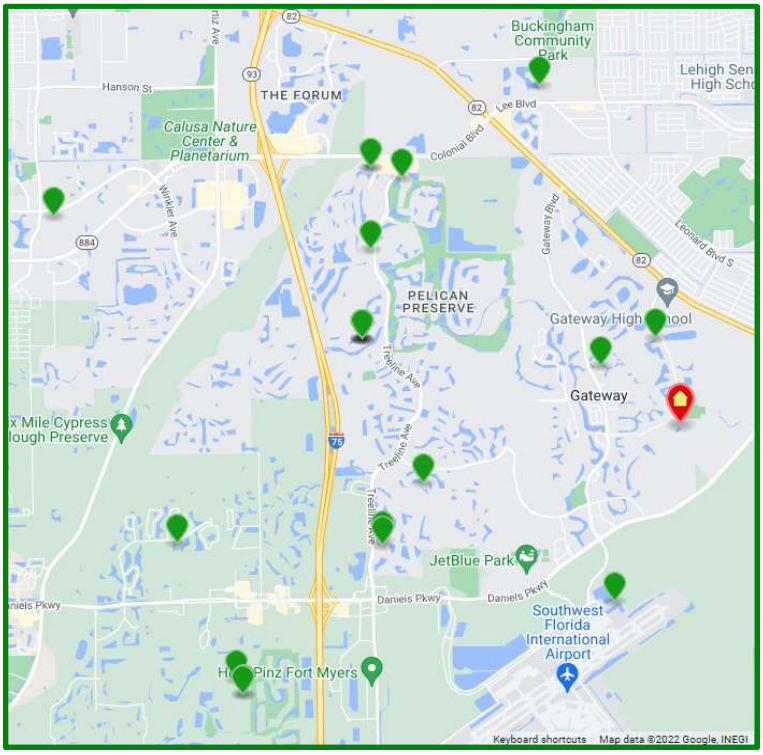
- View all of your community's reserve components in one place
- See all of your prioritized capital projects for the next 30 years

✔ **Unmatched Local Experience**

- Intimate working knowledge of local costs and conditions that affect your community

CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
References available upon request.



Name	City
Antigua I at Somerset Condominium Association, Inc.	Fort Myers
Aviano at Pelican Preserve Condominium Association, Inc.	Fort Myers
Barbados I at Somerset Condominium Association, Inc.	Fort Myers
Castalina Homeowners Association, Inc.	Fort Myers
Cross Creek Estates Association, Inc.	Fort Myers
Eagle Pointe Phase 1 Community Association, Inc.	Fort Myers
Garden Lakes at Colonial Section I Condominium Association, Inc.	Fort Myers
Garden Lakes at Colonial Section II Condominium Association, Inc.	Fort Myers
Garden Lakes at Colonial Section III Condominium Association, Inc.	Fort Myers
Garden Lakes at Colonial Section IV Condominium Association, Inc.	Fort Myers
Garden Lakes at Colonial Section V Condominium Association, Inc.	Fort Myers
Prato Property Owners Association at Pelican Preserve	Fort Myers
Silverlakes at Gateway Homeowners Association	Fort Myers
The Islands at Somerset Condominium Association, Inc.	Fort Myers
Thornberry I at the Legends	Fort Myers
Thornberry II at the Legends	Fort Myers
Whispering Palms Section I Condominium Association, Inc.	Fort Myers
Whispering Palms Section II Condominium Association, Inc.	Fort Myers
Odyssey at Olympia Pointe Association, Inc.	Lehigh Acres
Thornberry Commons at the Legends	Fort Myers
Whispering Palms Recreation Association, Inc.	Fort Myers

QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

44
ENGINEERS

26,000
RESERVE STUDIES CONDUCTED

270+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Matt Kuisle
REGIONAL EXECUTIVE DIRECTOR
21 Years of Experience
275+ Studies Conducted



B.S. CIVIL ENGINEERING
Professional Engineer (FL)
Reserve Specialist
Professional Reserve Analyst

Nancy Daniel
REGIONAL ENGINEERING MANAGER
7 Years of Experience
350+ Studies Conducted



B.S. MECHANICAL ENGINEERING
Professional Engineer (TX)
Reserve Specialist
Licensed Community Association Manager (FL)

SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Reserve Study Update, with Site-Visit (Level II) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: If applicable, the reserve study consultant updates the list of reserve components to reflect any changes to the property since the previous reserve study. A new condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Updated life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. An updated funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Gateway Services Community Development District comprises 8,000 homes in Fort Myers. We've identified and will include the following reserve components in your Reserve Study Update:

Site Components

- Pool including Fence, Deck, Mechanicals & Furniture
- Wading Pool
- Basketball Court
- Playgrounds (2)
- Streets & Curbs
- Catch Basins
- Post or Pole Lights
- Sidewalks
- Ponds (120)
- Irrigation System
- Perimeter Walls
- Fences
- Gate House
- Monuments
- Soccer Complex
- Vehicles
- Pavilions
- Pond Aerators
- Guard Houses
- Wooden Boardwalk,
- Office Building (Roofs, Walls, HVAC, Plumbing, Mechanical)
- Dog Park
- Benches
- Concession Stands
- Security Systems
- Utilities (Water and Sewer)
- Generators
- Lift Stations

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315

DOWNLOAD EXAMPLE

- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

RESERVE FUNDING PLAN

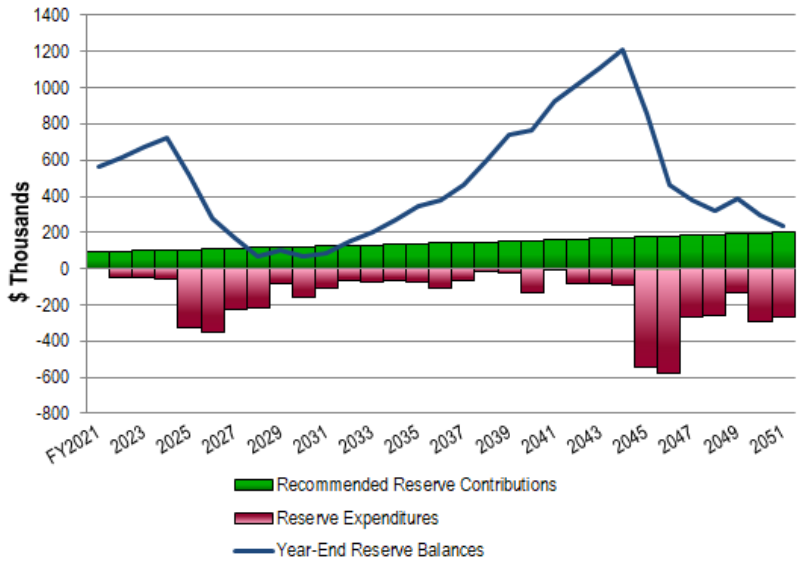
Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	**92,000**	**95,500**				**109,500**
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	$666,648	$719,163	$774,541	$755,323	$357,432	$50,047

DOWNLOAD EXAMPLE

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

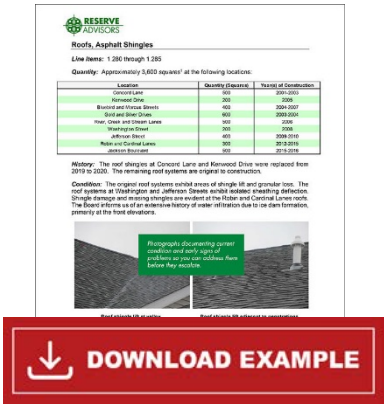
✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



FORESITE

- ✓ Our proprietary cloud-based application that allows for easy collaboration with your board. Record comments and bids. Also track actual replacement costs and reserve contributions over time. Optionally, subscribe to ForeSite Plus to create unlimited reserve expenditure and reserve funding scenarios. **View Preview Video**

Download Our Report Overview

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

It is more than just a reserve study.
It's added value and peace of mind with unconditional support.

CONFIRMATION OF SERVICES FOR GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

Reserve Study Update with Site-Visit (Level II) for a total investment of **$14,500** (includes all expenses). You'll receive:

- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plans (4) with formulas for "what-if" scenarios

- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

- ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to ForeSite Plus.

OPTIONAL SERVICES

____ One (1) Bound Report hard copy (no charge); Additional copies at $75 ea. – indicate quantity: ____

____ **ForeSite™ Plus** 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **$1,450** per year

____ **Insurance Appraisal** by a credentialed member of the American Society of Appraisers for **$3,000**

____ Include Flood Values for an additional **$200**

To authorize the reserve study update:

1. **Sign and email agreement to Matt@reserveadvisors.com.**

Signature: _____

(Print Name): _____

Title: _____

Date: _____

For: **Gateway Services Community Development District** (101208)

2. **Send $7,250 retainer to:**
Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated August 23, 2022, is valid for 45 days.

PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used*** *as a design specification for design engineering purposes or as an appraisal.* You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. ***The Report*** contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

From: Justin Binette
To: Chelsea O'Riley
Subject: Gateway Services Community Development District | Proposal Request
Date: Friday, August 19, 2022 12:46:37 PM

Chelsea,

We greatly appreciate you reaching out to us with your request for a proposal for Gateway Services Community Development District. After careful deliberation, we've unfortunately determined that we must respectfully decline your request at this time due to our current project volume. We are grateful for your consideration and would be pleased if you would reach out to us again in the future!

Best Regards,
Justin Binette
Reserve Study Group
[P] 888-315-2843
[F] 888-316-4587
www.reservestudygroup.com

From: jgaines@btef-cpas.com
To: Chelsea O'Riley
Subject: Proposal
Date: Thursday, August 18, 2022 10:35:25 AM

We do not offer that service.

J Gaines

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

600 Citrus Avenue, Suite 200
Fort Pierce, FL 34950
772-461-6120

The information contained in this message (and attachments) is confidential and may be legally privileged. The message is intended solely for the addressee(s). If you are not the intended recipient, you are herby notified that any use, dissemination, or reproduction is strictly prohibited and may be unlawful. If you are not the intended recipient please contact the sender by return e-mail and destroy all copies of the original message and attachments.

IRS CIRCULAR 230 DISCLOSURE
IRS regulations require us to notify you that this communication was not intended or written to be used, and can not be used, by you as the taxpayer for the purpose of (I) avoiding penalties under the Internal Revenue Code, or (II) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.B**

1. **Requested Motion**: **Meeting Date**: September 1, 2022

Approve the proposal from Pavement Maintenance LLC in the amount of $287,481.50 and authorize the District Manager to execute contract documents.

Why the action is necessary:

To award and authorize a contract for the construction of the Pelican Preserve Emergency Access Road.

What the action accomplishes:

Approves a contract with Pavement Maintenance LLC.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Randy Paniagua

---

5. **Background**:

Hole Montes completed the design of the Pelican Preserve Access Road. The Limited Development Order from both Lee County and the City of Fort Myers have been received. Next steps include selecting a qualified contractor and they would apply for a right-of-way permit from City of Fort Myers. The conveyance of the properties in which the proposed improvements occurred at the Board of Supervisors meeting on August 18, 2022.

The following companies were contacted and provided the following proposal:
AJAX: $321,445.80
PMI: $287,481.50
Atlantic Southern: Could not provide updated pricing by the deadline of the agenda packet.

Attachments:

1. Letter of Bid Recommendation - PMI 08-29-2022.pdf
2. PMI Proposal - Gateway Services District Access Road Revised PMI proposal w-bond 08-29-2022.pdf
3. AJAX Proposal Gateway Services Access Drive Bid Form.pdf
4. LDO-D Approval Letter
5. CIVIL PLAN SET.pdf

Financial Impact:

The cost of $287,481.50 will be shared from the Enterprise Capital Fund - Emergency Access Road and the Pelican Preserve Fire Impact Fees

6. **Alternative Action**:
Do not approve the contract.

7. **Staff Recommendations**:

Approve the Engineer's Recommendation and execute contract documents.

HOLEMONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
SINCE 1966

6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone 239.985.1200 • Fax: 239.985.1259

August 29, 2022

Gateway Services District CDD
Attn: Chelsea O'Riley
13240 Griffin Drive
Fort Myers, FL 33919

RE: GSD– Gateway and Pelican Preserve interconnect access drive
Access Road – Paving and Drainage bid
HM # 2021.021A

Please consider this letter as our recommendation to award a contract for the earthwork, paving and drainage improvements related to the proposed GSD utility and emergency access drive. **Attached is a proposal from PMI Pavement Maintenance, LLC to furnish and install all materials and workmanship to complete the roadway re-grading, fill, pavement reconstruction and signage for the proposed access drive**. **Their proposal totals $282,233.00 and the pricing is time sensitive to 30 days after proposal date estimated at September 17, 2022**. The sales representative has visited the site to review the project and existing conditions and was provided clear explanation of the scope of work required, along with furnishing our civil engineering set of plans for the proposed access drive. **I also followed up with PMI on the cost to bond the project due to the bid being over $200,000. If that is the direction, then there would be an additional charge of 1.5% which I calculated at $4,248.50 making the grand total $287,481.50.**

I trust the information provided is suitable for your review and use, however, if you should have any questions or need any additional information, please do not hesitate to contact me.

Very Truly Yours,
Hole Montes, Inc.

Digitally signed by Richard Brylanski
DN: cn=Richard Brylanski, o=Hole Montes, Inc., ou=Vice President, email=rickbrylanski@hmeng.com, c=US
Date: 2022.08.25 10:18:10 -04'00'

Richard Brylanski, PE
Sr. Vice President

1640 Benchmark Avenue, Fort Myers, FL 33905 Ph: 239-334-6760 Fax: 239-334-6553 Website: http://pmioffortmyers.com

PROPOSAL AND CONTRACT

August 19, 2022

Pavement Maintenance, LLC., hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with construction of improvements at: **Gateway Services District Access Road** with plans prepared by : **Hole Montes - Sheets 1-3 (Dated 6-30-2022)**

Description of Work and Price:

Item	Description	Quantity	Unit	Price	Total
	SITE				
	Mobilization	1	LS	$ 5,000.00	$ 5,000.00
	Inlet Protection	1	EA	$ 90.00	$ 90.00
	Silt Fence	3,327	LF	$ 3.50	$ 11,644.50
	Construction Entrance	1	LS	$ 5,000.00	$ 5,000.00
	Import Fill	1,787	CY	$ 30.00	$ 53,610.00
	Rough Grade	1	LS	$ 87,870.00	$ 87,870.00
	Prime	2,999	SY	$ 0.50	$ 1,499.50
	2" Type S-3 Asphalt	2,999	SY	$ 18.00	$ 53,982.00
	6" Limerock	50	SY	$ 15.85	$ 792.50
	T-Turnaround Apron - 6" Concrete	914	SF	$ 7.70	$ 7,037.80
	Final Grade	1	LS	$ 28,750.00	$ 28,750.00
	Striping	1	LS	$ 20,000.00	$ 20,000.00
				SITE TOTAL:	**$ 275,276.30**
	Alternate:				
	6" Limerock Turnaround	502	SY	$ 15.85	$ 7,956.70

$282,233.00

Notes:
Unit price above are based on normal working hours and does not include working at night.
Not responsible for private utilities not located by the respective owner.
Project will be billed by field measured quantities.
Proposal is based off civil plans only. Excludes any item not specifically shown on civils.
Import
All material prices will need to be verified before going to contract due to market volatility.

Per my e-mail correspondence with PMI, if the proposal requires a bond, then a charge of 1.5% must be added for the bond cost:
($275,276.30 + $ 7,956.70)X0.015 = $ 4248.50
Adjusted Grand Total w/ bond = $ 287,481.50

Exclusions:

Underground Demo/Removal	**Telephone Pedestal Relocation**
Field Drainage	**Concrete Pads for A.C.**
Permits & Impact Fees	**Blank Utility Conduits**
All Testing	**Rip- Rap**
Temp. Water Meter	**Demucking**
Exotic Vegetation Removal	**Dewatering**
Bonding	**Top Soil**
Irrigation Sleeves	**Survey and Layout**
Sod, Seed, or Mulch for Stabilization or Landscaping	**Dewatering**
Removal of unsuitable fill or replacement with acceptable material	**Certified As-Builts**
Clean or Removal of Any Rocks or Debris Left By Other Trades	**NPDES Monitoring & Reports**
Repair of Broken Irrigation Heads/ Lines	**Fiber Optic Relocation**
Electrical Conduit	**Fence Installation**

Any alteration or deviation from above specifications involving extra cost, will be executed upon written orders, and will become an extra charge over the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and public liability Insurance on the above work to be taken out by:
Pavement Maintenance, LLC.
Note: This proposal may be withdrawn by us if not accepted within **30 days.**
Terms 30 days.

Approved By:
Pavement Maintenance, LLC.

_____

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and herby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Date _____

Signature _____

Ajax Paving Industries of Florida, LLC.
One Ajax Drive, North Venice, FL 34275
Phone: 941-486-3600
Fax: 941-486-3500
www.ajaxpaving.com

The Future is Riding on Ajax.™

To:	Gateway Services CDD	**Contact:**	Chelsea O'Riley
Address:	13240 Griffin Drive	**Phone:**	
	Fort Myers, FL 33913	**Fax:**	
Project Name:	Gateway Services Access Drive	**Bid Number:**	LS22-201
Project Location:	Pelican Preserve/GAteway, FT Myers, FL	**Bid Date:**	8/29/2022

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1.) Base Bid With Turnaround Option 2, Not Including Concrete					
01	Mobilization	1.00	LS	$63,280.00	$63,280.00
02	Construction Entrance	1.00	LS	$5,755.00	$5,755.00
03	Erosion Control	1.00	LS	$5,720.00	$5,720.00
04	Limerock Removal (Placed On Site)	3,070.00	SY	$13.35	$40,984.50
05	Compact Existing Subgrade	3,070.00	SY	$12.00	$36,840.00
06	Regrade And Place 8" Limerock Base	3,070.00	SY	$22.20	$68,154.00
07	2" Type S-3 Asphalt (Two Lifts)	322.00	SY	$172.55	$55,561.10
08	Sod, Bahia **(Unit Price, Not Lump Sum)**	1,797.00	SY	$3.45	$6,199.65
	Total Price for above 1.) Base Bid With Turnaround Option 2, Not Including Concrete Items:				**$282,494.25**
2.) Additional Optional 90' Diameter Tunraround Added To Gate					
09	Type B 12" Stabilization - 6" Lime Rock In Lieu Of Stabilized Subgrade	495.00	SY	$43.00	$21,285.00
10	6" Limerock Base Course	495.00	SY	$35.69	$17,666.55
	Total Price for above 2.) Additional Optional 90' Diameter Tunraround Added To Gate Items:				**$38,951.55**

Total Bid Price: $321,445.80

Notes:

- **This Proposal includes ONLY those items and services specifically described above.**
- Asphalt overruns due to pre-existing conditions, including soft base, subgrade or base tolerance will be invoiced at unit prices.
- Prices on this quotation are based on construction prior **September, 2022.** Any construction after this date will be subject to increased prices of labor, materials and supplies.
- Acceptance of this proposal confirms agreement with and incorporation of the standard terms of contract of Ajax Paving Industries of Florida, LLC. This proposal is binding on customer when signed and transmitted to Ajax by mail, PDF, or facsimile.
- The prices on this quotation are firm for 30 days from the date of this quote.
- Prime contractor to supply the following: staging yard, water source, sanitation facilities, survey & construction layout, erosion control, sawcutting, QA/QC testing (except for asphalt paving), MOT, utility coordination, as-builts, light plants, FHP.
- This Proposal is based on _1__ Mobilizations.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ajax Paving Industries Of Florida, LLC

Authorized Signature: _____

Estimator: Lee Strauss
941-238-8833 lstrauss@ajaxpaving.com

Lee County Community Development

Writer's Direct Dial Number: 239-533-8553

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 22, 2022

Jackelyn Lopez
Hole Montes
6200 Whiskey Creek DR
Fort Myers, 33919

RE: GSD Access Drive
LDO2022-00320
Type D Limited Review

Dear Jackelyn Lopez:

Your plans for the above-referenced project have been reviewed and approved for a Development Order with stipulation(s). The Development Order is granted for the following:

Conversion of a construction road to paved restricted access/gated GSD utility and drainage operations access driveway from Gateway Blvd to Pelican Preserve via Prato subdivision

This approval does not relieve the development from the responsibility to obtain all other necessary Federal, State and local permits.

THIS DEVELOPMENT ORDER WILL BE VALID FOR A PERIOD OF SIX (6) YEARS AND IS SCHEDULED TO EXPIRE ON 7/22/2028.

Approval is subject to the following stipulation(s) and/or comment(s):

DOT Comments:
STIPULATION:

1. The permittee shall be responsible for damage to any existing utilities, pavement, drainage structures, sidewalk/shared use path, regulatory and traffic signs, traffic control devices, traffic count stations, pull boxes, and fiber optic cables within the County ROW due to the proposed construction activities. The contractor shall obtain a Lee County right-of-way (ROW) Permit PRIOR TO any road improvement/repair work done within the Gateway Blvd ROW.

Please contact Pakorn Sutitarnnontr at PSutitarnnontr@leegov.com or by calling 239-533-8516 with any questions regarding the above review comments.

Fire Comments:
This project has been reviewed to determine compliance with the Florida Fire Prevention Code (FFPC 7th) and the Lee County Land Development Code (LDC). The fire review is limited to the documents provided and available during the ePlan fire review.

STIPULATION: South Trail Fire Department has no objection to the 16' wide access driveway assuming all other stated code requirements are met pertaining to Fire Department access.

STIPULATION: Gates-All new electronic access control gates to structures and properties, that may require emergency services, that restrict the free ingress/egress of emergency vehicles and are not constantly attended twenty-four hours a day shall be provided with an EVAC system for emergency vehicle access. All non-electronic gates shall be provided with a KNOX-BOX rapid entry System (Knox Padlock). Additional information can be found at SouthTrailFire.org under the prevention tab.

Contact South Trail Fire if additional clarification is required.

Ame Davis-Plans Examiner
239-938-4824 cell

Please contact Fire - South Trail at eplans@southtrailfire.org or by calling 239-482-8030 with any questions regarding the above review comments.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Electronically signed on 7/25/2022 by
Jessica Sulzer, PE, Manager
Lee County Development Services

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section

****FINAL INSPECTION REQUIRED****
At the completion of the improvements, please submit a Letter of Substantial Compliance to schedule a Final Inspection.

LEE COUNTY
DOT RIGHT-OF-WAY
PERMIT REQUIRED

CIVIL CONSTRUCTION PLANS FOR:

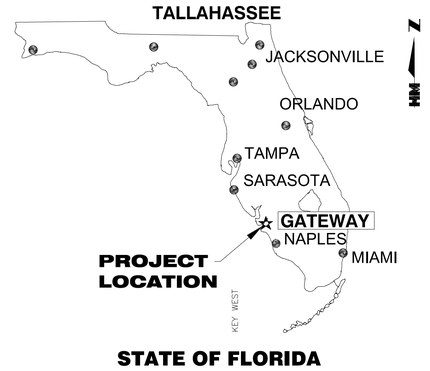
GATEWAY/PELICAN PRESERVE GSD UTILITY & EMERGENCY ACCESS DRIVEWAY

LEE COUNTY & FT. MYERS, FLORIDA

STRAP NUMBERS: / **FOLIO ID:**

06-45-26-00-00001.1150 — 10576542
06-45-26-00-00001.1170 — 10576543
01-45-25-P2-440S4.00CE — 10574970

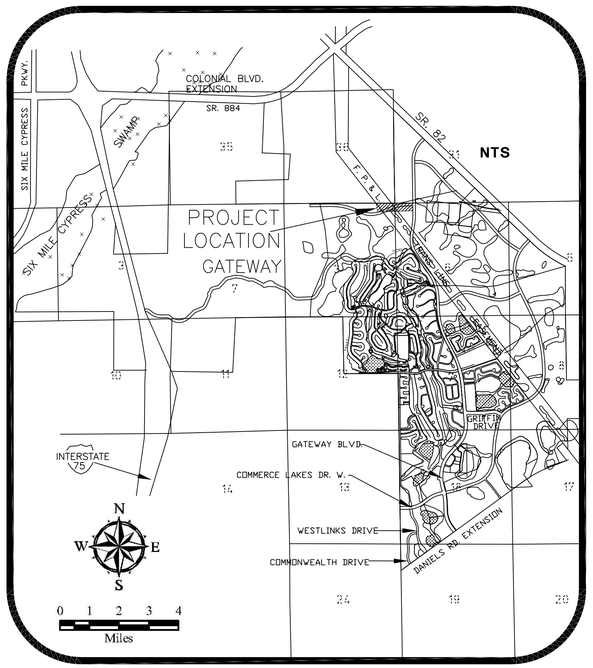
JULY, 2022



INDEX OF SHEETS

CIVIL PLANS - HOLE MONTES, INC.

SHEET No.	DESCRIPTION:
01	COVER SHEET
02	MASTER SITE PLAN
03	EROSION SEDIMENT CONTROL PLAN & DETAILS



LOCATION MAP



VICINITY MAP

GENERAL STATEMENT:

Included herewith are proposed improvements for the emergency access road serving Pelican Preserve via Gateway boulevard. Development is to include the proposed paving and re-grading of the existing gravel road to extend from Gateway Boulevard to the extension of Prato Drive. Drainage for the site will be directed to the existing stormwater facilities within Pelican Preserve and Gateway Basin 3.

GOVERNING SPECIFICATIONS:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (DATED 2020), DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON STATE HIGHWAY SYSTEM 2020, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.

AT LEAST 72 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL CONTACT THE LOCAL MAINTENANCE FDOT ENGINEER'S OFFICE TO SECURE GENERAL USE PERMITS AND/OR OTHER PERMITS AS REQUIRED FOR WORKING WITHIN THE DEPARTMENT'S RIGHT-OF-WAY.

CONSULTANTS:

ENGINEER
HOLE MONTES, INC.
6200 WHISKEY CREEK DRIVE
FORT MYERS, FLORIDA 33919
(239) 985-1200
ATTN: RICK BRYLANSKI

SURVEYOR
HOLE MONTES, INC.
6200 WHISKEY CREEK DRIVE
FORT MYERS, FLORIDA 33919
(239) 985-1200
ATTN: TOM MURPHY

GATEWAY

PREPARED FOR:

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
13240 GRIFFIN DRIVE
FORT MYERS, FL 33913
(239) 561-1313 PHONE
CONTACT: LAURA LEROY, MGR.

THE CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
"ALWAYS CALL 811 BEFORE YOU DIG"
WWW.SUNSHINE811.COM

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

APPROVED
LDO2022-00320
Allyson Hall, Development Services Plan Reviewer
Lee County Development Services
7/22/2022

Richard Edmund Brylanski P. E. 42339 State of Florida

Digitally signed by Richard Edmund Brylanski P. E. 42339 State of Florida
DN: cn=Richard Edmund Brylanski P. E. 42339 State of Florida, o=Printed copies of the document are not considered signed and sealed and all SHA-1 authentification code must be verified on any electronic copies., ou=The item has been electronically signed and sealed using a SHA-1 authentification codes, email=rickbrylanski@hmeng.com, c=US
Date: 2022.07.12 14:59:36 -04'00'

HOLEMONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
SINCE1966
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

DRAWING CURRENT AS OF: 7/12/22

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:

RICHARD E. BRYLANSKI, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #42339
DATE:

NUMBER	REVISIONS	DATE
	REVISED PER LDO COMMENTS	07/2022

DRAWING NO. 1479-01 CVR
PROJECT NO. 2021.021
01

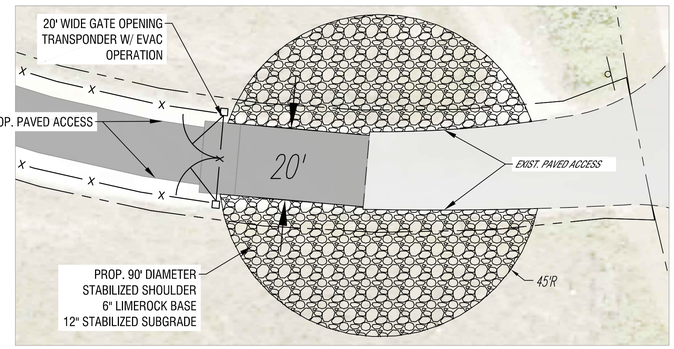
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July 12, 2022

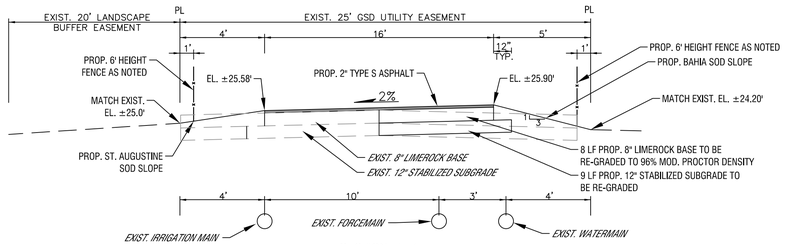
SECURITY GATE DESCRIPTION:

Aluminum Gate 6' H — Manufacturer: Ultra Aluminum
Type: Cantilever
Opening Width: 24'
Grade: Industrial
Style: UAF-200
Rails: 3-Rail
Color: Black
Post Size: 4" X .125 Wall Gate Post with cement
Hinges: Gate to roll on trolley track
Latch: Cantilever gate fork latch

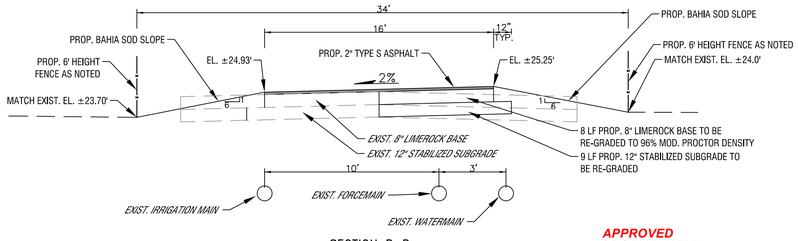
EVAC — EVAC Receiver, required by Lee County. for County Fire & EMS vehicle access
SOS — Siren Open Sensor (SOS). Any Emergency Vehicle can open the gate with a siren blast



INSET #1



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

APPROVED
LDO2022-00320
Allyson Hall, Development Services Plan Reviewer
Lee County Development Services
7/22/2022

NOTES:
1. ALL ELEVATIONS REFER TO NAVD88 VERTICAL DATUM
2. SIZE AND LOCATION OF EXIST. UTILITIES VARIES (CONTRACTOR TO FIELD VERIFY)
3. THERE IS NO INCREASE IN IMPERVIOUS SURFACE. EXISTING LIMEROCK CONSTRUCTION ACCESS ROAD IS ±0.88 ACRES; AND PROPOSED ROAD IS REDUCED TO ONLY 0.60 ACRES.

GATE 1: 20' WIDE OPENING W/ TRANSPONDER ACCESS AND EVAC RECEIVER

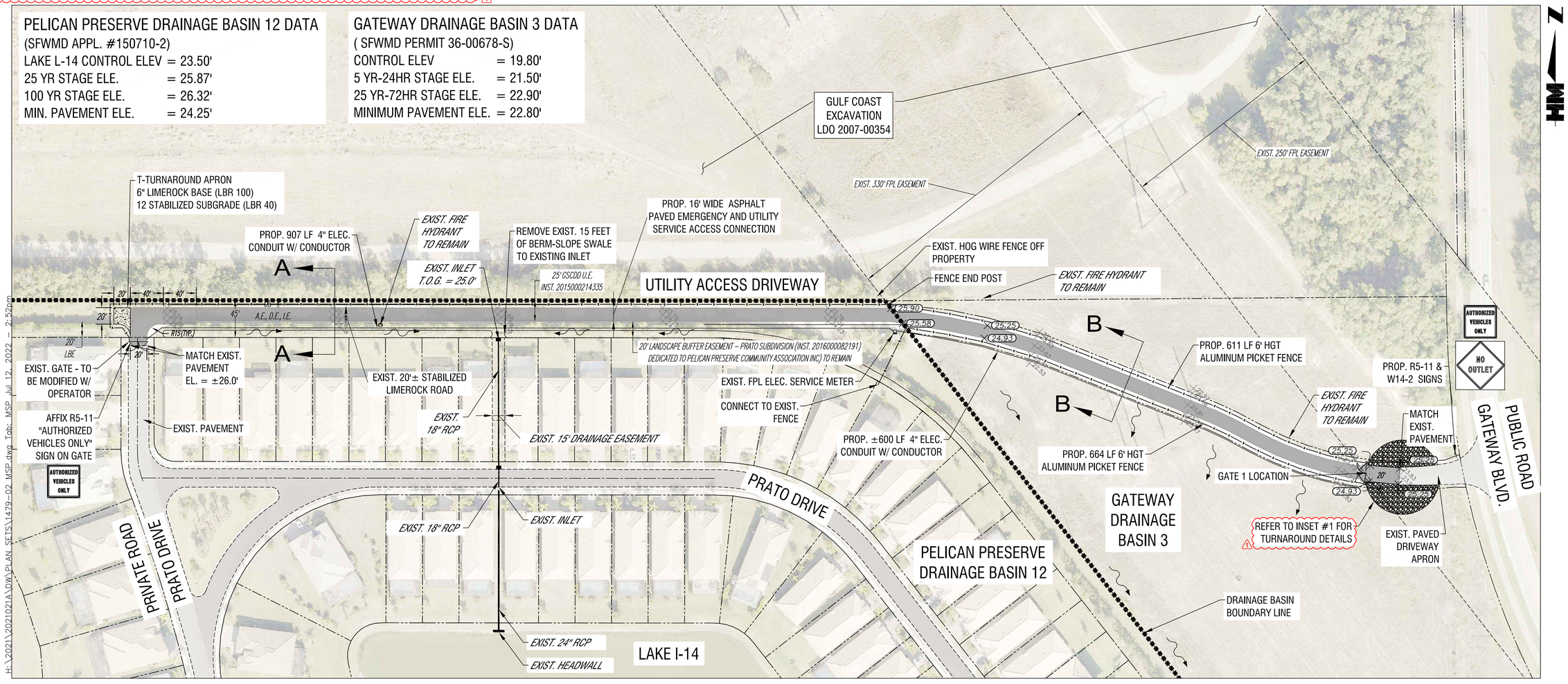
LEGEND

- EXIST. PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. STABILIZED LIMEROCK
- PROP. 6' HIGH ALUMINUM PICKET FENCE
- DRAINAGE BASIN BOUNDARY LINE

60 30 0 60
1" = 60'

PELICAN PRESERVE DRAINAGE BASIN 12 DATA
(SFWMD APPL. #150710-2)
LAKE L-14 CONTROL ELEV = 23.50'
25 YR STAGE ELE. = 25.87'
100 YR STAGE ELE. = 26.32'
MIN. PAVEMENT ELE. = 24.25'

GATEWAY DRAINAGE BASIN 3 DATA
(SFWMD PERMIT 36-00678-S)
CONTROL ELEV = 19.80'
5 YR-24HR STAGE ELE. = 21.50'
25 YR-72HR STAGE ELE. = 22.90'
MINIMUM PAVEMENT ELE. = 22.80'



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NUMBER	REVISIONS	DATE
4	REVISED PER LDO COMMENTS	07/2022
3		
2		
1		

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:

RICHARD E. BRYLANSKI, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #42339
DATE:

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772

HOLE MONTES
SINCE 1996
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS

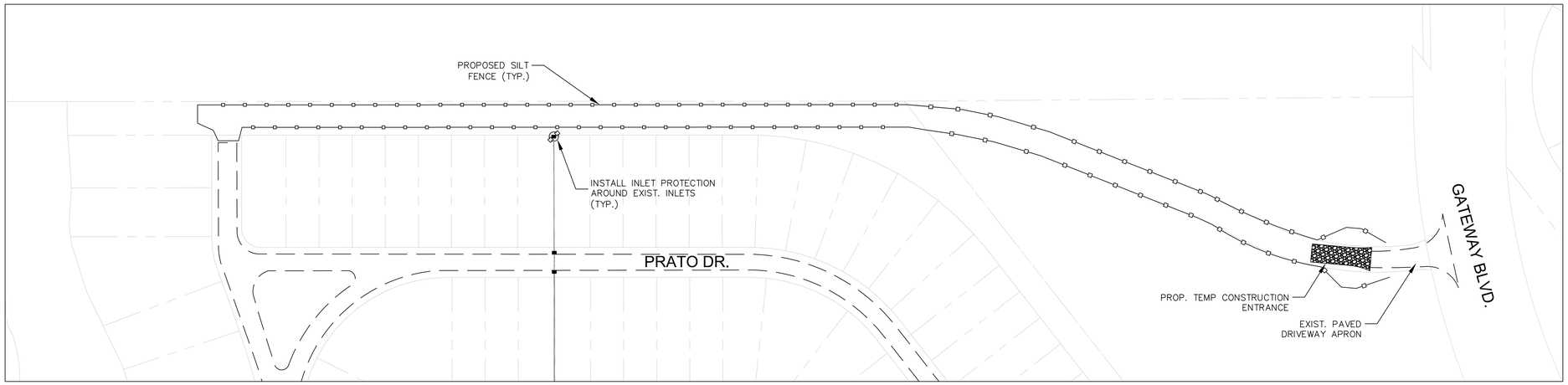
DESIGNED BY	REB	DATE	03/2022
DRAWN BY	MWD	DATE	03/2022
CHECKED BY	REB	DATE	07/2022
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=60'

MASTER SITE PLAN

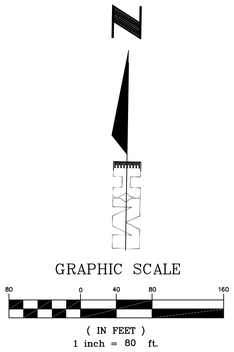
GATEWAY / PELICAN PRESERVE EMERGENCY ACCESS DRIVEWAY
LEE COUNTY, FLORIDA

CAD FILE NAME: 1479-02 MSP
DRAWING NO.: 1479
PROJECT NO.: 2021.021
SHEET: 02

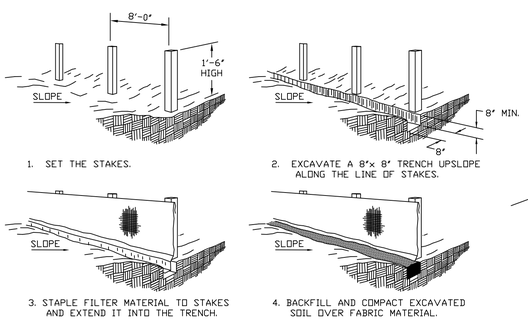
LDO2022-00320 Lee County ePlan



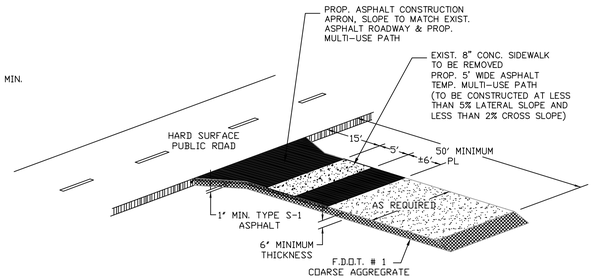
EROSION CONTROL & SILT FENCE LOCATION MAP



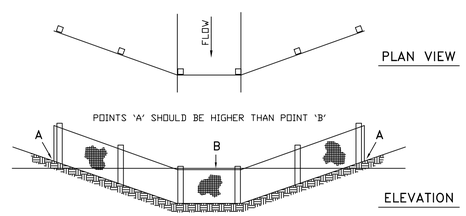
APPROVED
LDO2022-00320
Allyson Hall, Development Services Plan Reviewer
Lee County Development Services
7/22/2022



CONSTRUCTION OF A FILTER BARRIER
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE (TYP.)
N.T.S.



PROPER PLACEMENT OF FILTER BARRIER IN DRAINAGE WAY
N.T.S.

STORMWATER POLLUTION PREVENTION PLAN (SWP3) GENERAL NOTES:

IN ACCORDANCE WITH LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 14 - ARTICLE VII, THE STORMWATER POLLUTION PREVENTION PLAN (SWP3) HAS BEEN CREATED TO ENSURE THAT POLLUTANTS FROM CONSTRUCTION ACTIVITIES WILL NOT ENTER STORMWATER DISCHARGE FROM THE SITE.

1. CONTRACTOR SHALL ADHERE TO ALL SFWMD PERMIT CONDITIONS AS APPROVED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
2. CONTRACTOR SHALL HAVE ON PREMISES A COPY OF THE SWP3 DURING THE COURSE OF CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF POLLUTION PREVENTION CONTROLS AND OPERATIONS DURING THE ENTIRE PERIOD OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IMPLEMENTED DURING THE COURSE OF CONSTRUCTION TO ENSURE POLLUTION ABATEMENT OF STORMWATER DISCHARGE FROM SITE ACTIVITIES, SUCH AS:
   - GOOD HOUSEKEEPING - SAFE, ORDERLY AND CLEAN ENVIRONMENT SHALL BE MAINTAINED BY CONTRACTOR. CONTRACTOR SHALL STORE WITH EXTREME CARE ANY AND ALL POSSIBLE CONTAMINENTS;
   - STORMWATER MANAGEMENT PRACTICES - THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO PROVIDE WATER QUALITY TREATMENT PRIOR TO OFF-SITE DISCHARGE;
   - PREVENTIVE MAINTENANCE - CONTRACTOR SHALL PROVIDE ROUTINE INSPECTION OF OPERATIONS AND EQUIPMENT TO ENSURE STORMWATER POLLUTION PREVENTION;
   - SEDIMENT AND EROSION CONTROL - CONTRACTOR SHALL INSTALL BMP'S TO PREVENT STORMWATER POLLUTION RESULTING FROM SITE DISCHARGE OF UNTREATED RUNOFF AND TO CONTROL SITE EROSION;
   - SPILL PREVENTION AND RESPONSE - CONTRACTOR SHALL IMPLEMENT A SPILL RESPONSE PLAN WHEN SITE CONTAMINATION OCCURS AND SHALL MONITOR REFUELING AND EQUIPMENT MAINTENANCE OPERATIONS;
   - EMPLOYEE TRAINING - CONTRACTOR SHALL BE RESPONSIBLE FOR TRAINING ALL EMPLOYEES ON DETECTION OF STORMWATER POLLUTION AND RESPONSE MEASURES;
   - RECORD KEEPING - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING INSPECTION AND MONITORING RECORDS, STORMWATER POLLUTION PREVENTION PLAN PROCEDURES, AND LIST OF EMERGENCY CONTACT AGENCIES AND PHONE NUMBERS ON THE PROJECT SITE DURING THE ENTIRE CONSTRUCTION PERIOD;
5. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER UPON DETECTION OF POLLUTION ACTIVITY, SPILL RESPONSE, AND /OR DEVIATION FROM STORMWATER POLLUTION PREVENTION PLAN.
6. THE STORMWATER POLLUTION PREVENTION PLAN SHALL REMAIN IN COMPLIANCE BY CONTRACTOR UNTIL ALL CONSTRUCTION SITE ACTIVITIES AND STORMWATER IMPROVEMENTS HAVE BEEN COMPLETED AND ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED AND VEGETATED.

NUMBER	REVISIONS	DATE
1	REVISED PER LDO COMMENTS	07/2022

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:

PREPARED BY: HOLE MONTES, P.C.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #42389
DATE: .....

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

HOLE MONTES
SINCE 1966
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS

DESIGNED BY	REB
DRAWN BY	MWD
CHECKED BY	REB
VERTICAL SCALE	N/A
DATE	03/2022
DATE	03/2022
DATE	07/2022
HORIZONTAL SCALE	1"=80'

E.S.C.P. & DETAILS

GATEWAY / PELICAN PRESERVE EMERGENCY ACCESS DRIVEWAY

LEE COUNTY, FLORIDA

CAD FILE NAME: 1479-03 ECD

DRAWING NO.: 1479

PROJECT NO.: 2021.021

SHEET 03

H:\2021\2021021A\DWG\PLAN SETS\1479-03 ECD.dwg Tab: ECD Jul 12, 2022 - 2:51pm

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.C**

1. **Requested Motion**: **Meeting Date**: September 1, 2022

Approve the contract with Carter Fence in the amount of $100,502.50 for the Pelican Preserve Emergency Access Road and authorize the District Manager to execute associated contracts.

Why the action is necessary:

The contract amount is above the District Manager's authority for procurement.

What the action accomplishes:

Authorizes a contractor to perform the work.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Randy Paniagua

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5. **Background**:

The District began design and permitting of the Pelican Preserve Emergency Access Road over a year ago. Permits have been received from both City of Fort Myers and Lee County. At the August 18, 2022 Board Meeting, the Board of Supervisors accepted the conveyance of the properties in which this Access Road will be constructed. Once conveyance is complete, contracts are signed and right of way permit is received, contractor can begin construction.

Attachments:

1. Letter of Bid Recommendation - Carter Fence 08-25-2022.pdf
2. Century_Fence_Access_Road_Quote.pdf
3. Carter Fence Binder Quotes.pdf
4. CONSTRUCTION CONTRACT-Pelican Access Road-fencing.pdf
5. ITB Template- Only Part D-PP Access Road-fencing.pdf

Financial Impact:

$100,502.50 from Capital Enterprise Fund - Emergency Access Road and the Pelican Preserve Fire Impact Fees

6. **Alternative Action**:

Do not approve.

7. **Staff Recommendations**:

Approve the contract with Carter Fence per the Engineer's Letter of Recommendation.

HOLEMONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
SINCE 1966

6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone 239.985.1200 • Fax: 239.985.1259

August 25, 2022

Gateway Services District CDD
Attn: Chelsea O'Riley
13240 Griffin Drive
Fort Myers, FL 33919

RE: GSD– Gateway and Pelican Preserve interconnect access drive
Operable Gates and Fencing bid
HM # 2021.021A

Please consider this letter as our recommendation to award a contract for the operable gate and fencing proposed for the GSD utility and emergency access drive. **Attached are two individual proposals from Carter Fence Company, Inc. to furnish and install two operable gate controller and associated equipment, and new privacy fencing for the proposed access drive**. Their services will be coordinated with a separate contract for electrical servicing provided by Bentley Electric in conjunction with FPL metered service. **The total for the two proposals is for $100,502.50 and the pricing is time sensitive to 2-weeks after proposal date estimated at September 1, 2022**. Carter Fence is the area supplier for the same fence installed along the perimeter of Prato subdivision so the fence will match exactly. I have met with the sales representative at the site to review the project, existing conditions and provide clear explanation of the scope of work required, along with furnishing our civil engineering set of plans for the proposed roadway and securing the private access drive. Note that their proposal includes furnishing two (2) clickers to activate the operable gates, and if additional ones are requested, they provided the unit cost for each additional clicker at $35.00.

I trust the information provided is suitable for your review and use, however, if you should have any questions or need any additional information, please do not hesitate to contact me.

Very Truly Yours,
Hole Montes, Inc.

Digitally signed by Richard Brylanski
DN: cn=Richard Brylanski, o=Hole Montes, Inc., ou=Vice President, email=rickbrylanski@hmeng.com, c=US
Date: 2022.08.25 10:18:10 -04'00'

Richard Brylanski, PE
Sr. Vice President

Century Fence Co. Inc.

1010 S.E. 9th Street

Cape Coral Fl 33990

8/22/2022

Rick Brylanski

Hole Montes

Quote for Gateway Services – Gateway/Pelican Preserve Emergency Access Driveway

Furnish and install 1493’ of 6’ high commercial grade 3 channel black aluminum fence, 1-20’ wide double swing gate, 1-8’ wide swing gate and cut down existing gate to fit new 20’ wide gate opening. Price includes removal of existing gate and fence at driveway.

Price: $76,770.00

Furnish and install 4 Hy Security swing gate operators with surge protection for high voltage and ground rods.

Operating system for each double swing gate includes 1 safety loop, 1 shadow loop, 1 free exit loop, 1 photo eye (outside of gate), 2 -3 sided sensor edge both sides of gate, 2- 9’-6” sensor edge for bottom of gate, EVAC for fire department, receiver and 2 transmitters.

Price: $ 32,850.00

If more transmitters are needed add $ 25.00 each

Permit: $ 350.00

Price is valid for 30 days

Total price: $ 109,970.00

Tom Mazzola

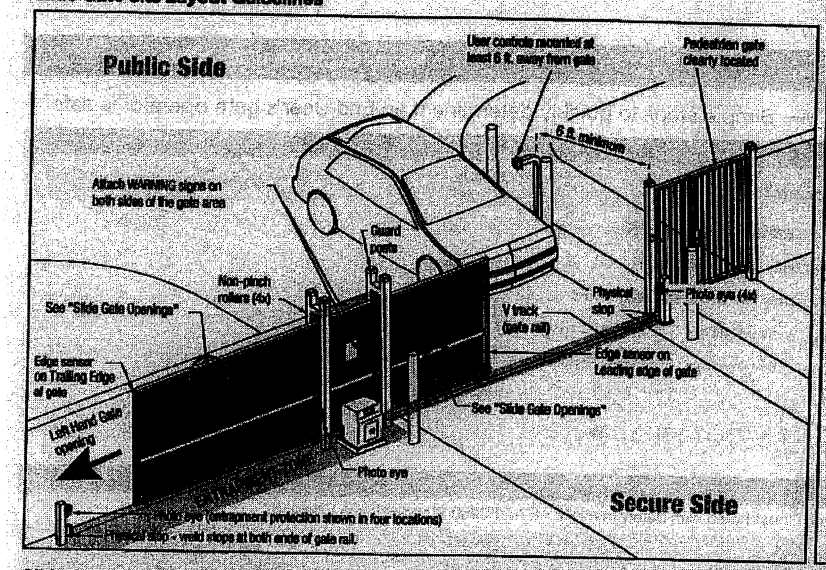
Getting Started with Swing and Slide Gate Operator Safety

Always design, install and maintain safe gate access systems in accordance with UL 325 & ASTM F2200 standards

- Only install the operator on gates used for vehicular traffic.
- A separate pedestrian entry/exit must be clearly visible to promote pedestrian usage and located so pedestrians do not come in contact with the vehicular gate while it is moving.
- Install two independent entrapment protection devices protecting each entrapment zone.
- Pickets of a slide gate must be designed or screened to prevent persons from reaching through, or passing through a gate.

See your owner's manual for complete details regrading your LiftMaster® Perimeter Access Solution.

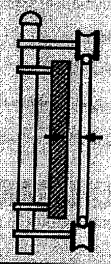
Slide Gate Site Layout Guidelines



Slide Gate Spacing Guidelines

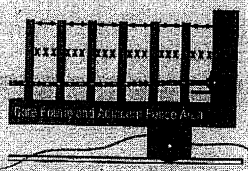
Slide Gate Gaps

A gap, measured in the horizontal plane parallel to the roadway, between a fixed stationary object nearest the roadway (such as a gate support post) and the gate frame when the gate is in either the fully open position or the fully closed position, shall not exceed 2 ¼ in.. Exception: All other fixed stationary objects greater than 16 in. from the gate frame shall not be required to comply with this section. (ASTM F2200: 6.1.4)

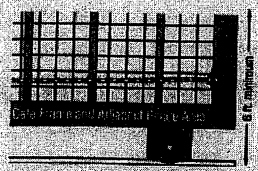


Slide Gate Openings Guidelines

Openings of a horizontal slide gate must be smaller than 2 1/4" or else be guarded or screened. These design rules apply to both the moving gate as well as the portion of adjacent fence that the gate covers in the open position (UL 325: 56.8.4.a.2 and ASTM F2200: 6.1.2). See illustrations below.



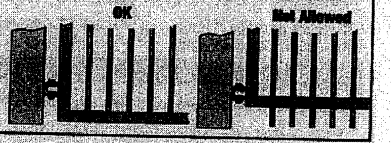
If gaps (oo) between vertical bars of the gate or fence are less than 2 1/4", no further screening is required.



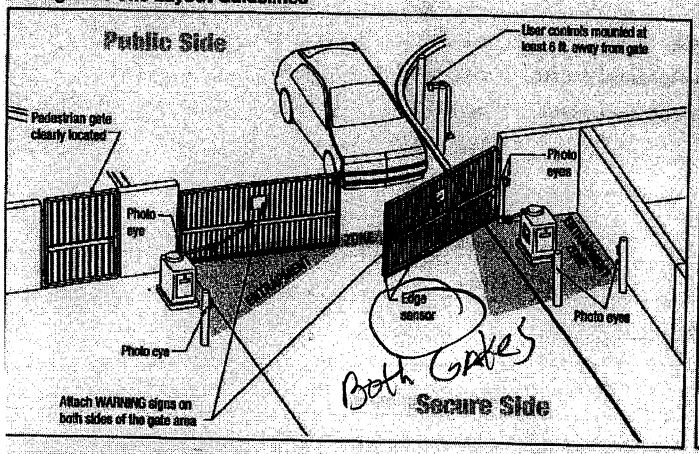
For gaps (oo) equal to or larger than 2 1/4", a wire mesh screen must be applied to the gate. Wire mesh screen openings must be smaller than 2 1/4". The minimum height of wire mesh screen: 6 ft. above grade.

Base of Swing and Slide Gate

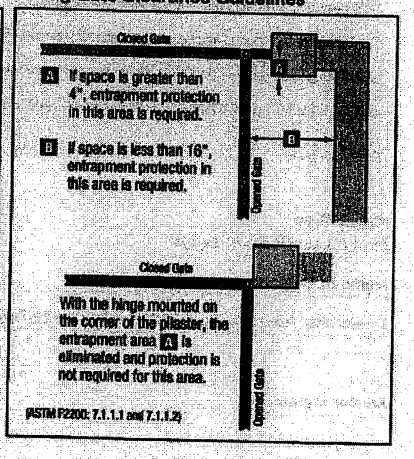
All Gates must have smooth bottom edges, no protrusions should exist. If gate hardware or sensors protrude, they must have smooth surfaces free of any sharp cutting edges that do not exceed ½ inch beyond the base of the gate. (ASTM F2200: 4.8)



Swing Gate Site Layout Guidelines

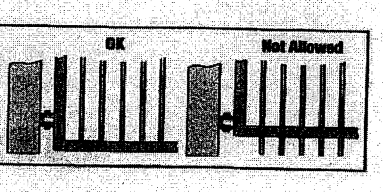


Swing Gate Clearance Guidelines



Base of Swing and Slide Gate

All Gates must have smooth bottom edges, no protrusions should exist. If gate hardware or sensors protrude, they must have smooth surfaces free of any sharp cutting edges that do not exceed ½ inch beyond the base of the gate. (ASTM F2200: 4.8)



LiftMaster®
PERIMETER ACCESS SOLUTIONS

www.carter-fence.com
3490 Shearwater St
Naples, FL 34117
(239) 353-4102
mgantert@carter-fence.com

CARTER FENCE COMPANY Inc.
For ALL Your Fencing Needs

Estimate #40907
Date Created: Thu Aug 18, 2022

Customer	Point of Contact
Pelican Preserve 10571 Veneto Dr Fort Myers, FL 33913-7021 352.989.1332	Rick Brylanski RickBrylanski@hmeng.com 239-994-6838

Service Location	Billing Address
10571 Veneto Dr Fort Myers, FL 33913-7021	Billing Address: 10571 Veneto Dr Fort Myers, FL, 33913-7021

Item(s)

Qty	Name	Description
1	Double Swing Operator - CSW24UL	Liftmaster CSW24U Double Swing Gate Operator Package
1	Double Swing Operator - CSW24UL: CSW24UL Double Swing	Liftmaster CSW24UL Swing Gate Operator 115 - 220 VAC 1/2 HP DC motor (Continuous Duty) Battery backup included 12’ gate / 1200lbs. or 18’ gate / 600lbs. Includes Security + 2.0 Receiver Includes Liftmaster LMRRU reflective photocell ***Operator will only accept Liftmaster entrapment safety devices*** 5 year commercial / 7 year residential warranty EVAC
2	Double Swing Operator - CSW24UL: Concrete Pad	
1	Double Swing Operator - CSW24UL: Keypad - Linear AK 11	Linear AK-11 Hardwired Keypad
1	Double Swing Operator - CSW24UL: Gooseneck Stand	42" Gooseneck Stand for Keypad (Does not include Concrete Pad)
1	Double Swing Operator - CSW24UL: Concrete Pad - Gooseneck	
2	Double Swing Operator - CSW24UL: Gate Clicker	Includes 2 Clickers If Additional Clickers Are Need They Will Be $35.00 Per Clicker

1	Double Swing Operator - CSW24UL: Wireless Edge Kit	Liftmaster Wireless Edge Safety Kit/Photo Eye
1	Double Swing Operator - CSW24UL: Pipe Boring	Existing pipe to be utilized under driveway; IF pipe under driveway needs to be replaced additional labor charges will be applied to final billing. (If a roadway add $200.00)
1	Double Swing Operator - CSW24UL: Safety/Exit Loop	Safety/Free Exit Loops - Cut into Asphalt/Concrete Driveway
14	Double Swing Operator - CSW24UL: Install Labor	Labor to install and program access control equipment
1	Double Swing Operator - CSW24UL: High Voltage	Home owner must provide high voltage to gate location.
1	Double Swing Operator - CSW24UL: Industry Pricing	Due to COVID-19, industry pricing is fluctuating rapidly. Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience.
1	Double Swing Operator - CSW24UL	Liftmaster CSW24U Double Swing Gate Operator Package
1	Double Swing Operator - CSW24UL: CSW24UL Double Swing	Liftmaster CSW24UL Swing Gate Operator 115 - 220 VAC 1/2 HP DC motor (Continuous Duty) Battery backup included 12’ gate / 1200lbs. or 18’ gate / 600lbs. Includes Security + 2.0 Receiver Includes Liftmaster LMRRU reflective photocell ***Operator will only accept Liftmaster entrapment safety devices*** 5 year commercial / 7 year residential warranty EVAC
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1	Mobilization: Ft. Myers	

IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

Total $23,730.00

Estimate Notes

Corresponds to E#40906

Signature Date

Print Name:

For all customers we require a 50% deposit from you before any installation date can be given. If a Contract or Purchase Order is provided then a 50% deposit is not required. Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: https://carter-fence.com/transaction-form/ (Please note: A 3% convenience fee will apply)

Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you.





Thank you for your business. We look forward to working with you!

TERMS AND CONDITIONS

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. CARTER FENCE CO. INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS FOR A PERIOD OF ONE YEAR AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECT EXISTS AND IS REPORTED TO CARTER FENCE CO. INC. WITHIN ONE YEAR, CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. IF ANY DEFECT EXISTS AND IS REPORTED ON POOR WORKMANSHIP, CARTER FENCE WILL REPAIR AND REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. IF ADDITIONAL MATERIALS OR LABOR IS PERFORMED THERE WILL BE ADDITIONAL CHARGES ON FINAL INVOICE. IF WE QUOTED YOU MORE MATERIAL THAN NEEDED, WE WILL DEDUCT THIS ON YOUR FINAL INVOICE. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 10 DAYS, A 1.5% MONTHLY FINANCE CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES. CARTER FENCE CO. INC. IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. ESTIMATES ARE ONLY VALID FOR 10 DAYS AFTER THE DATE THEY ARE CREATED. CARTER FENCE CO. INC. REQUIRES 48 HOURS FOR ANY CANCELLATION OR RESCHEDULING PRIOR TO THE INSTALLATION DATE THAT IS GIVEN VIA EMAIL. PLEASE NOTE A $500 FEE WILL BE ADDED TO THE FINAL INVOICE IF THESE TERMS ARE NOT MET.

CSW24UL SWING GATE OPERATOR

SECTION 32 31 00



KEY FEATURES

BATTERY BACKUP	Yes
REMOTE CONTROL ACCESS	Security+ 2.0® 3-channel receiver will handle up to 50 remote controls (unlimited remotes with 811LMX/813LMX)
INTERNET CONNECTIVITY	MyQ® technology monitors and controls the operator through the MyQ app
MONITORED SAFETY INPUTS	6 inputs (main and expansion board)
SOLAR-POWER CAPABILITIES	Yes
DIAGNOSTIC DISPLAY	LED diagnostic display
WIRELESS DUAL-GATE COMMUNICATION	Eliminates expensive conduit costs and unsightly driveway scars
FIRE DEPARTMENT COMPLIANT	Allows gate to auto open upon loss of AC power or battery depletion
LIMIT SETTING	Electronic
DUAL GATE CONTROL	Bi-part delay or synchronized close
PROGRAMMABLE AUXILIARY RELAYS	Easily add additional features, such as warning lights/alarms
UNAUTHORIZED ACCESS PREVENTION	Can be programmed with anti-tailgate or quick close capabilities
HOMELINK® COMPATIBLE	Version 4 and higher

SPECIFICATIONS

OPERATOR SPEED	90-degree opening in 15 seconds
POWER	120V/230VAC single phase
ACCESSORY POWER	24VDC, 500mA output; switched and unswitched power
OPERATOR WEIGHT	206 lbs.
WARRANTY	5 years commercial, 7 years residential
TEMPERATURE SPECIFICATIONS	Without heater: -4°F (-20°C) to 140°F (60°C); with optional heater: -40°F (-40°C) to 140°F (60°C)
UL USAGE CLASSIFICATION	UL 325 & UL 991 listed – class I, II, III and IV

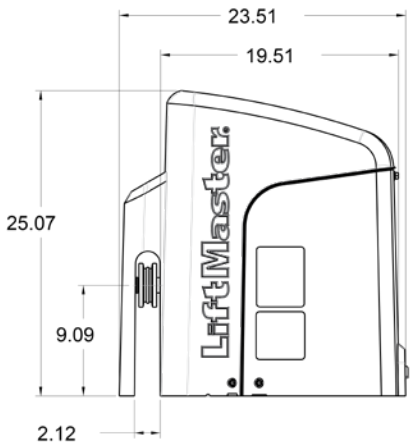
CONSTRUCTION

MOTOR	24VDC motor with soft start/stop
OPERATOR DUTY RATING	Continuous duty
CHASSIS/FRAME	Constructed with 1/4 in. black powder-coated steel for rust prevention
GEAR REDUCTION	900:1 worm gear reducer in synthetic oil bath
COVER	High-density, UV-resistant polycarbonate 2-piece cover for excellent heat and corrosion resistance
RECOMMENDED CAPACITIES	Rated for gates up to 18 ft. in length or weighing up to 1,600 lbs.

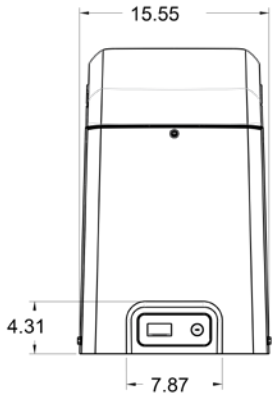
CSW24UL SWING GATE OPERATOR

SECTION 32 31 00

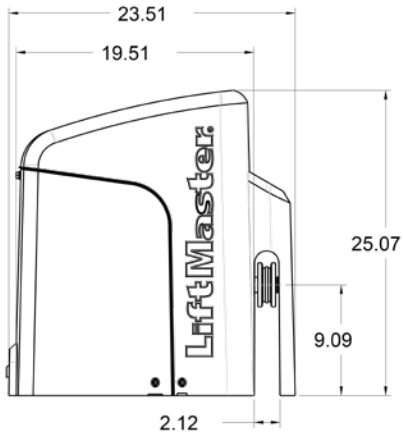
DIMENSIONS



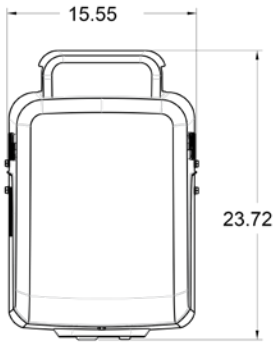
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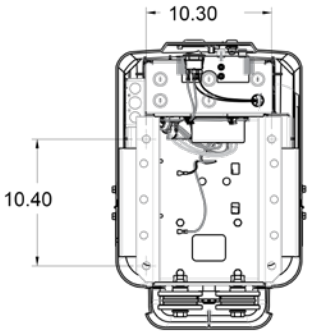
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RIGHT



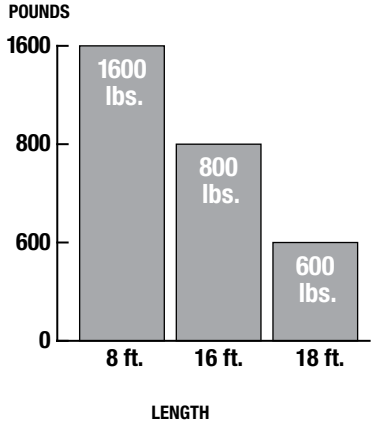
TOP



BOTTOM

CAPACITY

RECOMMENDED CAPACITY



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FEATURES	RESIDENTIAL GATE OPERATORS					ELITE® SERIES DC COMMERCIAL GATE OPERATORS			HEAVY-DUTY DC COMMERCIAL GATE OPERATORS	
Model Number	**LA500PKGUL**	**LA400PKGUL**	**LA412PKGUL**	**RSL12UL**	**RSW12UL**	**CSW24UL**	**CSL24UL**	**HCTDCUL**	**HDSL24UL**	**HDSW24UL**
Description	24VDC Residential/Light Commercial Linear Actuator	24VDC Residential Linear Actuator	12VDC Solar Residential Linear Actuator	12VDC Residential/Light Commercial Slide Gate Operator	12VDC Residential/Light Commercial Swing Gate Operator	24VDC High-Traffic Commercial Swing Gate Operator	24VDC High-Traffic Commercial Slide Gate Operator	Specialty Overhead Operator	24VDC Heavy Duty Commercial Slide Gate Operator	24VDC Heavy Duty Commercial Swing Gate Operator
Max. Gate Weight	1600 lbs.	850 lbs.	850 lbs.	800 lbs.	1000 lbs.	1600 lbs.	1500 lbs.	1000 lbs.	3000 lbs	2800 lbs./4500 lbs. w/optional arm (HDLGARM)
Max. Gate Length	18 ft.	16 ft.	16 ft.	25 ft.	16 ft.	18 ft.	50 ft.	16 ft. Door/Gate	75 ft.	22 ft. @ 2500 lbs. 14 ft. @ 4500 lbs.
Gate Speed	Opens 90° in 15–17 Seconds	Opens 90° in 15–17 Seconds	Opens 90° in 23–24 Seconds	10"/sec	Opens 90° in 12–15 Seconds	Opens 90° in 13–15 Seconds	1 ft/sec	8"-11"/sec Selectable	.5-1 ft/sec	Opens 90° in 13–36 Seconds
Recommended Cycles	300 cycles per day	100 cycles per day	100 cycles per day	120 cycles per day	250 cycles per day	High-Cycle, High-Temperature Continuous Duty	High-Cycle, High-Temperature Continuous Duty	High Cycle, High Temperature, Continuous duty on 8, 10 & 12 ft. rails. 600 cycles on 14 & 16 ft. rails.	Continuous Duty Up to 6M cycles	Continuous Duty Up to 6M cycles
Battery Backup Powers up when the power's down**	Yes	Yes	Solar	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Security+ 2.0® 3 Channel Receiver	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
MyQ® Controls your gate from anywhere with your smartphone	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Monitored Safety Inputs (Color Coded)	6 Inputs (Main and Expansion Board)	3 Inputs (Main Board)	3 Inputs (Main Board)	3 Inputs (Main Board)	3 Inputs (Main Board)	6 Inputs (Main and Expansion Board)	6 Inputs (Main and Expansion Board)	6 Inputs (Main and Expansion Board)	6 Inputs (Main and Expansion Board)	6 Inputs (Main and Expansion Board)
DC Motor with Smooth Start/Stop	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes – Brushless Motor with Variable Speed	Yes – Brushless Motor with Variable Speed
Diagnostic Code Display - 2 Digit LED	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Wireless Dual-Gate Operation	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Warranty Period	2 Years	2 Years	2 Years	3 Years	3 Years	7 Years Residential 5 Years Commercial	7 Years Residential 5 Years Commercial	5 Years Commercial	7 Years Residential 5 Years Commercial	7 Years Residential 5 Years Commercial
Power	115V/230V Single Phase	115V Single Phase	Solar Powered only	115V Single Phase	115V Single Phase	115V/230V Single Phase	115V/230V Single Phase	115V/230V Single Phase	115V/230V Single Phase	115V/230V Single Phase

Note: LMRRUL/LMTBUL Heater option not recommended for solar applications. Heater option diminishes Standby time and cycles for Battery Backup.

For specifications and information on all our products, visit LiftMaster.com/TOTALPAS

UL 325 LISTED DC GATE OPERATOR FEATURE CHART

AK-11

Digital Keyless Entry System

SPECIFICATIONS

MECHANICAL

Case dimensions: 4.00" W x 5.50" H x 3.00" D

ELECTRICAL

Voltage: 12-24 Volts AC or DC

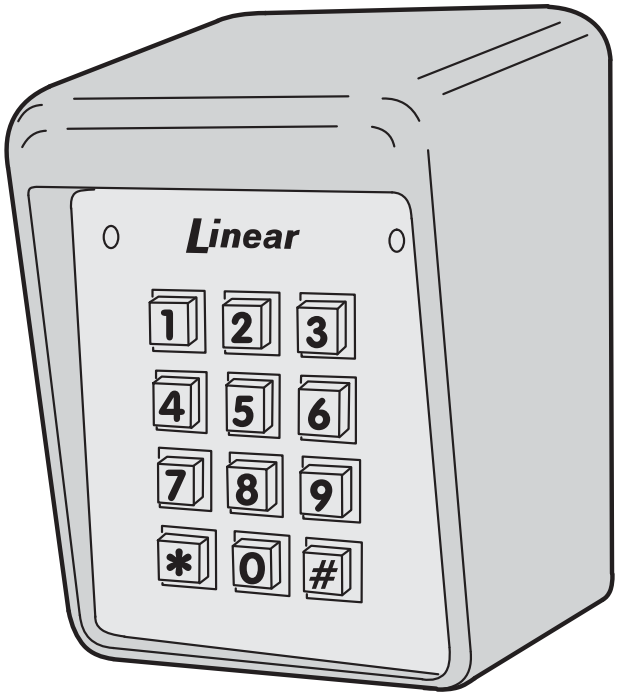
Current: 10 mA typical, 150 mA maximum

Outputs: Relay #1
Form "C" 5 Amps @ 24 Volts maximum
Relay #2
Form "C" 1 Amp @ 24 Volts maximum
Solid state outputs (Outputs #3 & #4)
Short-to-common 100 mA
@ 24 VDC maximum

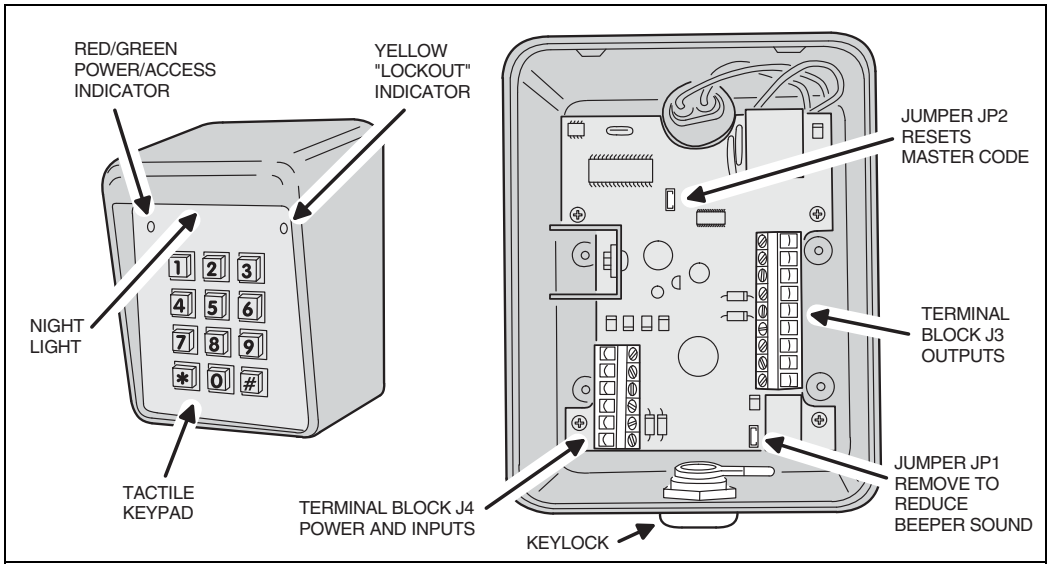
ENVIRONMENTAL

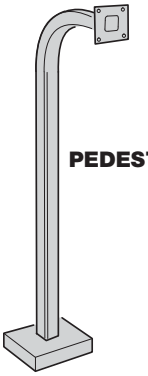
Temperature: -22°F to 149°F (-30°C to 65°C)

Humidity: 5% to 95% non-condensing

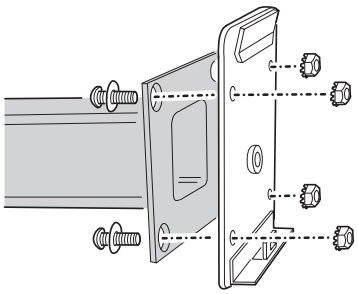


COMPONENT LOCATIONS





PEDESTAL



MOUNT BACKPLATE WITH
SECURITY BOLTS AND LOCKNUTS

AK-11



Exterior Surface Mount Keypad

- **Rugged, cast aluminum enclosure**
- **Neoprene gasket seals out moisture**
- **For outdoor or indoor mounting on a wall or pedestal**
- **Key lock secures the keypad to mounting backplate**
- **Courtesy light illuminates the keypad when a key is pressed**

www.carter-fence.com
3490 Shearwater St
Naples, FL 34117
(239) 353-4102
mgantert@carter-fence.com

CARTER FENCE COMPANY Inc.
For ALL Your Fencing Needs

Estimate #40906
Date Created: Thu Aug 18, 2022

Customer	Point of Contact
Pelican Preserve 10571 Veneto Dr Fort Myers, FL 33913-7021 352.989.1332	Rick Brylanski RickBrylanski@hmeng.com 239-994-6838

Service Location	Billing Address
10571 Veneto Dr Fort Myers, FL 33913-7021	Billing Address: 10571 Veneto Dr Fort Myers, FL, 33913-7021

Item(s)

Qty	Name	Description
1290	Aluminum Fence: 6'H	Manufacturer: Alumi-Guard Grade: Commercial Style: Ascot Rails: 3-Rail Color: Black Picket Size: 1" Post Size: 2" x 2" x .075" set in concrete Panel Width: 6' Wide Bottom: Standard Notes: - Footage based on customer proposed lineal footage - (2) panels will need to be rack-able for the 3' rise in grade section - Two operator packages will be on a separate quote, where one applies to the new 20'W gate and the other applies to an existing 20'W double gate - All public utility locating to be done by customer
1	Aluminum Gate: 6'H	Manufacturer: Alumi-Guard Type: Double Swing Opening Width: 8' Grade: Commercial Style: Black Rails: 3-Rail Color: Black Post Size: 2.5" x 2.5" x .125" set in concrete Hinges: Truclose Latch: Padlock Accesable Gravity Dual Black Drop Rods
1	Aluminum Gate: 6'H	Manufacturer: Alumi-Guard Type: Double Swing Opening Width: 20' Grade: Industrial Style: Ascot Rails: 3-Rail Color: Black Post Size: 4" x 4" x .180" T-SLOT set in concrete

		Hinges: T-SLOT Latch: Operator
1	Mobilization: Lee County	
1	Commercial Permit	Carter Fence Permitting Fee & Allowance: Clause for Commercial Permits for any City / County. Carter Fence will purpose an allowance for permits due to the uncertainty of fees until the permit has been executed from the city/ county. Permit Allowance should cover: Permit Cost, Fire Insp. Fee, Fire Knox Boxes Fee, L.D.O Permit Fee, etc. and will also include the Carter Processing Fee for the permit(s). Amount of Allowance $_____1,500.00_____.
1	General Clauses	Thank you for choosing Carter Fence! Please mind the following clauses about your future fencing. Not all clauses may apply to this project: *Estimate and Layout Approval*: Please review attached layout. By signing this proposal you are agreeing to the layout provided, thus agreeing to all terms and conditions. *Industry Issues*: Due to COVID-19, industry pricing is fluctuating rapidly. Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience. *Clear Path for Installation*: Please have at minimum a 2' wide space cleared on the installation side of the fence. All brush/foliage/refuse/debris must be cleared or we will not be able to install. --IF ASKED TO CUT BACK OR TRIM ANY PLANTS/HEDGES, CARTER FENCE ASSUMES NO LIABILITY FOR DAMAGE-- *Spoils (dirt from digging)*: The dirt is normally dispersed along the fence line. If Carter Fence is to take the dirt back with them, there will be additional charges. Please ask your estimator if you have any questions on this. *Cap Rock*: If cap rock is present, an additional $25.00 PER HOLE will be charged for hard digging. *Public Locates*: Carter Fence will call for all public utilities to be located (Power, Water, Sewage, Phone, Internet, etc.). HOWEVER, we are NOT responsible for any private utilities such as pool equipment, pool equipment piping, sprinkler heads or lines, or anything that doesn't fall under "Public Utilities". *Pets/Dogs*: While a fence is a great way to give pets a free run in your yard, the fence will still be level as can be, which sometimes allows gaps on the bottom where pets could get out. The final grading will need to be done by landscapers or the customer after the fence installation to close all gaps. Carter Fence is not responsible for pets getting in or out. *Removal*: Any removal of fencing not included in proposal will be at $5/LF

IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

Total $76,772.50

Estimate Notes

Install aluminum fence, 2 double gates

Signature Date

Print Name:

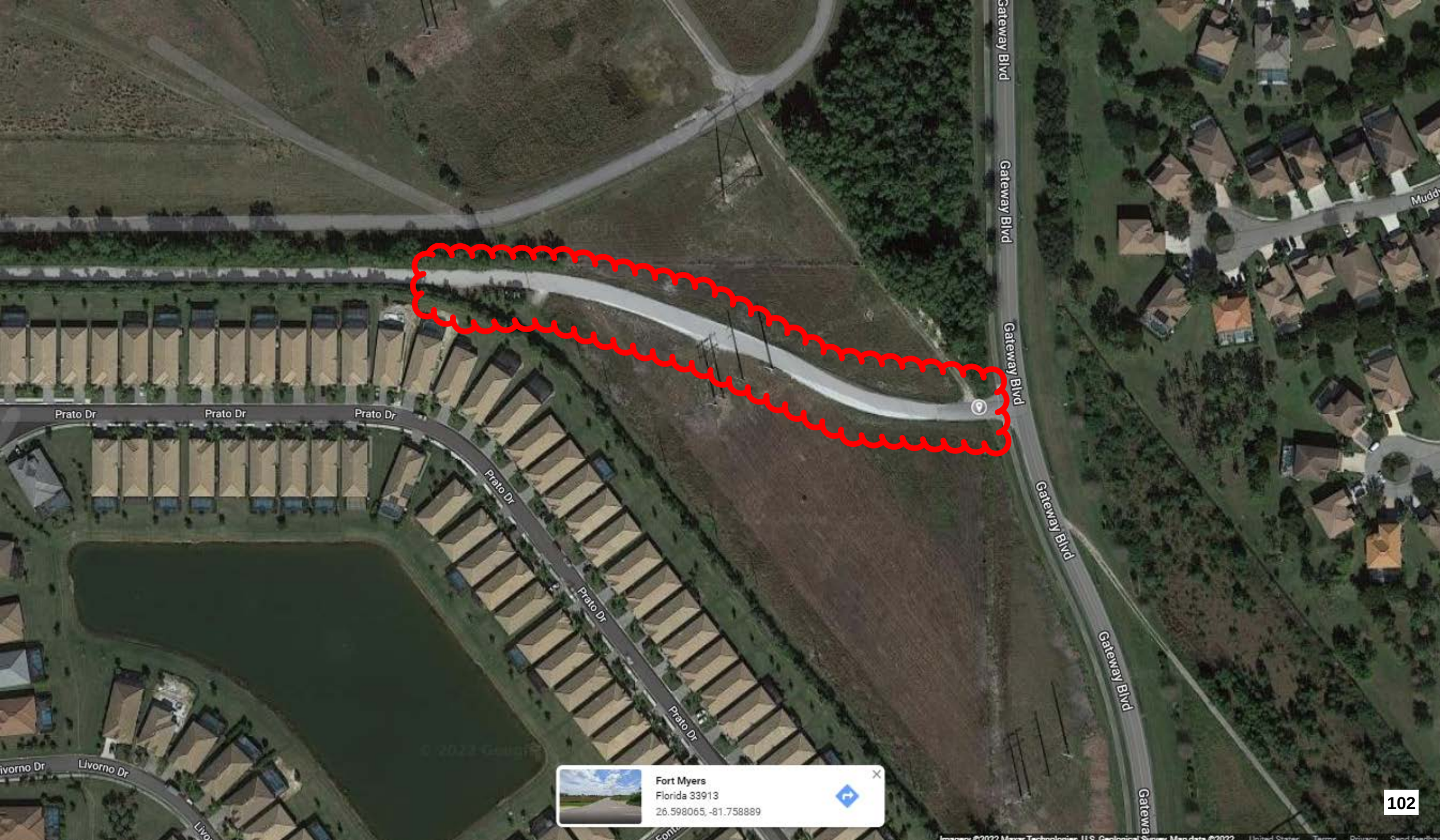
For all customers we require a 50% deposit from you before any installation date can be given. If a Contract or Purchase Order is provided then a 50% deposit is not required. Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: https://carter-fence.com/transaction-form/ (Please note: A 3% convenience fee will apply)

Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you.

Thank you for your business. We look forward to working with you!

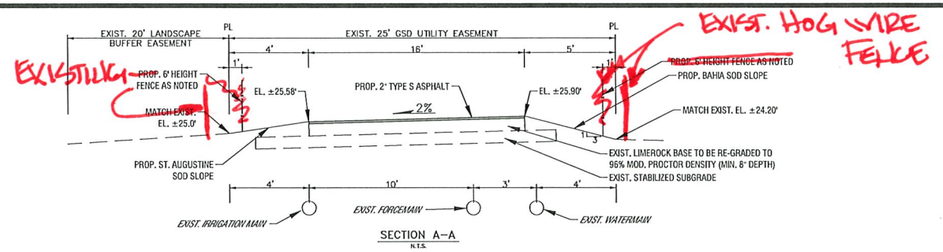
TERMS AND CONDITIONS

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. CARTER FENCE CO. INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS FOR A PERIOD OF ONE YEAR AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECT EXISTS AND IS REPORTED TO CARTER FENCE CO. INC. WITHIN ONE YEAR, CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. IF ANY DEFECT EXISTS AND IS REPORTED ON POOR WORKMANSHIP, CARTER FENCE WILL REPAIR AND REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. IF ADDITIONAL MATERIALS OR LABOR IS PERFORMED THERE WILL BE ADDITIONAL CHARGES ON FINAL INVOICE. IF WE QUOTED YOU MORE MATERIAL THAN NEEDED, WE WILL DEDUCT THIS ON YOUR FINAL INVOICE. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 10 DAYS, A 1.5% MONTHLY FINANCE CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES. CARTER FENCE CO. INC. IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. ESTIMATES ARE ONLY VALID FOR 10 DAYS AFTER THE DATE THEY ARE CREATED. CARTER FENCE CO. INC. REQUIRES 48 HOURS FOR ANY CANCELLATION OR RESCHEDULING PRIOR TO THE INSTALLATION DATE THAT IS GIVEN VIA EMAIL. PLEASE NOTE A $500 FEE WILL BE ADDED TO THE FINAL INVOICE IF THESE TERMS ARE NOT MET.

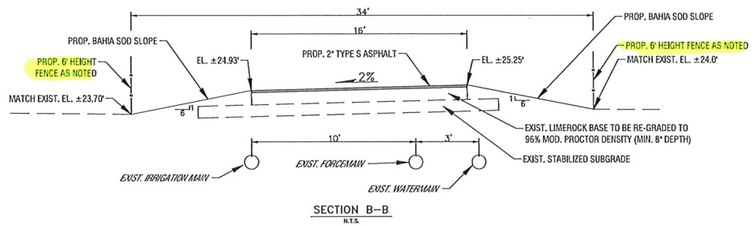

Gateway Blvd
Gateway Blvd
Gateway Blvd
Gateway Blvd
Gateway Blvd
Prato Dr
Prato Dr
Prato Dr
Prato Dr
Prato Dr
Prato Dr
Livorno Dr
Livorno Dr
Fort Myers
Florida 33913
26.598065, -81.758889
102

April 07, 2022

EVAC EVAC Receiver, required by Lee County. for County Fire & EMS vehicle access
SOS Siren Open Sensor (SOS), Any Emergency Vehicle can open the gate with a siren blast



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

NOTES:
1. ALL ELEVATIONS REFER TO NAVD88 VERTICAL DATUM
2. SIZE AND LOCATION OF EXIST. UTILITIES VARIES (CONTRACTOR TO FIELD VERIFY)
3. THERE IS NO INCREASE IN IMPERVIOUS SURFACE. EXISTING LIMEROCK CONSTRUCTION ACCESS ROAD IS ±0.88 ACRES; AND PROPOSED ROAD IS REDUCED TO ONLY 0.60 ACRES.

GATE 1: 20' WIDE OPENING W/ TRANSPONDER ACCESS AND EVAC RECEIVER

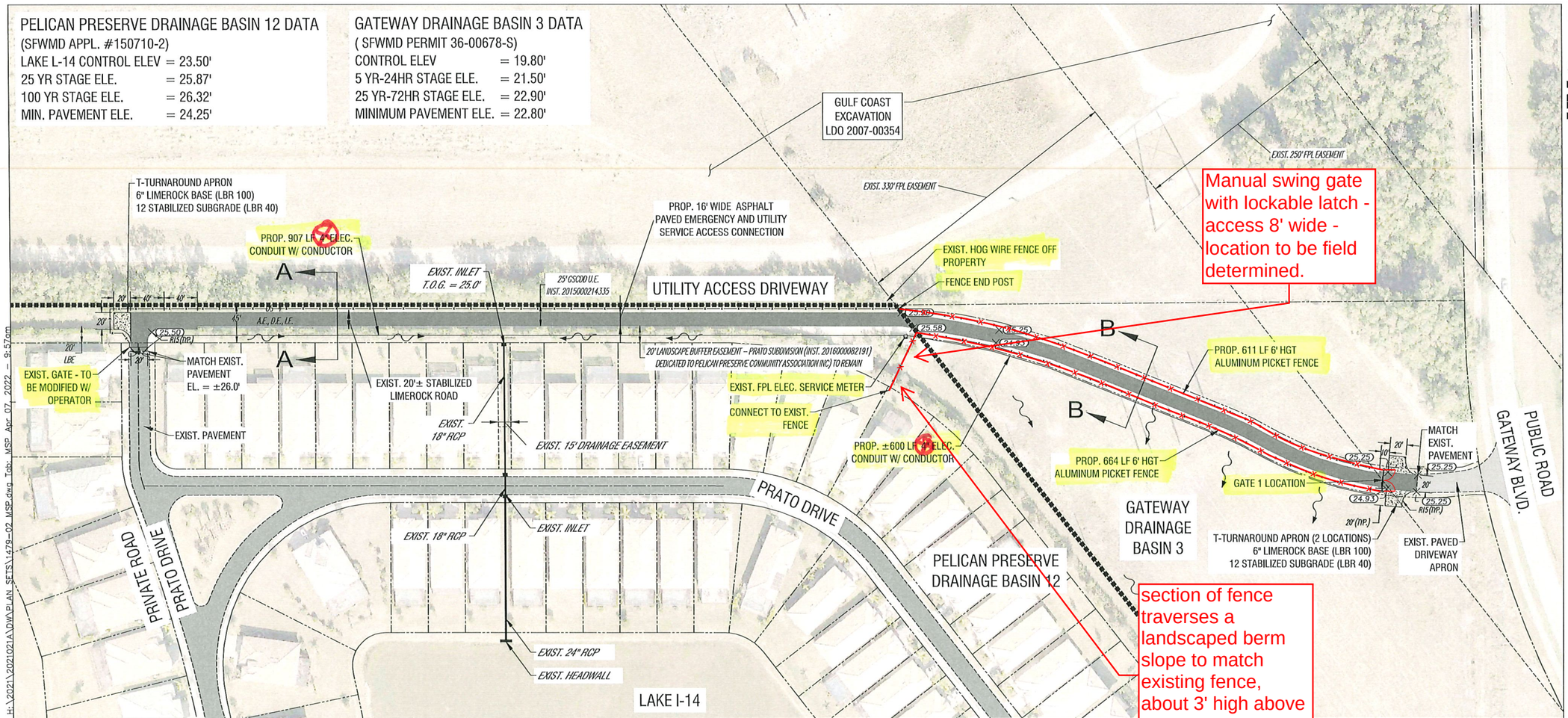
LEGEND

- EXIST. PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. STABILIZED LIMEROCK
- PROP. 6' HIGH ALUMINUM PICKET FENCE
- DRAINAGE BASIN BOUNDARY LINE

60 30 0 60
1" = 60'

PELICAN PRESERVE DRAINAGE BASIN 12 DATA
(SFWMD APPL. #150710-2)
LAKE L-14 CONTROL ELEV = 23.50'
25 YR STAGE ELE. = 25.87'
100 YR STAGE ELE. = 26.32'
MIN. PAVEMENT ELE. = 24.25'

GATEWAY DRAINAGE BASIN 3 DATA
(SFWMD PERMIT 36-00678-S)
CONTROL ELEV = 19.80'
5 YR-24HR STAGE ELE. = 21.50'
25 YR-72HR STAGE ELE. = 22.90'
MINIMUM PAVEMENT ELE. = 22.80'



H:\2021\2021021A\DWG\PLAN SETS\1479-02 MSP.dwg, Tab: MSP, Apr 07, 2022 - 9:57am

DATE	REVISIONS	NUMBER

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW:
RICHARD E. BRYLANSKI, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #42339
DATE:

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772
HOLE MONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
SINCE 1956

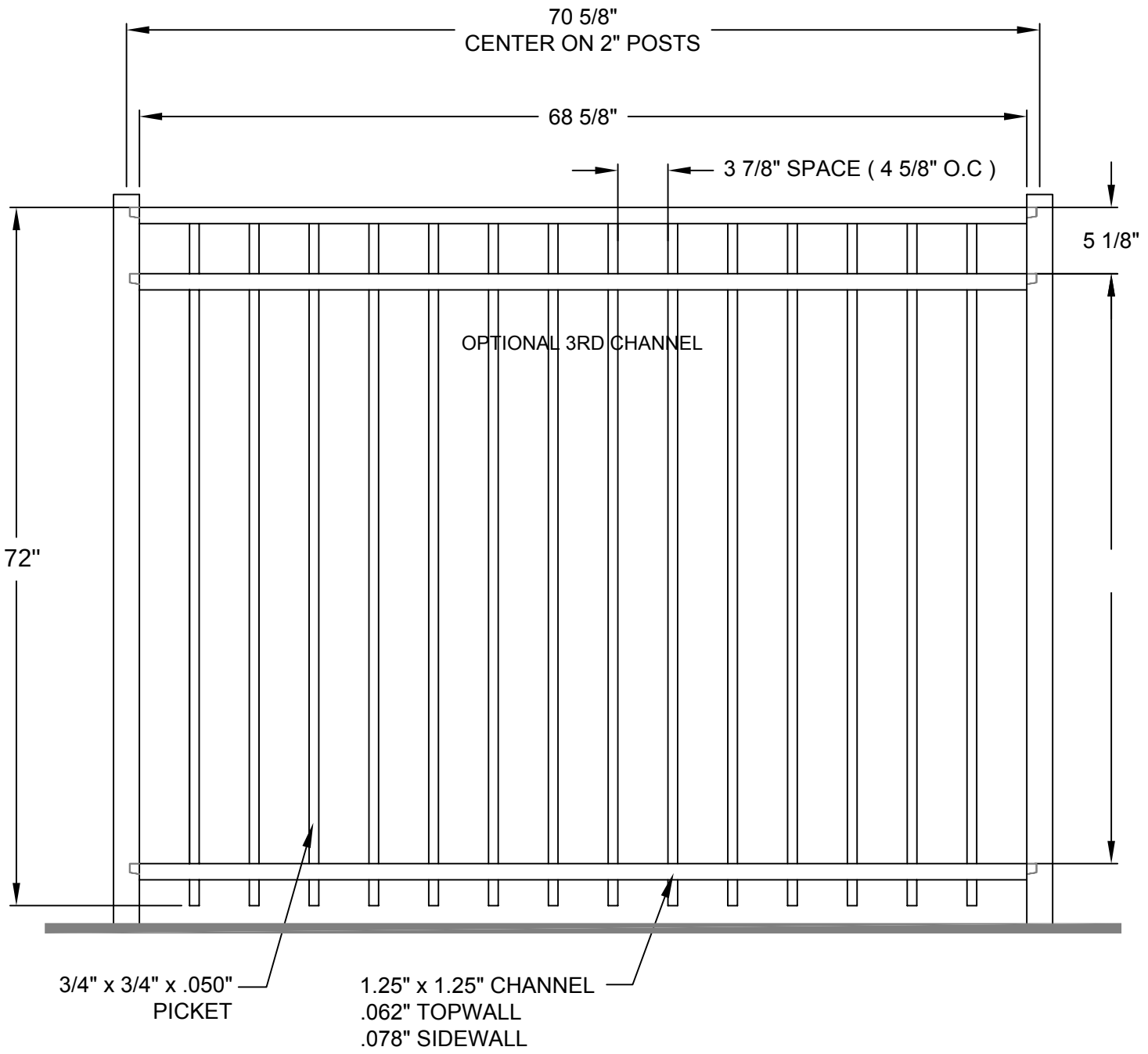
DESIGNED BY	DATE
REB	03/2022
DRAWN BY	DATE
MMD	03/2022
CHECKED BY	DATE
REB	04/2022
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1" = 60'

MASTER SITE PLAN

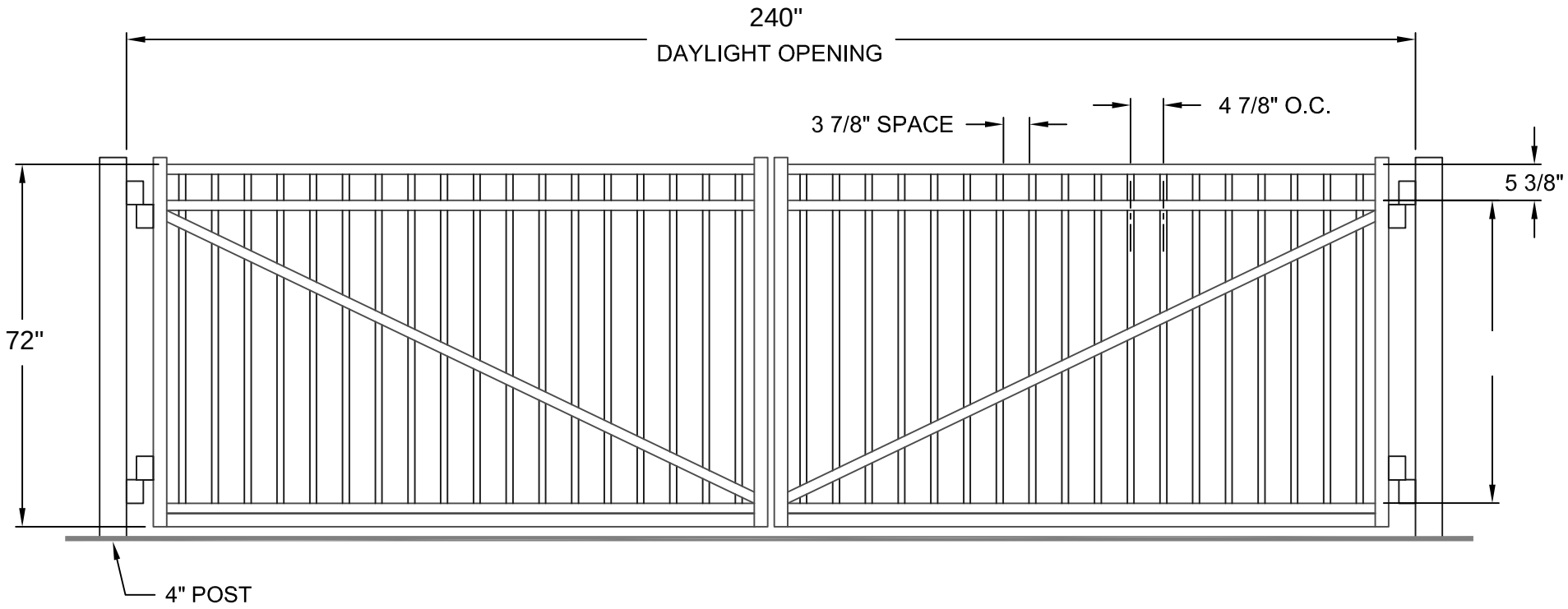
GATEWAY / PELICAN PRESERVE EMERGENCY ACCESS DRIVEWAY

LEE COUNTY, FLORIDA

CAD FILE NAME: 1479-02 MSP
DRAWING NO.: 1479
PROJECT NO.: 2021.021
SHEET 02



ALUMI-GUARD ORNAMENTAL ALUMINUM FENCING		TITLE COMMERCIAL & CONCEALED FASTENER ASCOT		
DATE: 10/18/12	SCALE: NTS	DRAWING NO 2290-008	SHEET	REV
DRAWN BY: DR	CHKD BY: LP		XX	--



ALUMI-GUARD ORNAMENTAL ALUMINUM FENCING		TITLE 192" DBL GATE ASCOT 3-CH 54" INDUSTRIAL		
DATE: --/--/--	SCALE: NTS	DRAWING NO GTD192IA543	SHEET	REV
DRAWN BY: DR	CHKD BY: LP		--	--

CONSTRUCTION CONTRACT AGREEMENT

Contract No._____

Board Award Date:_____

AGREEMENT

THIS CONTRACT is made this ___**1**__ day of _____**September**_____ by and between the GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, FLORIDA, hereinafter called "**DISTRICT**," and ____**Carter Fence Company, Inc.** _____**,** a corporation, hereinafter called "**CONTRACTOR**."

WITNESSETH: For and in consideration of the mutual covenants herein set forth, the parties agree as follows:

ARTICLE 1. WORK

The CONTRACTOR shall commence and complete all work for ____Pelican Preserve Access Road-Fencing____ in accordance with the Contract Documents. CONTRACTOR shall furnish all of the material, supplies, tools, equipment, labor and other services necessary for the completion of the project described in the Contract Documents. A Scope of Services is attached marked Exhibit "A".

ARTICLE 2. CONTRACT SUM

2.1. The DISTRICT shall pay the CONTRACTOR, in current funds, for the performance of the work described in Exhibit "A", subject to additions and deductions by Change Order as provided in the Contract Documents, the sum of:

$100,502.50

said amount being the **Total Base Bid Amount** as listed on the CONTRACTOR's Official Bid Proposal Form that was submitted for this project.

ARTICLE 3. PROGRESS PAYMENTS, DISPUTE RESOLUTION, AND FINAL PAYMENT

3.1 All payments to CONTRACTOR and all payment procedures are subject to the provisions of the Florida Local Government Prompt Payment Act, Part VII of Chapter 218, Florida Statutes (the "Prompt Payment Act", including Section 218.735, Florida Statutes). CONTRACTOR shall submit to the OWNER'S Representative on or about the 30th day of each month, CONTRACTOR's Application for Payment in accordance with the Contract Documents. All Applications for Payment will be submitted by DISTRICT to DISTRICT's Engineer and processed by DISTRICT's Engineer as provided in the Prompt Payment Act.

3.2 Based upon applications for payments (proper invoices) submitted to OWNER'S Representative by the CONTRACTOR, and Certificates for Payment issued by the OWNER'S Representative, the DISTRICT shall make progress payments on account of the Contract Price to the CONTRACTOR as provided in the Contract Documents as follows:

3.2.1 The due date for payment by DISTRICT for a proper invoice is governed by this Agreement and

the Prompt Payment Act.

3.2.2 DISTRICT shall make payment within twenty-five (25) business days after the date on which a proper invoice (a complete and accurate Application for Payment in accordance with the Contract Documents) is properly submitted and is stamped as received, unless there is an improper payment request or invoice or a dispute, in which case the procedures in this Article shall be followed before payment is due.

3.2.3 If an improper payment request or invoice is submitted by Contractor, District shall, within 10 days after the improper payment request or invoice is received, notify the Contractor, in writing, that the payment request or invoice is improper and indicate what corrective action on the part of the vendor is needed to make the payment request or invoice proper. District shall have no obligation to remit payment until any and all improper payment requests or invoices have been corrected.

3.2.4. If a dispute arises between Contractor and District concerning payment of a payment request or invoice, the dispute shall be finally determined by District pursuant to the following dispute resolution process:

3.2.4.1 Within 25 days of receipt of the disputed payment request or invoice, District shall notify Contractor of the dispute and shall, within 45 days of receipt of the disputed payment request or invoice, provide the basis for same. Within 10 days of receiving the basis for the dispute, Contractor shall provide a response. Within 60 days of the receipt of the disputed payment request or invoice, District, through its District Manager, shall, based upon its notice and the Contractor's response, issue a final decision regarding payment. If the dispute is resolved in favor of the District, interest charges begin to accrue 15 days after the District's final decision. If the dispute is resolved in favor of the Contractor, interest begins to accrue as of the original date the payment became due. Either party may appeal the final decision to the District Board of Supervisors.

3.2.4.2 If the District does not commence the dispute resolution procedure within the time required, Contractor may give written notice to the District of the failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after such notice, any amounts resolved in Contractor's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date the payment request or invoice containing the disputed amounts was submitted to the District. If the dispute resolution procedure is not commenced within 4 business days after the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve Contractor of its contractual obligations.

3.2.4.3 In an action to recover amounts due under this section 3.2.4, the court shall award court costs and reasonable attorney's fees, including fees incurred through appeal, to the prevailing party.

3.2.4 <u>If the Contract Amount is $200,000.00 or less, the following shall apply:</u>

DISTRICT shall retain ten percent (10%) of the gross amount of each monthly payment request or ten percent (10%) of the portion thereof approved by the DISTRICT for payment, whichever is less. Such sum shall be accumulated and not released to Contractor until final payment is due. Any interim interest on such sums shall accrue to DISTRICT. At the DISTRICT's sole discretion, a percentage of the amount retained from the gross amount of each monthly payment may be reduced prior to final completion of the Project and said percentage released to the Contractor upon receiving a certificate of substantial completion and approval from the OWNER'S REPRESENTATIVE.

3.2.5 <u>If the Contract Amount is in excess of $200,000.00, the following shall apply:</u>

DISTRICT shall retain five percent (5%) of the gross amount of each monthly payment request or five percent (5%) of the portion thereof approved by the DISTRICT for payment, whichever is less. Such sum shall be accumulated and not released to Contractor until final payment is due. Any interim interest on such sums shall accrue to DISTRICT. At the DISTRICT's sole discretion, a percentage of the amount retained from the gross amount of each monthly payment may be reduced prior to final completion of the Project and said percentage released to the Contractor upon receiving a certificate of substantial completion and approval from the OWNER'S REPRESENTATIVE. This subsection shall not apply if the project is paid, in whole or in part, with federal funds and subject to federal grantor laws and regulations or requirements that are contrary to any provision of the Local Government Prompt Payment Act.

3.2.6 Upon substantial completion of the work, if the Contract Amount is $10,000,000.00 or less, District shall, within 23 days, generate a single list of items required to render complete, satisfactory, and acceptable the construction services. Contractor shall have 7 days to respond. If District and Contractor are in agreement on day 30, then Contractor shall have 5 days to complete the items on the list. Upon completion of the items on the list, the project shall be deemed to have reached final completion and District shall accept the project. If District and Contractor are not in agreement as to the contents of the list, then, Contractor shall complete the items that are in agreement within the 5-day period above and the balance of the items shall be submitted to mediation by a mediator selected by the District and whose costs shall be paid by District and Contractor evenly. Contractor shall have 5 days after mediation to complete any agreed upon items. After which, the project shall be deemed to have reached final completion and District shall accept the project. If, however, mediation is unsuccessful, then, the dispute shall proceed to arbitration.

3.2.7 Upon substantial completion of the work, if the Contract Amount is in excess of $10,000,000.00, District shall, within 45 days, generate a single list of items required to render complete, satisfactory, and acceptable the construction services. Contractor shall have 15 days to respond. If District and Contractor are in agreement on day 60, then Contractor shall have 5 days to complete the items on the list. Upon completion of the items on the list, the project shall be deemed to have reached final completion and District shall accept the project. If District and Contractor are not in agreement as to the contents of the list, then, Contractor shall complete the items that are in agreement within the 5-day period above and the balance of the items shall be submitted to mediation by a mediator selected by the District and whose costs shall be paid by District and Contractor evenly. Contractor shall have 5 days after mediation to complete any agreed upon items. After which, the project shall be deemed to have reached final completion and District shall accept the project. If, however, mediation is unsuccessful, then, the dispute shall proceed pursuant to arbitration.

3.2.8 Upon final completion of the work and acceptance of the project, CONTRACTOR may apply to DISTRICT for the release of all remaining retainage, less an amount equal to: (a) any amounts that are the subject of a good faith dispute or otherwise the subject of a claim brought pursuant to Section 218.76, Florida Statutes, or a claim or demand by DISTRICT or CONTRACTOR; (b). less such amounts as the DISTRICT shall determine for all incomplete work, unsettled claims or unused units as provided in the Contract Documents; and, (b) all other amounts DISTRICT is entitled to withhold and DISTRICT shall make payment within twenty-five (25) business days after the date on which a proper invoice (a complete and accurate Application for Payment in accordance with the Contract Documents) is properly submitted and is stamped as received.

ARTICLE 4. CONTRACT DOCUMENTS

The Term **"Contract Documents"** shall include this Contract; addenda; CONTRACTOR's Bid, except to the extent it conflicts with any other contractual provision; the Notice to Proceed, the Public Payment

and Performance Bond(s); the Bid Package prepared and issued by the DISTRICT; the General Conditions; the Specifications and Drawings; any Special Conditions; all Written Amendments; Certificates of Insurance; Change Orders; and Work Change Directives or Field Orders. In the event of conflict between any provision of any other document referenced herein as part of the contract and this agreement, the terms of this agreement shall control.

ARTICLE 5. TIME OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

5.1. The CONTRACTOR shall commence work as required by the CONTRACT DOCUMENTS and as provided in the Official Notice to Proceed.

5.2. Substantial completion shall be achieved not later than the number of days specified in the Bid Proposal, unless the period for substantial completion is extended otherwise by the CONTRACT DOCUMENTS or by written agreement of the parties.

5.3. Final completion shall be achieved not later than the number of days specified in the Bid Proposal, unless the period for final completion is extended otherwise by the CONTRACT DOCUMENTS, including but not limited to sections 3.2.6 and 3.2.7 of this Agreement, or by written agreement of the parties.

5.4. Time is of the essence in the performance of this Contract.

Liquidated Damages:

5.5. The DISTRICT and CONTRACTOR recognize that time is of the essence of this agreement and that the DISTRICT will suffer financial loss if the work is not completed within the times specified in 5.2 and 5.3 above, plus any extensions thereof allowed by Change Order. They also recognize the delays, expense, and difficulties involved in proving in a legal proceeding and the actual loss suffered by the DISTRICT if the work is not completed on time. Accordingly, instead of requiring any such proof, DISTRICT and CONTRACTOR agree that Liquidated Damages will be assessed in the amount of **$500.00** per day for each calendar day that is beyond the substantial and final completion dates required by the CONTRACT DOCUMENTS.

The DISTRICT shall have the right to deduct all damages due from the final payment request as well as retainage.

Any sums due and payable hereunder by the CONTRACTOR shall be payable, not as a penalty, but as liquidated damages representing an estimate of delay damages likely to be sustained by the DISTRICT estimated at the time of executing the Contract. When the DISTRICT reasonably believes that substantial Completion will be inexcusably delayed, the DISTRICT shall be entitled, but not required, to withhold from any amounts otherwise due the CONTRACTOR an amount then believed by the DISTRICT to be adequate to recover liquidated damages applicable to such delays. If and when the CONTRACTOR overcomes the delay in achieving substantial Completion, or any part thereof, for which the DISTRICT has withheld payment, the DISTRICT shall promptly release to the CONTRACTOR those funds withheld, but no longer applicable as liquidated damages, less sums incurred by the DISTRICT resulting from CONTRACTOR's delay in achieving substantial completion.

The CONTRACTOR shall also be liable for any actual damages sustained by the DISTRICT after CONTRACTOR has achieved substantial completion for CONTRACTOR's failure to fully complete the Contract Documents. Actual damages may include, but not be limited to, costs related to supervision, inspection, rentals, testing, consulting fees, or lost productivity and overhead. The DISTRICT shall have the right to deduct all damages due from final payment request as well as retainage.

ARTICLE 6. CONTRACTOR'S REPRESENTATIONS.

In order to induce DISTRICT to enter into this Agreement, CONTRACTOR makes the following representations:

CONTRACTOR has been familiarized with the Contract Documents and the nature and extent of the work required to be performed, locality, local conditions, the areas of intended construction including surface and sub-surface conditions, and Federal, State, DISTRICT and Local laws, ordinances, rules and regulations that in any manner may affect costs, progress or performance of the work.

CONTRACTOR has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site which may affect cost, progress or performance of the work.

CONTRACTOR has made or caused to be made examinations, investigations, tests and studies as deemed necessary for the performance of the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, test, reports or similar data are or will be required by CONTRACTOR for such purposes.

CONTRACTOR has correlated the results of all such observations, examination, investigations, test, reports and data with the terms and conditions of the Contract Documents.

CONTRACTOR has given DISTRICT written notice of all conflicts, errors or discrepancies that have been discovered in the CONTRACT DOCUMENTS and the written resolution thereof by DISTRICT is acceptable to CONTRACTOR.

ARTICLE 7. GENERAL CONDITIONS

7.1 RESPONSIBILITY OF THE CONTRACTOR.

7.1.1 PROSECUTION OF THE WORK.

The CONTRACTOR shall be responsible for the good condition of the Work until its release from its obligations. It shall bear all losses resulting to it on account of the amount or character of the Work, the character of the ground or existing underground installation being different from what it anticipated, or on account of the weather or the elements.

Information shown on the Drawings as to the location of the existing utilities has been prepared from the most reliable data available to the DISTRICT. This information is not guaranteed, however, and it shall be this CONTRACTOR's responsibility to determine the location, character and depth of existing utilities. Extreme caution shall be exercised to eliminate any possibility of any damage to utilities resulting from CONTRACTOR's activities. The location of all overhead utilities shall be verified and the DISTRICT notified on any conflict which might occur. The CONTRACTOR shall be responsible for determining which poles will need shoring during excavation and shall provide such shoring and support as is required.

Caution shall be exercised by the CONTRACTOR in grading operations, as some existing underground utilities have a minimum cover. The CONTRACTOR shall be responsible for replacing any underground facility broken or dislocated during construction for which sufficient underground information has been shown on the plans.

ARTICLE 8. TERMINATION FOR CONVENIENCE

This Contract may be terminated by DISTRICT for its convenience upon thirty (30) days prior written notice to CONTRACTOR. In the event of termination, the CONTRACTOR shall be paid as compensation in full for work performed to the date of such termination, an amount prorated in accordance with the work substantially performed under this Agreement. Such amount shall be paid by the DISTRICT after inspection of the work to determine the extent of performance under this Agreement, whether completed or in progress.

ARTICLE 9. PROJECT RECORDS

The following provisions are required by §119.0701, Fla. Stat., and may not be amended. Contractor shall keep and maintain public records required by the DISTRICT to perform the services required under this Contract. Upon request from DISTRICT's custodian of public records, Contractor shall provide DISTRICT with a copy of any requested public records or to allow the requested public records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract's term and following completion of the Contract if Contractor does not transfer the public records to DISTRICT. Upon completion of the Contract, Contractor may transfer, at no cost, to DISTRICT all public records in possession of Contractor or keep and maintain public records required by DISTRICT to perform the services required under the Contract.

If Contractor transfers all public records to DISTRICT upon completion of the Contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to DISTRICT, upon request from DISTRICT's custodian of public records, in a format that is compatible with DISTRICT 's information technology systems. The failure of Contractor to comply with the provisions set forth in this Section or the public records Law, the Contractor shall be deemed to have breached a material provision of the Contract, shall constitute a Default and Breach of this Agreement, all for which, the DISTRICT may terminate the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF THE PUBLIC RECORDS AT (239) 561-1313, LAURA.LEROY@GATEWAYDISTRICT.ORG, 13240 GRIFFIN DRIVE, FORT MYERS, FL. 33913.

ARTICLE 10. MISCELLANEOUS PROVISIONS

10.1. Final payment, constituting the entire unpaid balance of the Contract Price shall be paid by the DISTRICT to the CONTRACTOR when the work has been completed, the Contract fully performed, and a final Certificate for Payment, form No. GSD: 013, has been approved by the DISTRICT.

10.2. Terms used in the Agreement which are defined in the General Conditions of the Contract shall

have the meaning designated in those conditions.

10.3. The DISTRICT and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.4. This Agreement may not be assigned except with the written consent of the DISTRICT, and if so assigned, shall extend and be binding upon the successors and assigns of the CONTRACTOR.

10.5. The CONTRACTOR agrees through the signing of this agreement by an authorized party or agent that he shall hold harmless and defend the DISTRICT and its agents and employees from all suits and action, including attorney's fees, and all cost of litigation and judgments of every name and description arising out of and incidental to the performance of this Contract Document or work performed thereunder, whether or not due to or caused by negligence of the DISTRICT, excluding only the sole negligence of the DISTRICT. This provision shall also pertain to any claims brought against the DISTRICT by any employee of the CONTRACTOR, or sub-CONTRACTOR(s), or anyone directly or indirectly employed by any of them. The CONTRACTOR'S obligation under this provision shall not be limited in any way to the agreed upon Contract Price as shown in this agreement or the CONTRACTOR'S limit of or lack of sufficient insurance protection.

10.6. This Agreement constitutes the entire and exclusive agreement between the parties and supersedes any and all prior communications, discussions, negotiations, understandings, or agreements, whether written or oral.

10.7. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and the agreement shall be construed in all respects as if such invalid or unenforceable provision(s) were omitted.

10.8. No Amendments or changes to the terms or conditions of this agreement shall be valid unless in writing and signed by all parties.

10.9. The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida. All claims and/or dispute resolution concerning this Agreement, whether by mediation, arbitration, litigation, or other method of dispute resolution, shall take place in Lee County, Florida. Any litigation between the parties arising from this Agreement shall be conducted in a State of Florida court of appropriate jurisdiction in Lee County, Florida. In the event of any litigation and/or binding arbitration arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney's fees.

10.10. DISTRICT reserves unto itself sole authority to execute and authorize the issuance of Change Orders, directives, or other documents to the CONTRACTOR which impact on or change the Contract Time or Price. These actions by the DISTRICT will be taken after due consideration of the recommendations and analysis of the DISTRICT's architect or consulting engineer, if applicable. This provision supersedes any other contradictory provisions in the Contract Documents.

10.11 Pursuant to existing laws and procedures in the State of Florida, and if approved and authorized by the DISTRICT's Board, any dispute arising out of or relating to any of the contract documents or this Agreement may be submitted to binding arbitration in Lee County, Florida,

before a single lawyer arbitrator having at least ten (10) years' experience in similar matters, and who is mutually acceptable to the parties, or approved as selected by the Lee County Court Mediation/ Arbitration Office. The parties shall equally divide the expenses of such arbitration, and the prevailing party in such arbitration shall be entitled to award of reasonable attorney fees and costs (exclusive of the actual cost of arbitration to be shared equally by the parties) incurred in the preparation for arbitration of such dispute and further such prevailing party shall also be entitled to reasonable attorney fees and costs incurred in any proceedings to enforce or compel its arbitration rights or obtain order(s) confirming such arbitration or award or any attorney fees or cost incurred in proceeding thereafter to enforce such rights in addition to the above and foregoing rights.

10.12 No provision in this contract shall be construed more strongly against either party or in a light less favorable to either party because of who drafted it as a method of contract interpretation.

ARTICLE 11. E-VERIFICATION

11.1. As a condition precedent to entering into this AGREEMENT, and in compliance with Section 448.095, Fla. Stat., Contractor and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

11.2. A contractor shall require each of its subcontractors to provide Contractor with an affidavit statin that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of the AGREEMENT.

11.3. DISTRICT, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

11.4. DISTRICT, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Contractor otherwise complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor.

11.5. A contractor terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Contractor acknowledges that upon termination of this AGREEMENT by the DISTRICT for a violation of this section by Contractor, Contractor may not be awarded a public contract for at least one (1) year. Contractor further acknowledges that the Contractor is liable for any additional costs incurred by the DISTRICT as a result of termination of any contract for a violation of this section.

11.6. Subcontracts. Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

ARTICLE 12.PROHIBITION AGAINST CONTRACTING WITH SCRUTINIZED COMPANIES

12.1. By execution of this Contract, in accordance with the requirements of §§287.135 and 215.473, Fla. Stat., Contractor certifies that Contractor is not participating in a boycott of Israel. Contractor further certifies that Contractor is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the

Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has Contractor been engaged in business operations in Cuba or Syria. Subject to limited exceptions provided in state law, the DISTRICT will not contract for the provision of goods or services with any scrutinized company referred to above. Submitting a false certification shall be deemed a material breach of Contract. The DISTRICT shall provide notice, in writing, to Contractor of the DISTRICT's determination concerning the false certification. Contractor shall have five (5) days from receipt of notice to refute the false certification allegation. If such false certification is discovered during the active Contract term, Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If Contractor does not demonstrate that the DISTRICT's determination of false certification was made in error then the DISTRICT shall have the right to terminate the contract and seek civil remedies pursuant to §287.135, Fla. Stat., as amended from time to time.

In witness whereof, DISTRICT and CONTRACTOR have signed this agreement. One counterpart has been retained by the DISTRICT custodian of records, one to the Project Sponsoring Department, and one part each has been delivered to the CONTRACTOR. All portions of the Contract Document have been signed or identified by DISTRICT and CONTRACTOR.

Signed, sealed, and delivered in the presence of:

_____	_____
(Secretary)	(Correct Name of Business)
	BY: _____
	(Title)
(Corporate Seal)	
	Date: _____
	GATEWAY SERVICES CDD
ATTEST:	
BY: _____	BY: _____
Secretary/Asst. Secretary	District Manager
Date: _____	Date: _____
	APPROVED AS TO FORM
	BY: _____
	District Counsel

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EXHIBIT "A"

TO THE SERVICE PROVIDER CONTRACT DATED THIS _____ day of _____, **20__**BETWEEN THE DISTRICT AND _____, PROVIDER.

1. *SCOPE OF SERVICES*: The Provider will perform the following services under this Agreement:

Permitting; Installation and procurement of gates and fencing; and associated access control equipment. The fence and gate must be 6'H.

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ATTACHMENT "1" – GENERAL CONDITIONS

ARTICLE 1. PRELIMINARY MATTERS

Titles, Article Headings, Section Headings, Indexes and Table of Contents are given for the sake of clarity; ease of reading and as a guide for ease of reference to specific topics within the General Conditions.

Administration

1.1 The DISTRICT reserves the right to make final decisions considering any DISTRICT Consultant's recommendations or interpretations of the Contract Documents. The DISTRICT's Consultant does not have authority to obligate or commit the DISTRICT to fund additional expenditures or approve extensions of time over the approved Contract time or price.

Copies of Documents

1.2 The DISTRICT shall furnish to the CONTRACTOR the number of copies of the Contract Documents specified in the Supplementary Conditions as are reasonably necessary for the execution of the Work. Additional copies will be furnished, upon request, at the cost of reproduction which shall be paid by the CONTRACTOR.

Before Starting Construction

1.3 Before undertaking each phase of the Work, the CONTRACTOR shall carefully study and compare the Contract Documents and check and verify pertinent figures shown thereon and all applicable field measurements. The CONTRACTOR shall promptly report in writing to the OWNER'S REPRESENTATIVE any conflict, error or discrepancy which the CONTRACTOR may discover or other information known to the CONTRACTOR and shall obtain a written interpretation or clarification from the OWNER'S REPRESENTATIVE before proceeding with any Work affected thereby. If the CONTRACTOR performs any construction activity knowing it involves a recognized error, inconsistency or omission in the Contract Documents without such notice to the OWNER'S REPRESENTATIVE, the CONTRACTOR shall assume responsibility for such performance and shall share in costs associated with correction; however, the CONTRACTOR shall not be liable to the DISTRICT for failure to report any conflict, error or discrepancy in the Contract Documents, unless the CONTRACTOR had actual knowledge thereof or should reasonably have known thereof.

1.4 Within ten (10) calendar days after the Effective Date of the Agreement (unless otherwise specified in the Contract Documents), the CONTRACTOR shall submit to the OWNER'S REPRESENTATIVE for review and approval:

1.4.1 an estimated progress schedule indicating the starting and completion dates of the various stages of the Work:

1.4.1.1 long lead item(s) shall be identified and scheduled accordingly.

1.4.2 a preliminary schedule of Shop Drawing submission; and

1.4.3 a preliminary schedule of values for all of the Work which will include quantities and prices of items aggregating the Contract Price and will subdivide the Work into component parts in sufficient detail to serve as the basis for progress payments during construction on Form No. GSD:011. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work which will be confirmed in writing by the CONTRACTOR at the time of submission; and

specify times for Application for Payment.

1.4.4 a plan of work for maintenance of traffic, when the Contract Documents require maintenance of traffic.

1.4.5 for informational purposes, a proposed listing of subcontractors to be used for the project,

Pre-Construction Conference

1.5 Within fifteen (15) calendar days after the Effective Date of the Agreement, but before the CONTRACTOR starts the Work at the site, a conference attended by the CONTRACTOR, the OWNER'S REPRESENTATIVE, the DISTRICT, and Others as appropriate, will be held to discuss the items referred to in paragraph 1.4, to discuss procedures for handling Shop Drawings and other submittals and for processing Applications for Payment, and to establish an understanding among the parties as to the Work.

ARTICLE 2. DEFINITIONS

The following definition of terms is provided to establish a common understanding between the parties as to the intended usage, application and interpretation of such terms.

AGREEMENT means the written agreement between the DISTRICT and the CONTRACTOR covering the Work to be performed; the Agreement is a part of the Contract Documents.

CHANGE ORDERS are written orders to the CONTRACTOR signed by the DISTRICT, issued after execution of the Contract, authorizing a change in the Work or an adjustment in the Contract price or the Contract Time. The Contract Price and the Contract Time may be changed only by a written Change Order. A Change Order signed by the CONTRACTOR indicates his agreement therewith, including the adjustment in the Contract Price or the Contract Time.

COMPLETION (FINAL) means acceptance of the Project by the DISTRICT as evidenced by its signature upon a final payment Certification Form GSD:014, and approval thereof by the Board of Supervisors or their designee. The final payment Certification shall be signed only after the DISTRICT has assured itself by tests, inspections, or otherwise that all of the provisions of the Contract have been complied with.

COMPLETION (SUBSTANTIAL) shall mean an acceptance of the Work by the DISTRICT when construction is sufficiently complete in accordance with the Contract Documents so the DISTRICT can occupy or utilize the Work or designated portion thereof for the intended use. A certificate of occupancy, issued by the Building Official, is required concurrent with or prior to issuance of the Certificate of Substantial Completion.

CONSTRUCTION is the erection, fabrication, assembly, remodeling, renovation, addition, modification, repair or demolition of any building or structure or any appurtenances connected or attached to such buildings or structures. The term includes but is not limited to the repair, replacement modification or construction of buildings, roads, bridges, sidewalks, traffic devices, parking lots, drainage, underground and overhead utilities.

CONSULTANT is a person or entity lawfully licensed to practice Architecture or Engineering or another profession and registered in the State of Florida, identified as such in the Construction Contract, and is referred to throughout the Contract Documents as if singular in number and masculine in genre. The term includes the CONSULTANT's authorized representative.

CONTRACT DOCUMENTS consist of the Invitation To Bid, Bid Proposal, Construction Contract,

General and Special Conditions of the Contract, the Plans, the Project Manual, the Bid documents, Addenda issued prior to execution of the Contract, all written modifications issued after execution of the Contract, all provisions required by law to be inserted in this Contract whether actually inserted or not, and a Purchase Order issued by the DISTRICT.

A Modification is:

(1) A written Amendment to the Contract or
(2) A Change Order or
(3) A written interpretation necessary for the proper execution or progress of the Work issued by the OWNER'S Representative or
(4) A Field Change Order or
(5) A Field Directive Change.

CONTRACT PRICE means the total monies payable to the CONTRACTOR under the Contract Documents.

CONTRACT TIME means the number of Calendar days stated in the Agreement for the purpose of establishing Substantial Completion and Final Completion dates.

CONTRACTOR is the person, firm, joint venture, corporation or other legal entity with whom the DISTRICT has contracted and who has the primary responsibility for performance of the work.

DAYS - The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically designated. A calendar day constitutes twenty-four (24) hours measured from midnight to the next midnight.

DEFECTIVE - An adjective which, when modifying the word "Work," refers to Work that is unsatisfactory, faulty or deficient, or does not conform to the Contract Documents, or does not meet the requirements of any inspection, reference standard, test or approval referred to in the Contract Documents, or has been damaged prior to the OWNER'S REPRESENTATIVE recommendation of final payment (unless responsibility for the protection thereof has been assumed by the DISTRICT at Substantial Completion in accordance with paragraph 14.5 or 14.6).

DISTRICT - means the Gateway Services Community Development District, a community development district established pursuant to Ch. 190, Florida Statutes, its successors and assigns, also referred to as OWNER.

EFFECTIVE DATE OF THE AGREEMENT IS THE DATE INDICATED IN THE Agreement on which it becomes effective, but if not such date is indicated, it means the date on which the Agreement is signed by the last of the two parties.

FIELD CHANGE ORDER is a written change order requested by the OWNER'S Representative, accepted by the CONTRACTOR, and approved by the PROJECT MANAGER for minor changes in the Work, not involving adjustments in the Contract Sum or an extension of Time, and not inconsistent with the overall intent of the Contract Documents.

FIELD DIRECTIVE CHANGE - A written directive to the CONTRACT, issued on or after the effective date of the Agreement ordering an addition, deletion, or revision in the Work, or responding to differing or unforeseen physical conditions under which the Work is to be performed as provided in paragraph 5.2 or 5.3, or to emergencies under paragraph 7.20. A Field Directive Change may not change the Contract Price or the Contract Time, but is evidence that the parties expect that the change directed or documented by a Field Directive Change will be incorporated in a subsequently issued Change Order following negotiations by the parties as to its effect, if any, on the Contract Price or the Contract Time as provided in Articles 11 and 12.

FINAL ACCEPTANCE means acceptance of the Work by the DISTRICT upon the expiration of the warranty period as stated in the Contract Documents.

MATERIALS – Includes, but is not limited to, anything used in the process of constructing, demolishing, renovating or remodeling of any building, structure, road, bridge, recreational facility, transportation element and utility or any addition thereto utilized for this project.

NOTICE means written notice. Notice shall be served upon the CONTRACTOR either personally or by leaving the said Notice at his residence, or addressed to the CONTRACTOR at the place of business stated in the Bid Proposal and deposited in the United States Mail.

NOTICE TO PROCEED is a written instrument issued by the DISTRICT to the CONTRACTOR, authorizing the CONTRACTOR to commence Work on the Project. The NOTICE TO PROCEED shall include the effective date of Commencement.

NOTICE OF AWARD means the written Notice given by the DISTRICT to the successful Bidder.

NOTICE OF TERMINATION is a written instrument issued in accordance with the Contract Documents as stated in Section 15.2, by the DISTRICT to the CONTRACTOR or by the CONTRACTOR to the DISTRICT notifying the receiving party that the Contract is being terminated. The NOTICE shall clearly identify the effective date the Contract is to be terminated.

OWNER'S REPRESENTATIVE is the CONSULTANT contracted by the DISTRICT for Professional Services during the construction phase of this project or a qualified person authorized as his official representative, or in the absence of such a contract, the Project Manager will be considered the OWNER'S REPRESENTATIVE. The OWNER'S REPRESENTATIVE is not authorized to issue change orders to the contract sum, contract time or scope of work without express approval of the DISTRICT.

PLANS AND/OR DRAWINGS are a graphic representation of the arrangement of the materials or parts of the construction of the project and are a portion of the Contract Documents.

PROJECT shall mean the entire improvement contracted for by the DISTRICT.

PROJECT MANAGER is an employee or representative of the DISTRICT Department which requested the Contract and is a designee authorized by or for that Department who is the representative of the Board of Supervisors in matters concerning this project. The project manager will act as the OWNER'S REPRESENTATIVE in the absence of a DISTRICT contract with a CONSULTANT. The PROJECT MANAGER is not authorized to issue changes to the Contract Sum, Contract Time, or Scope of Work without express approval by the Department Director, DISTRICT Manager, or Board of Supervisors. The PROJECT MANAGER, within the authority conferred by the Board of Supervisors, acting as the DISTRICT'S designated representative shall initiate written Change Orders, and notification to the CONTRACTOR of any and all changes approved by the DISTRICT in the CONTRACTOR'S (1) compensation (2) time and/or schedule of service delivery; (3) any Amendment (s) or other change(s) relative to the WORK and ADDITIONAL SERVICES pursuant to this Contract, or AMENDMENTS, or CHANGE ORDERS pertaining thereto. Following DISTRICT approval, the Project Manager shall coordinate completion of any such documents. The PROJECT MANAGER or designee shall be responsible for acting on the DISTRICT'S behalf to administer, coordinate, interpret and otherwise manage the contractual provisions and requirements, or any AMENDMENT(S), or CHANGE ORDER(S) issued there under.

PROJECT MANUAL means the General Conditions, Supplementary General Conditions, Technical Specifications, and the Bidding Documents.

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PROJECT /RESIDENT INSPECTOR - The authorized representative of the DISTRICT who is assigned to the project as an observer to observe the work and report back to the DISTRICT and CONSULTANT.

PUBLIC WORKS DIRECTOR means the person employed by the DISTRICT to serve and act on the DISTRICT'S behalf as the DIRECTOR of the DISTRICT'S Public Works Office. The PUBLIC WORKS DIRECTOR (or designee), within the authority conferred by the Board of Supervisors, acting as the DISTRICT'S designated representative, shall issue written Addenda and notify all interested Bidders.

SPECIFICATIONS are written documents organized into divisions, sections, and articles which provide detailed instructions to the CONTRACTOR pertaining, but not limited to, materials, style, workmanship, fabrication, dimensions, colors, warranties, finishes, quality, manufacturer, grade and operational data of all components to be provided by the CONTRACTOR and incorporated into the Project.

SUBCONTRACTOR is a person, firm, partnership, corporation, or entity who has a direct contract with the CONTRACTOR to perform any of the Work at the site. The term Subcontractor does not include those whose sole purpose is that of a supplier of materials. A supplier of materials shall be classified as a Subcontractor if it enters into any agreement, whether written or verbal, for the installation of said materials. The term Subcontractor means a Subcontractor or its authorized representative.

SUB-Subcontractor is a person, firm, partnership, corporation, or entity who has a direct or indirect Contract with a Subcontractor to perform any of the Work at the site. The term Sub-Subcontractor means a Sub-Subcontractor or its authorized representative.

SUPPLIER - A manufacturer, fabricator, distributor, materialmen or vendor.

SURETY is the surety company or individual that is bound by Contract bond with and for the CONTRACTOR who is primarily liable and is responsible for CONTRACTOR'S acceptable performance of the Project and payment of all debts pertaining to the Contract Documents in accordance with Section 255.05, Florida Statutes.

UNDERGROUND FACILITIES - All pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels or other such facilities or attachments, and any encasements containing such facilities which have been installed underground to furnish any of the following services or materials: electricity, gases, steam, liquid petroleum products, telephone or other communications, cable television, sewage and drainage removal, traffic or other control systems or water.

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WORK is the construction required by the Contract Documents and includes all labor necessary to produce such construction, and all materials and equipment incorporated or to be incorporated in such construction.

ARTICLE 3. STARTING THE WORK

3.1 Written Notice to Proceed is contingent upon and will be issued subsequent to the CONTRACTOR fully satisfying the DISTRICT'S insurance and Bond submittal requirements. Until the CONTRACTOR receives the DISTRICT'S written Notice to Proceed, the CONTRACTOR is advised that the DISTRICT will not be liable for any expenses which the CONTRACTOR may incur before the contract is executed and the written Notice to Proceed is issued.

3.2 The Contract time shall begin to run on the date specified in the "Notice to Proceed".

3.3 The CONTRACTOR is required, before commencing the Work, to record in the public records of Lee County, Florida and deliver to the DISTRICT a DISTRICT approved Public Construction Bond issued by a surety insurer authorized to do business in the State of Florida as Surety. The Bond shall be in substantially the form specified by State law (Section 255.05, Fla. Stat.), must state the name and principal business address of both the principal and the Surety and must contain a description of the project sufficient to identify it. A copy of the bond shall be posted in a conspicuous place at the project site.

3.4 The DISTRICT will forward to the CONTRACTOR a Notice of Commencement with instructions to post in a conspicuous spot on the project site.

ARTICLE 4. INTERPRETATION, INTENT, AMENDING AND REUSE OF CONTRACT DOCUMENTS.

4.1 It is the intent of the Specifications and Plans to describe a complete Project to be constructed in accordance with the Contract Documents.

4.2 The Contract Documents are complementary; what is called for by one is as binding as if called for by all. If the CONTRACTOR finds a conflict, error or discrepancy in the Contract Documents, he shall immediately call it to the attention of the OWNER'S REPRESENTATIVE in writing before proceeding with the Work affected thereby.

4.3 Any Work that may be reasonably inferred from the specifications or Drawings as being required to produce the intended result shall be supplied whether or not it is specifically called for.

4.4 Work, materials or equipment described in words which have a well-known technical or trade meaning, shall be deemed to refer to such recognized standards.

4.5 In resolving conflicts, errors, and discrepancies, the order of precedence of the Contract Documents is as follows:

1. Change Order
2. Standard Form of Agreement
3. Addenda
4. Supplementary Conditions
5. General Conditions
6. Specifications
7. Drawings
8. Figure Dimensions
9. Scale Dimensions (Large Scale Drawings supersede Small Scale Drawings) The

DISTRICT may, at its sole discretion, in resolving conflicts, errors or discrepancies, opt to require that the more stringent requirement or that which the DISTRICT considers to be in its best interest shall apply, the order of precedence indicated in this paragraph 4.5 notwithstanding.

AMENDING AND SUPPLEMENTING CONTRACT DOCUMENTS:

4.6 The Contract Documents may be amended to provide for additions, deletions and revisions in the Work or to modify the terms and conditions thereof in one or more of the following ways:

4.6.1 a formal Written Amendment,
4.6.2 a written Change Order (pursuant to Article 10).
4.6.3 a written Field Directive Change (pursuant to Article 10).

As indicated in paragraphs 11.2 and 12.1, the Contract Price and the Contract Time may only be changed by a Change Order or Written Amendment.

4.7 In addition, the requirements of the Contract Documents may be supplemented, and minor variations and deviations of the Work may be authorized, in one or more of the following ways:

4.7.1 a field Change Order (pursuant to paragraph 9.3),
4.7.2 The OWNER'S REPRESENTATIVE's approval of a Shop Drawing or sample (pursuant to paragraphs 7.23 and 7.30), or
4.7.3 The OWNER'S REPRESENTATIVE's written interpretation or clarification (pursuant to paragraph 9.2).

REUSE OF DOCUMENTS:

4.8 Neither the CONTRACTOR nor any SUBCONTRACTOR or Supplier or other person or organization performing or furnishing any of the Work under a direct or indirect contract with the DISTRICT shall have or acquire any title to or ownership rights in any of the Drawings, Specifications or other documents (or copies of any thereof) prepared by or bearing the seal of the CONSULTANT; and they shall not reuse any of them on extensions of the Project or any other project without written consent of the DISTRICT or their CONSULTANT and the specific written verification or adaptation by the CONSULTANT.

ARTICLE 5. AVAILABILITY OF LANDS: PHYSICAL CONDITION: REFERENCE POINTS

Availability of Lands

5.1 The DISTRICT will furnish, as indicated in the Contract Documents and not later than the date when needed by the CONTRACTOR, the lands upon which the Work is to be done, rights-of-way and easements for access thereto, and such other lands which are designated for the use of the CONTRACTOR. Easements for permanent structures or permanent changes in existing facilities will be obtained by the DISTRICT unless otherwise specified in the Contract Documents. If the CONTRACTOR believes that any delay in the DISTRICT'S furnishing these lands or easements entitles him to an extension of the Contract Time, he may make a claim therefor as provided in Article 10. The CONTRACTOR will provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment unless designated otherwise. The OWNER'S REPRESENTATIVE will, upon request, furnish to the CONTRACTOR copies of all available boundary and topographic surveys as required and sub-surface tests.

Physical Conditions

5.2 Explorations and Reports: Reference is made to the Supplementary Conditions for identification of those reports of explorations and tests of subsurface conditions at the site that have been utilized by the CONSULTANT and/or the DISTRICT in preparation of the Contract Documents. These reports are not part of the Contract Documents. The CONTRACTOR may rely upon the accuracy of the technical data contained in such reports, but not upon the non-technical data, interpretations or opinions contained therein, for the completeness or accuracy thereof for the CONTRACTOR'S purposes of preparing or submitting a bid. Except as indicated in the immediately preceding sentence and in paragraph 5.7, the CONTRACTOR shall have full responsibility with respect to subsurface conditions at the site. The technical data which will be made available only at the CONTRACTOR'S request may not be sufficient for construction purposes. Additional investigations may be necessary for the purposes of carrying out the construction project.

5.3 Existing Structures: Reference is made to the Supplementary Conditions for identification of those drawings of physical conditions in or relating to existing surface and subsurface structures (except Underground Facilities referred to in paragraph 5.9) which are at or contiguous to the site that have been utilized by the CONSULTANT and/or the DISTRICT in preparation of the Contract Documents. The CONTRACTOR may rely upon the accuracy of the technical data contained in such drawings but not for the completeness thereof for the purposes of preparing or submitting a bid. Except as indicated in the immediately preceding sentence and paragraph 5.7, the CONTRACTOR shall have full responsibility with respect to physical conditions in or relating to such structures.

5.4 Unless otherwise stated, the CONTRACTOR shall be fully responsible for the removal of any materials, debris, garbage, vehicles or other such items which would interfere with the undertaking and completion of the project. By submission of a bid, the CONTRACTOR assumes full responsibility for the expenses associated with such removal. There shall not be an increase in time or price associated with such removal.

5.5 Report of Differing Conditions: If the CONTRACTOR believes that

5.5.1 any technical data on which the CONTRACTOR is entitled to rely as provided in paragraph 5.2 and 5.3 is inaccurate, or

5.5.2 any physical condition uncovered or revealed at the site differs materially from that indicated, reflected or referred to in the Contract Documents.

The CONTRACTOR shall, promptly after becoming aware thereof and before performing any work in connection therewith (expect in an emergency as permitted by paragraph 7.20) notify the OWNER'S REPRESENTATIVE in writing about the inaccuracy or difference.

5.6 OWNER'S REPRESENTATIVE Review: The OWNER'S REPRESENTATIVE will promptly review the pertinent conditions, determine the necessity or obtaining additional explorations or tests with respect thereto and advise the DISTRICT in writing (with a copy to the CONTRACTOR) of the OWNER'S REPRESENTATIVE'S findings and conclusions.

5.7 Possible Contract Documents Change: If the OWNER'S REPRESENTATIVE and the DISTRICT conclude that there is a material error in the Contract Documents and a change in the Contract Documents is required, a Field Directive Change, a Field Change or a Change Order will be issued as provided in Article 10 to reflect and document the consequences of the inaccuracy or difference.

5.8 Possible Price and Time Adjustments: In each case of a material error in the Contract Documents, an increase or decrease in the Contract Price or an extension or shortening of the Contract Time, or any combination thereof, may be allowable to the extent that they are attributable to any such inaccuracy or difference.

Physical Conditions - Underground Facilities

5.9 Shown or Indicated: The information and data shown or indicated in the Contract Documents with respect to existing underground facilities at or contiguous to the site is based on information and data furnished to the DISTRICT or the CONSULTANT by the owners of such underground facilities or by others. Unless it is otherwise expressly provided in the Supplementary Conditions:

5.9.1 The CONTRACTOR shall have full responsibility for reviewing and checking all such information and data, for locating all Underground Facilities shown or indicated in the Contract Documents, for coordination of the Work with the owners of such Underground Facilities during construction, for the safety and protection thereof as provided in paragraph 7.17 and for repairing any damage thereto resulting from the Work, the cost of all of which will be considered as having been included in the Contract Price. The CONTRACTOR shall be responsible for complying with Chapter 556, Florida Statutes, the "Underground Facility Damage Prevention and Safety Act" including but not limited to notifying and contacting Sunshine 811 before commencing any work.

5.10 Not Shown or Indicated: If an Underground Facility is uncovered or revealed at or contiguous to the site which was not shown or indicated in the Contract Documents and which the CONTRACTOR could not reasonably have been expected to be aware of, the CONTRACTOR shall, promptly after becoming aware thereof and before performing any Work affected thereby (except in an emergency as permitted by paragraph 7.20) identify the owner of such Underground Facility and give written notice thereof to that owner and to the OWNER'S REPRESENTATIVE. The

OWNER'S REPRESENTATIVE will promptly review the Underground Facility to determine the extent to which the Contract Documents should be modified to reflect and document the consequences of the existence of the Underground Facility, and with the DISTRICT'S approval, the Contract Documents will be amended or supplemented to the extent necessary. During such time, the CONTRACTOR shall be responsible for the safety and protection of such Underground Facility as provided in paragraph 7.17. The CONTRACTOR shall be allowed an increase in the Contract Price or an extension of the Contract Time, or both, to the extent that they are attributable to the existence of any Underground Facility that was not shown or indicated in the Contract Documents and which the CONTRACTOR could not reasonably have been expected to be aware of.

Reference Points

5.11 The CONTRACTOR shall be responsible for laying out the Work (unless otherwise specified in the Technical Specifications), shall protect and preserve the established reference points and shall make no changes or relocations without the prior written approval of the DISTRICT. The CONTRACTOR shall report to the OWNER'S REPRESENTATIVE whenever any reference point is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for the accurate replacement or relocation of such reference points by professionally qualified personnel.

ARTICLE 6. BONDS AND INSURANCE

Public Construction Bond

6.1 The CONTRACTOR will execute the Public Construction Bond as security for the faithful performance and payment of all his obligations under the Contract Documents. This Bond shall be in amounts at least equal to the Contract Price and in such form and with such securities as are acceptable to the DISTRICT. Prior to execution of the Contract Documents, the DISTRICT may require the CONTRACTOR to furnish such other bonds, in such form and with such sureties as it may require. If such bonds are required by written instructions given prior to opening of Bids, the Premiums

shall be paid by the CONTRACTOR. If the Contract is increased by a Change Order, it shall be the CONTRACTOR'S responsibility to insure that the Public Construction Bond is amended accordingly and a copy of the amendment forwarded to CONTRACTS MANAGEMENT.

6.2 If the surety on any bond furnished by the CONTRACTOR is declared bankrupt or becomes insolvent or its right to do business is terminated in the State of Florida or it ceases to meet the requirements imposed by the Contract Documents, the CONTRACTOR shall within five (5) calendar days thereafter substitute another Bond and Surety, both of which shall be acceptable to the DISTRICT.

6.2.1 If the CONTRACTOR cannot obtain another bond and surety within (5) calendar days, the DISTRICT will accept, and the CONTRACTOR shall submit, an irrevocable letter of credit drawn on a Lee County, Florida bank until the replacement bond and surety can be obtained.

Qualifications of Surety Companies

6.3 In order to be acceptable to the DISTRICT, a surety company issuing Bid Guaranty Bonds or 100% Public Construction Bonds, called for in these specifications, shall meet and comply with the following minimum standards:

6.3.1 General

6.3.1.1 All Sureties for District projects must be authorized to do business in the State of Florida and shall comply with the provisions of Florida Statute Section 255.05.

6.3.1.2 Attorneys-in-Fact who sign bid bonds or Public Construction Bonds for District projects must file with such bond a certified copy of their Power of Attorney that authorizes the agent to sign such bond.

6.3.1.3 Agents of surety companies must list their name, address, and telephone number on all bonds.

6.3.1.4 All bonds provided to the District shall remain in effect for a period of twelve (12) months from the date of final payment and shall include a waiver of alteration to any terms in the Contract, extensions of time and/or forbearance on the part of the DISTRICT.

6.3.1.4.1 The amount of the bond shall automatically be reduced from 100% of the contract price to an amount specified in the Supplemental Conditions. If not set forth in the Supplemental conditions, this amount shall be automatically reduced to 40% upon final completion and acceptance by the DISTRICT.

6.3.2 To be acceptable to the OWNER as Surety on projects not in excess of $500,000.00, Surety shall comply with these minimum provisions of State Statute 287.0935 as follows:

6.3.2.1 Surety must have twice the minimum surplus and capital required by Florida Insurance Code at the time of bid solicitation.

6.3.2.2 Surety must be in compliance with all provisions of the Florida Insurance Code and hold a currently valid certificate of authority issued by the United States Department of the Treasury under SS.31 U.S.C. 9404-9308.

6.3.3 Sureties on projects in excess of $500,000.00 shall comply with the above minimum provisions as well as being rated thru A.M. Best shall comply with the following provisions:

6.3.3.1 The Surety shall be rated as "A-" or better as to General Policyholders Rating and Class VII or better as to financial category by the most current Best's Key Rating Guide, published by A.M. Best Company.

6.3.3.2 Surety must have fulfilled all of its obligations on all other bonds previously given to the DISTRICT.

6.3.3.3 Surety must have a minimum underwriting limitation of $5,000,000 published in the latest edition of the Federal Register for Federal Bonds (U.S. Dept. of Treasury).

Letter of Credit

6.4 At any time during the life of a letter of credit, should the rating of financial institution fall below both of the minimum ratings as indicated in the Contract Documents, or should the financial institution become insolvent, the CONTRACTOR must, within five (5) calendar days after notification by the DISTRICT:

6.4.1 replace the existing letter of credit with a replacement letter of credit from a financial institution with either of the minimum ratings as specified in the Contract Documents, or

6.4.2 have the existing letter of credit confirmed by a financial institution with either of the minimum ratings as specified in the Contract Documents.

6.5 At the DISTRICT'S option, the letter of credit may be replaced by a Public Construction Bond in accordance with the DISTRICT'S then-existing bond policies.

6.6 Failure to comply with this provision may result in any or all of the following actions by the DISTRICT:

6.6.1 termination of the Contract, and/or

6.6.2 a stop work order; and/or

6.6.3 withholding of any payment otherwise properly due the Contractor.

Financial Institutions/Letters of Credit

6.7 In order to be acceptable to the DISTRICT, a financial institution issuing 100% Letters of Credit, called for in these specifications, shall meet and comply with the following minimum standards:

6.7.1 General

6.7.1.1 The face of the letter of credit must be in a format utilizing the District's Standard Form GSD:006 and indicate the following:

6.7.1.1.1 the letter of credit must be "clean" and "irrevocable";

6.7.1.1.2 it must contain an exact expiration date. All letters of credit provided to the District shall remain in effect for a period of twelve (12) months from the date of final payment;

6.7.1.1.3 statement of the purpose or project for which the letter of credit is issued;

6.7.1.1.4 a specific amount of the letter of credit, in U.S. dollars, which amount shall be equal to or greater than the amount of the Contract;

6.7.1.1.5 the method of disbursement of draws against the letter of credit;

6.7.1.1.6 the street address where draws against the letter of credit may be made; and

6.7.1.1.7 provide for venue in Lee County, Florida.

6.7.1.2 Verification of the status or certification of any financial institution may be made with:

Department of Insurance and Treasurer
Bureau of Collateral Securities
200 East Gaines Street
Tallahassee, FL 32377-0345
Phone (850) 922-3167

or

Gateway Services Community Development District Risk Management
13240 Griffin Drive
Fort Myers, FL 33913
Phone (239) 561-1313

6.7.2 At the time of issuance of the letter of credit, the financial institution must have a minimum "peer group" rating of 50 in the latest Sheshunoff Quarterly Listing or a minimum rating of 125 in the latest IDC Bank Financial Quarterly Listing.

6.7.3 Letters of Credit from financial institutions which do not meet either of the minimum ratings indicated in 6.7.2 above must be confirmed by a financial institution with either of the minimum ratings indicated in 6.7.2 above.

6.7.4 All financial institutions which issue or confirm any Letter of Credit must be authorized by the Secretary of State to do business in the State of Florida, shall show proof of same upon request by DISTRICT staff, and agree to venue in Lee County, Florida.

6.8 These actions shall be in effect until a satisfactory replacement bond or letter of credit is accepted by the DISTRICT. The CONTRACTOR agreement shall provide for replacement or confirmation in accordance with this policy.

Contractor's Liability Insurance

6.9 The Contractor shall obtain and maintain such insurance as will protect it from: (1) claims under workers' compensation laws, disability benefit laws, or other similar employee benefit laws; (2) claims for damages because of bodily injury, occupational sickness or disease or death of its employees including claims insured by general personal injury liability coverage; (3) claims for damages because of bodily injury, sickness or disease, or death of any person other than its employees including claims insured by usual personal injury liability coverage; and (4) claims for injury to or destruction of tangible property, including loss of use resulting there from; any or all of which claims may arise out of, or result from, the services, work and operations carried out pursuant to and under the requirements of the Agreement, whether such services, work and operations are performed by the Contractor, its employees, or by any Sub-Contractor(s), Subcontractor(s), or anyone employed by or under the supervision of any of them, or for whose acts any of them may be legally liable.

6.10 The insurance protection set forth hereinabove shall be obtained and written for not less than the limits of liability specified hereinafter, or as required by law, whichever is greater.

6.11 The Contractor, throughout the time the Agreement is in effect, shall require and ensure that any and all of its Sub-Contractors and/or Sub-Contractors obtain, have, and maintain the insurance coverages required by law to be provided.

6.12 The Contractor shall obtain, have and maintain during the entire period of the Agreement, all such insurance policies as are set forth and required herein.

6.13 In the event that the Contractor engages Sub-Contractors to assist the Contractor in providing or performing services or work pursuant to the requirements of this Agreement, the insurance coverages required under this Article to be provided by the Contractor shall cover all of the services or work to be provided or performed by all of the Subcontractors engaged by the Contractor. However, in the event the services or work of Sub-Contractors is not covered by the Contractor's insurance policy or policies, it shall be the responsibility of the Contractor to ensure that all Sub-Contractors have fully complied with the DISTRICT insurance requirements for: (1) Worker's Compensation; (2) Comprehensive General Liability; (3) Comprehensive Automobile Liability; and (4) Commercial General Liability as required and set forth in this Article.

6.14 The insurance coverages to be obtained by the Contractor or by Sub-Contractors as set forth in this Article for: (1) Workers' Compensation; (2) Comprehensive General Liability; (3) Comprehensive Automobile Liability; and (4) Commercial General Liability is understood and agreed to cover any and all of the services or work set forth in the Agreement. In the event the DISTRICT shall execute and issue written Change Order(s) authorizing the Contractor to provide or perform services or work in addition to those set forth in the Agreement, it is agreed that the DISTRICT has the right to change the amount of insurance coverages required to cover the additional services or work. If the additional insurance coverages established exceeds the amount of insurance coverage carried by the Contractor, the compensation established for the Change Order(s) shall include consideration of any increased premium cost incurred by the Contractor to obtain same.

Contractor Required to File Insurance Certificate(s)

6.15 The Contractor shall submit to the DISTRICT's CONTRACT MANAGER all required insurance certificates for review and approval. After approval by the CONTRACT MANAGER, the DISTRICT will execute the Agreement and issue a written Notice to Proceed. The Contractor may then commence any service or work pursuant to the Agreement. All such Insurance Certificates shall be attached to the Agreement and be incorporated by reference thereto.

6.16 All such insurance certificates shall be in a form and underwritten by an insurance company(s) acceptable to the DISTRICT and licensed in the State of Florida.

6.17 Each Certificate of Insurance submitted to the DISTRICT shall be an original and shall be executed by an authorized representative of the insurance company affording coverage.

6.18 Each Certificate of Insurance shall be addressed to the GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ATTN: DISTRICT MANAGER, at the address listed at the beginning of this Agreement.

6.19 Each Certificate of Insurance shall specifically include all of the following:

6.19.1 The name and type of policy and coverages provided; and

6.19.2 The amount or limit applicable to each coverage provided and the deductible amount, if any, applicable to each type of insurance coverage being provided; and

6.19.3 The date of expiration of coverage; and

6.19.4 The designation of the DISTRICT both as an additional insured and as a certificate holder. (This requirement is excepted for Workers' Compensation Insurance); and

6.19.5 A specific reference to the Agreement and the Project to which it pertains.

6.20 The following clause must appear on the Certificate of Insurance:

"Cancellation - Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will mail 30 days advance written notice to the Certificate Holder named."

6.21 A statement indicating any services or work included in or required under the Agreement that is specifically excluded or exempted from coverage under the provisions, terms, conditions or endorsements of the Contractor's insurance policy(s). A statement which indicates any and all deductible amounts applicable to each type of insurance coverage required. In the absence of any such statements, the DISTRICT will proceed with the understanding, stipulation and condition that there are no deductible amount(s), or exclusions or exemptions to the insurance coverage(s) provided.

6.22 Each Certificate of Insurance shall be issued by an insurance agent and/or agency duly authorized to do so by and on behalf of the insurance company affording the insurance coverage(s) indicated on each Certificate of Insurance.

6.23 If the initial or any subsequently issued Certificate of Insurance expires prior to the completion of the work or termination of the Agreement, the Contractor shall furnish to the DISTRICT renewal or replacement Certificate(s) of Insurance, or Certified Binder(s), not later than fifteen (15) calendar days prior to the date of their expiration. Failure of the Contractor to provide the DISTRICT with such renewal certificate(s) shall be considered justification for the DISTRICT to terminate the Agreement.

6.24 If any of the required insurance coverage(s) expire on the date indicated on the approved Certificate(s) of Insurance without the DISTRICT having received satisfactory evidence of renewal or replacement, the Contractor shall automatically and without further notice stop performing all previously authorized services and work. During any time period that the Contractor's services or work is suspended for failure to comply with the insurance requirements set forth in the Agreement, the Contractor shall not be entitled to any additional compensation or time to provide and perform the required services or work and the DISTRICT shall not be required to make payment on any invoices submitted by the Contractor. Upon receipt and approval of renewal or replacement Certificates of Insurance, payment for any such invoices shall be made promptly by the DISTRICT.

Insurance Coverages Required

6.25 The Contractor shall obtain and maintain the following insurance coverages as provided hereinbefore, and in the type, amounts and in conformance with the following minimum requirements:

6.25.1 WORKERS' COMPENSATION

Coverage to comply for all employees for statutory limits in compliance with the applicable State and Federal laws. In addition, the policy must include the following:

6.25.1.1 Employer's Liability with a minimum limit per accident in accordance with statutory requirements, or a minimum limit of $500,000 for each accident, whichever limit is greater.

6.25.1.2 Notice of Cancellation and/or Restriction - the policy must be endorsed to provide the DISTRICT with not less than thirty (30) days prior written notice of cancellation and/or restriction.

6.25.2 COMMERCIAL GENERAL LIABILITY

Coverage must be afforded on a form no more restrictive than the last edition of the Commercial General Liability Policy filed by the Insurance Services Office and must include the following:

6.25.2.1 Minimum limits of $3,000,000 per occurrence and $3,000,000 aggregate for Bodily Injury Liability and a minimum limit of $3,000,000 for Property Damage Liability, or a minimum combined single limit of $3,000,000.

6.25.2.2 Contractual coverage applicable to this specific Agreement including any hold harmless and/or such indemnification agreement.

6.25.2.3 This shall include Premises and/or Operations, Independent Contractors and Products and/or Completed Operations, Broad Form Property damage, XCU Coverage, and a Contractual Liability Endorsement. Said coverage must be on an occurrence basis. Gateway Services CDD, its officers and employees shall be included as an Additional Insured.

6.25.2.4 Such additional requirements as may be set forth in the Agreement.

6.25.3 BUSINESS AUTOMOBILE LIABILITY

Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability Policy filed by the Insurance Services Office and must include the following:

6.25.3.1 Minimum limits of $3,000,000 per person and $3,000,000 per accident for Bodily Injury Liability and a minimum limit of $3,000,000 for Property Damage Liability, or a minimum combined single limit of $3,000,000.

6.25.3.2 Coverage shall include owned vehicles, hired and leased, or non-owned vehicles.

6.25.3.3 Such additional requirements as are set forth in the Agreement above.

6.25.4 ALL RISK BUILDERS RISK OR INSTALLATION FLOATER (If Applicable)
All Risk coverage, with the limits of insurance to equal 100% of the completed contract amount of such addition(s), buildings(s), or structure(s). Any deductible is the responsibility of the CONTRACTOR. The DISTRICT shall be named as an additional insured.

6.25.5 SUBCONTRACTORS
It shall be the responsibility of the CONTRACTOR to ensure that all subcontractors carry Automobile Liability, General Liability and Workers' Compensation in compliance with statutory limits.

6.26 The CONTRACTOR agrees that the requested insurance coverages are not intended to and shall not, in any manner, limit or reduce the liabilities and obligations assumed by the CONTRACTOR, its agents, employees, subcontractors, etc.

ARTICLE 7. CONTRACTOR'S RESPONSIBILITIES

Supervision and Superintendence

7.1 The CONTRACTOR will supervise and direct the Work efficiently. CONTRACTOR will be solely responsible for the means, methods, techniques, sequences, safety, and procedure of construction, unless otherwise specified. The CONTRACTOR will be responsible to see that the finished Work complies with the Contract Documents.

7.2 The CONTRACTOR will keep on the site at all times when work is being performed, a competent, resident superintendent who shall not be replaced without prior written notice to the OWNER'S REPRESENTATIVE. The superintendent will be the CONTRACTOR'S representative at the site and shall have authority to act on behalf of the CONTRACTOR. All communications given to the superintendent shall be binding as if given to the CONTRACTOR.

Labor Material and Equipment

7.3 The CONTRACTOR will provide competent, suitable, qualified personnel to lay out the Work and perform construction as required by the Contract Documents and will at all times maintain good discipline and order at the site.

7.4 The CONTRACTOR will furnish all materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, heat, light, telephone, water and sanitary facilities and incidentals necessary for the execution, testing, initial operation and completion of the Work unless otherwise specified.

7.5 All materials and equipment will be new except as otherwise provided in the Contract Documents. If required by the OWNER'S REPRESENTATIVE, the CONTRACTOR will furnish satisfactory evidence as to the kind and quality of materials and equipment furnished.

7.6 All materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable manufacturers, fabricator or processors except as otherwise provided in the Contract Documents.

7.7 In instances where applicable due to the nature of the bid, all material, equipment, etc., as proposed and offered by CONTRACTOR must meet and conform to all O.S.H.A. requirements; the CONTRACTOR'S signature upon the bid proposal form (Part D) being by this reference considered a certification of such fact.

Adjusting the Progress Schedule

7.8 The CONTRACTOR shall submit to the OWNER'S REPRESENTATIVE, for acceptance, any adjustments in the progress schedule to reflect the impact thereon of new developments; these will conform generally to the progress schedule then in effect and, in addition, will comply with any provisions of the Contract Documents applicable thereto. The DISTRICT reserves the right to reject any progress schedule from the CONTRACTOR which, in its judgment, does not appear to devote sufficient resources or manpower to enable the timely completion of the project. If the DISTRICT requests that the progress schedule be adjusted, the CONTRACTOR shall do so and perform the work according to the adjusted schedule at no additional cost to the DISTRICT.

Substitute Materials or Equipment

7.9 If it is indicated in the specifications that the CONTRACTOR may furnish or use a substitute that

is equal to any material or equipment specified, and if the CONTRACTOR wishes to furnish or use a proposed substitute, he will, within thirty (30) calendar days after the award of the Contract, make written application to the OWNER'S REPRESENTATIVE for approval of such a substitute, certifying in writing that the proposed substitute will perform adequately the requirements imposed by the general design, be similar and of equal substance to that specified and be suited to the same use and capable of performing the same function as that specified. No substitute shall be ordered or installed without the written approval of the DISTRICT who shall be the sole judge of quality. Whether or not the DISTRICT accepts a proposed substitute, the CONTRACTOR shall reimburse the DISTRICT for any charges or cost for evaluating any proposed substitute.

Concerning Subcontractors

7.10 The CONTRACTOR will be fully responsible for all acts and omissions of his SUBCONTRACTORS and of persons directly or indirectly employed by them and of persons for whose acts they may be liable to the same extent that they are employed by him. Nothing in the

Contract Documents shall create any contractual relationship between any SUBCONTRACTOR and the DISTRICT. The DISTRICT may, upon request, furnish to any SUBCONTRACTOR, to the extent practicable, evidence of amounts paid to the CONTRACTOR on account of specific Work done.

7.10.1 The divisions and sections of the specifications and the identifications of any Drawings shall not control the CONTRACTOR in dividing the Work among SUBCONTRACTORS or delineating the Work to be performed by any specific trade.

7.10.2 The CONTRACTOR agrees to specifically bind every SUBCONTRACTOR to the applicable terms and conditions of these Contract Documents for the benefit of the DISTRICT.

7.10.3 All Work performed for the CONTRACTOR by a SUBCONTRACTOR shall be pursuant to an appropriate written agreement between the CONTRACTOR and the SUBCONTRACTOR which shall contain provisions that waive all rights the contracting parties may have against one another for damages caused by fire or perils covered by insurance, except such rights as they may have to the proceeds of such insurance held by the DISTRICT as trustee.

Patent Fees and Royalties

7.11 The costs involved in fees, royalties, or claims for any patented invention, article, process or method that may be used upon, or in a manner connected with the work under the contract, shall be paid by the CONTRACTOR. The CONTRACTOR and its sureties, together with its officers, agents, and employees, shall protect and hold the DISTRICT harmless against any and all demands made for such fees or claims brought or made by holder of any invention or patent. Before final payment is made on the account of this Contract, the CONTRACTOR shall, if requested by the DISTRICT, furnish acceptable proof of a proper release from all such fees or claims.

7.11.1 Should the CONTRACTOR, its agents, employee, or any of them be enjoined from furnishing or using any invention, article, material or plans supplied or required to be supplied or used under this contract, the CONTRACTOR shall promptly pay such royalties and secure the requisite licenses; or, subject to acceptance by the DISTRICT, substitute other articles, materials or appliances in lieu thereof which are of equal efficiency, quality, finish, suitability and market value to those planned or required under the contract. Descriptive information of these substitutions shall be submitted to the OWNER'S REPRESENTATIVE for determination of general conformance to the design concept and the construction contract. Should the DISTRICT elect to use the substitution, the CONTRACTOR agrees to pay such royalties and secure such valid licenses as may be requisite for the DISTRICT,

its officers, agents, and employees, or any of them, to use such invention, article, material, or appliance without being disturbed or in any way interfered with by any proceeding in law or equity on account thereof.

Permits

7.12 Unless otherwise specified herein, the CONTRACTOR will secure and pay for all permits, impact fees, and licenses and will pay all governmental charges and inspections' fees necessary for the prosecution of the Work which are applicable at the time of the bid. The CONTRACTOR will also pay all public utility charges and connection fees except as provided for in the Contract Documents. Permits and licenses of regulatory agencies which are necessary to be maintained after completion of the guarantee period shall be secured and paid for by the DISTRICT.

7.12.1 Pursuant to the requirements of F.S. 218.80, the following DISTRICT permits and fees are required to be obtained by the contractor.

Building Permit	Fees Paid by District
Development Orders	Fees Paid by District

This is a disclosure of permits and fees required by the District for this project and does not relieve the CONTRACTOR of its responsibility to obtain and pay for permits required by other governmental entities as specified elsewhere in this document.

7.13 The CONTRACTOR will give all notices and comply with all laws, ordinances, rules and regulations applicable to the Work. If the CONTRACTOR observes that the Specifications or Drawings are at a variance therewith, CONTRACTOR will give the OWNER'S REPRESENTATIVE prompt written notice thereof, and any necessary changes shall be adjusted by an appropriate modification. If the CONTRACTOR performs any Work knowing it to be contrary to such laws, ordinances, rules and regulations and without such notice to the OWNER'S REPRESENTATIVE, CONTRACTOR will bear all cost arising there from; however, it shall not be CONTRACTOR'S primary responsibility to make certain that the Drawings and Specifications are in accordance with such laws, ordinances, rules and regulations.

Licenses

7.14 The CONTRACTOR and all Subcontractors must be properly licensed and possess and have the proper current business tax receipt(s), within the jurisdiction where the project is to be constructed, to perform the work specified in the Scope of Work at the time of bid submittal; and the CONTRACTOR and all Subcontractors shall keep and maintain as current and valid all required licenses, certificates and registrations necessary to perform the work.

Use of Premises

7.15 The CONTRACTOR will confine its equipment, the storage of materials and equipment, and the operations of its workmen to the areas permitted by law, ordinances, permits or the requirements of the Contract Documents and shall not unreasonably encumber the premises with materials or equipment.

Record Drawings

7.16 The CONTRACTOR will keep one record copy of all Specifications, Drawings, Addenda, Modifications and Shop Drawings at the site in good order, and annotated to show all changes made during the construction process or addition and exact location of underground or otherwise concealed

components such as, but not limited to, plumbing, air conditioning, electric, and conduit which were not installed exactly as shown on the contract drawings. These shall be available to the OWNER'S REPRESENTATIVE and shall be verified by the OWNER'S REPRESENTATIVE at 30%, 60%, and 100% completion of the Project. The CONTRACTOR shall submit to the OWNER'S REPRESENTATIVE one (1) complete dated set of all changes made during Construction entitled "Record Drawings". Submittals shall be made in accordance with the above and shall be submitted at the time of substantial completion.

Safety and Protection

7.17 The CONTRACTOR will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. CONTRACTOR will take all necessary precautions for the safety of and will provide the necessary protection to prevent damage, injury or loss to:

7.17.1 All employees and Subcontractors on the Project and other persons who may be affected thereby;

7.17.2 All the Work and all materials or equipment to be incorporated therein, whether in storage on or off the site; and

7.17.3 Other property at the site or adjacent thereto including but not limited to trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

7.18 The CONTRACTOR will comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. CONTRACTOR will erect and maintain, as required by the conditions and progress of the Work, all necessary safeguards for safety and protection and, in addition, CONTRACCTOR will comply with all applicable recommendations of the "Manual of Accident Prevention in Construction" published by the Associated General Contractors of America, Inc.; "Roadway and Traffic Design Standards" latest edition published by the Florida Department of Transportation, specifically Index 600-650; and Occupational Safety and Health Administration published by the United States Department of Labor. CONTRACTOR will notify owners of adjacent utilities when prosecution of the Work may affect them. All damage, injury or loss to any property referred to in 7.17.2 and 7.17.3 caused directly or indirectly, in whole or in part by the CONTRACTOR, any SUBCONTRACTOR, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable will be remedied by the CONTRACTOR; except any damage or loss attributable to the fault of the Drawings or the Specifications or to the acts or omissions of the DISTRICT and not attributable, directly or indirectly, in whole or in part, to the fault of negligence of the CONTRACTOR.

7.19 The CONTRACTOR will designate a member of his organization whose responsibility will be to plan for the prevention of accidents at the site. This person shall be the CONTRACTOR'S Superintendent unless otherwise designated in writing by the CONTRACTOR to the OWNER'S REPRESENTATIVE.

Emergencies

7.20 In the event of emergencies affecting the safety of persons, the Work or property at the site or adjacent thereto, the CONTRACTOR, without special instruction or authorization from the DISTRICT, is obligated to act at its discretion to prevent threatened damage, injury or loss. CONTRACTOR will give the OWNER'S REPRESENTATIVE prompt written notice of any significant

changes in the Work or deviations from the Contract Documents caused thereby. If the DISTRICT and the OWNER'S REPRESENTATIVE determine that a change to the Contract Documents is required because of the action taken in response to an emergency, a Field Directive Change or Change Order shall thereupon be issued covering the changes and deviations involved.

Shop Drawings and Samples

7.21 After checking and verifying all field measurements, the CONTRACTOR will submit to the OWNER'S REPRESENTATIVE for approval, in accordance with the acceptable schedule of Shop Drawing submission, five copies (or at the option of the OWNER'S REPRESENTATIVE, one reproducible copy) of all Shop Drawings, which shall have been checked by and stamped with the approval of the CONTRACTOR and identified as the OWNER'S REPRESENTATIVE may require. The data shown on the Shop Drawings will be complete with respect to dimensions, design criteria, materials of construction and the like to enable the OWNER'S REPRESENTATIVE to review the information as required.

7.22 The CONTRACTOR will also submit to the OWNER'S REPRESENTATIVE for approval with such promptness as to cause no delay in the Work, all samples required by the Contract Documents. All samples will have been checked by and stamped with the approval of the CONTRACTOR, identified clearly as to material, manufacturer, any pertinent numbers and the use for which intended.

7.22.1 At the time of each submission, the CONTRACTOR will, in writing, call the OWNER'S REPRESENTATIVE'S attention to any deviations that the Shop Drawing or sample may have from the requirements of the Contract Documents and, in addition, shall cause a specific notation to be made on each shop drawing submitted for review and approval of each such variation.

7.23 The OWNER'S REPRESENTATIVE will review and approve with reasonable promptness Shop Drawings and Samples, but its review and approval shall be only for conformance with the design concept of the Project and for compliance with the information given in the Contract Documents. The approval of a separate item as such will not indicate approval of the assembly in which the item functions. The CONTRACTOR will make any corrections required by the OWNER'S REPRESENTATIVE and will return the required number of corrected copies of Shop Drawings and re-submit new samples until approved. All cost incurred by the DISTRICT for the review of a shop drawing in excess of two (2) reviews shall be the CONTRACTORS responsibility. The CONTRACTOR'S stamp of approval on any Shop Drawing or sample shall constitute a representation to the OWNER'S REPRESENTATIVE that the CONTRACTOR has either determined and verified all quantities, dimensions, field construction criteria, materials, catalog numbers and similar data or CONTRACTOR assumes full responsibility for doing so, and that CONTRACTOR has reviewed or coordinated each Shop Drawing or sample with the requirements of the Work and the Contract Document.

7.24 No work requiring a Shop Drawing or sample submissions shall be commenced until the submission has been approved by the OWNER'S REPRESENTATIVE. Any related Work performed prior to review and approval by the DISTRICT of the pertinent submission will be the sole expense and responsibility of the CONTRACTOR. A copy of each approved Shop Drawing and each approved sample shall be kept in good order by the CONTRACTOR at the site and shall be available to the OWNER'S REPRESENTATIVE.

7.25 The OWNER'S REPRESENTATIVE's approval of Shop Drawings or samples shall not relieve the CONTRACTOR from its responsibility for any deviations from the requirements of the Contract Documents, unless the CONTRACTOR has in writing called the OWNER'S REPRESENTATIVE's attention to such deviation at the time of submission and the DISTRICT and the OWNER'S

REPRESENTATIVE have given written approval to the specific deviation; nor shall any approval by the OWNER'S REPRESENTATIVE relieve the CONTRACTOR from responsibility for errors or omissions in the Shop Drawings.

Indemnification

7.26 The CONTRACTOR shall indemnify and hold harmless the DISTRICT, its officers, agents, and employees from and against all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONTRACTOR and persons employed or utilized by the CONTRACTOR in the performance of the construction contract.

7.27 The CONTRACTOR shall assume all risk and bear any loss or injury to property or persons occasioned by neglect or accident during the progress of work until the same shall have been completed and accepted. The CONTRACTOR agrees to repair, restore or rebuild any damages CONTRACTOR causes to any property of the DISTRICT. CONTRACTOR shall also assume all blame or loss by reason of neglect or violation of any state, local or federal law or District, county or municipal rule, regulation or order. The CONTRACTOR shall give to the proper authorities all required notices relating to the work, obtain and maintain all official permits and licenses and pay all proper fees. CONTRACTOR shall repair any damage that may have occurred to any adjoining building, structure, utility, improvement or property in the course of this work.

7.28 The CONTRACTOR will keep the premises free from accumulations of waste materials, rubbish and other debris resulting from the Work; at the completion of the Work CONTRACTOR will remove all waste materials, rubbish and debris from and about the premises as well as all tools, construction equipment and machinery, and surplus materials, and will leave the site clean and ready for occupancy by the DISTRICT. The CONTRACTOR will restore to their original condition those portions of the site not designated for alteration by the Contract Documents.

7.28.1 Storm Preparation – The CONTRACTOR shall case all construction activities and prepare the project site when a storm event is anticipated to affect the locality. The CONTRACTOR shall respond immediately to the notice given by the DISTRICT for such preparation. Site preparation shall consist of but not limited to the following and compliance with all laws, ordinances, rules and regulations:

a. Remove all construction signs

b. Portable latrines should be removed from the site. If the latrines cannot be removed from the site, they must be laid down on their right side (looking from the front) to prevent waste from leaking out.

c. The construction site must be clear of all loose tools, lumber, metal, aluminum and any other miscellaneous items that could create a hazard during strong wind conditions and/or storm surges. All other construction materials shall be adequately secured on-site.

d. All chains, poles and weights used to block off construction sites, vacant lots and parking lots shall be removed as to not create a hazard during strong wind conditions and/or storm surges.

e. Silt fence posts shall be secured in the ground ten inches (10") as to reduce the potential hazard of the post being uprooted, the silt fence meshing must be a minimum of four inches (4") below ground properly back filled. Other erosion control devices shall be

adequately secured so as to not wash out or become a hazard.

7.28.2 If the CONTRACTOR fails to secure the site as provided in the Contract Documents, the DISTRICT may do so and the cost thereof shall be deducted from any progress payment , final payment or the final retainage otherwise properly due the CONTRACTOR.

Continuing the Work

7.29 The CONTRACTOR shall carry on the Work and adhere to the progress schedule during all disputes and disagreements with the DISTRICT. No work shall be delayed or postponed pending resolution of any disputes or disagreements, except as permitted by paragraph 13.7 (The DISTRICT May Stop Work) or as the CONTRACTOR and the DISTRICT may otherwise agree in writing.

Anti-Discrimination

7.30 The CONTRACTOR for itself, its successors in interest, and assignees, as part of the consideration thereof covenant and agree that:

7.30.1 In the furnishing of services to the DISTRICT hereunder, no person shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination on the grounds of race, religion, color, age, sex, national origin, handicap or marital status.

7.30.2 The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, religion, color, age, sex, national origin, handicap or marital status. The CONTRACTOR will make affirmative efforts to insure that applicants are employed and that employees are treated during employment without regard to their race, religion, color, age, sex, national origin, handicap or marital status. Such action shall include, but not be limited to, acts of employment, upgrading, demotion or transfer; recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeships.

7.30.3 CONTRACTOR agrees to post in a conspicuous place, available to employees and applicants for employment, notices setting forth the provisions of this anti-discrimination clause.

7.30.4 CONTRACTOR will provide all information and reports required by relevant regulations and/or applicable directives. In addition, the CONTRACTOR shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the DISTRICT to be pertinent to ascertain compliance. The CONTRACTOR shall maintain and make available relevant data showing the extent to which members of minority groups are beneficiaries under these contracts.

Where any information required of the CONTRACTOR is in the exclusive possession of another who fails or refuses to furnish this information, the CONTRACTOR shall so certify to the DISTRICT its efforts made toward obtaining said information. The CONTRACTOR shall remain obligated under this paragraph until the expiration of three (3) years after the termination of this CONTRACT.

7.30.5 In the event of breach of any of the above anti-discrimination covenants, the DISTRICT shall have the right to impose sanctions as it may determine to be appropriate, including withholding payment to the CONTRACTOR or canceling, terminating or suspending this CONTRACT, in whole or in part.

Additionally, the CONTRACTOR may be declared ineligible for further DISTRICT contracts by rule, regulation or order of the District, or as otherwise provided by law.

7.30.6 The CONTRACTOR will send to each labor union, or representative of workers with which the CONTRACTOR has a collective bargaining agreement or other contract of understanding, a notice informing the labor union or worker's representative of the CONTRACTOR'S commitments under this assurance, and shall post copies of the notice in conspicuous places available to the employees and the applicants for employment.

7.30.7 The CONTRACTOR will include the provisions of paragraphs 7.30.1 through 7.30.6 in every sub-contract under this contract to insure its provisions will be binding upon each Subcontractor. The CONTRACTOR will take such action with respect to any Subcontractor, as the contracting agency may direct, as a means of enforcing such provisions, including sanctions for non-compliance.

ARTICLE 8. WORK BY OTHERS

8.1 The DISTRICT may perform additional Work related to the Project by itself, or it may let other direct contracts which shall contain General Conditions similar to these.

8.2 The CONTRACTOR will afford the other Contractors who are parties to such direct contracts (or the DISTRICT, if it is performing the additional Work itself), reasonable opportunity for the introduction and storage of materials and equipment and the execution of the Work, and shall properly connect and coordinate his work with theirs. Should the Contract entail relocation of facilities not a part of this Contract, the CONTRACTOR will coordinate and cooperate with the applicable entity responsible for this portion of the work.

8.3 Water lines, sewer lines, drainage structures and pipes, gas lines, wire lines, service connections, water and gas meter boxes, water and gas valve boxes, light standards, cableways, signals, and all other utility appurtenances within the limits of the proposed construction which are to be relocated or adjusted are to be moved by the owners at their expense, unless otherwise provided in the Contract. It is understood and agreed that the CONTRACTOR has considered in its bid all of the permanent and temporary utility appurtenances in their present or relocated positions as shown on the plans and that no additional compensation will be allowed for any delays, inconveniences, or damage sustained to it due to any interference from the said utility appurtenances or the operation of moving them. If any part of the CONTRACTOR'S work depends (for proper execution) upon the Work of any such other Contractor (or the DISTRICT), the CONTRACTOR will inspect and promptly report to the OWNER'S REPRESENTATIVE in writing, any defects, deficiencies or delays in such Work that render it unsuitable for such proper execution and results. CONTRACTOR’s failure to report shall constitute an acceptance of the Work, except as to defects, deficiencies and delays which may appear in the other Work after the execution of his Work.

8.4 The CONTRACTOR will do all cutting, fitting and patching of its Work, which is consistent with the Contract Documents that may be required to make its several parts come together properly and enable it to receive or be received by such other Work. The CONTRACTOR will not endanger any Work of others by cutting, excavating or otherwise altering such other Work and will only cut or alter such other work with the written consent of the OWNER'S REPRESENTATIVE.

8.5 If the performance of additional Work by other Contractors or the DISTRICT is not noted in the Contract Documents prior to the execution of the Contract, written notice thereof shall be given to the CONTRACTOR prior to starting any such additional Work.

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ARTICLE 9. OWNER'S REPRESENTATIVE STATUS DURING CONSTRUCTION

OWNER's Representatives

9.1 The DISTRICT shall issue all communications to the CONTRACTOR.

Clarifications and Interpretations

9.2 The DISTRICT will issue, with reasonable promptness, such written clarifications or interpretations of the requirements of the Contract Documents (in the form of Drawings or otherwise) as the DISTRICT may determine necessary, which shall be consistent with or reasonably inferable from the overall intent of the Contract Documents. If the CONTRACTOR believes that a written clarification or interpretation justifies an increase in the Contract Price or an extension of the Contract Time and the parties are unable to agree to the amount or extent thereof, the CONTRACTOR may make a claim therefore as provided in Article 11 or Article 12.

Authorized Variations in Work

9.3 The OWNER'S REPRESENTATIVE may authorize, with prior approval from the DISTRICT, minor variations in the Work from the requirements of the Contract Documents which do not involve an adjustment in the Contract Price or the Contract Time and are consistent with the overall intent of the Contract Documents. These may be accomplished by a Field Change Order on form GSD:010 and the CONTRACTOR shall perform the Work involved promptly. If the CONTRACTOR believes that a Field Change Order justifies an increase in the Contract Price or an extension of the Contract
Time and the parties are unable to agree as to the amount or extent thereof, the CONTRACTOR may make a claim therefore as provided in Article 11 or Article 12.

ARTICLE 10. CHANGES IN WORK

10.1 Without invalidating the Agreement, the DISTRICT may unilaterally and at any time or from time to time order additions, deletions or revisions in the Work; these will be authorized by written Change Orders or Field Directive Change. Upon receipt of a Change Order on form GSD:009 or Field Directive Change on form GSD:010, the CONTRACTOR will proceed with the Work involved.

10.1.1 All such Work shall be executed under the applicable conditions of the Contract Documents.

10.1.2 If any Change Order or Field Directive Change causes an increase or decrease in the Contract Price or any extension or shortening of the Contract Time, an equitable adjustment will be made as provided in Article 11 or Article 12.

10.2 Additional Work performed by the CONTRACTOR without written authorization of a change in the form of an approved written Change Order will not entitle CONTRACTOR to an increase in the Contract Price or any extension of the Contract Time, except in the case of an emergency as provided in Article 7.20.

10.3 It is the CONTRACTOR'S responsibility to notify the Surety of any changes affecting the general scope of the Work or change of the Contract Price and the amount of the applicable

Bonds shall be adjusted accordingly. The Surety's Acceptance must be submitted to the OWNER'S REPRESENTATIVE, by the CONTRACTOR, within seven (7) calendar days of the initiation of the change.

10.4 If additions in the work requested by the DISTRICT involve addition of a new subcontract or of additional scope of work such that the DISTRICT considers it in its best interests, the CONTRACTOR shall:

10.4.1 Obtain cost proposals from multiple potential subcontractors, suppliers or vendors, at Contractor's sole expense, if so required by the DISTRICT, in order to help ensure competitive pricing.

10.4.2 Obtain DISTRICT's prior written approval of any proposed Subcontractor, including Sub-subcontractors, to be utilized who are not already included on the approved list of Subcontractors.

ARTICLE 11. CHANGE IN CONTRACT PRICE

11.1 The Contract Price constitutes the total compensation payable to the CONTRACTOR for performing the Work. All duties, responsibilities and obligations assigned to or undertaken by the CONTRACTOR shall be at CONTRACTOR's expense without change in the Contract Price.

11.2 The Contract Price may only be changed by a Change Order on form GSD:009. Any claim for an increase or decrease in the Contract Price shall be in writing and delivered to the OWNER'S REPRESENTATIVE within fifteen (15) calendar days of the occurrence of the event giving rise to the claim and stating the general nature of the claim. Notice of the amount of the claim with supporting data shall be delivered within fifty (50) calendar days after such occurrence (unless DISTRICT allows an additional period of time to ascertain more accurate data in support of the claim) and shall be accompanied by the CONTRACTOR'S written statement that the amount claimed covers all known amounts (direct, indirect, and consequential) to which the CONTRACTOR has reason to believe it is entitled as a result of the occurrence of said event. No claim for an adjustment in the Contract Price will be valid if not submitted in accordance with paragraph 11.2. All claims for adjustment in the Contract Price shall be reviewed by the OWNER'S REPRESENTATIVE. Any change in the Contract Price shall be incorporated in a Change Order and approved by the DISTRICT. No claim by the CONTRACTOR for an equitable adjustment hereunder shall be allowed if asserted after final payment under this Contract.

11.3 The value of any Work covered by a Change Order or of any claim for an increase or decrease in the Contract Price shall be determined in one of the following ways:

11.3.1 Where the Work involved is covered by unit prices contained in the Contract Documents or subsequently agreed upon, by application of unit prices to the quantities of the items involved.

11.3.2 By mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation.

11.3.3 By cost of the Work and mutually acceptable fixed amount for overhead and profit agreed upon by the parties.

11.3.4 If none of the above methods is agreed upon, the value shall be determined by the DISTRICT on the basis of cost of the Work and a percentage for overhead and profit. Cost shall

only include labor (payroll, payroll taxes, fringe benefits, worker's compensation, etc.), materials, equipment, and other incidentals directly related to the Work involved.

In such cases the CONTRACTOR will submit, in the form prescribed by the DISTRICT, an itemized cost breakdown together with supporting data. The amount of credit to be allowed by the CONTRACTOR to the DISTRICT for any such change which results in a net decrease in cost, will be the amount of the actual net decrease as determined by the DISTRICT. When both additions and credits are involved in any one change, the combined overhead and profit shall be figured on the basis of the net decrease, if any.

Cash Allowances

11.4 It is understood that the CONTRACTOR has included in the Contract Price any allowances so named in the Contract Documents and shall cause the Work so covered to be done by such materialmen, suppliers, or SUBCONTRACTORS and for such sums within the limit of the allowances as the DISTRICT may approve. Upon final payment, the Contract Price shall be adjusted as required and an appropriate Change Order issued. The CONTRACTOR agrees that the original Contract Price includes such sums as CONTRACTOR deems proper for cost and profit on account of cash allowances. No demand for an additional sum for overhead or profit in connection therewith will be allowed.

Unit Price Work

11.5 Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, the Contract Price will be deemed to include for all Unit Price Work an amount equal to the sum of the established unit prices for each separately identified item of Unit Price Work times the estimated quantity of each item as indicated in the Agreement. The estimated quantities of items of Unit Price Work are not guaranteed and are solely for the purpose of comparison of Bids and determining an initial Contract Price.

11.6 Each unit price will be deemed to include an amount considered by the CONTRACTOR to be adequate to cover the CONTRACTOR's overhead and profit for each separately identified item.

11.7 The unit price of an item of Unit Price Work shall be subject to revaluation and adjustment under the following conditions:

11.7.1 if the total cost of a particular item of Unit Price Work amounts to 5% or more of the Contract Price and the variation in the quantity of that particular item of Unit Price Work performed by the CONTRACTOR differs by more than 15% from the estimated quantity of such item indicated in the Agreement; and

11.7.2 if there is no corresponding adjustment with respect to any other item of Work; and

11.7.3 if the CONTRACTOR believes that it has incurred additional expense as a result thereof; or

11.7.4 if the DISTRICT believes that the quantity variation entitles it to an adjustment in the unit price, either the DISTRICT or the CONTRACTOR may make a claim for an adjustment in the Contract Price in accordance with Article 11 if the parties are unable to agree as to the effect of any such variations in the quantity of Unit Price Work performed.

ARTICLE 12. CHANGE IN CONTRACT TIME

12.1 The Contract Time may only be changed by a Change Order on form GSD:009. Any claim for an extension in the Contract Time shall be in writing and delivered to the OWNER'S REPRESENTATIVE within fifteen (15) calendar days of the occurrence of the event giving rise to the claim and stating the general nature of the claim. Notice of the extent of the claim with supporting data (analysis and documentation) shall be delivered within sixty (60) calendar days after such occurrence (unless the OWNER'S REPRESENTATIVE allows an additional period of time to ascertain more accurate data in support of the claim) and shall be accompanied by the CONTRACTOR's written statement that the adjustment claimed is the entire adjustment to which the CONTRACTOR has reason to believe it is entitled as a result of the occurrence of said event. If adverse weather conditions are the basis of a claim for additional time, such claim shall be documented by data substantiating that weather conditions were abnormal for the period of time and could not have been reasonably anticipated, and that the weather conditions had an adverse effect on the scheduled construction. No claim by the CONTRACTOR under this provision shall be allowed unless the CONTRACTOR has given the notice and the analysis and documentation required in this paragraph. All claims for adjustment in the Contract Time shall be determined by the OWNER'S REPRESENTATIVE. Any change in the Contract Time resulting from any such claim shall be incorporated in a Change Order.

12.2 The DISTRICT shall not be responsible for any delay in the completion of the project where the delay is beyond the control or without fault or negligence on behalf of the DISTRICT. The DISTRICT shall not be held accountable for extra compensation or an extension of time due to default by the CONTRACTOR, subcontractors, or suppliers in the furnishing of labor or materials for the project, or having to replace defective materials.

12.3 The CONTRACTOR shall be entitled to a claim for a reasonable extension of time when a delay or hindrance is caused by an act of God, or any material act or omission on the part of the DISTRICT, provided the CONTRACTOR gives notice to the OWNER'S REPRESENTATIVE within fifteen (15) calendar days of the occurrence of the event giving rise to the claim and having stated the detailed nature of the claim. The CONTRACTOR'S sole remedy shall be an extension of Contract Time.

12.4 No extension of Contract Time or increases in Contract Price shall be granted for any delay caused either by (1) inadequate crewing, default or bankruptcy of lower tier contract, slow submittals, etc., or (2) by severe though not unusual weather conditions (other than hurricanes and
tornadoes) or (3) any delay impacting a portion of the Work within the available total float or slack time and not necessarily preventing completion of the Work within the Contract Time unless otherwise agreed to by the DISTRICT in its sole discretion or (4) for any delay which is caused by the CONTRACTOR having to replace defective material or equipment or (5) delays attributable to the lack of performance by Subcontractors regardless of the reasons or (6) delays attributable to delivery of equipment, supplies or materials

12.5 All time limits stated in the Contract Documents are of the essence of the Agreement.

ARTICLE 13. WARRANTY GUARANTEE / ACCEPTANCE OF DEFECTIVE WORK

Warranty and Guarantee

13.1 The CONTRACTOR warrants and guarantees to the DISTRICT that all materials and equipment will be new unless otherwise specified and that all Work will be of good quality, free from faults or defects and in accordance with the requirements of the Contract Documents and any inspections, test or approvals referred to in this Article for a period of twelve months following final completion and acceptance by the DISTRICT. All unsatisfactory Work, all faulty Work, and all Work not conforming to the requirements of the Contract Documents or such inspections, tests or approvals shall be considered defective. Prompt notice of all defects shall be given to the CONTRACTOR. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this Article. Contractor is to assign any and all warranties or guarantees on equipment, materials, etc. to the DISTRICT.

Test and Inspections

13.2 If the Contract Documents, laws, ordinances, rules, regulations or order of any public authority having jurisdiction require any Work to specifically be inspected, tested or approved by someone other than the CONTRACTOR, the CONTRACTOR will give the OWNER'S REPRESENTATIVE timely notice of readiness therefor. The CONTRACTOR will furnish the OWNER'S REPRESENTATIVE with the required certificates of inspection, testing or approval. All such tests will be in accordance with the methods prescribed by the American Society for Testing and Materials or such other applicable organizations as may be required by law or the Contract Documents. If any such Work required to be inspected, tested or approved is covered without written approval of the OWNER'S REPRESENTATIVE, it shall, if requested by the OWNER'S REPRESENTATIVE, be uncovered for observation at the CONTRACTOR'S expense. The cost of all such inspections, tests and approvals shall be borne by the CONTRACTOR unless otherwise provided.

13.3 Neither observations by the OWNER'S REPRESENTATIVE, nor inspections, tests or approvals by persons other than the CONTRACTOR shall relieve the CONTRACTOR from his obligations to perform and complete the Work in accordance with the requirements of the Contract Documents.

Close Out Procedure

13.4 General Operating/Maintenance Instructions & Manuals

13.4.1 The CONTRACTOR shall organize maintenance operating manual information into four (4) suitable sets of manageable size, and bind into individual binders properly identified and indexed (thumb-tabbed). Emergency instructions, spare parts listing, warranties, wiring diagrams, recommended "turn around" cycles, inspection procedures, shop drawings, product data, and similar acceptable information shall be included. The CONTRACTOR shall bind each manual of each set in a heavy duty, 3-ring vinyl covered binder, and include pocket folders for folded sheet information. Mark identification on both front and spine of each binder. The CONTRACTOR shall also provide one set of all such documents in an electronic format and media as directed by the DISTRICT

13.4.2 CONTRACTOR shall arrange for each installer of work requiring continuing maintenance (by the OWNER) or operation, to meet with the OWNER'S personnel, at the project site, to provide basic instructions needed for proper operation and maintenance of the entire work. CONTRACTOR shall include instructions by manufacturer's representatives where installers are not expert in the required procedures. CONTRACTOR shall review maintenance manuals, record documentation, tools, spare parts and materials, lubricants, fuels, identification

system, control sequences, hazards, cleaning and similar procedures and facilities. For operational equipment, CONTRACTOR shall demonstrate start-up, shut-down, emergency operations, noise and vibration adjustments, safety, economy/efficiency adjustments, and similar operations. CONTRACTOR shall review maintenance and operations in relation to applicable guarantees, warranties, agreements to maintain, bonds, and similar continuing commitments.

Access to the Work

13.5 The DISTRICT and the OWNER'S REPRESENTATIVE shall at all times have access to the Work. The CONTRACTOR shall provide proper facilities for such access and observation of the Work and also for any inspection or testing thereof by others.

Uncovering the Work

13.6 If any work has been covered which the OWNER'S REPRESENTATIVE has not specifically requested to observe prior to its being covered, or if the OWNER'S REPRESENTATIVE considers it necessary or advisable that covered Work be inspected or tested by others, the CONTRACTOR, at the OWNER'S REPRESENTATIVE'S request, will uncover, expose or otherwise make available for observation, inspection or testing as the OWNER'S REPRESENTATIVE may require, that portion of the Work in question, furnishing all necessary labor, material and equipment. If it is found that such Work is defective, the CONTRACTOR will bear all the expense of such uncovering, exposure, observation, inspection and testing, and of satisfactory reconstruction. If, however, such Work is not found to be defective, the CONTRACTOR will be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to such uncovering, exposure, observation, inspection, testing and reconstruction, if he makes a claim therefore as provided in Article 11 and 12.

DISTRICT May Stop the Work

13.7 If the Work is defective, if the CONTRACTOR fails to supply sufficient skilled workers or suitable materials or equipment, or if the CONTRACTOR fails to make prompt payments to SUBCONTRACTORS for labor, materials or equipment, the DISTRICT may order the CONTRACTOR to stop the Work, or any portion thereof, until the cause for such order has been eliminated: however, this right of the DISTRICT to stop the work shall not give rise to any duty on the part of the DISTRICT to exercise this right for the benefit of the CONTRACTOR or any other party.

Correction or Removal of Defective Work

13.8 If required by the OWNER'S REPRESENTATIVE prior to approval of any progress payment and final payment, the CONTRACTOR will, promptly, without cost to the DISTRICT and as specified by the OWNER'S REPRESENTATIVE, either correct any defective Work whether or not fabricated, installed or completed or, if the Work has been rejected by the OWNER'S REPRESENTATIVE, remove it from the site and replace it with non-defective Work. If the CONTRACTOR does not correct such defective Work or remove and replace such rejected Work within ten (10) calendar days, all as specified in a written notice from the OWNER'S REPRESENTATIVE, the OWNER'S REPRESENTATIVE may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement shall be the responsibility of the CONTRACTOR and paid by the CONTRACTOR. If the CONTRACTOR does not make such payment, in addition to any other

remedy that the DISTRICT possesses, the DISTRICT has the right to deduct such amount from any payment otherwise properly due the CONTRACTOR. The CONTRACTOR will also bear the expense of making good all Work of others destroyed or damaged by his correction, removal or replacement of his defective Work.

One (1) Year Correction Period

13.9 If, after the approval of the final payment and prior to the expiration of one (1) year after the date of Final Completion or such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any Work is found to be defective, the CONTRACTOR will promptly, without cost to the DISTRICT, and in accordance with the OWNER'S REPRESENTATIVE'S written instructions, either correct such defective Work or, if it has been rejected by the OWNER'S REPRESENTATIVE, remove it from the site and replace it with non-defective Work. If, within seven (7) calendar days, the CONTRACTOR does not comply with the terms of such instructions, the Bonding Company shall be notified of default and requested to make repairs or replacement, the DISTRICT may have the defective Work corrected or the rejected Work removed and replaced. All direct and indirect costs of such removal and replacement shall be paid by the CONTRACTOR. This shall be in addition to, and not in substitution for, the warranty requirement set forth elsewhere in these Contract Documents.

Acceptance of Defective Work

13.10 If, instead of requiring correction or removal and replacement of defective Work, the DISTRICT prefers to accept it, the DISTRICT may do so. In such case, if acceptance occurs prior to approval of final payment, a Change Order shall be issued incorporating the appropriate revisions to the Contract Documents including an appropriate reduction in the Contract Price. If the acceptance occurs after approval of the final payment, an appropriate amount shall be paid by the CONTRACTOR to the DISTRICT.

Neglected Work By Contractor

13.11 If the CONTRACTOR should neglect to prosecute the Work in accordance with the Contract Documents, including any requirements of the progress schedule, the DISTRICT may, after three (3) calendar days written notice to the CONTRACTOR and without prejudice to any other remedy it may have, make good such deficiency and the cost thereof shall be charged against the CONTRACTOR.

A Change Order shall be issued incorporating the appropriate revision to the Contract Documents including an appropriate reduction in the Contract Price. If the payments then or thereafter due the CONTRACTOR are not sufficient to cover such amount, the CONTRACTOR shall pay the difference to the DISTRICT.

ARTICLE 14. PAYMENT AND COMPLETION

Schedule of Values

14.1 Within ten (10) calendar days after the effective date of the Agreement, the CONTRACTOR will submit a schedule of values of the Work including quantities and unit prices totaling to the Contract Price. This schedule shall be satisfactory in form and substance to the DISTRICT and shall subdivide the Work into sufficient detail to serve as the basis for progress payments during

construction. Upon approval of the schedule of values by the OWNER'S REPRESENTATIVE, it shall be incorporated into the Estimate and Requisition for Payment form No. GSD:011 prescribed by the DISTRICT. Unit Price Contracts shall have the bid proposal prices incorporated into the Estimate and Requisition for Payment.

14.2 Application for Progress Payment

14.2.1 Not more often than once a month, nor less often than specified in the approved payment schedule 1.4.3, and on a date established at the Project Pre-Construction Conference, the CONTRACTOR will submit to the OWNER'S REPRESENTATIVE for review , in the form of a proper invoice, the Estimate and Requisition for Payment form No. GSD:011 filled out and signed by the CONTRACTOR covering the Work completed as of the date of the Application and supported by such data as the OWNER'S REPRESENTATIVE may reasonably require. Also, if payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the site or at another location agreed to in writing, the Application for Payment shall also be accompanied by such supporting data, satisfactory to the OWNER'S REPRESENTATIVE, as will establish the DISTRICT'S title to the material and equipment and protect its interest therein, including applicable insurance. The Application for Payment shall also be accompanied by legally effective partial releases or waivers of liens from the CONTRACTOR and all SUBCONTRACTORS. Materialmen and suppliers which performed services or provided materials for the CONTRACTOR pursuant to the Contract Documents. All progress payments will be subject to the retainage percentage specified in the Contract Documents. Such retainage shall be paid and will be issued in the final payment after acceptance by the DISTRICT of the Work.

14.2.2. All Applications for Payment shall be stamped as received on the date on which they are delivered in the manner specified above. Payments of Applications for Payment shall be subject to approval as specified herein, and if approved shall be due twenty-five (25) business days after the date on which the Application for Payment is stamped received. At the end of the twenty-five (25) business days, Contractor may send the Contract Manager an overdue notice. If the Application for Payment is not rejected within four (4) business days after delivery of the overdue notice, the Application for Payment shall be deemed accepted, except for any portion of the Application for Payment that DISTRICT determines to be fraudulent or misleading. If the Application for Payment does not meet the requirements of this Contract, DISTRICT shall reject the Application for Payment within twenty (20) business days after the date stamped received and said rejection shall specify the deficiency and the action necessary to cure that deficiency. If Contractor submits a request that corrects the deficiency, the corrected Application for Payment must be paid or rejected within ten (10) business days after the corrected Application for Payment is stamped as received. Any dispute between DISTRICT and Contractor shall be resolved in accordance with the process and time frames for payment set forth in Section 287.76(2), Florida Statutes

14.2.1 If the Contract Amount is $200,000.00 or less, the following shall apply:

DISTRICT shall retain ten percent (10%) of the gross amount of each monthly payment request or ten percent (10%) of the portion thereof approved by the DISTRICT for payment, whichever is less. Such sum shall be accumulated and not released to Contractor until final payment is due. Any interim interest on such sums shall accrue to DISTRICT. At the DISTRICT's sole discretion, a percentage of the amount retained from the gross amount of each monthly payment may be reduced prior to final completion of the Project and said percentage released to the Contractor upon receiving a certificate of substantial completion

and approval from the OWNER'S REPRESENTATIVE.

14.2.2. If the Contract Amount is in excess of $200,000.00, the following shall apply:

DISTRICT shall retain five percent (5%) of the gross amount of each monthly payment request or five percent (5%) of the portion thereof approved by the DISTRICT for payment, whichever is less. Such sum shall be accumulated and not released to Contractor until final payment is due. Any interim interest on such sums shall accrue to DISTRICT. At the DISTRICT's sole discretion, a percentage of the amount retained from the gross amount of each monthly payment may be reduced prior to final completion of the Project and said percentage released to the Contractor upon receiving a certificate of substantial completion and approval from the OWNER'S REPRESENTATIVE. This subsection shall not apply if the project is paid, in whole or in part, with federal funds and subject to federal grantor laws and regulations or requirements that are contrary to any provision of the Local Government Prompt Payment Act.

14.2.3 The DISTRICT shall not pay or release any amounts that are the subject of a good faith dispute, claim, or demand.

Contractor's Warranty of Title

14.3 The CONTRACTOR warrants and guarantees that title to all Work, materials and equipment covered by an application for progress payment, whether incorporated in the Project or not, will be passed to the DISTRICT prior to the next making of application for progress payment, free and clear of all liens, claims, security interest and encumbrances; and that no Work, materials or equipment covered by an Application for Payment will have been acquired by the CONTRACTOR or by any other person performing the Work at the site or furnishing materials and equipment for the Project subject to an agreement under which an interest therein or encumbrance thereon is retained by the seller or otherwise imposed by the CONTRACTOR or such other person.

Approval of Payments

14.4 The OWNER'S REPRESENTATIVE will, within fifteen (15) calendar days after receipt of each Application for Payment, either indicate his approval of payment and deliver the application to the DISTRICT or indicating in writing the reason for refusing to approve payment. In the latter case, the CONTRACTOR may make the necessary corrections and re-submit the Application. The DISTRICT will, within ten (10) calendar days after either an approval of payment or refusal to make , either indicate approval of payment and pay the CONTRACTOR the amount approved or return the application to the CONTRACTOR through the OWNER'S REPRESENTATIVE indicating in writing the reason for refusing to approve payment, specifying the deficiency and the action necessary to make the payment request or invoice proper. In the latter case, the CONTRACTOR may make the necessary corrections and resubmit the application to the OWNER'S REPRESENTATIVE, in accordance with Section 218.735, Florida Statutes.

14.4.1 The OWNER'S REPRESENTATIVE's approval of any payment requested in an Application for Payment shall constitute a representation by the OWNER'S REPRESENTATIVE to the DISTRICT, based on the OWNER'S REPRESENTATIVE'S on-site observations of the Work in progress and on his review of the Application for Payment and the supporting data that the CONTRACTOR is entitled to payment of the amount approved.

14.4.2 The OWNER'S REPRESENTATIVE'S approval of final payment shall constitute an additional representation by the OWNER'S REPRESENTATIVE to the DISTRICT that the

conditions precedent to the CONTRACTOR'S being entitled to final payment as set forth in this Article 14 have been fulfilled.

14.4.3 The OWNER'S REPRESENTATIVE may refuse to approve the whole or any part of any payment if the OWNER'S REPRESENTATIVE is unable to make such representations to the DISTRICT. OWNER'S REPRESENTATIVE may then refuse to approve any such payment because of subsequently discovered evidence or the results of subsequent inspections or test, nullify any such payment previously approved, to such extent as may be necessary in his opinion to protect the DISTRICT from loss because:

14.4.3.1 The Work is defective;

14.4.3.2 A portion of such payment is the subject of a dispute or claim that has been filed.

14.4.3.3 The Contract Price has been reduced because of Modifications;

14.4.3.4 The DISTRICT has been required to correct defective Work or complete the Work in accordance with Article 13, or

14.4.3.5 Of unsatisfactory prosecution of the Work, including failure to clean up as required by Article 7.

14.4.3.6 Of failure of Contractor to make payments properly to Subcontractors or for material or labor.

14.4.3.7 Of failure of Contractor to provide documents required by the Contract Documents.

Substantial Completion

14.5 Prior to final payment, the CONTRACTOR shall, in writing to the OWNER'S REPRESENTATIVE, certify that the entire Project is substantially complete and request that the OWNER'S REPRESENTATIVE issue a Certificate of Substantial Completion. Pursuant to Article 3 of the Agreement, the OWNER'S REPRESENTATIVE and the CONTRACTOR will make an inspection of the Project to determine the status of completion. If the DISTRICT does not consider the Project substantially complete, it will notify the CONTRACTOR in writing giving the reasons therefore. If the DISTRICT considers the Project substantially complete, a Certificate of Substantial Completion (Form No. GSD:012) will be issued. This certificate shall fix the date of Substantial Completion and the responsibilities between the DISTRICT and the CONTRACTOR for maintenance, heat and utilities. The Certificate of Substantial Completion will also include a punch list of items to be completed or corrected, said time to be within the Contract Time as specified in Article 3. The DISTRICT shall have the right to exclude the CONTRACTOR from the Project after the date of Substantial Completion but the DISTRICT will allow the CONTRACTOR reasonable access to complete items on the punch list.

Partial Utilization

14.6 Prior to final payment, the OWNER'S REPRESENTATIVE may request the CONTRACTOR to permit the use of a specified part of the Project which the DISTRICT believes it may use without

significant interference with construction of the other parts of the Project. If the CONTRACTOR agrees, he will certify to the OWNER'S REPRESENTATIVE that said part of the Project is substantially complete and request the OWNER'S REPRESENTATIVE to issue a Certificate of Substantial Completion for that part of the Project. Within fourteen (14) calendar days thereafter, the OWNER'S REPRESENTATIVE and the CONTRACTOR will make an inspection of that part of the Project to determine its status of completion. If the DISTRICT considers that part of the Project to be substantially complete, the OWNER'S REPRESENTATIVE will deliver to the CONTRACTOR a certificate to that effect, fixing the date of Substantial Completion as to that part of the Project, and listing the punch list of items to be completed or corrected before final payment and fixing the responsibility between the DISTRICT and the CONTRACTOR for maintenance, heat and utilities as to that part of the Project. The DISTRICT shall have the right to exclude the CONTRACTOR from any part of the Project which is so certified to be substantially complete but the DISTRICT will allow the CONTRACTOR reasonable access to complete or correct items on the punch list.

Final Inspection

14.7 Upon written notice from the CONTRACTOR that the Project is complete, the OWNER'S REPRESENTATIVE will make a final inspection with the CONTRACTOR and will notify the CONTRACTOR in writing of any particulars which this inspection reveals that the Work is defective. The CONTRACTOR shall immediately make such corrections as are necessary to remedy the defects within a reasonable time.

Final Inspection for Payment

14.8 After the CONTRACTOR has completed any such corrections to the satisfaction of the OWNER'S REPRESENTATIVE and delivered all maintenance and operating instructions, schedules, guarantees, warranties, bonds, Certificates of Inspection, Certificates of Completion and other documents as required by the Contract Documents, he may make application for final payment following the procedure for progress payments. The final Application for Payment shall be accompanied by legally effective final releases or waivers of liens from the CONTRACTOR and all SUBCONTRACTORS which performed services for the CONTRACTOR pursuant to the Contract Documents and the consent of surety, if applicable to final payment.

Approval of Final Payment

14.9 If, on the basis of its observations and review of the Work during construction, its final inspection and its review of the final Estimate and Requisition for Payment, all as required by the Contract Documents, the OWNER'S REPRESENTATIVE is satisfied that the Work has been completed and the CONTRACTOR has fulfilled all of his obligations under the Contract Documents, it will, within twenty-five (25) days after receipt of the final Application for Payment, indicate in writing its approval of payment and deliver the application to the DISTRICT. Otherwise, it will return the Application to the CONTRACTOR, indicating in writing its reason for refusing to approve final payment, in which case the CONTRACTOR will make the necessary corrections and re-submit the Application. The DISTRICT will, within fifteen (15) calendar days after receipt of approved application for final payment, either indicate their approval of the estimate and requisition application for payment pay the CONTRACTOR the amount approved by the DISTRICT and issue a Certificate of Final Completion or return the application thru the OWNER'S REPRESENTATIVE indicating in writing the reason for refusing to approve payment. In the latter case, the CONTRACTOR may make the necessary corrections and resubmit the application to the OWNER'S REPRESENTATIVE.

14.10 If, after substantial Completion of the Work, final completion is materially delayed through no fault of the CONTRACTOR, and the OWNER'S REPRESENTATIVE so confirms, the DISTRICT shall and without terminating the Agreement, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than the retainage stipulated in the Agreement, and if bonds have been furnished as required in Article 6, the written consent of the Surety to the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the CONTRACTOR to the OWNER'S REPRESENTATIVE, prior to certification of such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

14.11 If liquidated damages are to be deducted from the final payment, the DISTRICT shall so notify the CONTRACTOR in writing at least seven (7) calendar days prior to the DISTRICT'S processing of the payment disbursement..

14.12 The Contractor will be required to submit with his final payment documents a DBE Participation Certification, Form No. GSD:016 indicating all DBE sub-contractor(s) and amount(s) utilized for the project, if applicable.

If the CONTRACTOR did not utilize the DBE firm(s) listed on the Bid Proposal, Schedule D, a letter of justification, as to why shall be submitted along with the DBE Participation Certification if appropriate.

14.13 Upon receipt of the Contractor Performance Evaluation, the CONTRACTOR will have seven (7) calendar days, from the date received, to review, comment, sign and return back to the Project Manager. If the evaluation has not been received back from the CONTRACTOR within the seven (7) calendar days, the DISTRICT will assume the CONTRACTOR fully agrees with and has no comments to the evaluation. The evaluation will then be placed on file with DISTRICT Contracts Management.

Contractor's Continuing Obligation

14.14 The CONTRACTOR'S obligation to perform the Work and complete the Project in accordance with the Contract Documents shall be absolute. Neither approval of any progress or final payment by the DISTRICT, the issuance of the Certificates of Completion, any payment by the DISTRICT to the CONTRACTOR under the Contract Documents, any use or occupancy of the Project or any part thereof by the DISTRICT, any act of acceptance by the DISTRICT, any failure to do so, nor any correction of defective Work by the DISTRICT shall constitute an acceptance of Work not in accordance with the Contract Documents.

Waiver of Claims

14.15 The making and acceptance of final payment shall constitute:

14.15.1 A waiver of all claims by the DISTRICT against the CONTRACTOR other than those arising from unsettled liens, from defective Work appearing after final payment or from failure to comply with the requirements of the Contract Documents, or from the terms of any guarantees specified therein, and,

14.15.2 A waiver of all claims by the CONTRACTOR against the DISTRICT other than those previously made in writing and still unsettled.

ARTICLE 15. SUSPENSION OF WORK AND TERMINATION

DISTRICT May Suspend Work

15.1 The DISTRICT may at any time and without cause suspend the Work or any portion thereof for a period of not more than ninety (90) calendar days by notice in writing to the CONTRACTOR. The DISTRICT shall fix the date on which Work shall be resumed and the CONTRACTOR will resume the Work on the date so fixed. The CONTRACTOR will be allowed an increase in the Contract Price, an extension of the Contract Time or both, if such increases are justified and directly attributable to any DISTRICT suspension and if he makes a claim thereof as provided in Articles 11 and 12.

DISTRICT May Terminate

15.2 If the CONTRACTOR is adjudged bankrupt or insolvent, if CONTRACTOR makes a general assignment for the benefit of his creditors, if a trustee or receiver is appointed for the CONTRACTOR or for any of its property, if he files a petition to take advantage of any debtor's act or reorganizes under the bankruptcy or similar laws, if CONTRACTOR repeatedly fails to supply sufficient skilled workmen or suitable materials or equipment, if CONTRACTOR repeatedly fails to make prompt payments to SUBCONTRACTORS for labor, materials or equipment, if CONTRACTOR disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction, if he disregards the authority of the OWNER'S REPRESENTATIVE, or if CONTRACTOR otherwise substantially violates any provisions of the Contract Documents, then the DISTRICT may, without prejudice to any other right or remedy and after giving the CONTRACTOR and CONTRACTOR's surety seven (7) calendar days written notice, terminate the services of the CONTRACTOR and take possession of the Project and all materials, equipment, tools, construction equipment and machinery thereon owned by the CONTRACTOR and finish the Work by whatever method the DISTRICT may deem expedient or arrange with the Surety to complete the project. The CONTRACTOR, if notified by the DISTRICT to do so, shall promptly remove any part of his equipment and supplies from the property of the DISTRICT; failing, the DISTRICT shall have the right to remove such equipment and supplies at the expense of the CONTRACTOR.

15.2.1 In such case the CONTRACTOR shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Price exceeds the direct and indirect cost of completing the Project, including compensation for additional professional services, such excess shall be paid to the CONTRACTOR. If such cost exceeds such unpaid balance, the CONTRACTOR will pay the difference to the DISTRICT. Such cost incurred by the DISTRICT will be determined by the DISTRICT and incorporated in a Change Order.

15.2.2 Where the CONTRACTOR'S services have been so terminated by the DISTRICT, said termination shall not affect any rights of the DISTRICT against the CONTRACTOR then existing or which may thereafter accrue.

15.2.3 If so terminated, any retention or payment of monies by the DISTRICT due the CONTRACTOR will not release the CONTRACTOR from liability accruing under this Contract.

15.2.4 If after notice of termination of the CONTRACTOR'S right to proceed under the provisions of this clause, it is determined for any reason that the CONTRACTOR was not in default under the provisions of Article 15.2 or that the delay was excusable, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Article 15.3.

15.3 Upon seven (7) calendar days written notice to the CONTRACTOR, the DISTRICT may without cause and without prejudice to any other right or remedy elect to abandon the Project and terminate the Agreement. In such case the CONTRACTOR shall be paid for all Work executed up to the date of such termination and any expense sustained plus a reasonable profit.

Contractor May Stop Work or Terminate the Contract

15.4 If through no fault of the CONTRACTOR, or a Subcontractor, Sub-Subcontractor or their agents or employees or any other persons performing portions of the Work under Contract with the CONTRACTOR, the WORK is suspended for a period of more than ninety (90) calendar days by the DISTRICT or under an order of court or other public authority, or the OWNER'S REPRESENTATIVE has not issued a certificate for payment and has not notified the CONTRACTOR of the reason for withholding certification as provided in 14.4 or because the DISTRICT has not made payment on a certificate for payment within the time stated in the Contract Documents, than the CONTRACTOR may, upon seven (7) calendar days written notice to the DISTRICT and the OWNER'S REPRESENTATIVE, terminate the Agreement and recover from the DISTRICT payment for all Work executed and proven loss with respect to materials, equipment, tools and construction equipment and machinery, including reasonable overhead, profit and damages.

15.5 In addition and in lieu of terminating the Agreement, if the OWNER'S REPRESENTATIVE has failed to act on an application for payment or the DISTRICT has failed to make any payment as aforesaid, the CONTRACTOR may upon seven (7) calendar days written notice to the DISTRICT and the OWNER'S REPRESENTATIVE stop the Work until payment of all amounts then due. The provisions of this paragraph shall not relieve the CONTRACTOR of the obligation under paragraph 7.29 to carry on the Work in accordance with the progress schedule and without delay during disputes and disagreements with the DISTRICT.

ARTICLE 16. MISCELLANEOUS

General

16.1 All Specifications, Drawings and copies thereof furnished by the DISTRICT, to the CONTRACTOR, shall remain the DISTRICT'S property. They shall not be used on another Project.

16.2 The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder, and, in particular but without limitation, the warranties, guarantees and obligations imposed upon the CONTRACTOR and the rights and remedies available to the DISTRICT thereunder shall be in addition to and not a limitation of any otherwise imposed or available by law, by special guarantee or other provisions of the Contract Documents.

16.3 Should the DISTRICT or the CONTRACTOR suffer injury or damage to its person or property because of any error, omission or act of the other or any of his employees, agents, or others for whose acts a party is legally liable, a claim should be made in writing to the other party

within seven (7) calendar days of the first observance of such injury or damage. This shall not be deemed to waive any immunity from claim on the part of the DISTRICT, whether it be through sovereign immunity or due to specific provisions set forth in these Contract Documents.

16.4 The Contract Documents shall be governed by the laws of the State of Florida, the County of Lee, and the municipality in which the project is being done.

Computation of Time

16.5 When any period of time is referred to in the Contract Documents by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

ARTICLE 17. MAINTENANCE OF RECORDS

17.1 The CONTRACTOR shall keep adequate records and supporting documents applicable to this contractual matter. Said records and documentation will be retained by the CONTRACTOR for a minimum of five (5) years from the date of termination of this Contract. The DISTRICT and its authorized agents shall have the right to audit, inspect and copy records and documentation as often as the DISTRICT deems necessary during the period of this Contract and during the period of five (5) years thereafter; provided, however, such activity shall be conducted only during normal business hours. The DISTRICT, during the period of time expressed by the preceding sentence, shall also have the right to obtain a copy of and otherwise inspect any audit made at the direction of the CONTRACTOR as concerns the aforesaid records and documentation.

ARTICLE 18. FEDERAL REQUIREMENTS

18.1 In the event this Contract is paid in whole or in part from any Federal Governmental agency or source, the specific terms, regulations and requirements governing the disbursement of these funds are incorporated by reference and made a part of this Article.

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SCHEDULE OF VALUES
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
PP ACCESS ROAD FENCING

ITEMS	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Cost
1	Mobilization (<5%)		LS		
2	Performance, Payment, and Maintenance Bond Premiums and Insurance	1%	LS		
3	Material Handling, Placement and Disposal		LS		
4			CY		
5			LS		
6	Local Permits and Authorizations		LS		
	Subtotal				
4	Demobilization (Project Closeout)		LS		
5	Contingency	5%	LS		
		Total			

Total Bid Amount (Written): $100,502.50

1. The BIDDER hereby agrees that:

   (a) The above proposal shall remain in full force and effect for a period of 90 calendar days after the time of the opening of this proposal and it shall not be revoked, withdrawn or canceled within that time frame, except that the DISTRICT may in its sole discretion, release any Bid and return the Bid security prior to that date. Once the bidder has been notified that its bid has been awarded by the District, within the above time frame the price proposed as submitted shall constitute the contract price and a formal contract for that amount shall be executed within the time frames established by these documents.

   (b) In the event the award is made to this BIDDER, the BIDDER will enter into a formal written agreement with the DISTRICT in accordance with the accepted bid, will execute the contract contained within these documents, and provide a Public Construction Bond for District's review and approval from a Surety in good standing with the Florida Department of State who is licensed to do business in Florida and acceptable to the OWNER. The Public Construction Bond shall be in the amount of one hundred percent (100%) of the accepted bid amount. The BIDDER shall, at the time the Contract is executed, submit the required Certificates of Insurance. The BIDDER further agrees that in the event of the BIDDER'S default of breach of any of the agreements of this proposal, the bid security shall be forfeited.

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PART D
GSD:003 - OFFICIAL BID FORM
(4 of 5 Pages)

2. Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period.

Addendum No. _____ Dated: _____ Addendum No. _____ Dated _____

Addendum No. _____ Dated: _____ Addendum No. _____ Dated _____

3. If awarded this construction contract, the BIDDER agrees to complete the work covered by this contract as follows:

(a) Substantially complete in ____ consecutive calendar days from date of Official Notice to Proceed.

(b) Final completion in _____ consecutive calendar days from the date of Official Notice to Proceed.

4. Neither the undersigned nor any other person, firm or corporation named herein, nor anyone else to the knowledge of the undersigned, have themselves solicited or employed anyone else to solicit favorable action for this proposal by the DISTRICT, also that no head of any department or employee therein, or any officer of Gateway Services Community Development District is directly interested therein.

This proposal is genuine and not collusive or a sham; the person, firm or corporation named herein has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, firm or corporation, to put in a sham proposal, or that such other person, firm or corporation, shall refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, firm or corporation, to fix the unit prices of said proposal or proposals of any other bidder, or to secure any advantage against the DISTRICT or any person, firm or corporation interested in the proposed contract; all statements contained in the proposal or proposals described above are true; and further, neither the undersigned, nor the person, firm or corporation named herein, has directly or indirectly submitted said proposal or the contents thereto, to any association or to any member or agent thereof.

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PART D
GSD:003 - OFFICIAL BID FORM
(5 of 5 Pages)

5. The below signed BIDDER agrees to comply with all applicable provisions as set forth in the Anti-Discrimination requirements included as part of the General Conditions of this document. The BIDDER further agrees to hold harmless, defend and indemnify the DISTRICT and its agents for any losses, including attorney's fees, incurred as a result of its failure to abide by the applicable Anti-Discrimination laws.

(Name of License Holder)	(State Certificate No.)
Business Tax Receipt No. *(Specify jurisdiction)*	(State Registration No.)

In witness whereof, the BIDDER has hereunto set its signature and affixed its seal this _____ day of _____, 20__.

By: Printed

By: Signature

TITLE:

Company Name	Contact Person
Mailing Address	E-mail / Contact Person
City, State, and Zip	Telephone Number
	Fax Number

ATTEST: _____ (Seal)

Secretary

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PART D

GSD:001 - BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we

_____ as Principal, and
(BIDDER'S Name)

_____ a Corporation licensed to do
(Surety's Name)

business under the laws of the State of Florida as a Surety, are held and firmly bound to the GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, a community development district established pursuant to Florida law,
in the penal SUM OF
$_____
for the payment whereof, well and truly to be made, we bind ourselves, our heirs, successors, personal representatives, administrators and assigns, jointly and severally, firmly, by these presents.

SIGNED AND SEALED this _____ day of _____, 20___

WHEREAS, said Principal is herewith submitting a Bid Proposal for the construction of:

PELICAN PRESERVE ACCESS ROAD FENCING

NOW, THEREFORE, the condition of the above obligation is such that if said Principal shall be awarded the Contract upon said Proposal within the specified time and shall enter into a written Contract, satisfactory in form, provide an acceptable Public Construction Bond from a Surety acceptable to the DISTRICT and provide other Insurance as may be required to the DISTRICT within such time period as the DISTRICT may allow, then this obligation shall be null and void; otherwise said Principal and Surety shall pay to said DISTRICT in money the difference between the amount of the Bid of said Principal and the amount for which said DISTRICT may legally contract with another party to perform said work, if the latter amount be in excess of the former, together with any expenses and reasonable attorney's fees incurred by said DISTRICT if suit be brought hereon, but in no event shall said Surety's liability exceed the penal sum hereof plus such expenses and attorney's fees. The liability of the Surety shall not exceed the penal sum of the bid bond. The Surety executing this instrument agrees that its obligation is not impaired by any extension(s) of the time for acceptance of the bid that the Principal may grant to the DISTRICT.
Notice to the surety(ies) of extension(s) is waived. However, waiver of the notice applies only to extensions aggregating not more than sixty (60) calendar days in addition to the period originally allowed for acceptance of the bid.

Witness as to Principal (SEAL)

_____ _____
By: Witness Signature Principal

_____
Witness as to Surety (SEAL)

_____ _____
By: Witness Signature Surety's Name

_____ _____
By: As-Attorney-in-Fact, Surety

Affix Corporate Seals and attach proper Power of Attorney for Surety.

PART D

GSD:004 - CONTRACTOR QUALIFICATION QUESTIONNAIRE

(1 of 7 Pages)

THIS FORM MUST BE ON FILE WITH GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, 13240 GRIFFIN DRIVE, FORT MYERS, FL. 33913, AND BE CURRENT WITHIN TWELVE (12) CALENDAR MONTHS OR COMPLETED AND SUBMITTED WITH THIS BID PACKAGE. ANY CHANGES WHICH AFFECT THE ORGANIZATIONAL STRUCTURE, QUALIFICATIONS OR LICENSES SHALL BE REPORTED IMMEDIATELY TO THE DISTRICT. FAILURE TO UPDATE CHANGES WHICH MAY AFFECT THE CONTRACTOR'S STATUS OR RESPONSIBILITY MAY BE GROUNDS FOR THE CONTRACTOR TO BE DECLARED NOT A RESPONSIBLE CONTRACTOR FOR THIS BID OR FUTURE BIDS WITH DISTRICT.

Submitted By: _____

☐ CORPORATION - Date of Incorporation: _____ State of Incorporation: Florida

If Out of State Corporation, currently authorized to do business in Florida, give date of such authorization: _____

☐ PARTNERSHIP - Date of Organization: _____ Nature of Partnership: General ☐ Limited ☐ Association ☐

☐ INDIVIDUAL - Name and Address of Owner _____

☐ JOINT VENTURE - 0B0B0BBetween _____ Name _____ Title

1B1B1BAnd _____ Name _____ Title

2B2B2BDate of Agreement _____

☐ OTHER - 3B3B3BExplain _____ [ATTACH ADDITIONAL PAGES IF NECESSARY

Parent Company Office Address (if any): _____

Principal Office Address: _____

Name of Project (if applicable): _____

Person to Contact: _____

Title: Telephone No.:

Email address: _____

PART D
GSD:004 – CONTRACTOR QUALIFICATION QUESTIONNAIRE
(2 of 7 Pages)

Type of Work (file separate form GSD:004 for each classification of work):

The signee of this questionnaire guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of all statements and of all answers to interrogatories hereinafter made.

The undersigned hereby authorizes and requests any public official, engineer, architect, surety company, bank depository, material or equipment manufacturer or distributor or any person, firm or corporation to furnish any pertinent information requested by the District deemed necessary by the District to verify the statements made in this application or regarding the standing and general reputation of the Bidder.

1. How many years has your organization been in business as a _____ Contractor under your present name?

2. Under what other or former names has your organization operated?

3. List below your organizations Officers, Owners, Members, Managers or Partners:

NAME	TITLE	ADDRESS	DATE ASSUMING POSITION

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PART D
GSD:004 - CONTRACTOR QUALIFICATION QUESTIONNAIRE
(3 of 7 Pages)

4. List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable:

JURISDICTION	TRADE	STATE CERT. NO.	DISTRICT'S COMP. NO.	STATE REG. NO.	DISTRICT'S OCC. LIC. NO.	STATE PERMIT	EXPIRE DATE

5. List jurisdictions in which your organization's partnership or trade name is filed:

_____

6. If the answer to any of the questions below is YES, please attach details. Reference sheets to question number.

6.1 Has your organization ever failed to complete any work awarded to it? YES ☐ NO ☐

See Sheet No. _____

6.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? YES ☐ NO ☐

See Sheet No. _____

6.3 Has your organization filed any law suits or requested mediation or arbitration with regard to construction contracts within the last five (5) years? YES ☐ NO ☐

See Sheet No. _____

6.4 Has your organization be named as a party in any law suits or participated in any mediation or arbitration with regard to construction contracts within the last five (5) years? YES NO

See Sheet No. _____

6.5 Has your organization, any officer or any qualifier been names as a party in any Administrative proceedings within the last five (5) years? YES NO

See Sheet No. _____

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7. Has any Officer or Partner of your organization ever failed to complete a construction contract handled in his own name or as a qualifier for another? YES ☐ NO ☐
If so, state the name of the individual, name of owner, when, where, and the reason therefore:

_____

8. Has any qualifier, Officer, member or Partner of your organization ever been as a qualifier, Officer, member or Partner of some other organization that failed to complete a construction project? YES ☐ NO ☐
If so, state the name of the individual, other organization, when, where and the reason therefore:

_____

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PART D
GSD:004 - CONTRACTOR QUALIFICATION QUESTIONNAIRE
(4 of 7 Pages)

9. Has your organization ever been refused registration by a Federal, State or Local Government Agency or a Special District as a Pre-qualified Bidder or Qualified Bidder for construction contracts? YES ☐ NO ☐

If so, for what type of work? _____

Give details and reason: _____

10. Give below any information which would indicate the size and capacity of your organization, including the number of permanent employees engaged in estimating, purchasing, expediting, detailing and engineering, field supervision, field engineering and layout:

_____

(use extension sheet if necessary and reference sheet number herein: _____)

11. Attach resumes of key personnel, including qualifiers, superintendents for field management. The resumes shall include the following information:

11.1 Name and present position or capacity
11.2 Years of construction experience, type of work, position or capacity and cost range
11.3 Years of related construction experience, type of work, position or capacity and cost range; licensure.
11.4 Brief education and professional registrations, certifications and licensure.

12. List of type of work normally provided by your own work forces:

_____

13. Indicate type of contracting undertaken by your organization and number of years experience:

As General Contractor _____ Years _____ Type

As Sub-Contractor _____ Years _____ Type

14. Attach the prime construction contracts your organization has underway on this date_____.

The list shall include the following information: (reference sheet numbers herein:_____)

14.1 Project Title and Location
14.2 Contractor or Sub-Contractor
14.3 Contract Amount and Date of Contract
14.4 Percent of Project Constructed by Sub-Contractors
14.5 Percent Complete
14.5 Project Manager or Superintendent
14.6 Required Completion Date
14.7 Name, Address and Telephone Number of Owner
14.8 Designing Architect/Engineer and Address

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PART D
GSD:004 - CONTRACTOR QUALIFICATION QUESTIONNAIRE
(5 of 7 Pages)

15. Attach a list of the no fewer than five (5) prime construction contracts involving [_____], completed in the past five (5) years by your organization.

The list shall include the following information: (reference sheet numbers herein:_____)

15.1 Project Title, Location, and Brief Description of Work Performed

15.2 Contractor or Sub-Contractor

15.3 Contract Amount and Date of Contract

15.4 Percent of Project Constructed by Sub-Contractors

15.5 Date Complete

15.6 Project Manager or Superintendent

15.7 Required Completion Date

15.8 **Name, Address, Email address and Telephone Number of Owner**

15.9 Designing Architect/Engineer and Address

16. Attach any construction contracts your organization has contracted with the District that are either underway or completed.

The list shall include the following information: (reference sheet numbers herein:_____)

16.1 Project Title and Location

16.2 Contractor or Sub-Contractor

16.3 Original Contract Amount and Date

16.4 Final Contract Amount

16.5 Percent of Project Constructed by Sub-Contractors

16.6 Project Manager or Superintendent

16.7 Required Completion Date

16.8 **Name, Address, Email address and Telephone Number of Owner**

16.9 District Sponsoring Department

DRAFT

PART D
GSD:004 - CONTRACTOR QUALIFICATION QUESTIONNAIRE
(6 of 7 Pages)

17. If General Contractor, list one or more of the following subcontractors who have been associated with you on any of the projects listed above:
SUB-CONTRACTOR (Name, Address, email address)

17.1 Carpentry _____

17.2 Structural _____

17.3 Hardware _____

17.4 Three (3) other major subcontractors:

_____

18. List below the name of the bonding companies you use for construction project and the name, address, email address and telephone number of your agent:

_____

19. List no less than three (3) and preferably five (5) financial references:

_____

DRAFT

PART D
GSD:004 - CONTRACTER QUALIFICATION QUESTIONNAIRE
(7 of 7 Pages)

20. What is the largest contract (dollar cost) ever performed by your organization?

_____

21. What is the dollar value of the largest project you consider your organization is qualified to undertake?

_____

Dated at _____ this _____ day of _____ 202

_____
Name of Organization

BY: _____

_____
Title of Person Signing

(if Corporation Affix Corporate Seal)

STATE OF FLORIDA)
COUNTY OF LEE)

SWORN TO AND SUBSCRIBED BEFORE ME, on this _____ day of _____, 20____, by means of ( ) physical presence or ( ) online notarization, personally appeared _____ as _____of _____,
( ) who personally known to me of ( ) who has produced _____ as identification.

_____
NOTARY PUBLIC – State of Florida

My commission expires:

DRAFT

PART D

GSD:005 – DISADVANTAGED BUSINESS ENTERPRISE PARTICIPATION

NOTE: This form must be signed by the person who will sign, or has signed the Bid Form. This form will become a part of the contract documents.

DIVISION OF EQUAL OPPORTUNITY CERTIFIED DBE ☐/MINORITY ☐/WOMEN ☐ (*CHECK APPROPRIATE DESIGNATION*):

DESCRIPTION OF WORK: _____

SUBCONTRACTOR'S NAME: _____
EST. DOLLAR VALUE OF PROPOSED WORK: _____

DIVISION OF EQUAL OPPORTUNITY CERTIFIED DBE ☐/MINORITY ☐/WOMEN ☐ (*CHECK APPROPRIATE DESIGNATION*):

DESCRIPTION OF WORK: _____

SUBCONTRACTOR'S NAME: _____
EST. DOLLAR VALUE OF PROPOSED WORK: _____

DIVISION OF EQUAL OPPORTUNITY CERTIFIED DBE ☐/MINORITY ☐/WOMEN ☐ (*CHECK APPROPRIATE DESIGNATION*):

DESCRIPTION OF WORK: _____

SUBCONTRACTOR'S NAME: _____
EST. DOLLAR VALUE OF PROPOSED WORK: _____

DIVISION OF EQUAL OPPORTUNITY CERTIFIED DBE ☐/MINORITY ☐/WOMEN ☐ (*CHECK APPROPRIATE DESIGNATION*):

DESCRIPTION OF WORK: _____

SUBCONTRACTOR'S NAME: _____
EST. DOLLAR VALUE OF PROPOSED WORK:

TOTAL VALUE OF ALL DBE/MINORITY/WOMEN SUBCONTRACT WORK: $ _____

ESTIMATED TOTAL PERCENT (%) TO BE UTILIZED: _____ %

CONTRACTOR NAME	SIGNATURE	DATE

DRAFT

PART D

GSD:019 – PUBLIC ENTITIES CRIME FORM

(1 of 2 Pages)

SWORN STATEMENT PURSUANT TO SECTION 287.133(3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to _____
(Print name of public entity)
by _____
(Print individual's name and title)
for _____
(Print name of entity submitting sworn statement)
whose business address is _____
_____
_____
_____

and (if applicable) its Federal Employer Identification Number (FEIN) is __ - _____
(If the entity has no FEIN, include the Social Security Number of individual signing this sworn statement: ___ - __ - _____.)

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

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

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

   A. A predecessor or successor of a person convicted of a public entity crime; or

   An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person.

B. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133 (1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

_____Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

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

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

STATE OF FLORIDA)
COUNTY OF LEE)

SWORN TO AND SUBSCRIBED BEFORE ME, on this _____ day of _____, 20____, by means of ( ) physical presence or ( ) online notarization, personally appeared _____ as _____of _____,
( ) who personally known to me of ( ) who has produced _____ as identification.

_____
NOTARY PUBLIC – State of Florida

My commission expires:

PART D

GSD:021 – NON-COLLUSION AFFIDAVIT

State of _____)

County of _____)

_____ being first duly sworn, deposes and says that:

1) He/she is the _____, (Owner, Partner, Officer, Manager, Member, Representative or Agent) of _____, the Bidder that has submitted the attached Bid;
2) He/she is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3) Such Bid is genuine and is not a collusive or sham Bid;
4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Responder, firm, or person to submit a collusive or sham Bid in connection with the Work for which the attached Bid has been submitted; or to refrain from Responding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Responder, firm, or person to fix the price or prices in the attached Bid or of any other Responder, or to fix any overhead, profit, or cost elements of the Bid price or the Bid price of any other Responder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;
5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Responder or any other of its agents, representatives, owners, employees or parties in interest, including this affiant.

Signed, sealed and delivered in the presence of:

By: _____

_____
(Printed Name)

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF LEE)

SWORN TO AND SUBSCRIBED BEFORE ME, on this _____ day of _____, 20____, by means of ( ) physical presence or ( ) online notarization, personally appeared _____name_____ as _____title_____of _____company_____,
( ) who personally known to me of ( ) who has produced _____ as identification.

_____
NOTARY PUBLIC – State of Florida

My commission expires:

PART D

GSD:022 – TRENCH SAFETY AFFIDAVIT

(When Applicable)

Trench excavations on this Project are expected to be in excess of 5 feet deep. The Occupational Safety and Health Administration excavation safety standards, 29 CFR 1926.650 Subpart P trench safety standards will be in effect during the period of construction of the Project.

Bidder acknowledges that included in the Bid Price are costs for complying with the Florida Trench Safety Act Part III of Ch. 553, Florida Statutes, as amended, and hereby gives assurance that, if awarded the Contract, the Contractor or Subcontractor performing trench excavation work on the Project will comply with the applicable trench safety standards. The Bidder further identifies the costs as follows:

Trench Safety Item: _____
(Description)

_____

_____
(Cost written in words)

TOTAL $ _____

FAILURE TO COMPLETE THE ABOVE SHALL RESULT IN THE BID BEING DECLARED NON-RESPONSIVE

COMPANY NAME: _____

DATE: _____ BY: _____
(Signature)

_____
(Print Name)

DRAFT

PART D

GSD:023 – MATERIALS MANUFACTURERS LIST

The Bidder is required to state below, material manufacturers it proposes to utilize on this project. No change will be allowed after submittal of Bid. If substitute material proposed and listed below is not approved by DISTRICT, Bidder shall furnish the manufacturer named in the DISTRICT's specification. Acceptance of this Bid does not constitute acceptance of material proposed on this list.

THIS LIST MUST BE COMPLETED OR BID MAY BE DEEMED NON-RESPONSIVE. (Attach additional sheets as needed).

BIDDER'S STATEMENT OF PROPOSED MANUFACTURER FOR

_____

The bidder lists the following manufacturers of the major equipment (LIST)

	MATERIAL	MANUFACTURER
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____

Signed _____

Name of Bidder _____

DRAFT

PART D

GSD:024 - LIST OF SUB-CONTRACTORS

The undersigned states that the following is a full and complete list of the proposed subcontractors on this Project and the class of work to be performed by each, and that such list will not be added to nor altered without written consent of the DISTRICT. The undersigned further acknowledges its responsibility for ensuring that the subcontractors listed herein meet all legal requirements applicable to and necessitated by this Agreement, including, but not limited to proper licenses, qualifications, certifications, registrations and insurance coverage. The DISTRICT reserves the right to disqualify any bidder who includes non-compliant or non-qualified subcontractors in his/her bid offer. Further, the DISTRICT may direct the bidder/contractor to remove/replace any subcontractor that is found to be non-compliant with this requirement subsequent to award of the contract at no additional cost to the DISTRICT. THIS LIST MUST BE COMPLETED OR BID WILL BE DEEMED NON-RESPONSIVE. (Attach additional sheets as needed).

BIDDER'S STATEMENT OF PROPOSED SUBCONTRACTOR FOR:
_____

The bidder identifies the following firm as the proposed installation subcontractor of the:
_____

Name of Firm: _____

Address and Phone: _____
Email address: _____ Business Tax Receipt No: _____
Contractor's License No. (jurisdiction) _____

Contact Person: _____

Other Subcontractor and Address	Specialty
1. _____	_____
2. _____	_____
3. _____	_____

Signed _____

Name of Bidder _____

PART D

GSD:100 – CERTIFICATION IMMIGRATION LAWS AFFIDAVIT

BID NO: **PP ACCESS ROAD FENCING**

PROJECT NAME: **PELICAN PRESERVE ACCESS ROAD FENCING**

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT WILL NOT INTENTIONALLY AWARD DISTRICT CONTRACTS TO ANY CONTRACTOR WHO KNOWINGLY EMPLOYS UNAUTHORIZED ALIEN WORKERS, CONSTITUTING A VIOLATION OF THE EMPLOYMENT PROVISIONS CONTAINED IN 8 U.S.C. SECTION 1324 a(e) SECTION 274A(e) OF THE IMMIGRATION AND NATIONALITY ACT ("INA").

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT SHALL CONSIDER THE EMPLOYMENT BY ANY CONTRACTOR OF UNAUTHORIZED ALIENS A VIOLATION OF SECTION 274A (e) OF THE INA. **SUCH VIOLATION BY THE RECIPIENT OF THE EMPLOYMENT PROVISIONS CONTAINED IN SECTION 274A (e) OF THE INA SHALL BE GROUNDS FOR UNILATERAL CANCELLATION OF THE CONTRACT BY THE DISTRICT.**

BIDDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: _____

_____ _____ _____
(Signature) (Title) (Date)

The signee of this Affidavit guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made. *GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION, AS EVIDENCE OF SERVICES PROVIDED, AT ANY TIME.*

DRAFT

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.D**

1. **Requested Motion**:
Adopt Resolution 2022-29.

Meeting Date: September 1, 2022

Why the action is necessary:
To adopt the Amended and Restated Master Engineer's Report as it pertains to the Bond Validation.

What the action accomplishes:
Approves the Amended and Restated Master Engineer's Report.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Chelsea O'Riley

---

5. **Background**:
As a result of feedback from the public and obtaining better, more accurate estimates for some of the projects, the Board of Supervisors held a Leadership Workshop on August 24th and reviewed each line item and project individually. As a result of those discussions, the proposed Amended and Restated Master Engineers Report has been refined and overall costs reduced. Additionally, some of the project timelines were adjusted due to Board priorities and staffing capabilities.

Attachments:
1. Resolution 2022-29 REPEALING RES. 2022.18 DECLARING ASSESSMENTS Final COMBINED.pdf

Financial Impact:
None

6. **Alternative Action**:
Do not approve.

7. **Staff Recommendations**:
Approve the Resolution.

RESOLUTION 2022 - 29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATIONS, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR THE REPEAL OF RESOLUTION 2022-18 AND RESOLUTION 2022-12; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Gateway Services Community Development District (the "Board") has determined to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements; and

WHEREAS, the Board on June 16, 2022 had adopted its Resolution 2022-12 declaring special assessments; and,

WHEREAS, after the adoption of Resolution 2022-12, the Board determined that the lands and properties within the Pelican Preserve portion of the District benefit from certain of the Improvements and the Board on August 4, 2022 adopted its Resolution 2022-18, repealing Resolution 2022-12; and,

WHEREAS, the Board has determined to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements (the "Improvements"); as described in that certain *Amended and Restated Master Engineer's Report for Gateway Services Community Development District: Capital Improvement Plan prepared by Tetra Tech* and dated as of September 1, 2022 ("Amended and Restated Engineer's Report"), a copy of which is attached hereto and made a part hereof as **Exhibit "A"** and maintained on file at the offices of the District, 13240 Griffin Drive, Fort Myers, Florida 33913

(the "District Offices") and the offices of the District Engineer, Tetra Tech, 10600 Chevrolet Way, Suite 300, Estero, Florida 33928 ("District Engineer's Office"); and,

WHEREAS, Gateway Services Community Development District (the "District") is empowered by Chapter 190, the Uniform Community Development District Act of 1980; Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements; and, Chapter 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below); and,

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the "Assessments"); and,

WHEREAS, the District hereby determines that benefits will accrue to the property benefited by the Improvements, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in that certain *Amended and Restated Master Assessment Methodology Report for Gateway Services Community Development District prepared by Real Estate Econometrics, Inc.* and dated as of September 1, 2022, (the "Amended and Restated Assessment Report"), a copy of which is attached hereto and made a part hereof as **Exhibit "B"** and maintained on file at the District Office and the District Engineer's Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property benefited by the Improvements; and,

WHEREAS, the District hereby determines that it is appropriate to repeal its prior Resolution 2022-18 and its prior Resolution 2022-12.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The foregoing recitals are hereby incorporated as the findings of the Board.

Section 2. Assessments shall be levied to defray the cost of the Improvements.

Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in the Amended and Restated Engineer's Report and maintained on file at the District Office and the District Engineer's Office.

Section 4. The total estimated cost of the Improvements is approximately $45,350,000 (the "Estimated Cost").

Section 5. The Assessments will defray approximately $54,920,000 in bonded indebtedness which includes, without limitation, the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in the Amended and Restated Assessment Report attached hereto and made a part hereof as **Exhibit "B"**, subject to provisions for supplemental assessment resolutions. The Amended and Restated Assessment Report is also available on file at the District Office and the District Engineer's Office.

Section 7. The Assessments shall be levied in accordance with the Amended and Restated Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Improvements or specialty benefited thereby and further designated by the assessment plat hereinafter provide for.

Section 8. There is on file at the District Office and the District Engineer's Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

Section 9. The District has caused to be made a preliminary assessment roll, prepared by Real Estate Econometrics, Inc. in accordance with the method of assessment described in Sections 3 through 4 of the Amended and Restated Assessment Report, which preliminary assessment roll shows the lots and lands assessed, the amount of benefit to and the Assessment against each lot or parcel of land and the number of annual installments into which such Assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

Section 10. Commencing with the year in which the Assessments are certified for collection and subsequent to any capitalized interest period, the Assessments shall be paid in not more than (20) twenty yearly installments, which installments shall include principal and interest as calculated in accordance with the Amended and Restated Assessment Report. The Assessments shall be payable at the same time and in the same manner as are ad-valorem taxes and as prescribed in Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District otherwise determines not to utilize the provisions of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount

thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

Section 12. The District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County and to provide mailed notices to the owners of the property subject to the proposed Assessments and such other notice as may be required by law or deemed in the best interest of the District. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice.

Section 13. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 14. Resolution Number 2022-18 is hereby repealed in its entirety. Resolution Number 2022-12 is hereby repealed in its entirety. All Sections or parts of Sections of any resolutions, agreements or actions of the Board of Supervisors in conflict with this Resolution 2022 - 29 are hereby repealed to the extent of such conflict.

Section 15. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 1ST day of September, 2022.

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____
Secretary

_____
C. Douglas Banks, Chairman

Exhibits:

Exhibit "A": *Amended and Restated Master Engineer's Report for Gateway Services Community Development District: Capital Improvement Plan* prepared by Tetra Tech and dated as of September 1, 2022.

Exhibit "B": *Amended and Restated Master Assessment Methodology Report for Gateway Services Community Development District prepared by Real Estate Econometrics, Inc.* and dated as of September 1, 2022.

Exhibit A

Amended and Restated Master Engineer's Report for the Gateway Services Community Development District:

Capital Improvement Plan

#200-37678-22005

September 1, 2022

FOR:

Gateway Services Community Development District Board of Supervisors:

Doug Banks,	Chairperson
William Guy,	Vice Chairperson
Flavia Walsh,	Supervisor
Ed Tinkle,	Supervisor
Bob Geppert,	Supervisor

PREPARED BY:

Tetra Tech

10600 Chevrolet Way,
Suite 102
Estero, FL
33928

P (239) 390-1467
F (239) 390-1769
tetratech.com
E.B. #2429

Alfred J. Mittl, Professional Engineer, State of Florida, License No. 59913.

This item has been digitally signed and sealed by Alfred J. Mittl, PE, on 8/26/2022

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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ACRONYMS/ABBREVIATIONS

Acronyms/Abbreviations	Definition
AACE	American Association of Cost Engineers
ADA	Americans with Disabilities Act
CIP	Capital Improvement Plan
CAP	Corrugated Aluminum Pipe
District	Gateway Services Community Development District
GIS	Geographical Information System
POPCC	Preliminary Opinion of Probable Construction Cost
RCP	Reinforced Concrete Pipe
SFWMD	South Florida Water Management District

1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

The Gateway Services Community Development District (District) was established on May 22, 1986. More than 10,000 residents now live in the District. The District encompasses approximately 4,488 acres of land, with over 100 lakes and ponds and over 50 conservation areas which serve as the backbone for the stormwater management system.

The Capital Improvement Plan (CIP) described in this report describes the current plans of the District for implementing projects within the following four District Departments: Administrative, Parks and Recreation, Waterway Management, and Roadway and Landscape. This report is presented in sections which describe the project needs for each such Department. This report amends and restates the Master Engineer's Report for the Gateway Services Community Development District: Capital Improvement Plan dated June 16, 2022.

As described in further detail in Section 6.0, the total estimated cost for the CIP is $45,300,000, which is expected to be implemented in phases over an approximately 10-year period. The portion of the CIP to be financed and refinanced in future phases will be more particularly described in one or more supplemental engineer's reports to this report. The full 10-year CIP is included as **Appendix A**.

The opinions of probable cost within this report have been prepared based upon the best available information at the time of report publication. Actual costs may vary from the estimates presented in this report.

1.2 PROJECT PURPOSE AND AUTHORIZATION

The District has the authority to borrow money for the purposes of funding the public improvements described in this report and to impose non-ad-valorem special assessments to repay such borrowed money. This engineer's report has been prepared, among other things, to satisfy the validation and certain other requirements applicable to Community Development Districts established under Chapter 190, Florida Statutes. This report describes the projects comprising the CIP, the cost estimates thereof, and funding and revenue sources.

The District is governed by a five member Board of Supervisors who are qualified electors and elected by qualified electors of the District. The current Board is comprised of the following members:

Doug Banks,	Chairperson
William Guy,	Vice Chairperson
Flavia Walsh,	Supervisor
Ed Tinkle,	Supervisor
Bob Geppert,	Supervisor

1.3 PROJECT LOCATION AND BENEFIT AREA

The District is located in Lee County, Florida with a portion located in the boundaries of the City of Fort Myers, Florida. The District is bound on the east by State Road 82, on the west side by Tree Line Avenue, on the south by Daniels Parkway, and to the north by Colonial Boulevard and SR 82. The District is found just north of the Southwest Florida International Airport and east of Jet Blue Park. The project areas are located within the District boundary shown on **Figure 1-1** provided in **Appendix B**.

The District is and will be the owner and operator of certain roads, conservation areas, lakes (ponds), and facilities that are described in this report.

For purposes of this report and in order to implement the CIP, two distinct assessment areas within the District are being established, to wit: the "Gateway Assessment Area", which corresponds to the Gateway community within the District, and the "Pelican Preserve Assessment Area", which corresponds to the Pelican Preserve community within the District. The Pelican Preserve Assessment Area and the Gateway Assessment Area are sometimes referred to herein as the "Assessment Areas." The boundaries of the Assessment Areas are shown on **Figure 1-2**.

The stormwater management system that the District maintains and will maintain is a complex system of interconnected lakes, wetlands, and canals that cascade into one another providing water treatment and flood prevention before being discharged to the Six Mile Cypress Slough Preserve. The Six Mile Cypress Slough Preserve is over 3,500 acres of wetland ecosystem that catches and slowly filters rainwater on its way towards Estero Bay.

Not all assessable property located within the District boundary shown on **Figure 1-1** benefits from all of the CIP projects described in this report. Assessable property in the Pelican Preserve Assessment Area depicted in **Figure 1-2** benefit from some of the administrative and waterway management CIP projects. The specific CIP projects or components benefitting the assessable property in the Pelican Preserve Assessment Area are identified in the following sections. Unless otherwise noted, all CIP projects benefit the assessable property in the District comprising the Gateway Assessment Area depicted on **Figure 1-2** (the boundaries of which do not include the Pelican Preserve Assessment Area).

By maintaining the surface waters and conservation areas within the applicable Assessment Area within the District's boundary, the District aims to alleviate further sediment loading which reduces the required cleaning of stormwater infrastructure, preventing the surface waters from losing overall treatment volume. The roads maintained by the District provide safe transportation for residents within the applicable Assessment Area to and from their property. The recreational facilities provide a direct benefit to the properties within the applicable Assessment Area, providing recreational opportunities to the residents.

1.4 PROJECT SCOPE

The District owns and maintains various facilities throughout the Assessment Areas, including surface water management components, sidewalks, roads, streetlights, road signs, landscaping and recreational facilities. As the initial community improvements were installed over 30 years ago, many of the District's assets/amenities are aging and in need of repair and/or replacement. More specifically, the District has indicated that it intends to fund the public capital improvements generally described below for the benefit of the applicable benefiting Assessment Area:

Administrative

- Renovation of existing District building facilities and/or construction of new facilities which may include the District's main office building and a maintenance shop/storage building, including acquisition of land as necessary for new facilities

Parks and Recreation

- Improvements to District parks and recreation facilities fields and amenities, including replacement of the pool filtration system, pool equipment, resurfacing and decking

Waterway Management

- Improvements to District surface water management components, including swales and piping within road rights- of-way, videoing and pipe cleaning
- District stormwater lake improvements, including bathymetric surveying, sediment sampling, and addition of aeration equipment

Roadway and Landscape

- Replacement of existing District streetlight systems with LED lights, and construction new wiring from transformers to lights
- Repaving/Construction of District owned roads and accompanying streetscape, i.e., street signs
- Replacement and/or addition of new curbs and sidewalks on District owned/maintained public roads or other public roads, including Lee County owned roads/streets where the District has certain responsibilities under an interlocal agreement
- Replacement of District Landscaping/Monument Signs

2.0 ADMINISTRATIVE

The District is planning to fund seven projects within the administrative category. Three of these projects provide a direct benefit to the Gateway Assessment Area and the Pelican Preserve Assessment Area. The remainder of these projects provide a direct benefit to the Gateway Assessment Area only. **Table 2-1** lists the estimated ten year capital budgetary cost for the projects.

Table 2-1. Summary of Administrative Projects.

Project	Estimated Costs
Board Room Renovation and Updates*	$20,000
Capital Reserve Study	$50,000
Accounting Software*	$70,000
Americans with Disabilities Act Compliance	$80,000
Geographical Information System	$160,000
Storage Facility	$820,000
Main District Building*	$3,620,000
Administrative Total	**$4,820,000**

* Projects that also benefit Pelican Preserve Assessment Area

2.1 BOARDROOM RENOVATION AND UPDATES

The District's main utilities operations center, located at 13240 Griffin Drive, contains the office building for Board meetings, utilities, and operational staff. The Board of Supervisors and its committees meet in the Complex's boardroom. The boardroom is also available for reservation by residents of the District. The boardroom needs new technology which includes but not limited to desktops, monitors, and personal computer connection stations. The boardroom improvements have not yet begun but will be paid for and the improvements completed in FY2023. The District's managerial and support staff currently perform their work at the District's administrative office located at 11922 Fairway Lakes Drive which has been leased until a new administration building is constructed. The Board of Supervisors and its committees will continue to meet in the boardroom in the District's Administrative Complex located at 13240 Griffin Drive until a new administration building is constructed.

2.2 CAPITAL RESERVE STUDY

The District plans to retain the services of a financial consultant to assist with a study to provide recommendations related to establishing a capital reserve fund. The capital reserve fund study has not yet begun but is projected to be 30 percent complete in FY2022 and completed in FY2023.

2.3 ACCOUNTING SOFTWARE

The District plans to retain the services of an accounting software supplier/consultant to furnish and install a new accounting/procurement software package. This would provide improved real time access to the District's finances, for both the District, and their subconsultant that provides management and financial services.

2.4 AMERICANS WITH DISABILITIES ACT COMPLIANCE

The District is planning to fund projects as required to maintain compliance with the nondiscrimination requirements of Title II of the Americans with Disabilities Act (ADA) applicable to state and local government services. Compliance

includes staying up to date with current standards and requirements, addressing any physical concerns with structures, signage, and ADA Accessibility throughout the District. The District plans to develop an ADA transition plan that will be used to identify where ADA improvements are needed. It is anticipated that projects to be funded may include, but not be limited to, sidewalks, building facilities, and website access.

2.5 GEOGRAPHICAL INFORMATION SYSTEM

The District executed an agreement with a consultant to provide Geographical Information System (GIS) services to be completed over a four year period and updated periodically. The consultant will create a GIS geodatabase system and map deliverables for the District. Services to be performed include gathering and manipulating spatial data, inputting data into a GIS geodatabase, and creating maps and graphs. This will also include the beginning stages of building an online interface that allows authorized users to visually see and locate certain District assets and access important documents. GIS interface will be accessed using a username and password.

2.6 STORAGE FACILITY

The District plans to add a new approximately 3,000 square foot storage facility at the District's main operations center located at or near 13240 Griffin Drive. The storage facility will be a totally enclosed structure meeting the Florida Building Code and rated for 180 miles per hour wind loading and any other local, State or Federal codes/regulations as required. The building will be used as a shop for maintenance staff from both Public Works and Parks and Recreation, storage of equipment, critical and general inventory items needed for the District's ongoing general fund operations.

2.7 MAIN DISTRICT BUILDING

The District plans to add a new approximately 5,000 square foot administration building to be occupied by the District's managerial and support staff that currently perform their work at the District's administrative office located at 11922 Fairway Lakes Drive. The new administration building will be located at 11301 Gateway Boulevard, also known as "the Commons." The facility would accommodate administrative staff members, boardroom and meeting space, constructed in compliance with the Florida Building Code and rated for 180 miles per hour wind loading and any other local, State or Federal codes/regulations as required.

3.0 WATERWAY MANAGEMENT

The District is planning to fund seven projects within the Waterway Management category. Of these, the Adjustable Weirs project provides a direct benefit to the Gateway Assessment Area and the Pelican Preserve Assessment Area. The remainder of these projects provide a direct benefit to the Gateway Assessment Area only. **Table 3-1** lists the planned ten year capital budget for the projects.

Within the District there are 134 stormwater management lakes and five flow ways which are connected by a series of conveyance systems. These conveyance systems consist of various size storm drainage piping, control structures, weirs, swales, and flow ways. In general, the purpose of these lakes is to prevent flooding of the improved areas of the District, and to provide treatment for stormwater which they retain. Stormwater runoff throughout the District is conveyed into these lakes where it can be stored and treated prior to discharge into the Six Mile Cypress Slough Preserve. The stormwater management lakes and flow ways are situated within six drainage basins which are shown on **Figure 3-1** provided in **Appendix B**. Additional information for the lakes is shown on **Figure 3-2** provided in **Appendix B**.

There are 711 acres of District maintained lakes. Approximately 30 percent of the lake acreage is within Pelican Preserve, 10 percent within Stoneybrook, and 60 percent within the remainder of "Greater Gateway". These stormwater management lakes benefit all properties within the District, not just the properties that abut the lakes. All the stormwater from the improved properties and roadways in the District are eventually conveyed into these lakes prior to discharging into the flow way systems.

Table 3-1. Summary of Waterway Management Projects.

Project	Estimated Costs
Bathymetric Surveys and Sediment Core Sampling	$500,000
Surface Water Aerators	$832,000
Adjustable Weirs*	$975,000
Interpond Transfer Structure Modifications	$546,000
Stormwater System Repair & Swale Reclamation	$2,500,000
Lake Bank Point Repairs and Maintenance	$1,150,000
Lake Bank Restoration	$13,647,000
Waterway Management Total	**$20,150,000**

* A portion of this project benefits the Pelican Preserve Assessment Area

3.1 BATHYMETRIC SURVEYS AND SEDIMENT CORE SAMPLING

The District is currently reviewing cost proposals for bathymetric surveys and core sampling of 10 of the District's surface water flow ways and lakes that are necessary to properly design improvements to flow ways, ponds, and lakes in the District's storm water management system relating to the Gateway Assessment Area. The bathymetric surveys will include: slope cross sections every 100 linear feet; and color graphics of pond contours in one foot intervals; sediment depth and water depth. Sediment core samples shall be taken from the flow way or lake bottom at 100 linear foot intervals, or a minimum of one per surface acre. One sediment core sample will be collected near where stormwater flows enter the water body and one collected near where stormwater flows out of the water body. Sediment core samples will be laboratory tested for iron, copper, nickel, zinc, and arsenic. The bathymetric surveys and collection of the samples will be from a boat with access coordinated with District staff.

The findings of these surveys and reports will provide the basis for implementing the placement of new aerators in the 10 flow ways and lakes investigated. The cost estimate includes a contingency for other future bathymetric surveys and core sampling projects as needed.

3.2 SURFACE WATER AERATORS

The District has identified two flow ways and eight lakes to receive new aerators. The precise locations for installation of the aerators are to be determined after bathymetric surveys of the surface waters have been completed and reviewed. The District has 34 aerator systems in place at other lakes which utilize submerged diffusers for air dispersion with the air supplied by 1/2 hp air compressors at most of the installations. The aerators will be replaced over the course of the next 10-15 years or on an as-needed basis throughout the Gateway Assessment Area.

3.3 ADJUSTABLE WEIRS

The District owns or operates an interconnected stormwater management system consisting of numerous distinct sub-systems. Each sub- system discharges into the primary flow way which is controlled by weirs. The flow way conveys surface water west to discharge into the Six-Mile Cypress Slough Preserve. The District is proposing modifications to the weir structures as a means of better managing flood waters. The proposed modifications include the addition of adjustable sluice gates attached to by-pass piping or directly affixed to the existing weir. These modifications will allow the District to temporarily lower the control elevation of the stormwater systems in advance of a threatening storm and will add additional stormwater capacity and mitigate flooding during hurricanes and other major storm events, while still maintaining the permitted discharge limit. After waters levels have receded, the weirs will be restored to their original elevation.

Three of the weirs to be modified (Weirs No. 1, No. 2, No. 3) are located in the master flow way and serve the Pelican Preserve Assessment Area and the Gateway Assessment Area equally. The fourth weir to be modified (Pond 38 Weir) is located in a pond that solely benefits Pelican Preserve the Pelican Preserve Assessment Area.

Tetra Tech, on behalf of the District, submitted a permit application to the South Florida Water Management District (SFWMD) for a permit modification to allow installation of these adjustable weirs, and permitting is anticipated to be completed in FY2022. After permitting has been completed the project will be publicly, competitively bid. Construction is anticipated to commence and be completed between FY2023 and FY2024.

3.4 INTERPOND TRANSFER STRUCTURE MODIFICATIONS

Multiple storm pipe repairs have been prioritized within the Daniels Preserve drainage basin (Basin 5) within the Gateway Assessment Area. The first of these repairs is being completed as a pilot project. This pilot project is currently underway and includes cleaning 48-inch reinforced concrete pipe (RCP) and new 42-inch corrugated aluminum pipe (CAP) at two (2) lakes, Lakes #4 and #6. This pilot repair is estimated to cost $60,000 and is scheduled to be completed in FY2022.

3.5 STORMWATER SYSTEM REPAIR & SWALE RECLAMATION

The District systematically prioritizes and implements repairs to the stormwater system that may include: flow way slope stabilization; swale re-grading; repair or replacement of reinforced concrete pipe (RCP) and manholes. The estimated costs include a contingency for other future stormwater system repairs as needed throughout the Gateway Assessment Area.

3.6 LAKE BANK POINT REPAIRS AND MAINTENANCE

Lakes within the District that have undergone bank stabilization in the past several years occasionally require point repairs to liners, riprap, and other components. The CIP includes cost estimates for future anticipated point repairs throughout the Gateway Assessment Area.

3.7 LAKE BANK RESTORATION

This District has previously completed lake bank restoration projects that involve the installation of an anchored reinforced vegetation system where severe erosion is a continuous problem. Alternative repairs may include: regrading lake banks with imported fill; installing drains that direct water away from the slope; and other minor repairs where erosion is less severe to prevent further erosion. Currently over 100 lakes in the District have been degrading due to erosion caused by runoff during storm events and wave action during times of high water. The erosion of the lake banks has caused the lakes to encroach into the adjacent residential properties and in some cases created ledges. The CIP includes the estimated costs associated with future lake bank restoration projects throughout the Gateway Assessment Area.

4.0 ROADWAY AND LANDSCAPE

The District is planning to fund five projects within the roadway and landscape funding group. All of these projects are within the Gateway Assessment Area and provide a direct benefit to the Gateway Assessment Area only. **Table 4-1** lists the planned ten year capital budget for the projects.

The District maintains the roads and rights-of-way, with sidewalks for the majority of Pelican Preserve, all of Stoneybrook, and various roads elsewhere in the Gateway community shown on **Figure 4-1** provided in **Appendix B**. These roadways provide residents, businesses and property owners with access to facilities, businesses, and residences throughout the corresponding Assessment Area(s) including safe and convenient access to the District operated facilities.

Table 4-1. Summary of Roadway and Landscape Projects.

Project	Estimated Costs
Streetlight Pole, Wiring & Fixture Replacement	$8,260,000
Road Repair and Replacement	$910,000
Curb and Gutter Replacement	$280,000
Sidewalk Maintenance & Replacement	$930,000
Master Irrigation Renovation	$2,240,000
Roadway and Landscape Total	**$12,620,000**

4.1 STREETLIGHT POLE, WIRING & FIXTURE REPLACEMENT

The District is planning to fund streetlight wiring, pole, and LED fixture upgrades in two phases, with street segments also prioritized within the two phases. Phase 1 is for work along the main throughfare of Gateway Boulevard. Phase 2 is for work along other roadways within the District. The District is developing a master plan to replace streetlight wiring with a focus on Gateway Boulevard from Daniels Parkway to Stoneybrook, and the CIP includes costs to implement that plan from design to permitting and finally construction/implementation. All of these projects are within the Gateway Assessment Area. The District is in discussions with Florida Power and Light (FPL) to consider a potential conversion to their system for full streetlight wiring and pole replacement.

4.2 ROAD REPAIR AND REPLACEMENT

The Soccer Drive and Parking Lot Pavement project consisted of asphalt pavement milling and resurfacing and was completed in March 2022 at a final cost of approximately $159,000. All Gateway Assessment Area roads will be scheduled to be repaired and replaced over the course of 10 years or on an as-needed basis.

4.3 CURB AND GUTTER REPLACEMENT

The District maintains the roads and rights-of-way for the majority of Pelican Preserve, all of Stoneybrook, and various roads elsewhere in the Gateway community shown on **Figure 4-1**. The District prioritizes and completes curb and valley gutter replacement projects on an as-need basis. Priority is given to curb and gutters that present a safety risk. All of these projects are within the Gateway Assessment Area.

4.4 SIDEWALK MAINTENANCE AND REPLACEMENT

The District maintains the roads and rights-of-way for the majority of Pelican Preserve, all of Stoneybrook, and various roads elsewhere in the Gateway community shown on **Figure 4-1**. District prioritizes and completes sidewalk maintenance and replacement projects on an as-need basis, including at times, pursuant to an interlocal agreement with Lee County, sidewalks within the Lee County owned rights of way of Gateway Boulevard and Griffin Drive. Priority is given to sidewalks that present a safety risk. All of these projects are within the Gateway Assessment Area.

4.5 MASTER IRRIGATION RENOVATION

The District has an ongoing services contract to operate and maintain the District's landscape irrigation system. The Service Provider is preparing a phased master plan for the replacement of the controller system, and the CIP includes costs to implement that plan. The phased master plan is for four irrigation controllers that will replace the approximately 15 current controllers. The new system will be web based capable of being managed/monitored remotely. The proposed project includes full flow and pressure monitoring along with rain catch and soil sensor technology for best water management practices. It is the intent of the District to repair/replace any and all lines as they have not been maintained since their installation.

5.0 PARKS AND RECREATION

The District is planning to fund five projects within the Parks and Recreation category for the benefit of the Gateway Assessment Area. All of these projects are within the Gateway Assessment Area. **Table 5-1** lists the estimated costs for the projects. The location of the District's existing parks and recreation facilities are shown on **Figure 5-1** provided in **Appendix B**.

District parks and recreation facilities include the Gateway Commons Pool, the Fun Park, and the Sherman Soccer Complex and Dog Park. The Gateway Commons Pool, located at 11301 Gateway Boulevard, contains a heated 25-meter-long pool with a designated lap lane, wading pool for children, covered picnic areas, lounge chairs, tables with umbrellas, restrooms, shower-off facilities, and parking. The Fun Park, located at 12971-12999 Eagle Pointe Circle, has a playground, basketball court, sand volleyball court, and swings for children. The Sherman Soccer Complex located at 13260 Griffin Drive has four regulation and one junior size soccer fields, a playground, covered picnic areas, restrooms, and a concession stand. Of these parks and recreation facilities, it is currently anticipated that the pool facilities will not be open to the general public but reserved for the use of residents of the Gateway Assessment Area only.

Table 5-1. Summary of Parks and Recreation Projects.

Project	Estimated Costs
Pool Filtration System Replacement	$60,000
Gateway Commons Pool Renovations	$50,000
Gateway Commons Construction	$6,050,000
Parks and Recreation Fields & Amenities	$900,000
Landscaping/Monument Signs	$650,000
Parks and Recreation Total	**$7,710,000**

5.1 POOL FILTRATION SYSTEM REPLACEMENT

The District replaced the Gateway Commons Pool water filtration system in FY2022.

5.2 GATEWAY COMMONS POOL RENOVATIONS

The District plans to renovate the restrooms, shower-off facilities, and administrative areas of the buildings that serve the Gateway Commons Pool facility. The District plans to resurface the interior wetted surface and the top decking of the Gateway Commons Pool.

5.3 GATEWAY COMMONS CONSTRUCTION

The District plans to implement a phased construction of new park amenities at the 15 acre Gateway Commons Community Park complex, within which the Gateway Commons Pool is now located. Future improvements may include but are not limited to: Community Center, Bandshell/Amphitheater, Event Lawns & Open Space, Pavilions & Park Shelters, Trails & Fitness Courses, Family Pool & Splash Activities, Sports Courts/Active Elements, and Passive Elements/Landscape.

5.4 PARKS AND RECREATION FIELDS & AMENITIES

The District plans to add new amenities to existing parks and recreation facilities in the Gateway Assessment Area. Future improvements may include: pavilions, restrooms, dog park areas, security cameras and systems, and other ancillary structures and improvements in the Gateway Assessment Area. The District plans to aerate the Sherman Soccer Complex soccer fields in the Gateway Assessment Area on a regular basis using the verticutting, or vertical mowing, method.

5.5 LANDSCAPING/MONUMENT SIGNS

The District plans to undertake projects to upgrade landscaping and monument signs at the District's roads, parks, and recreation facilities in the Gateway Assessment Area.

6.0 TOTAL ESTIMATED COST OF CIP

The total estimated cost of the District's ten year CIP is $45,300,000. A summary of the ten year CIP estimated cost in presented in **Table 6-1**.

Table 6-1. Summary of Ten Year CIP Estimated Costs.

Fund/Department	Estimated Costs
Administrative	$4,820,000
Waterway Management	$20,150,000
Roadway and Landscape	$12,620,000
Parks & Recreation	$7,710,000
Total 10 Year Capital Projects Budget	**$45,300,000***

*Includes CIP components completed as of the date of this report.

APPENDIX A – 10 YEAR CIP SPREADSHEET

Ten Year Capital Projects Budget & Improvement Plan

Fiscal Years 2022 - 2031

		10 Year Capital Improvement Plan										
Report Section	Fund/Department Project Description	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
	Fiscal Year Begin	10/1/2021	10/1/2022	10/1/2023	10/1/2024	10/1/2025	10/1/2026	10/1/2027	10/1/2028	10/1/2029	10/1/2030	
	Fiscal Year End	9/30/2022	9/30/2023	9/30/2024	9/30/2025	9/30/2026	9/30/2027	9/30/2028	9/30/2029	9/30/2030	9/30/2031	
	Administrative											
2.1	Boardroom Renovation and Updates	$ 3,000	$ 17,000									$ 20,000
2.2	Capital Reserve Study	$ 20,000	$ 30,000									$ 50,000
2.3	Accounting Software		$ 70,000									$ 70,000
2.4	ADA Compliance	$ 10,000	$ 10,000	$ 60,000								$ 80,000
2.5	Geographical Information System	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 160,000
2.6	Storage Facility		$ 120,000	$ 20,000	$ 680,000							$ 820,000
2.7	Main District Building		$ 340,000	$ 30,000	$ 3,250,000							$ 3,620,000
	Administrative Total	**$ 58,000**	**$ 612,000**	**$ 135,000**	**$ 3,955,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 4,820,000**
	Waterway Management											
3.1	Bathymetric Surveys and Sediment Core Sampling	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000						$ 500,000
3.2	Surface Water Aerators				$ 260,000	$ 572,000						$ 832,000
3.3	Adjustable Weirs		$ 487,500	$ 487,500								$ 975,000
3.4	Interpond Transfer Structure Modifications			$ 273,000	$ 273,000							$ 546,000
3.5	Stormwater System Repair & Swale Reclamation	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 2,500,000
3.6	Lake Bank Point Repairs and Maintenance	$ 250,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 1,150,000
3.7	Lake Bank Restoration			$ 4,009,000	$ 2,871,000	$ 1,916,000	$ 2,946,000	$ 878,000	$ 1,027,000			$ 13,647,000
	Waterway Management Total	**$ 600,000**	**$ 937,500**	**$ 5,219,500**	**$ 3,854,000**	**$ 2,938,000**	**$ 3,296,000**	**$ 1,228,000**	**$ 1,377,000**	**$ 350,000**	**$ 350,000**	**$ 20,150,000**

Ten Year Capital Projects Budget & Improvement Plan

Fiscal Years 2022 - 2031

		10 Year Capital Improvement Plan										
Report Section	**Fund/Department Project Description**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**Total**
	Fiscal Year Begin	10/1/2021	10/1/2022	10/1/2023	10/1/2024	10/1/2025	10/1/2026	10/1/2027	10/1/2028	10/1/2029	10/1/2030	
	Fiscal Year End	9/30/2022	9/30/2023	9/30/2024	9/30/2025	9/30/2026	9/30/2027	9/30/2028	9/30/2029	9/30/2030	9/30/2031	
	Roadway & Landscape											
4.1	Streetlight Pole, Wiring & Fixture Replacement					$ 4,130,000	$ 4,130,000					$ 8,260,000
4.2	Road Repair and Replacement	$ 208,000	$ 78,000	$ 78,000	$ 78,000	$ 78,000	$ 78,000	$ 78,000	$ 78,000	$ 78,000	$ 78,000	$ 910,000
4.3	Curb and Gutter Replacement	$ 10,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 280,000
4.4	Sidewalk Maintenance & Replacement		$ 150,000	$ 150,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 930,000
4.5	Master Irrigation Renovation		$ 1,120,000	$ 1,120,000								$ 2,240,000
	Roadway & Landscape Total	**$ 218,000**	**$ 1,378,000**	**$ 1,378,000**	**$ 198,000**	**$ 4,328,000**	**$ 4,328,000**	**$ 198,000**	**$ 198,000**	**$ 198,000**	**$ 198,000**	**$ 12,620,000**
	Parks & Recreation											
5.1	Pool Filtration System Replacement	$ 60,000										$ 60,000
5.2	Gateway Commons Pool Renovations		$ 50,000									$ 50,000
5.3	Gateway Commons Construction				$ 550,000						$ 5,500,000	$ 6,050,000
5.4	Parks & Recreation Fields & Amenities				$ 300,000			$ 300,000			$ 300,000	$ 900,000
5.5	Landscaping/Monument Signs			$ 50,000	$ 300,000	$ 300,000						$ 650,000
	Parks & Recreation Total	**$ 60,000**	**$ 50,000**	**$ 50,000**	**$ 1,150,000**	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ 5,800,000**	**$ 7,710,000**
	Total	**$ 936,000**	**$ 2,977,500**	**$ 6,782,500**	**$ 9,157,000**	**$ 7,576,000**	**$ 7,634,000**	**$ 1,736,000**	**$ 1,585,000**	**$ 558,000**	**$ 6,358,000**	**$ 45,300,000**

APPENDIX B – FIGURES

Figure 1-1. Gateway Services Community Development District Boundary Map

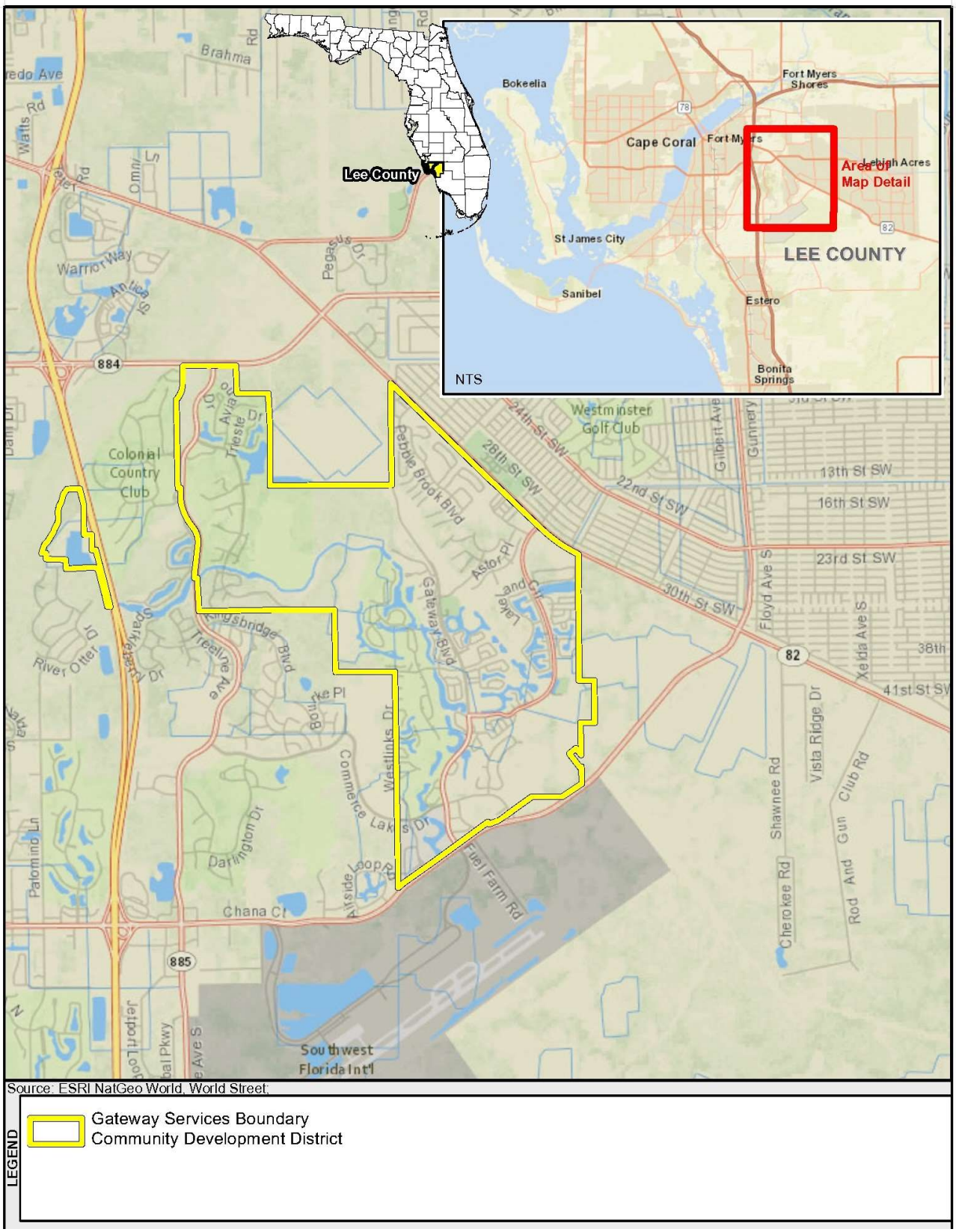


Figure 1-2. Assessment Areas Boundaries Map

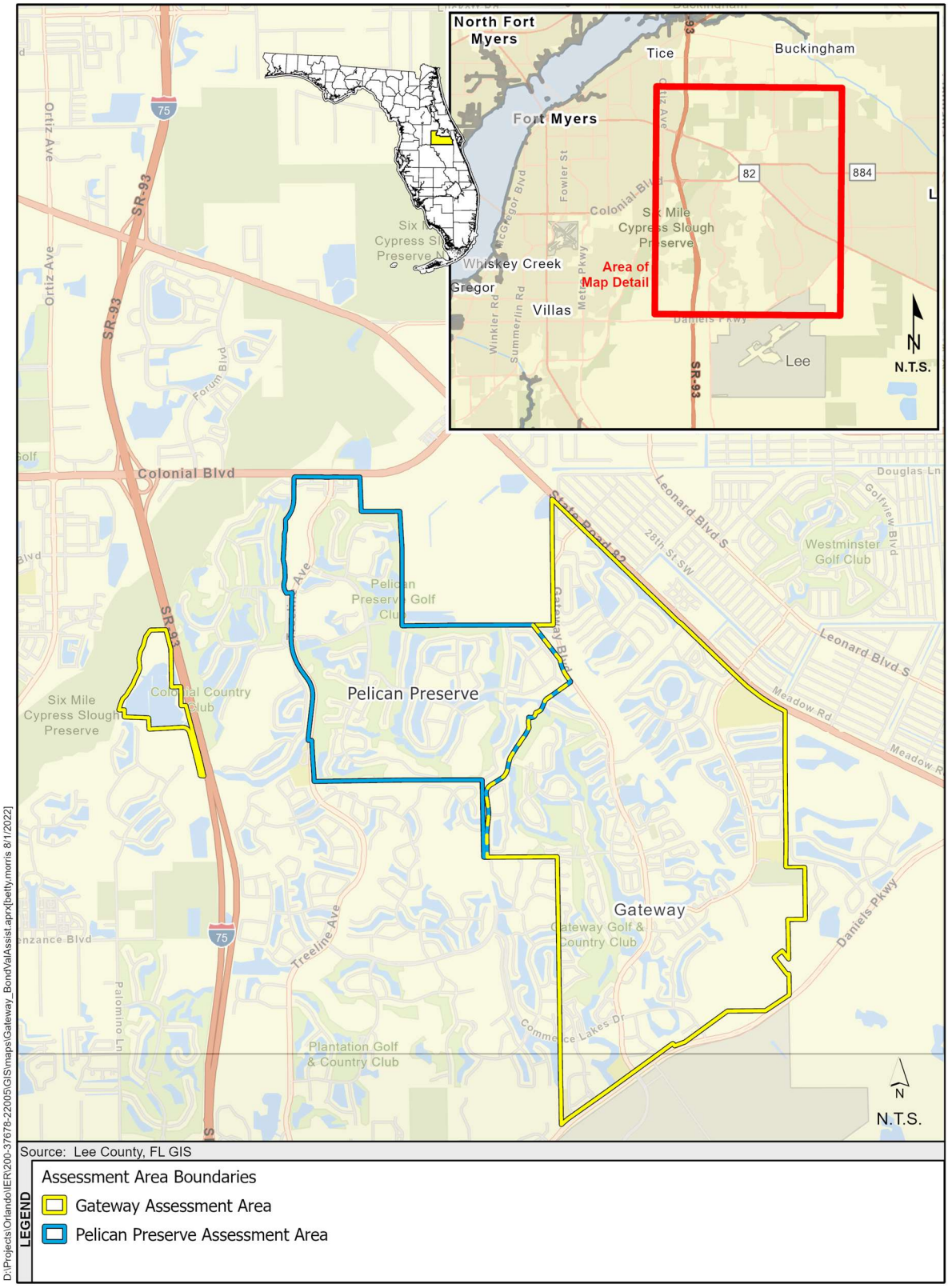


Figure 3-1. District Maintained Lake Basins

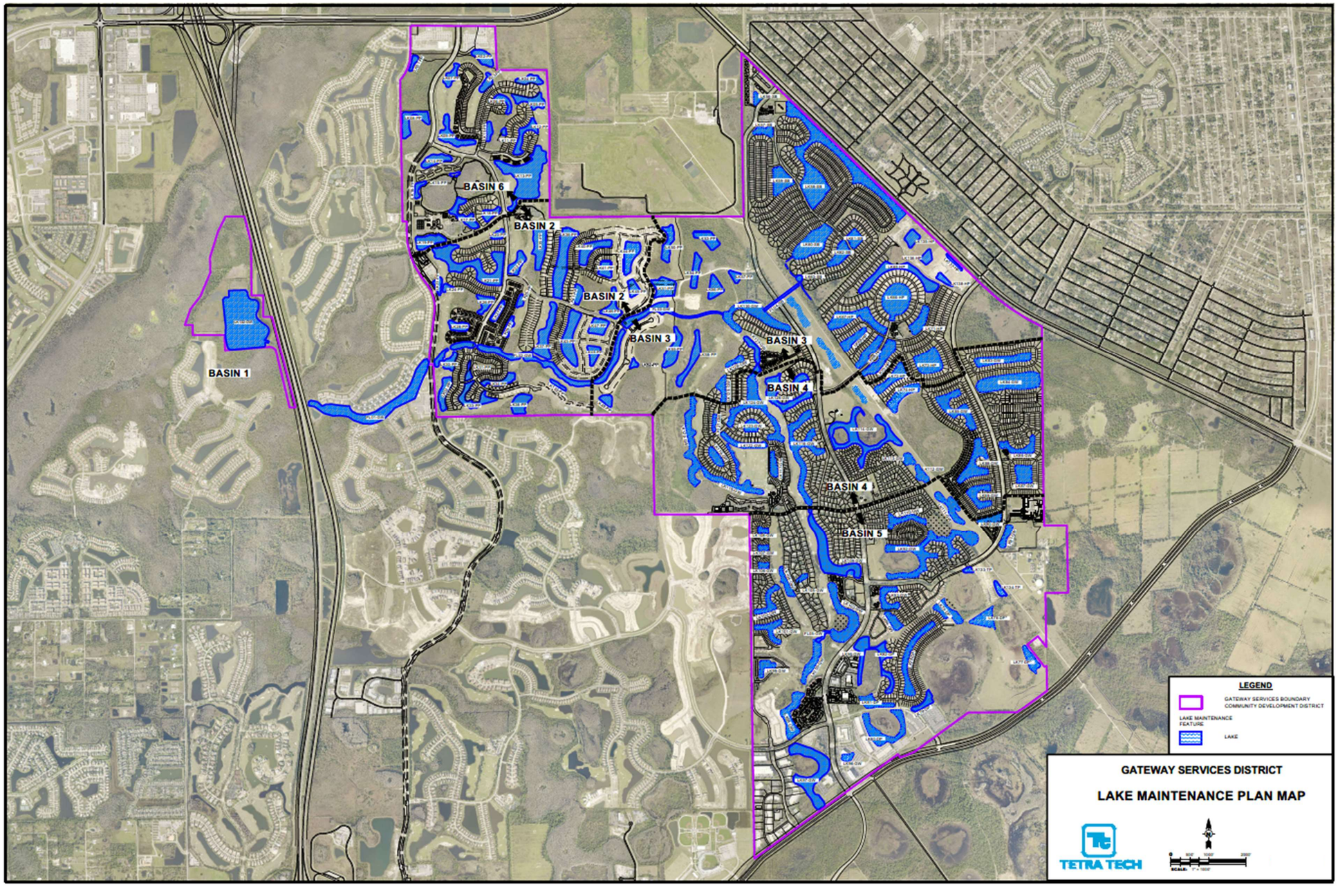


Figure 3-2. District Maintained Lakes

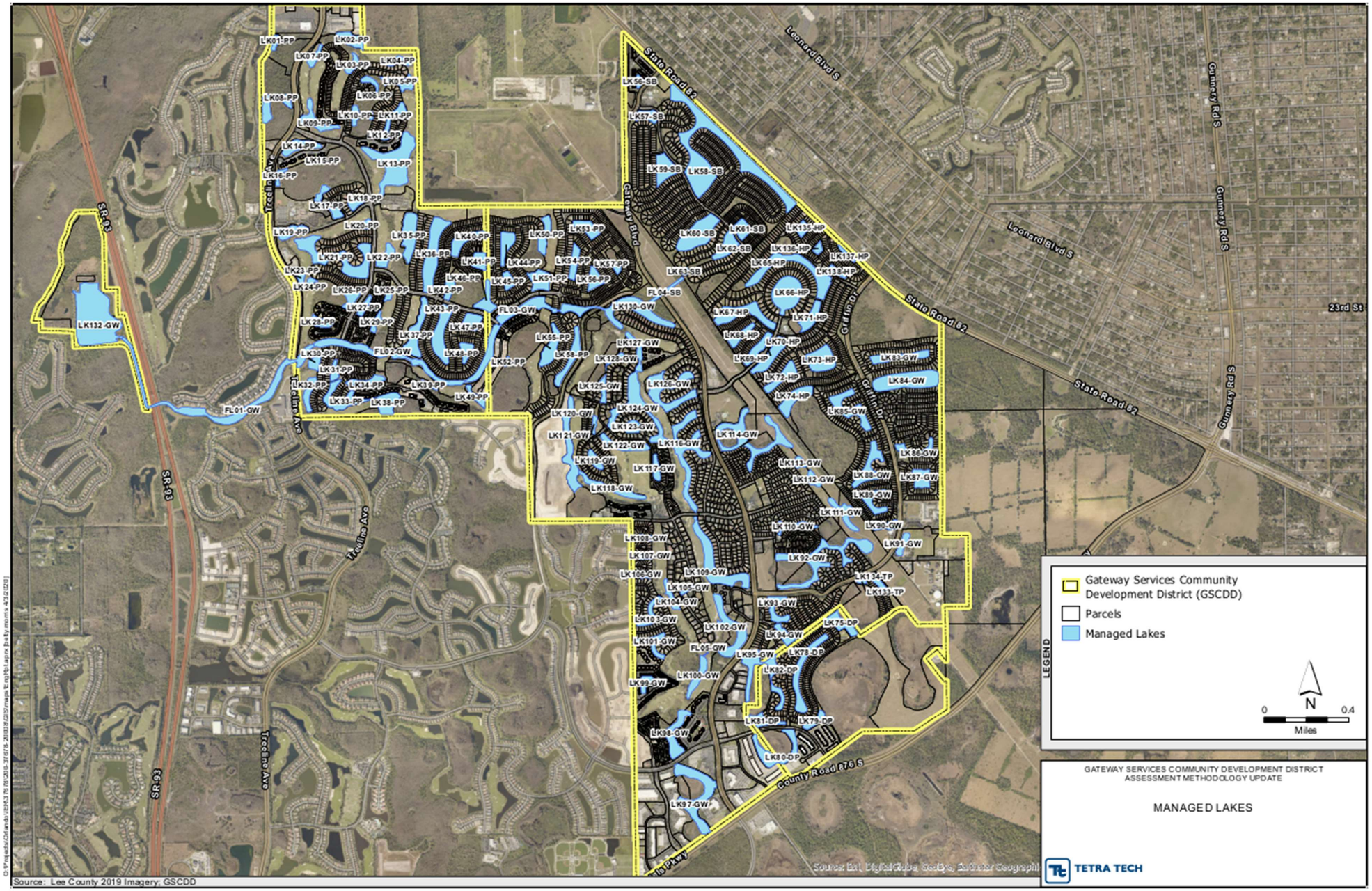


Figure 4-1. District Maintained Roads

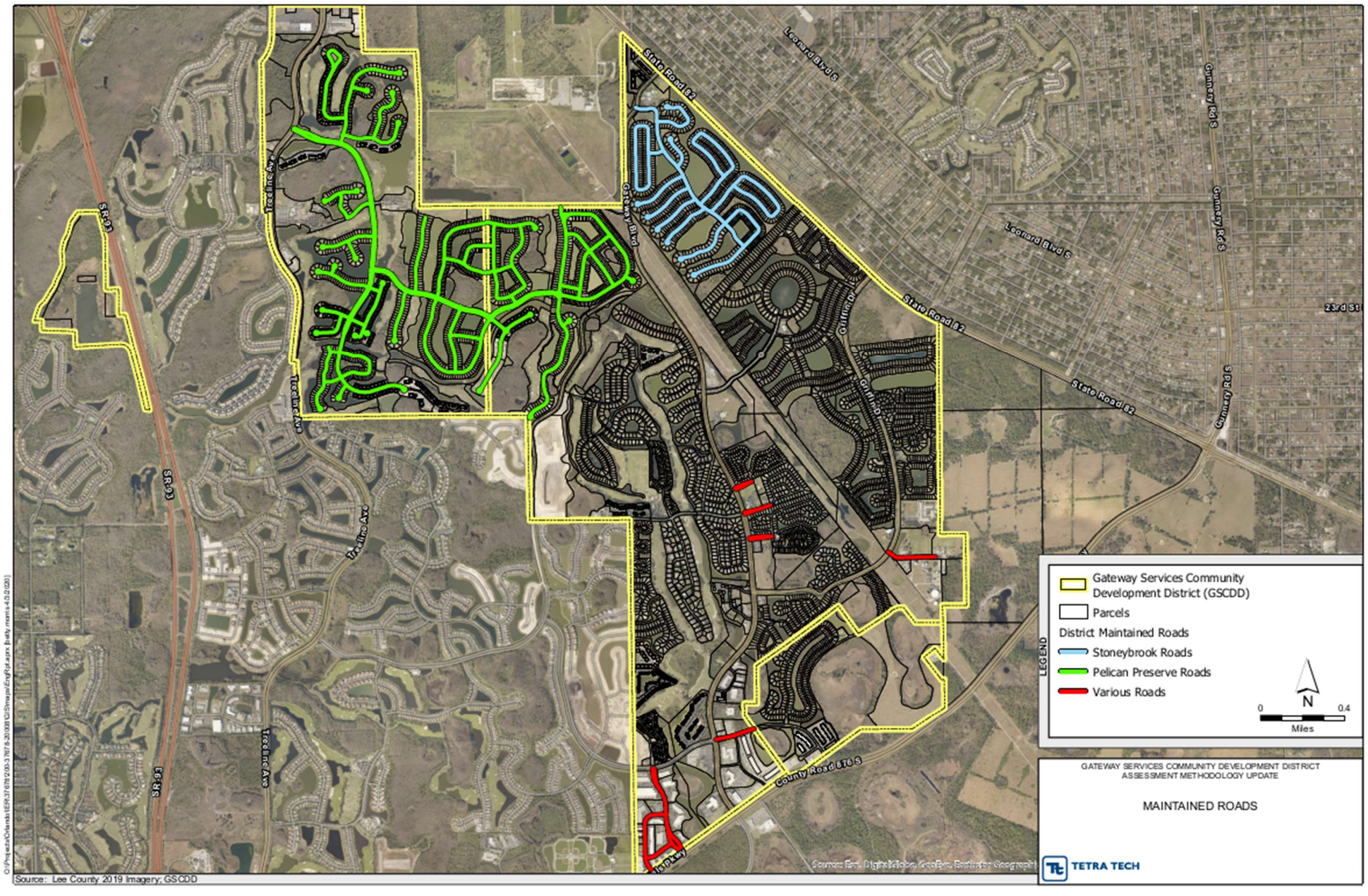


Figure 5-1. District Parks and Recreation Facilities

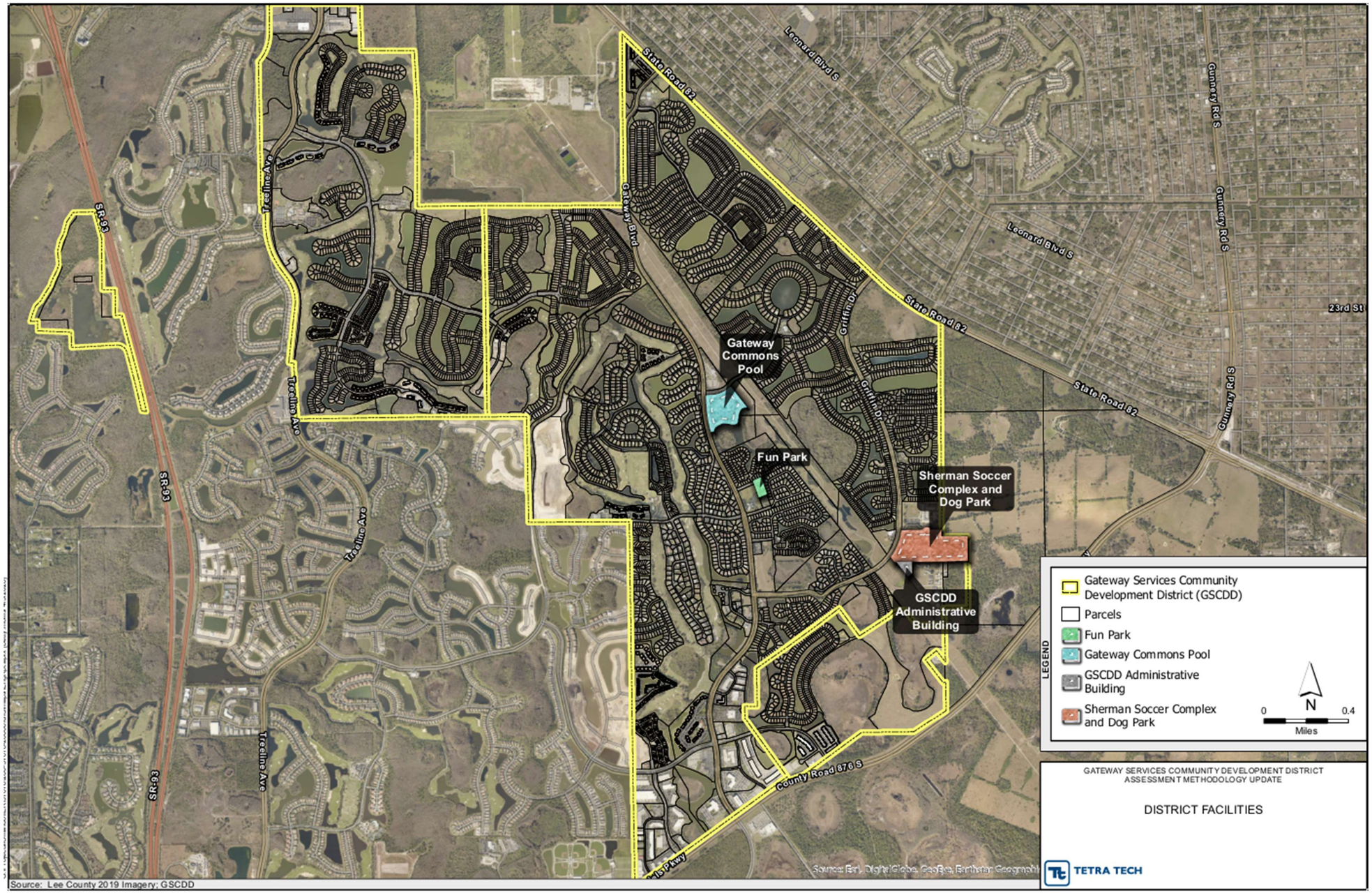


Exhibit B

AMENDED AND RESTATED
MASTER ASSESSMENT METHODOLOGY REPORT
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

September 1, 2022

Prepared for

Board of Supervisors
Gateway Services Community Development District

Prepared by

Real Estate Econometrics, Inc.
707 Orchid Drive, Suite 100
Naples, FL 34102
REE-I.com

1.0 Introduction

1.1 Purpose

This report amends and restates the Master Assessment Methodology, Gateway Services Community Development District dated June 16, 2022 and provides a Master Assessment Methodology (the "MAMR") for the Capital Improvement Plan (the “CIP”) documented in the Amended and Restated Master Engineer’s Report (“MER”) for the Gateway Services Community Development District prepared by Tetra Tech (the “District Engineer”) dated September 1, 2022 (the “Master Engineer’s Report”) being implemented by the Gateway Services Community Development District ("District"), which Master Engineer’s Report amends and restates the Master Engineer’s Report for the Gateway Services Community Development District: Capital Improvement Plan dated June 16, 2022.

The MAMR described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable. The District has adopted the CIP to improve upon existing District infrastructure and construct additional District infrastructure within the District.

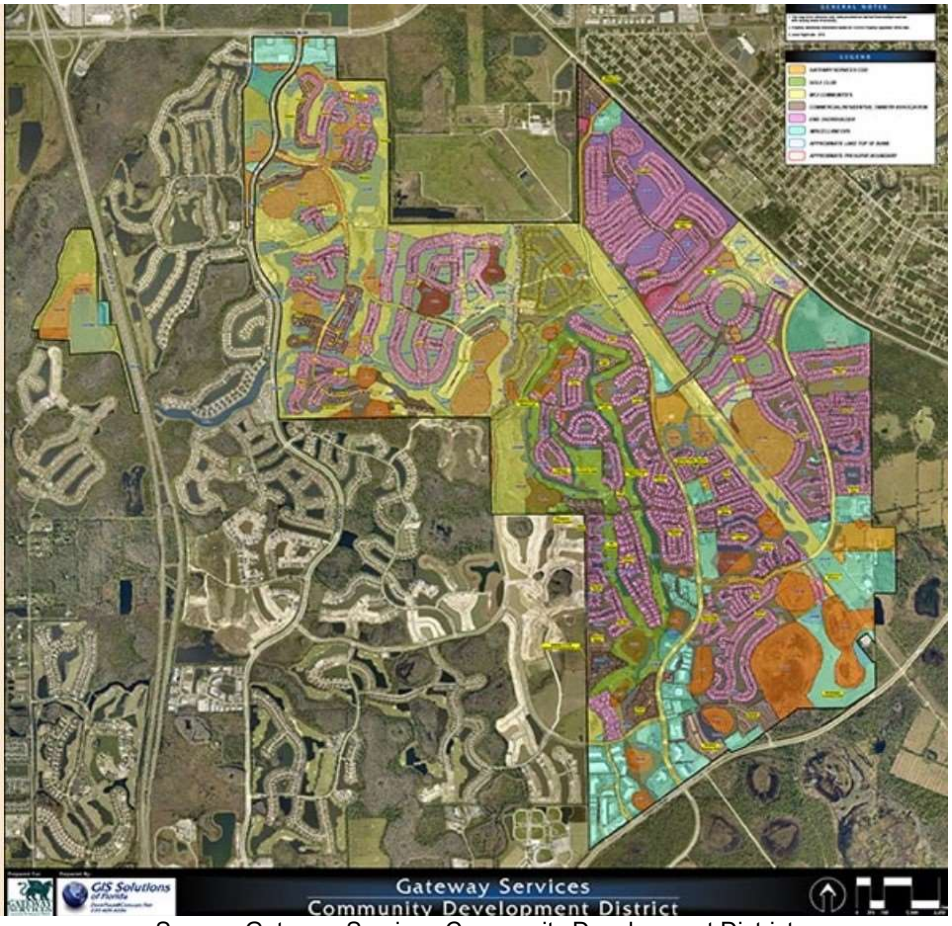
The District plans to fund a portion of the CIP through debt financing with the proceeds of bonds payable from non-ad valorem special assessments levied upon benefitting properties within the District. Any debt repaid from the proceeds of non-ad valorem special assessments is intended to satisfy the statutory and Constitutional tests necessary, including related case law, in order for such non-ad valorem special assessments to constitute liens, co-equal with the liens of State, County, municipal and school board taxes, against properties within the boundary of the District that receive special benefits from the CIP. The Methodology herein is intended to set forth a framework to apportion the special and peculiar benefits from the implementation of the CIP to be financed with the proceeds of bonds payable from and secured by non-ad valorem special assessments (the "Assessments") imposed and levied on the benefiting properties. This report is designed to conform to the requirements of the Constitution, Chapters 170 and 197, F.S. and Chapter 2004-461, Laws of Florida with respect to special assessments and is consistent with our understanding of the case law on this subject.

Real Estate Econometrics, Inc. (“Assessment Consultant”) has been retained to prepare this methodology for the District.

1.2 Background

The District encompasses approximately +/- 4,488 acres comprised of the Gateway and Pelican Preserve master planned residential communities located within Lee County ("County") and partially within the City of Fort Myers ("City"). See Location Map – Figure 1 below.

Figure 1 – Gateway Services Community Development District Location Map



Source: Gateway Services Community Development District

The District was established on May 22, 1986 by the Florida Land and Water Adjudicatory Commission Chapter 42F-1, pursuant to the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"). The District is governed by a five-member Board of Supervisors, who are elected to a term of four years, by qualified electors.

The District is a Community Development District ("CDD") which is a governmental unit created to serve the long-term specific needs of property owners within its boundaries. A CDD's main powers are to plan, finance, construct, operate, and maintain community-wide infrastructure and services specifically for the benefit of its property owners.

The District is implementing the CIP in phases through a series of bond issues and other financing sources over an estimated 10-year period. The CIP will benefit the assessable properties located in the Gateway Assessment Area and certain portions of the CIP will benefit the assessable properties located in the Pelican Preserve Assessment Area (collectively, the "CIP Assessment Areas") of the District.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits which flow as a logical connection from the applicable systems, facilities, and services to property within the applicable CIP Assessment Areas.

While the general public and property owners outside the boundaries of the CIP Assessment Areas will benefit from the provision of the CIP, these benefits are incidental to the benefits derived from property within the boundaries of the applicable CIP Assessment Areas which is dependent upon the CIP or portions thereof, as applicable, to obtain, or to maintain, development entitlements. This fact alone clearly distinguishes the special and peculiar benefits which property within the applicable CIP Assessment Areas receive compared to those properties lying outside of the CIP Assessment Areas boundaries and establishes that the CIP or portions thereof has a nexus to the increased value and the use and enjoyment of the lands within the applicable CIP Assessment Areas.

1.4 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits which flow as a logical connection peculiar to the property as enhanced enjoyment and increased use of the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as first liens on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious, or unfair.

1.5 Scope of Report

The CIP and therefore the financing of the components thereof have been estimated by the District's Consulting Engineer. Accordingly, there can be no assurance on the date hereof that such costs are attainable. This MAMR is intended to establish a maximum benefit (unless altered by subsequent proceedings) based upon current knowledge and to establish a framework for subsequent Supplemental Assessment Methodology Reports ("SAMRs") which will detail with greater specificity the apportionment of benefit peculiar of a Series Project (as defined below) to the specific properties within the applicable CIP Assessment Areas.

The Act permits the District to establish separate phased units of development, which presumably will differ not only on the timing of their development, but also based upon the composition of the uses of property within each unit and the differences in the special and peculiar benefits that each use receives. If and when the District issues bonds or other debt instruments to finance any portion of the CIP (a "Series Project"), one or more subsequent SMARs will describe the specific size and terms of the bonds or other debt being issued as well as the phased unit of development benefiting from the Series Project.

The MAMR must be used to determine the first lien status of the assessments to be imposed on properties within the CIP Assessment Areas. Just as with this MAMR, the subsequent SAMRs will apply algorithms and the principles set forth in the Act and this MAMR and related statutory methodology with more specificity to result in the actual levy of the assessments on the benefiting property.

2.0 Finance Plan

Capital Improvement Program

The District's Consulting Engineer has identified certain infrastructure in the CIP Assessment Areas of the District that will be improved or provided by the District and has provided a cost estimate for the District's CIP. The CIP is detailed in the Master Engineer's Report prepared by the District Engineer.

The CIP consists of improvements to the roadways, the drainage/storm water management system, parks and recreation and administrative functions of the District. For purposes of benefit determination, the Assessment Consultant has determined that the costs for the new administration building, and its associated costs be allocated between the Gateway Assessment Area, the Pelican Preserve Assessment Area and the Gateway Utility Enterprise Fund. All properties within the District boundaries will benefit from the new District administration building so the new administration building and its associated costs will be allocated based on EAUs.

An initial analysis of the timesheets for the employees using the District's administrative building indicates that 59% of the employees' time was attributed to the utilities function of the District. The remaining 41% of the time was attributed to basic District services. The remaining 41% was split 27% to the Gateway Assessment Area and 14% to the Pelican Preserve Assessment Area. Both the number of Equivalent Assessment Units in each area plus the number of acres in each area were split along the 67%/33% lines thus verifying the use of those percentages for each area.

Therefore, 59.0% of the administrative building costs will be funded by funds transferred from the Gateway Utility Enterprise Fund while 27.0% will be allocated to the Gateway Assessment Area and 14.0% will be allocated to the Pelican Preserve Assessment Area.

The MER indicated that a portion of the water management modifications and improvements that are part of the CIP benefited both District Assessment Areas. Three of the weirs to be modified (Weirs No. 1, No. 2, No. 3) are located in the master flow way and serve the Pelican Preserve Assessment Area and the Gateway Assessment Area equally. The fourth weir to be modified (Pond 38 Weir) is located in a pond that solely benefits the Pelican Preserve Assessment Area.

The remaining costs in the MER were attributed 100% to the Gateway Assessment Area as those costs only benefitted that assessment area.

Table 1 below summarizes the costs as allocated for benefit determination purposes and associated with the proposed CIP.

Table 1 – Total CIP for the District

Capital Improvement	Gateway Assessment Area	Pelican Preserve Assessment Area	Utility Enterprise Fund	Total Costs
Administration Building	$977,400	$509,600	$2,147,600	$3,634,600
Administrative CIP Other	$1,185,400	0		$1,185,400
Waterway Mgmt CIP	$19,596,250	553,750		$20,150,000
Roadways and Landscaping CIP	12,620,000	0		$12,620,000
Parks and Recreation CIP	7,710,000	0		$7,710,000
Total	$42,089,050	$1,063,350	$2,147,600	$45,300,000

Source: Master Engineer's Report, September 1, 2022 and Methodology Consultant

The Gateway Utility Enterprise Fund will be funding its portion of the administrative building through a transfer of funds and all or a portion of the remaining CIP will be funded through issuance of bonds. The remaining CIP to be funded by bonds is shown in Table 2 on the next page.

Table 2 – Remaining CIP eligible for District Funding

Capital Improvement	Gateway Assessment Area	Pelican Preserve Assessment Area	Total Costs
Administration Building	$977,400	$509,600	$1,487,000
Administrative CIP Other	$1,185,400	0	$1,185,400
Waterway Mgmt CIP	$19,596,250	553,750	$20,150,000
Roadways and Landscaping CIP	12,620,000	0	$12,620,000
Parks and Recreation CIP	7,710,000	0	$7,710,000
Total	$42,089,050	$1,063,350	$43,152,400

Source: Master Engineer's Report, September 1, 2022 and Methodology Consultant

2.1 Bond Requirements

The District intends to finance a portion of the CIP by issuing one or more series of bonds. A number of items comprise the final par bond requirements. These items may include, but are not limited to, capitalized interest, a debt service reserve fund, underwriter's discount, and issuance costs. For purposes of this MAMR, allowances have been made for such items in order to determine the par debt lien for each property benefitting from the CIP.

As the finance plan is implemented, a subsequent SAMR detailing the particulars of each specific bond issue will detail the terms, interest rates, and costs associated with a specific series of bonds, the level of funding for the construction/acquisition account, the capitalized interest account, the debt service reserve fund account, as well as the underwriter's discount, and issuance costs. Table 3 shows an estimate of the total par amount of bonds required to fund the CIP by assessment area.

Table 3 - Estimated CIP Bonds Par Amount.

Bond Sizing Category	Gateway Assessment Area	Pelican Preserve Assessment Area	Total Costs
CIP Fund	$42,089,050	$1,063,350	$43,152,400
Reserve Fund at MADS[1]	4,239,000	110,000	4,349,000
2 Years Capitalized Interest	5,356,000	136,000	5,492,000
Cost of Issuance	1,071,200	27,200	1,098,400
Underwriter's Discount	803,400	20,400	823,800
Rounding	1,350	3,050	4,400
Total	$53,560,000	$1,360,000	$54,920,000

[1] MADS – Maximum Annual Debt Service
Source: MBS Capital Markets, Inc.("Underwriter") and Methodology Consultant

3.0 Structure – CIP

Special and peculiar benefits flow as a logical connection to the property from the systems, facilities and services provided as a logical consequence to the property within the boundaries of the applicable CIP Assessment Areas. These special benefits are peculiar to the platted units or parcels. The special benefits that justify imposing the assessments on the benefiting platted units or parcels include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various benefiting platted units or parcels of property.

First the District Engineer identifies the CIP costs then the Assessment Consultant allocates those costs to each benefitting platted unit or parcel for the provision of the systems and facilities, which constitute the CIP. The best determination of benefit involves whether there is a special benefit peculiar to such property, different in kind and degree to any general benefit, so long as the special benefit flows peculiar to the property as a logical connection from the components of the CIP. Then a dollar amount of a proposed assessment is identified using various formulas. Then there is a determination of whether that dollar amount itself can be a first lien to be levied on the benefiting property. Then there is an apportionment of the benefits so that no assessment exceeds any determination of special and peculiar benefit to the property and that the amount levied on the benefiting property is fair and reasonable.

The District Engineer determines the costs for the CIP and an estimate of the bond amount required to finance the CIP is calculated by the Underwriter. The determination of benefit leading to the MAMR associated with the CIP is a two-step process. First, the special and peculiar benefits of the CIP will be determined and imposed upon the benefiting property within the District. Second, the assessments will be levied on the benefiting property on a per unit basis for the platted lots and on an acreage basis for the unplatted parcels within the applicable CIP Assessment Areas for the applicable phased units of development in accordance with the more specific uses and special benefits peculiar to each platted lot or parcel in the SAMRs.

4.0 Assessment Determination

4.1 Special and Peculiar Benefit to the Property

The special and peculiar benefits of the construction and/or acquisition by the District of components of the CIP constituting systems, facilities and services which are provided in differing amounts, is dependent on the type of land use receiving the special and peculiar benefits peculiar to those properties which flow from the logical relationship to the properties.

One example of this differentiation is the concept that various land uses will generate differing demands on the CIPs roadway infrastructure. Another example is that it can be demonstrated that each land use will receive a different level of surface water management benefit that relates to that land use's density and intensity of development.

These determinations are reviewed in the light of the special and peculiar benefits peculiar to the property which flow to the properties as a result of their logical connection from the improvements actually provided.

The special and peculiar benefits within an assessment area of a phased unit of development shall be determined relative to each parcel of land and identified for each improvement in accordance with a SAMR.

4.2 Reasonable and Fair Apportionment of the Duty to Pay

The special and peculiar benefits from the component systems and facilities of the CIP have been determined and apportioned to the platted lots on a unit basis and to the unplatted parcels on an equal acre basis. Based on determined current land uses and as land receives certain development approvals as described in this MAMR, the benefits will be apportioned as provided in SAMRs.

The duty to pay the non-ad valorem special assessments as set forth above is fairly and reasonably apportioned because the special and peculiar benefits to the property flowing from the acquisition and/or construction of the CIP (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to the reasonable estimates of the special and peculiar benefits including enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums and conferred on the land as provided by the CIP for the reasons set forth above.

Accordingly, no acre of property within the CIP Assessment Areas will be assessed for the payment of any non-ad valorem special assessment pursuant to this MAMR in an amount greater than the determined special benefit peculiar to that property and having a nexus to the value of the property or the use and enjoyment thereof.

4.3 Par Debt and Assessment benefit analysis

Individual annual assessments are determined with each subsequent SAMR when bonds are issued to fund a Series Project.

Until such SAMRs and the related bonds are issued, and annual assessments determined, the District must determine the total par debt and related assessments to fund the entire CIP, to be calculated and apportioned to each benefiting platted unit or parcel within the CIP Assessment Areas. This MAMR sets forth the master assessment benefit determination process by which the SAMRs will follow and also sets forth the par debt amount for each benefiting platted unit or parcel in the CIP Assessment Areas.

The benefits received by an individual property within the District is determined by applying measurement coefficients to each property based on the benefit being measured. For instance, roadway benefits are generally measured by the number trips generated by the property, stormwater management benefits are measured by the amount of water flow coming off of a property into the stormwater management system (with the exception of the cost related to the weirs which was determined to benefit both CIP Assessment Areas equally), and parks and recreation and administrative benefits are measured by equivalent assessment units ("EAU").

Par Debt Allocation by Capital Improvement

In order to determine the benefit received by product type/land use, the total par debt for the CIP needs to be allocated by capital improvement so that each benefit can be measured by coefficients as noted above. The par debt is apportioned by the percentage of each capital improvement to the total of the CIP as outlined in the Engineer's Report. That allocation is noted in Table 4 below.

Table 4 – CIP Par Debt Allocation by Capital Improvement

CIP Category	Gateway Assessment Area	Pelican Preserve Assessment Area	CIP Category Totals
Administrative CIP	$2,752,249.53	$651,766.59	$3,404,016.11
Waterway Mgmt CIP	$24,937,012.12	$708,233.41	$25,645,245.53
Roadways and Landscaping CII	$16,059,454.89	$0.00	$16,059,454.89
Parks and Recreation CIP	$9,811,283.46	$0.00	$9,811,283.46
	$53,560,000.00	$1,360,000.00	$54,920,000.00

Source: Master Engineer's Report, September 1, 2022 and Underwriter

Roadways

The roadway capital improvement costs are apportioned according to land use, expressed as trip generation rates, associated with each specific land use within the Gateway Assessment Area. The trip rates are derived from the 8th Edition of the Institute of Transportation Engineers ("ITE") Study. Single Family homes generally have more inhabitants, more vehicles, and therefore higher frequency of use of roadways in their respective community. Multi-Family, however, utilize the community roadways less and therefore benefit less than their Single-Family unit counterparts. As a result, Single-Family units can be said to enjoy the special benefits of these specific improvements to a larger magnitude than all other types of units.

Single-Family units will therefore be assessed significantly, but not substantially, more than Multi-Family for the reason that they will be using community roadways more often and hence receive significantly more special benefits from the specific improvements of roadway lighting, landscaping, signage and roadway construction provided by the District.

The ITE rates are shown in terms of daily trips generated by each land use category as shown in Table 5 below.

Table 5 - Trip Generation by Land Use Type

Category – DOR Code	Measurement	Daily Trips
Single Family Homes 210	Per Developed Unit	9.52
Multi-Family Homes 230	Per Developed Unit	5.81
Vacant Land	Per Parcel	2.00
Golf Course 430	Per Hole	35.74
Elementary School 520	Per Student	1.29
General Office 710	Per 1,000 square feet	11.01
Medical Dental Office 720	Per 1,000 square feet	36.13
Shopping Center 820 Rate	Per 1,000 square feet	42.94
Supermarket 850	Per 1,000 square feet	102.24
Convenience Market with Fuel 851	Per Gas Pump	189.44
Drive-in Bank 912	Per Drive-in Window	139.25
General Light Industrial 110	Per 1,000 square feet	6.97
Church 560	Per 1,000 square feet	9.11
Corporate Headquarters 714	Per 1,000 square feet	7.98

Source: Institute of Traffic Engineers, 10th Edition

Stormwater Management System

The Stormwater Management System provides several special benefits, peculiar to certain properties within the respective CIP Assessment Areas, as previously described in Section 4.3. Such benefits conferred by this system, as a whole, are to be apportioned to properties based on the type of land use on a per parcel or per acre basis. The stormwater management system apportionment method addresses the land use of individual parcels and size (acres). Property will be assessed to reflect the relative magnitude of the individual special benefit it receives proportionally from the entire Stormwater Management System. In this case, each property land use is assigned an acreage or a portion thereof runoff percentage factor that is based on the pervious and impervious surfaces each property land use has as it relates to the entire parcel.
For example, a single-family home has less run off due to its smaller impervious surface compared to a multi-family parcel or commercial enterprise due to their large parking lots. As such, the Water Management assessment is apportioned according to the relative magnitude of the proportionate special benefit enjoyed by the particular type of property being assessed.

The Consultant used the runoff coefficients in Figure 2 below to determine the runoff of water on a pervious surface as even vacant land has runoff.

Figure 2 – Runoff Coefficients for Pervious Lands

Land use	Slope (%)	Sand	Loamy sand	Sandy loam	Loam	Silt loam	Silt	Sandy clay loam	Clay loam	Silty clay loam	Sandy clay	Silty Clay	Clay
Forest	<0,5	0.03	0.07	0.10	0.13	0.17	0.20	0.23	0.27	0.30	0.33	0.37	0.40
	0,5–5	0.07	0.11	0.14	0.17	0.21	0.24	0.27	0.31	0.34	0.37	0.41	0.44
	5–10	0.13	0.17	0.20	0.23	0.27	0.30	0.33	0.37	0.40	0.43	0.47	0.50
	>10	0.25	0.29	0.32	0.35	0.39	0.42	0.45	0.49	0.52	0.55	0.59	0.62
Grass	<0,5	0.13	0.17	0.20	0.23	0.27	0.30	0.33	0.37	0.40	0.43	0.47	0.50
	0,5–5	0.17	0.21	0.24	0.27	0.31	0.34	0.37	0.41	0.44	0.47	0.51	0.54
	5–10	0.23	0.27	0.30	0.33	0.37	0.40	0.43	0.47	0.50	0.53	0.57	0.60
	>10	0.35	0.39	0.42	0.45	0.49	0.52	0.55	0.59	0.62	0.65	0.69	0.72
Crop	<0,5	0.23	0.27	0.30	0.33	0.37	0.40	0.43	0.47	0.50	0.53	0.57	0.60
	0,5–5	0.27	0.31	0.34	0.37	0.41	0.44	0.47	0.51	0.54	0.57	0.61	0.64
	5–10	0.33	0.37	0.40	0.43	0.47	0.50	0.53	0.57	0.60	0.63	0.67	0.70
	>10	0.45	0.49	0.52	0.55	0.59	0.62	0.65	0.69	0.72	0.75	0.79	0.82
Bare	<0,5	0.33	0.37	0.40	0.43	0.47	0.50	0.53	0.57	0.60	0.63	0.67	0.70
soil	0,5–5	0.37	0.41	0.44	0.47	0.51	0.54	0.57	0.61	0.64	0.67	0.71	0.74
	5–10	0.43	0.47	0.50	0.53	0.57	0.60	0.63	0.67	0.70	0.73	0.77	0.80
	>10	0.55	0.59	0.62	0.65	0.69	0.72	0.75	0.79	0.82	0.85	0.89	0.92
IMP		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

doi:10.1371/journal.pone.0125805.t002

Source: Mahmoud, Shereif & Alazba, Prof. (2015). Hydrological Response to Land Cover Changes and Human Activities in Arid Regions Using a Geographic Information System and Remote Sensing. Plus one. 10. e0125805. 10.1371/journal.pone.0125805.

The basis for the runoff coefficient for pervious lands measurement is that impervious surfaces that don't allow water to percolate create a 100% flow into the stormwater management system. From Figure 2, the Assessment Consultant calculated that loamy sand pervious surfaces that allow water to percolate generate a 20% flow into stormwater management system.

Each parcel in the Gateway Assessment Area receiving benefit from the District's stormwater management system was measured to determine its pervious and impervious surfaces, with the exception of the cost of the weirs as described later in this report. The measurements were then added together to determine the impact each parcel has on the stormwater management system. Therefore, 100% of impervious acres + 20% of impervious acres = total acres impacting the stormwater management system.

Residential data from the property appraiser included GIS acres and gross buildable square feet (impervious) and subtracted gross buildable acres from GIS acres to obtain pervious acreage.

The commercial parcels in the Gateway Assessment Area were measured to determine their pervious and impervious surfaces as shown in Figure 3 below.

Figure 3 – Gateway Commercial Parcels Measurements Example



Source: Lee County Florida Property Appraiser

As mentioned earlier in this MAMR, the Assessment Consultant excluded lakes from the golf course acreage. This analysis separated the acreage that is impacting the stormwater management system from the acreage that comprises the stormwater management system. Also not included is property owned by any governmental entity such as the District, the City or the County.

Administration and Parks & Recreation

The District's administration building will provide special benefits peculiar to all properties withing the applicable CIP Assessment Areas, and parks & recreation facilities provide special benefits peculiar to all properties within the Gateway Assessment Area. These assessments are apportioned equally among all the properties within the CIP Assessment Areas. Within the applicable CIP Assessment Areas, the relative benefit conferred is expressed in terms of Equivalent Assessment Units ("EAUs"). The use of EAUs as a basis for apportioning assessments is widely used throughout Florida as a fair and reasonable method of apportioning benefit and determining assessments. Each property within the Gateway Assessment Area receives one (1) EAU regardless of its size or land use. It should be noted that only the residential property within the Gateway Assessment Area will be assessed for the Parks and Recreation Improvements. Within the Pelican Preserve Assessment Area as to the allocation of certain Administration Building related costs and facilities, each residential unit receives one (1) EAU and the commercial parcels are allocated one (1) EAU per 1,500 square feet of developed space, while the undeveloped acreage and the golf course receive one (1) EAU per acre. The EAUs per applicable CIP Assessment Area was previously shown in Table 1 on page 5.

Par Debt Calculations

Once the measurements were applied to each platted residential unit and commercial parcel in the applicable CIP Assessment Areas, an amount (number of daily trips, pervious and impervious surfaces and EAU was determined for each platted unit and parcel. All of the measurement amounts were tallied by category then each property's amount was divided by the total benefit to obtain a percentage of the category benefit for that property.

The category benefit amount was multiplied by each property's percentage of that amount to determine each platted unit or parcel's apportionment benefit assessment for that category. Each property's apportionment benefit par debt for each of the three categories was then tallied to calculate the total annual CIP par debt for each land use.

Gateway Assessment Area

The Par Debt calculations are shown separately for both the Gateway Assessment Area and the Pelican Preserve Assessment Area. The following Tables 6 through 9 on the next page reflect the Gateway Assessment Area par debt per unit for each of the four (4) CIP categories. The administration building CIP is combined with the other administration CIP since their benefit measurement is the same. The parks & recreation CIP only benefits the residential properties within the Gateway Assessment Area since the District has indicated that the parks & recreation areas are not available for use by the commercial properties within the Gateway Assessment Area.

Table 6 – Roadway Par Debt by Land Use Type

TOTAL ROADWAY PAR DEBT PER UNIT	PERCENT OF TRIPS	ROADWAY ALLOCATION	UNITS	ROADWAY PAR DEBT PER UNIT
SINGLE FAMILY	62.49%	$10,035,046.92	4,127	$2,431.56
MULTI -FAMILY	8.22%	$1,320,730.26	890	$1,483.97
GOLF COURSE	1.02%	$164,314.18	1	$164,314.18
COMMERCIAL TOTALS[1]	28.27%	$4,539,363.53	1	$4,539,363.53
	100.00%	$16,059,454.89		

[1] – See Appendix A Assessment Roll commencing on Page 18 for Commercial Detail
Source: Assessment Consultant

Table 7 – Stormwater Management Par Debt by Land Use Type

TOTAL STORMWATER MGT. PAR DEBT PER UNIT	PERCENT OF STMWTR.MGT.	STMWTR. MGT. ALLOCATION	UNITS	STMWTR. MGT. PAR DEBT PER UNIT
SINGLE FAMILY	69.04%	$17,217,144.13	4,127	$4,171.83
MULTI -FAMILY	7.99%	$1,992,681.78	890	$2,238.97
GOLF COURSE	5.90%	$1,471,006.25	1	$1,471,006.25
COMMERCIAL TOTALS[1]	17.07%	$4,256,179.96	1	$4,256,179.96
	100.00%	$24,937,012.12		

[1] – See Appendix A Assessment Roll commencing on Page 18 for Commercial Detail
Source: Assessment Consultant

Table 8 – Administration Par Debt by Land Use Type

TOTAL ADMINISTRATION PAR DEBT PER UNIT	PERCENT OF EAUs	ADMIN ALLOCATION	UNITS	ADMIN PAR DEBT PER UNIT
SINGLE FAMILY	79.35%	$2,183,913.44	4,127	$529.18
MULTI -FAMILY	17.11%	$470,967.52	890	$529.18
GOLF COURSE	0.02%	$529.18	1	$529.18
COMMERCIAL TOTALS[1]	3.52%	$96,839.39	1	$96,839.39
	100.00%	$2,752,249.53		

[1] – See Appendix A Assessment Roll commencing on Page 18 for Commercial Detail
Source: Assessment Consultant

Table 9 – Parks & Recreation Par Debt by Land Use Type

TOTAL PARKS & REC PAR DEBT PER UNIT	PERCENT OF EAUs	PARK & REC ALLOCATION	UNITS	PARK & REC PAR DEBT PER UNIT
SINGLE FAMILY	82.26%	$8,070,792.67	4,127	$1,955.61
MULTI -FAMILY	17.74%	$1,740,490.79	890	$1,955.61
GOLF COURSE	0.00%	$0.00	1	$0.00
COMMERCIAL TOTALS	0.00%	$0.00	1	$0.00
	100.00%	$9,811,283.46		

Source: Assessment Consultant

Table 10 below reflects the aggregated CIP Par Debt Per Unit based upon the preceding tables for each improvement category.

Table 10 – Gateway Assessment Area Aggregate CIP Par Debt Per Unit

TOTAL PAR DEBT PER UNIT	ROADWAY	STMWTR. MGT.	ADMINISTRATION	PARKS & REC	PAR DEBT LIEN/UNIT	UNITS	GRAND TOTAL
SINGLE FAMILY	$2,431.56	$4,171.83	$529.18	$1,955.61	$9,088.17	4,127	$37,506,897.16
MULTI -FAMILY	$1,483.97	$2,238.97	$529.18	$1,955.61	$6,207.72	890	$5,524,870.36
GOLF COURSE	$164,314.18	$1,471,006.25	$529.18	$0.00	$1,635,849.61	1	$1,635,849.61
COMMERCIAL TOTALS[1]	$4,539,363.53	$4,256,179.96	$96,839.39	$0.00	$8,892,382.87	1	$8,892,382.87
							$53,560,000.00

[1] – See Appendix A Assessment Roll commencing on Page 18 for Commercial Detail
Source: Assessment Consultant

Pelican Preserve Assessment Area

The Pelican Preserve Assessment area has two (2) par debt amounts to be allocated. As shown in Table 4 on page 9, the stormwater management par debt and administration building par debt benefits were determined.

The stormwater management par debt benefit related to the cost of the weirs was determined by the benefit received by the Pelican Preserve Assessment Area from the weirs and the administrative building benefit is determined by the number of EAUs for each parcel in the Pelican Preserve Assessment Area. The following Tables 11 through 13 below and on the next page reflect the Pelican Preserve Assessment Area par debt per unit for each of the two (2) CIP categories.

Table 11 – Pelican Preserve Assessment Area Stormwater Management Par Debt by Land Use Type

PRODUCT TYPE	PERCENT OF STMWTR. MGT.	STMWTR MGT. PAR DEBT ALLOCATION	UNITS/ACRES	STMWTR MGT. PAR DEBT PER UNIT
Single Family	55.89%	$395,831.20	1,668.00	$237.31
Multi Family (Inside Gate)	14.32%	$101,445.33	830.00	$122.22
Multi Family (Outside Gate)	3.90%	$27,640.80	168.00	$164.53
Golf Course	17.99%	$127,438.35	256.02	
Commercial[1]	7.89%	$55,877.74	171.10	
TOTALS	100.00%	$708,233.41	3,093.12	

[1] – See Appendix B Assessment Roll commencing on Page 24 for Commercial Detail
Source: Assessment Consultant

Table 12 – Administration Par Debt by Land Use Type

PRODUCT TYPE	EAUS	PERCENT EAUs	ADMIN. BLDG. PAR DEBT ALLOCATION	PAR DEBT PER EAU
Single Family	1,668.00	53.93%	$351,471.99	$210.71
Multi Family (Inside Gate)	830.00	26.83%	$174,893.13	$210.71
Multi Family (Outside Gate)	168.00	5.43%	$35,400.06	$210.71
Golf Course	256.02	8.28%	$53,947.16	$210.71
Commercial[1]	171.10	5.53%	$36,054.25	$210.71
TOTALS	3,093.12	100.00%	$651,766.59	

[1] – See Appendix B Assessment Roll commencing on Page 24 for Commercial Detail
Source: Assessment Consultant

Table 13 – Pelican Preserve Assessment Area Aggregate CIP Par Debt Per Unit

PRODUCT TYPE	UNITS	STRMWTR. MGT. PAR DEBT	ADMIN. BLDG. PAR DEBT	TOTAL PAR DEBT	PAR DEBT PER UNIT
Single Family	1,668.00	$395,831.20	$351,471.99	$747,303.18	$448.02
Multi Family (Inside Gate)	830.00	$101,445.33	$174,893.13	$276,338.46	$332.94
Multi Family (Outside Gate)	168.00	$27,640.80	$35,400.06	$63,040.86	$375.24
Golf Course	256.02	$127,438.35	$53,947.16	$181,385.51	
Commercial[1]	171.10	$55,877.74	$36,054.25	$91,932.00	
TOTALS	3,093.12	$708,233.41	$651,766.59	$1,360,000.00	

[1] – See Appendix B Assessment Roll commencing on Page 24 for Commercial Detail
Source: Assessment Consultant

The par debt amounts for both the Gateway Assessment Area and the Pelican Preserve Assessment Area represent the special and peculiar benefit each property receives as a logical connection from the systems and services of the CIP. The par debt amounts are also fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed and they are measured with mathematical certainty by using professionally acceptable measuring guidelines.

5.0 Covenant to Pay

All par debt amounts levied run with the land. The owner of record at the time a series of bonds is issued and the annual assessment roll is developed will have the responsibility to make the annual debt service assessment payments.

6.0 Methodology Use

This MAMR provides the mathematical calculation to determine the par debt allocation by product type and land use and provides a method to determine par debt amounts and annual assessments for future series of bond issues. The future par debt and assessment calculations could change from fiscal year to fiscal year depending on the issuance of series bonds and changes to planned residential lots and land uses.

7.0 Assessment Roll

The entire CIP assessment roll is located in Appendix A commencing on page 18 and Appendix B commencing on page 24.

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APPENDIX A

Gateway Services Community Development District

2022 Master Improvement Program

GATEWAY ASSESSMENT AREA

RESIDENTIAL

SINGLE FAMILY NEIGHBORHOOD

	UNITS	PAR DEBT/UNIT	TOTAL PAR DEBT	ANNUAL NET ASSESSMENT / UNIT	TOTAL ANNUAL NET ASSESSMENT
Area 1 - Residential	1	$9,088.17	$9,088.17	$719.28	$719.28
Mahogany Isles	134	$9,088.17	$1,217,815.42	$719.28	$96,383.86
Cypress Links	71	$9,088.17	$645,260.41	$719.28	$51,069.06
Callaway Greens	98	$9,088.17	$890,641.12	$719.28	$70,489.69
Silverlakes	329	$9,088.17	$2,990,009.49	$719.28	$236,643.95
Bristol Parc	138	$9,088.17	$1,254,168.11	$719.28	$99,260.99
Magnolia Lakes	116	$9,088.17	$1,054,228.27	$719.28	$83,436.77
Hampton Park	569	$9,088.17	$5,171,171.43	$719.28	$409,271.76
Hidden Links - Single Family	50	$9,088.17	$454,408.74	$719.28	$35,964.13
Walden Lakes	90	$9,088.17	$817,935.73	$719.28	$64,735.43
Stoneybrook - Inside Gate	778	$9,088.17	$7,070,599.95	$719.28	$559,601.81
Mahogany Run South	87	$9,088.17	$790,671.20	$719.28	$62,577.58
Hampton Greens	75	$9,088.17	$681,613.11	$719.28	$53,946.19
Waterford Village	109	$9,088.17	$990,611.05	$719.28	$78,401.80
Mahogany Run North	93	$9,088.17	$845,200.25	$719.28	$66,893.28
Pinewood Lakes	150	$9,088.17	$1,363,226.21	$719.28	$107,892.38
Eagle Point + Cypress Pointe	124	$9,088.17	$1,126,933.67	$719.28	$89,191.03
Pinecrest	66	$9,088.17	$599,819.53	$719.28	$47,472.65
Devonshire Lakes	90	$9,088.17	$817,935.73	$719.28	$64,735.43
Fairway Isles North and South	34	$9,088.17	$308,997.94	$719.28	$24,455.61
The Cottages and Sabal Dunes	20	$9,088.17	$181,763.49	$719.28	$14,385.65
Timber Ridge Court	145	$9,088.17	$1,317,785.34	$719.28	$104,295.97
Cypress Cay	147	$9,088.17	$1,335,961.69	$719.28	$105,734.53
Timberwood Preserve	43	$9,088.17	$390,791.51	$719.28	$30,929.15
Daniels Preserve	215	$9,088.17	$1,953,957.57	$719.28	$154,645.75
Hammock Cove	136	$9,088.17	$1,235,991.76	$719.28	$97,822.43
Westhaven at Gateway	76	$9,088.17	$690,701.28	$719.28	$54,665.47
Arborwood Preserve	143	$9,088.17	$1,299,608.99	$719.28	$102,857.40
Sub-Total	4,127				

MULTI-FAMILY NEIGHBORHOOD

Champions Green	88	$6,207.72	$546,279.32	$491.31	$43,235.21
Lakeview @ Summerwind	40	$6,207.72	$248,308.78	$491.31	$19,652.37
Golfview @ Summerwind	88	$6,207.72	$546,279.32	$491.31	$43,235.21
Hidden Links - Condos	48	$6,207.72	$297,970.54	$491.31	$23,582.84
Royal Greens	312	$6,207.72	$1,936,808.48	$491.31	$153,288.48
Lakeview @ Summerwind II	40	$6,207.72	$248,308.78	$491.31	$19,652.37
Santa Luz	64	$6,207.72	$397,294.05	$491.31	$31,443.79
Stoneybrook - Outside Gate	210	$6,207.72	$1,303,621.10	$491.31	$103,174.94
Sub Total	890				

COMMERCIAL

Gateway Golf Club					
07-45-26-00-00001.1060	1	$1,635,849.61	$1,635,849.61	$129,469.13	$129,469.13
Commercial Parcel ID					
06-45-26-00-00001.1000	1	$78,039.92	$78,039.92	$6,176.46	$6,176.46
06-45-26-00-00001.1130	1	$186,328.27	$186,328.27	$14,746.93	$14,746.93
07-45-26-00-00001.1020	1	$100,754.89	$100,754.89	$7,974.23	$7,974.23
07-45-26-00-00001.102A	1	$150,118.13	$150,118.13	$11,881.08	$11,881.08
07-45-26-00-00001.1030	1	$110,291.31	$110,291.31	$8,728.99	$8,728.99
07-45-26-00-00001.1150	1	$41,979.20	$41,979.20	$3,322.44	$3,322.44
07-45-26-00-00001.1160	1	$193,689.17	$193,689.17	$15,329.51	$15,329.51
07-45-26-07-0000A.0010	1	$86,148.08	$86,148.08	$6,818.18	$6,818.18
07-45-26-07-0000A.0020	1	$9,125.00	$9,125.00	$722.20	$722.20
07-45-26-07-0000A.0030	1	$9,918.10	$9,918.10	$784.97	$784.97
07-45-26-07-0000A.0040	1	$55,558.30	$55,558.30	$4,397.16	$4,397.16
07-45-26-07-0000A.005A	1	$24,105.39	$24,105.39	$1,907.82	$1,907.82
07-45-26-07-0000A.005B	1	$24,229.12	$24,229.12	$1,917.61	$1,917.61
07-45-26-07-0000A.005C	1	$24,105.39	$24,105.39	$1,907.82	$1,907.82
07-45-26-07-0000A.005D	1	$24,105.39	$24,105.39	$1,907.82	$1,907.82
07-45-26-07-0000A.005E	1	$24,186.94	$24,186.94	$1,914.27	$1,914.27
07-45-26-07-0000A.005F	1	$24,186.94	$24,186.94	$1,914.27	$1,914.27
07-45-26-07-0000A.005G	1	$24,198.19	$24,198.19	$1,915.16	$1,915.16
07-45-26-07-0000A.005H	1	$24,186.94	$24,186.94	$1,914.27	$1,914.27
07-45-26-07-0000A.0060	1	$18,878.20	$18,878.20	$1,494.11	$1,494.11
07-45-26-07-0000B.0020	1	$126,097.77	$126,097.77	$9,979.99	$9,979.99
07-45-26-07-0000B.0030	1	$28,805.57	$28,805.57	$2,279.81	$2,279.81
07-45-26-07-0000B.003A	1	$11,463.16	$11,463.16	$907.25	$907.25
07-45-26-07-0000B.003B	1	$26,929.88	$26,929.88	$2,131.36	$2,131.36
07-45-26-07-0000B.003C	1	$11,974.00	$11,974.00	$947.68	$947.68
07-45-26-07-0000B.0040	1	$12,389.80	$12,389.80	$980.59	$980.59
08-45-26-00-00001.1040	1	$9,610.10	$9,610.10	$760.59	$760.59

08-45-26-00-00001.2070	1	$109,461.98	$109,461.98	$8,663.36	$8,663.36
17-45-26-08-0000H.0000	1	$424,901.41	$424,901.41	$33,628.77	$33,628.77
18-45-26-00-00001.100A	1	$58,281.74	$58,281.74	$4,612.70	$4,612.70
18-45-26-00-00001.1060	1	$331,971.53	$331,971.53	$26,273.85	$26,273.85
18-45-26-00-00001.106A	1	$252,865.75	$252,865.75	$20,013.03	$20,013.03
18-45-26-00-00001.106C	1	$59,748.73	$59,748.73	$4,728.81	$4,728.81
18-45-26-00-00001.106D	1	$70,984.56	$70,984.56	$5,618.06	$5,618.06
18-45-26-00-00001.1130	1	$256,635.36	$256,635.36	$20,311.38	$20,311.38
18-45-26-00-00001.1140	1	$116,323.91	$116,323.91	$9,206.44	$9,206.44
18-45-26-04-0000A.0010	1	$367,477.96	$367,477.96	$29,084.00	$29,084.00
18-45-26-04-0000B.0010	1	$109,790.92	$109,790.92	$8,689.39	$8,689.39
18-45-26-04-0000B.001A	1	$16,731.27	$16,731.27	$1,324.19	$1,324.19
18-45-26-04-0000B.0020	1	$44,337.03	$44,337.03	$3,509.05	$3,509.05
18-45-26-04-0000B.0030	1	$37,433.13	$37,433.13	$2,962.64	$2,962.64
18-45-26-04-0000B.0040	1	$75,754.34	$75,754.34	$5,995.57	$5,995.57
18-45-26-05-0000A.0020	1	$301,340.86	$301,340.86	$23,849.59	$23,849.59
18-45-26-05-0000A.0030	1	$104,312.41	$104,312.41	$8,255.79	$8,255.79
18-45-26-05-0000A.0040	1	$49,939.07	$49,939.07	$3,952.42	$3,952.42
18-45-26-05-0000B.0030	1	$84,139.49	$84,139.49	$6,659.21	$6,659.21
18-45-26-05-0000C.0030	1	$96,315.20	$96,315.20	$7,622.86	$7,622.86
18-45-26-05-0000C.003A	1	$19,747.91	$19,747.91	$1,562.95	$1,562.95
18-45-26-05-0000C.004A	1	$199,472.49	$199,472.49	$15,787.23	$15,787.23
18-45-26-05-0000C.0050	1	$245,222.36	$245,222.36	$19,408.10	$19,408.10
18-45-26-08-0000D.0000	1	$44,729.76	$44,729.76	$3,540.13	$3,540.13
18-45-26-08-0000E.0000	1	$61,417.43	$61,417.43	$4,860.88	$4,860.88
18-45-26-30-00000.0001	1	$9,332.21	$9,332.21	$738.60	$738.60
18-45-26-30-00000.0002	1	$7,994.46	$7,994.46	$632.72	$632.72
18-45-26-30-00000.0003	1	$9,332.21	$9,332.21	$738.60	$738.60
18-45-26-30-00000.0004	1	$9,273.15	$9,273.15	$733.92	$733.92
18-45-26-30-00000.0005	1	$8,775.41	$8,775.41	$694.53	$694.53
18-45-26-30-00000.0006	1	$9,332.21	$9,332.21	$738.60	$738.60
18-45-26-30-00000.0007	1	$9,333.33	$9,333.33	$738.69	$738.69
18-45-26-30-00000.0008	1	$8,387.33	$8,387.33	$663.81	$663.81
18-45-26-30-00000.0009	1	$9,332.21	$9,332.21	$738.60	$738.60
18-45-26-30-00000.0010	1	$9,332.21	$9,332.21	$738.60	$738.60
18-45-26-30-00000.0011	1	$39,430.78	$39,430.78	$3,120.74	$3,120.74
18-45-26-30-00000.0012	1	$27,733.79	$27,733.79	$2,194.99	$2,194.99
18-45-26-33-0000A.00A1	1	$7,179.11	$7,179.11	$568.19	$568.19
18-45-26-33-0000A.00A2	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.00A3	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.00A4	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.00A5	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.00A6	1	$8,122.62	$8,122.62	$642.86	$642.86
18-45-26-33-0000A.00A7	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.00A8	1	$6,702.92	$6,702.92	$530.50	$530.50

18-45-26-33-0000A.00A9	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A10	1	$7,874.58	$7,874.58	$623.23	$623.23
18-45-26-33-0000A.0A11	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A12	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A13	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A14	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A15	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A16	1	$7,179.11	$7,179.11	$568.19	$568.19
18-45-26-33-0000A.0A17	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A18	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A19	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A20	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A21	1	$7,414.74	$7,414.74	$586.84	$586.84
18-45-26-33-0000A.0A22	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A23	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A24	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A25	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A26	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A27	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A28	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000A.0A29	1	$8,188.68	$8,188.68	$648.09	$648.09
18-45-26-33-0000B.00B1	1	$7,283.62	$7,283.62	$576.46	$576.46
18-45-26-33-0000B.00B2	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000B.00B3	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000B.00B4	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000B.00B5	1	$8,094.03	$8,094.03	$640.60	$640.60
18-45-26-33-0000B.00B6	1	$7,558.68	$7,558.68	$598.23	$598.23
18-45-26-33-0000B.00B7	1	$7,283.62	$7,283.62	$576.46	$576.46
18-45-26-33-0000B.00B8	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000B.00B9	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000B.0B10	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000B.0B11	1	$6,702.92	$6,702.92	$530.50	$530.50
18-45-26-33-0000B.0B12	1	$7,195.87	$7,195.87	$569.52	$569.52
18-45-26-34-00000.0020	1	$342,608.78	$342,608.78	$27,115.73	$27,115.73
18-45-26-35-00001.0001	1	$329,882.71	$329,882.71	$26,108.53	$26,108.53
18-45-26-35-00002.0002	1	$329,882.71	$329,882.71	$26,108.53	$26,108.53
18-45-26-35-00003.0003	1	$329,882.71	$329,882.71	$26,108.53	$26,108.53
18-45-26-36-00000.0030	1	$389,329.89	$389,329.89	$30,813.47	$30,813.47
18-45-26-38-00000.0040	1	$538,170.59	$538,170.59	$42,593.45	$42,593.45
18-45-26-39-0000A.0001	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0002	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0003	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0004	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0005	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0006	1	$7,306.66	$7,306.66	$578.29	$578.29

18-45-26-39-0000A.0007	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0008	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0009	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0010	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000A.0011	1	$7,306.66	$7,306.66	$578.29	$578.29
18-45-26-39-0000B.0001	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0002	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0003	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0004	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0005	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0006	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0007	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0008	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0009	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0010	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0011	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0012	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0013	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0014	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0015	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0016	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0017	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0018	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0019	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0020	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0021	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0022	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0023	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0024	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0025	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0026	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0027	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000B.0028	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0001	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0002	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0003	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0004	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0005	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0006	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0007	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0008	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0009	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0010	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0011	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0012	1	$6,454.84	$6,454.84	$510.87	$510.87

18-45-26-39-0000C.0013	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0014	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0015	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0016	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0017	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0018	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0019	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0020	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0021	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0022	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0023	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0024	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0025	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0026	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0027	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0028	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0029	1	$6,454.84	$6,454.84	$510.87	$510.87
18-45-26-39-0000C.0030	1	$6,454.84	$6,454.84	$510.87	$510.87
19-45-26-05-0000B.0010	1	$327,860.50	$327,860.50	$25,948.48	$25,948.48
19-45-26-05-0000B.0020	1	$214,098.85	$214,098.85	$16,944.83	$16,944.83
19-45-26-05-0000B.002A	1	$193,120.75	$193,120.75	$15,284.52	$15,284.52
	183		$53,560,000.00		$4,239,000.00

APPENDIX B

Gateway Services Community Development District

2022 Master Improvement Program

PELICAN PRESERVE ASSESSMENT AREA

	UNITS	PAR DEBT/UNIT	TOTAL PAR DEBT	ANNUAL NET ASSESSMENT / UNIT	TOTAL ANNUAL NET ASSESSMENT
SINGLE FAMILY[1]	1668	$448.02	$747,303.18	$36.27	$60,494.64
MULTI-FAMILY INSIDE GATE					
SIENA	110	$332.94	$36,623.17	$26.96	$2,965.53
RAVENNA	88	$332.94	$29,298.54	$26.96	$2,372.43
SEVILLE	52	$332.94	$17,312.77	$26.96	$1,401.89
VIADANA	76	$332.94	$25,303.28	$26.96	$2,048.91
PALAZZO	220	$332.94	$73,246.34	$26.96	$5,931.06
CASELLA	196	$332.94	$65,255.83	$26.96	$5,284.04
AVIANO	88	$332.94	$29,298.54	$26.96	$2,372.43
MULTI-FAMILY OUTSIDE GATE					
C-5 on Treeline	168	$375.24	$63,040.86	$30.22	$5,077.33
GOLF COURSE					
Pelican Preserve Golf Club	256.02		$181,385.51		$14,638.03
COMMERCIAL					
Platted - Winn Dixie	46.29		38,392.86		3,103.31
Platted - 7-11 Gas	1.96		$2,309.08		$184.77
Platted - Pelican Preserve Dental	2.80		$2,230.18		$178.39
Platted - Walgreens	9.65		$5,464.63		$440.00
Platted - Arbor Trace Center with Domino's	20.61		$19,182.99		$1,549.57
Platted - Vacant	7.13		$2,086.91		$166.80
Platted - Car Wash	3.53		$1,335.67		$106.04
Platted - CubeSmart Storage	63.48		$17,092.16		$1,380.46
Unplatted - Recreational Vehicle Storage	1.87		$415.75		$31.63
Unplatted Commercial - West of Treeline	12.76		$2,693.15		$215.83
Unplatted - Shoppes at Pelican Preserve	1.02		$728.60		$56.93
			$1,360,000.00		$110,000.00

[1] – Single Family Neighborhoods not defined in Lee County Property Appraiser Data.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.E**

1. **Requested Motion**:
Approve Resolution 2022-30.

Meeting Date: September 1, 2022

Why the action is necessary:
To set a Public Hearing date for the Bond Validation.

What the action accomplishes:
Satisfies the requirement of setting a public hearing for the bond validation.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Chelsea O'Riley

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Attachments:
1. Resolution 2022-30 REPEALING RES. 2022.19 SETTING PUBLIC HEARING.pdf

Financial Impact:
None

6. **Alternative Action**:
Do not approve.

7. **Staff Recommendations**:
Approve the Resolution.

RESOLUTION NO. 2022-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON OCTOBER 6, 2022 AT 5:00 P.M. AT THE OFFICE OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT LOCATED AT 13240 GRIFFIN DRIVE, FORT MYERS, FLORIDA 33913, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE GATEWAY COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING FOR THE REPEAL OF RESOLUTION 2022-19 AND RESOLUTION 2022-13; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Gateway Community Development District ("Board") has previously adopted Resolution No. 2022-29 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATIONS, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR THE REPEAL OF RESOLUTION 2022-18 AND RESOLUTION 2022-12; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2022-29 a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Engineer, Tetra Tech, at 10600 Chevrolet Way, Suite 300, Estero, Florida 33928, ("District Engineer's Office") and the District Office at 13240 Griffin Drive, Fort Myers, Florida 33913, ("District Office").

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. There is hereby declared a public hearing to be held on **October 6, 2022, at 5:00 p.m.** at the offices of the Gateway Services Community Development District, located at 13240 Griffin Drive, Fort Myers, Florida 33913, for the purpose of hearing comment and objections to the proposed special assessment program for the Improvements as identified in the preliminary assessment roll a copy of which is on file at the District Engineer's Office and the District Office. Said preliminary assessment roll indicates the areas to be improved, description of the Improvements, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property. The owners of the property to be assessed, affected parties or interested parties may appear at that hearing or submit their comments in writing prior to the meeting and submit same to the District Office at 13240 Griffin Drive, Fort Myers, Florida 33913.

Section 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation published within Lee County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and also notice that information concerning all assessments may be ascertained at the District Engineer's Office at 10600 Chevrolet Way, Suite 300, Estero, Florida 33928 and the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

Section 3. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 4. Resolution Number 2022-19 is hereby repealed in its entirety. Resolution Number 2022-13 is hereby repealed in its entirety. All Sections or parts of Sections of any resolutions, agreements or actions of the Board of Supervisors in conflict with this Resolution 2022-30 are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 1ST day of September, 2022.

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____ _____

Secretary C. Douglas Banks, Chairman

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.F**

1. **Requested Motion**:
Approve Resolution 2022-31.

Meeting Date: September 1, 2022

Why the action is necessary:
This approval is required as part of the Bond Validation Process.

What the action accomplishes:
Authorizes the issuance of special assessment bonds.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Chelsea O'Riley

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Attachments:
1. Resolution 2022-31 Authorizing Resolution $55M 8.26.22 rev 8.28.22 FINAL.pdf

6. **Alternative Action**:
Do not approve.

7. **Staff Recommendations**:
Approve the Resolution.

RESOLUTION NO. 2022-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $55,000,000 AGGREGATE PRINCIPAL AMOUNT OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION AND CONSTRUCTION COSTS OF CERTAIN DISTRICT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, SURFACE WATER MANAGEMENT AND STORMWATER LAKE IMPROVEMENTS; BUILDING AND PARKS AND RECREATION FACILITIES IMPROVEMENTS; ROADWAY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, ENTRANCE/LIGHTING FEATURES; AND ALL RELATED SOFT AND INCIDENTAL COSTS (COLLECTIVELY, THE "CAPITAL IMPROVEMENT PLAN"), PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*, AS AMENDED; APPOINTING COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; APPROVING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND A SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), LEE COUNTY, FLORIDA, THE CITY OF FORT MYERS, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE CAPITAL IMPROVEMENT PLAN AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; PROVIDING FOR THE REPEAL OF RESOLUTION 2022-14; PROVDIING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Gateway Services Community Development District (the "District"), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), created by Rule 42F-1.001-.1.003, Florida Administrative Code, as amended, duly adopted by the Florida Land and Water Adjudicatory Commission;

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction, and the District has decided to undertake the design, acquisition and construction costs of certain improvements to be located in or for the benefit of developable lands within the District including, but not limited to, surface water management and stormwater lake improvements; building and parks and recreation facilities

improvements; roadway improvements, including, but not limited to, landscaping, and entrance/lighting features; and all related soft and incidental costs, pursuant to the Act (collectively, the "Capital Improvement Plan"), all as set forth in **Schedule "I"** hereto;

WHEREAS, the District desires to authorize the issuance of not to exceed $55,000,000 aggregate principal amount of its Gateway Services Community Development District Special Assessment Bonds, in one or more series (collectively, the "Bonds"), in order to fund all or a portion of the design, acquisition and construction costs of the Capital Improvement Plan;

WHEREAS, the District desires to provide the terms and conditions under which the District will acquire and cause to be constructed the District improvements on District lands, lands where the District possesses necessary easements and certain adjacent lands the improvement of which will specially benefit certain District lands;

WHEREAS, authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically including, but not limited to, Sections 190.011(9), 190.011(14), 190.014, 190.016(1), 190.016(2), 190.016(5), 190.016(8), 190.016(11), 190.016(13), 190.022 and 190.023 of the Act, to issue the Bonds; and

WHEREAS, the District desires to authorize and approve various instruments to be executed and delivered in connection with the Bonds and to provide for the judicial validation of the Bonds pursuant to Section 190.016(12), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED by Gateway Services Community Development District, as follows:

Section 1. Authorization of Bonds. The District hereby authorizes the issuance of not to exceed $55,000,000 aggregate principal amount of the Bonds in one or more series pursuant to the Master Trust Indenture, as supplemented by a Supplemental Trust Indenture relating to a specific series of Bonds (collectively, the "Indenture") to (i) finance all or a portion of the costs of the Capital Improvement Plan; (ii) fund debt service reserve accounts for each series of Bonds so issued, if so required; (iii) fund capitalized interest for the Bonds, if so required; and (iv) pay the costs of issuing the Bonds. Pursuant to Section 190.016(1) of the Act, the Bonds may be issued and delivered by the District in payment of all or a portion of the purchase price of the Capital Improvement Plan or may be sold at public or private sale.

Section 2. Certain Details of the Bonds. The Bonds and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District (except as provided herein), Lee County, Florida (the "County"), the City of Fort Myers, Florida (the "City"), or of the State of Florida (the "State"), or of any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the applicable Indenture) levied by the District on property within the District benefited by that portion of the Capital Improvement Plan to be financed and subject to assessment, as set forth in the applicable Indenture, and neither the faith and credit nor any taxing power of the District, the County, the City, or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the Bonds.

The Bonds shall:

(i) be issued in one or more series and may be delivered in payment of all or a portion of the purchase price of the Capital Improvement Plan or sold at public or private sale, as provided in Section 190.016(1), *Florida Statutes*, each series in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of the Bonds issued may not exceed $55,000,000 unless this Resolution is amended prior to the validation of the Bonds authorized herein;

(ii) be issued in fully registered form in a minimum principal denomination of $5,000 and any integral multiple of $5,000 in excess thereof, except as otherwise provided in the applicable Indenture;

(iii) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State as more particularly provided by one or more resolutions adopted by the District prior to the issuance and delivery of the Bonds of any series;

(iv) shall be payable in not more than 30 annual installments of principal; and

(v) be dated as provided by a resolution adopted by the District prior to the issuance and delivery thereof.

The final maturity date or dates of the Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary redemption provisions thereof shall be fixed, by the applicable Indenture or by one or more resolutions of the District to be adopted prior to the delivery of the Bonds of any series. In other respects, the Bonds shall be in the form, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in the applicable Indenture.

Prior to the issuance and delivery of the Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings and the adoption of resolutions in order to levy and collect Special Assessments upon the lands within the District subject to assessment in connection with such Bonds, all as more specifically required and provided for by the Act and Chapters 170, 190 and 197, *Florida Statutes*, as the same may be amended from time to time, or any successor statutes thereto.

Section 3. Designation of Attesting Members. Each Assistant Secretary of the Board of Supervisors (the "Board") of the District (each individually a "Designated Member") and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the District and to the signature of the Chairperson or Vice Chairperson of the Board as they appear on the Bonds, the applicable Indenture and any other documents which may be necessary or helpful in connection with the issuance and delivery of the Bonds and in connection with the application of the proceeds thereof.

Section 4. Authorization of Execution and Delivery of Master Trust Indenture and each Supplemental Trust Indenture. The District does hereby authorize and approve the execution by the Chairperson or Vice Chairperson and any Designated Member and the delivery

of the Master Trust Indenture for the Bonds and a Supplemental Trust Indenture for each series of the Bonds, each between the District and the Trustee named in Section 6 of this Resolution or such Trustee's permitted successors and assigns. The applicable Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of such Bonds. The Indenture shall be in substantially the forms thereof attached hereto and marked composite **Exhibit "A"** and are hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds and such other matters as shall be approved by the Chairperson (or in his or her absence, the Vice Chairperson) executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the forms of Indenture attached hereto.

Section 5. Sale of Bonds. Pursuant to the provisions of Section 190.016(1) of the Act, the Bonds may be delivered in payment of all or a portion of the purchase price of the Capital Improvement Plan or may be sold at public or private sale after such advertisement, if any, as the Board may deem advisable but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon, in conformance with the provisions of the Act.

Section 6. Appointment of Trustee. The District hereby appoints Computershare Trust Company, National Association to act as trustee under the Indenture (the "Trustee"). The Trustee shall also serve as the paying agent, registrar and authenticating agent under the Indenture. Notwithstanding, the appointment herein, the District may change the designation of the trustee and/or designate co-trustees, additional paying agents, registrars and authentication agents pursuant to the terms of the Indenture, provided the successor meets the requirements of the Indenture.

Section 7. Bond Validation. District Counsel and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Twentieth Judicial Circuit of Florida, in and for Lee County, Florida, for validation and the proceedings incident thereto for the Bonds to the extent required by and in accordance with Section 190.016(12), *Florida Statutes*. The Chairperson, Vice Chairperson or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, the engineer or engineering firm serving as engineer to the District and the District's underwriter are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 8. Further Official Action; Ratification of Prior and Subsequent Acts. The Chairperson, the Vice Chairperson, the Secretary and each Designated Member and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Bonds and/or any documents required in connection with implementation of a book-entry system of registration, and investment agreements relating to the investment of the proceeds of the Bonds and any agreements in connection with maintaining the exclusion of interest on the Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the

Chairperson, the Vice-Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Designated Member is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 9. Bond Anticipation Notes. The District may, if it determines it to be in its best financial interest, issue Bond Anticipation Notes ("BANs") in order to temporarily finance the costs of all or a portion of the Capital Improvement Plan. The District shall by proper proceedings authorize the issuance and establish the details of such BANs pursuant to the provisions of Section 190.014, *Florida Statutes*, as amended, and other applicable provisions of laws.

Section 10. Subsequent Resolution(s) Required. Notwithstanding anything to the contrary contained herein, no series of Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture for each such series of Bonds, fixing the details of such series of Bonds remaining to be specified or delegating to the Chairperson, the Vice Chairperson or a Designated Member the authority to fix such details.

Section 11. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 12. Repeal of Resolution 2022-14. Resolution Number 2022-14 is hereby repealed in its entirety. All Sections or parts of Sections of any resolutions, agreements or actions of the Board of Supervisors in conflict with this Resolution 2022-31 are hereby repealed to the extent of such conflict.

Section 13. Effective Date. This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

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PASSED in Public Session of the Board of Supervisors of Gateway Services Community Development District, this 1st day of September, 2022.

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: C. Douglas Banks
Title: Chairperson, Board of Supervisors

By: _____
Name:
Title: Secretary, Board of Supervisors

SCHEDULE I

DESCRIPTION OF THE CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan includes, but is not limited to, the following improvements:

Administrative

- Renovation of existing District building facilities and/or construction of new facilities which may include the District's main office building and a maintenance shop/storage building.

Parks and Recreation

- Improvements to parks and recreation facilities fields and amenities, including replacement of the pool filtration system, pool equipment, resurfacing and decking.

Waterway Management

- Improvements to surface water management components, including swales and piping within road rights-of-way, videoing and pipe cleaning.
- Stormwater lake improvements, including bathymetric surveying, sediment sampling, and addition of aeration equipment.

Roadway and Landscape

- Replacement of existing streetlight systems with LED lights, and construction new wiring from transformers to lights.
- Repaving/Construction of District owned roads and accompanying amenities i.e., street signs.
- Replacement and/or addition of new curbs and sidewalks.
- Replacement of landscaping/monument signs.

As more particularly set forth in the Amended and Restated Master Engineer's Report for the Gateway Services Community Development District: Capital Improvement Plan prepared by Tetra Tech and dated as of September 1, 2022 as such report may be supplemented and amended from time to time.

EXHIBIT A

FORMS OF MASTER TRUST INDENTURE
AND
SUPPLEMENTAL TRUST INDENTURE

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.G**

1. **Requested Motion**: **Meeting Date**: September 1, 2022

Discussion and review of the scope of the Pelican Preserve Advisory Committee Policies and Procedures.

Why the action is necessary:

To provide input to staff and the District Attorney for the policies and procedures for the Pelican Preserve Advisory Committee.

What the action accomplishes:

Provides a template for policies and procedures for all advisory committees.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Chelsea O'Riley

---

5. **Background**:

The Pelican Preserve Advisory Committee (PPAC) has been operating with various "work groups" or sub-committees. After review of how these subcommittees were functioning, it was determined a policy and procedure was needed in order to ensure compliance with all applicable state laws i.e. Sunshine Law. As a result of those reviews and discussions, the attached Resolution was produced by the District Attorney with input from District staff, the chair of the Pelican Preserve Advisory Committee Chair and a Board Supervisor. As PPAC did not have quorum for their August Meeting, they have not had the opportunity to review the proposed Resolution. It is scheduled for their review and discussion at their next regularly scheduled PPAC meeting.

Attachments:

1. DRAFT Resolution 2022-31 - Establishment of PPAC.docx
2. DRAFT Resolution 2022-31 - Exhibit B.docx

Financial Impact:

There may be some financial impact to Pelican Preserve due to the increase in staff time. This will be monitored over the next year.

6. **Alternative Action**:

Do nothing.

7. **Staff Recommendations**:

Review and provide comments to the District Attorney and District Manager and give PPAC the opportunity to review at their next meeting.

RESOLUTION NUMBER 2022-31

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT CREATING THE PELICAN PRESERVE ADVISORY COMMITTEE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to the provisions of Chapter 190, Florida Statutes, the Gateway Services Community Development District has been established as a special purpose local government providing various services to the property owners and residents within the boundaries of the Gateway Services Community Development District (the "District") including but not limited to District facilities, infrastructure and improvements, including but not limited to District roads, access control, surface water managements systems, landscaping, street lights, conservation areas, landscaping and street lighting (the "Improvements"); and,

WHEREAS, the Pelican Preserve community ("Pelican Preserve") as depicted on the attached **Exhibit "A"** hereto is located within the boundaries of the District and the District is responsible for the operation, maintenance, repair, replacement and reconstruction of the District Improvements within Pelican Preserve; and,

WHEREAS, the Board of Supervisors ("Board") of the District has determined that it is in the best interests of the property owners and residents within the boundaries of the Pelican Preserve portion of the District to establish a Pelican Preserve Advisory Committee ("PPAC") to act in an advisory capacity and assist the Board in the operation, maintenance, repair, replacement and reconstruction of the District's Improvements within Pelican Preserve including the preparation of annual budgets, tracking and reviewing expenditures, monitoring on-going operational and maintenance needs and making recommendations to the District Manager and Board concerning infrastructure maintenance, contracts and other major operational and capital expenditures.

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of the Gateway Services Community Development District, that the Pelican Preserve Advisory Committee ("PPAC") is hereby created as outlined below and shall advise and assist the Board of Supervisors through following the procedures as set forth below:

1. The Pelican Preserve Advisory Committee ("PPAC" or "Committee") is hereby created as an advisory committee to the Board of the District. The Committee shall adhere to and abide by the adopted *Gateway Services Community Development District Protocol And Meeting Procedures For Committees Established By The Board Of Supervisors And Any Authorized Subcommittees,* as it may be amended and revised by the Board from time to time.

2. The Committee and its members are subject to the Florida's Government in the Sunshine Law and Public Records Law. As such, absent a specific exemption and only if approved by the District Counsel and District Manager, all Committee meetings are publicly noticed, open to the public and held in a location where the general public can attend and comment. All Committee members must adhere to the Florida Sunshine Laws.

3. The Committee shall consist of a maximum of seven (7) members, each of whom shall be appointed by the Board, and when appointed shall serve for a maximum term of two (2) years; who must be residents or representatives of property owners within the Pelican Preserve portion of the District; and who are in good standing with the District. The terms of any

members serving on the Committee at the time this Resolution is adopted are ratified and confirmed and shall be extended for two years from the Resolution's adoption date.

4. Any vacancies occurring on the Committee shall be filled by appointments made by the Board of Supervisors from candidates recommended by the Committee. Upon the occurrence of any vacancy, the Committee shall report same to the Board and shall announce the vacancy to the Pelican Preserve community and solicit applications for qualified persons to fill any vacancy.

5. The Committee will have a Chairperson and Vice Chairperson each of whom shall be member of the Committee, elected for two-year terms by the Committee membership. Elections will be held bi-annually at the first meeting of the new fiscal year. The Chairperson shall preside at all meetings of the Committee and shall perform such other duties as may be directed by action of the Board. The Vice Chairperson shall serve in the absence of the Chairperson and shall perform such other duties as may be directed by action of the Board.

6. A Committee member who is absent for either three (3) successive meetings or four (4) meetings within any one fiscal year, without reasonable cause or justifiable excuse, as determined by the Committee, shall be deemed and considered to have resigned their membership on the Committee, creating a vacancy.

7. Except as specifically provided otherwise in this Resolution, the Committee shall serve solely in an advisory capacity by providing non-binding recommendations to the Board of Supervisors. As part of its work, the Committee will report its progress in writing not less than quarterly to the District Board.

8. The scope, purpose, roles and responsibilities of the Committee are as follows:
   A. To annually, no later than June 1st of each year, prepare and submit to the Board a proposed budget for the next ensuing fiscal year that covers all District funding responsibilities for all District Improvements within Pelican Preserve.
   B. After adoption of the District's annual budget by the Board, assist the District staff in implementing the approved budget and as appropriate and as the need arises, suggest and submit proposed budget amendments to the Board for approval.
   C. Provide administrative, operational and financial oversight regarding current and future District infrastructure, agreements, operations and finances, relating to the District's Improvements and operations within Pelican Preserve.
   D. Make recommendations to the Board regarding:
      a. the operation and maintenance of District Improvements within Pelican Preserve, including the awarding of contracts concerning District Improvements and services within Pelican Preserve;
      b. Capital improvements, including construction, acquisition, reconstruction or renovation;
      c. Services to be provided by the District within Pelican Preserve.
   E. Establish the following subcommittees to assist the Committee in distinct and discrete areas: Ponds/Conservation Areas, Landscaping, Safety and Security. The Scopes/Duties/Responsibilities of each subcommittee are attached as Exhibit B.
      1. If the Committee desires the establishment of additional subcommittees, it shall submit to the Board a request for authorization to establish such additional subcommittees.
      2. Approval of the role and scope of a subcommittee and appointment of members must be approved by a majority vote of the entire membership of the Committee and the Board.

3. Each subcommittee and its members are subject to the Florida's Government in the Sunshine Law and Public Records Law. As such, absent a specific exemption and only if approved by the District Counsel and District Manager, all subcommittee meetings are publicly noticed, open to the public and held in a location where the general public can attend and comment. All subcommittee members must adhere to the Florida Sunshine Laws.
4. Each subcommittee will formally submit a monthly report, either verbally or written, that will be incorporated into the minutes of the Committee meeting at which the report is presented and thus will become part of the public record.

9. Emergency Expenditures and Expenses:
   A. The Board hereby authorizes the Chair of the Committee (or the Vice Chair in the Chair's absence), to approve expenditures in amounts not exceeding $30,000.00 and non-continuing agreements, with the specific prior written approval of the District Manager, in the event of bona fide emergencies. To incur obligations and to approve the disbursement of funds for payment of invoices for non-continuing expenses or on non-continuing agreements on an emergency basis, as necessary for the health, safety and welfare of the residents within Pelican Preserve and/or the repair or maintenance of a District Improvement, facility or asset in Pelican Preserve. All such payments or expenditures shall come only from the District's approved budget for Pelican Preserve.
   B. A project or expenditure may not be divided into more than one component for the purpose of lowering the project or expenditure amount.
   C. Any payment or expenditure made or obligation incurred pursuant to this Section 9 shall be submitted to the Committee at its next scheduled meeting for approval and ratification and thereafter to the Board at its next available regularly scheduled meeting for approval and ratification as part of the financial report and noted in the District Manager's report to the Board.

10. To accomplish the above, the District Manager, District Engineer and District Counsel are authorized to provide support and assistance to the Committee and subcommittees.

11. The District shall give notice and keep record of such notice of the Committee's meetings and the meeting of any subcommittees including the date, time, and location of each regular and special meeting. Notice of meetings of the Committee and any subcommittee and preparation and filing of minutes of meetings shall be provided as required by Florida law.

12. All meetings of a Committee and each subcommittee are and shall be open to the public. Meetings shall be held in a location within Lee County, Florida with the following standards:
    a. The location must be open and accessible to the public, as outlined in Section 286.011, F.S.;
    b. Except in extraordinary circumstances, advance approval of the location shall be obtained from the Board of Supervisors.

13. All Sections or parts of Sections of any resolutions, agreements, or actions of the Board of Supervisors in conflict with this Resolution 2022-31 are hereby repealed to the extent of such conflict.

14. If any phrase or portion of this Resolution is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

15. This Resolution shall take effect upon adoption.

DULY PASSED AND ADOPTED this __ day of ____, 2022

BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____ By:_____

Secretary Chairman

DRAFT

EXHIBIT B: Roles and Responsibilities of Pelican Preserve Advisory Committee (PPAC) subcommittees

It is the intent to engage the Pelican Preserve Community.

The scope and focus of the Ponds/Conservation Areas subcommittee shall principally consist of the following:

A. Assisting District Staff in the preparation of specifications for bidding Ponds related contracts.
B. Monitoring Water Quality, Pond and Conservation Area maintenance, Pond Aeration and Littoral installation and maintenance, Pond Bank restoration.
C. Recommendations for establishing Fishing areas and Stocking game fish.
D. Recommendations for periodic inspection, repair and maintenance.
E. Monitoring of downspout drainage installation and maintenance projects; a Community Geographical Information Systems (GIS) website resource.
F. Recommend enhancements to fiscal systems relating to budgetary controls, including reporting to the PPAC and District Staff, that contract work has been performed satisfactorily.

The scope and focus of the Landscape subcommittee shall principally consist of the following:

A. Assisting District Staff in the preparation of specifications for bidding Landscape related contracts.
B. Monitoring landscape fixed contract activities to ensure the work is being performed satisfactorily.
C. Recommending to the PPAC special projects to upgrade landscape within the Community and ensure the Pelican Preserve Community is engaged in these processes.
D. Monitor all non-fixed price contract services to ensure the work is being performed satisfactorily.
E. Proposing to the PPAC work to enhance, improve, refresh, repair and/or replace District landscape systems and/or facilities within Pelican Preserve.

The scope and focus of the Safety and Security subcommittee shall principally consist of the following:

A. Assisting District Staff in the preparation of specifications for bidding Safety and Security related contracts.
B. Assisting in the formulation and review of the Post Orders.
C. Assisting District Staff in evaluating application of applicable Florida traffic and safety standards.
D. Reviewing and making recommendations as to the District to engage outside traffic control assistance as required to maintain speed control within the community.
E. Monitoring and suggesting improvements to the community regarding safety and security issues.

DRAFT

F. Developing an emergency action plan with the Pelican Preserve Community Association, specifically Pelican Preserve Emergency Response Team (PPERT) to staff the community access gate with volunteer residents in emergencies.

DRAFT

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.H**

1. **Requested Motion**: **Meeting Date**: September 1, 2022

Approve the Professional Services Agreement with Tetra Tech, Inc. in response to RFQ-22-01-AD – District Engineer Services up to the amount of $37,000 for fiscal year 2023 and authorize the District Manager to execute the contract documents.

Why the action is necessary:

Provides specialized expertise from an engineering firm for the District's engineering services.

What the action accomplishes:

Approves contract and authorizes the District Manager to execute the professional services agreement.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADMINISTRATIVE AGENDA ITEMS	Administrative Agenda Items	Randy Paniagua

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5. **Background**:

The District published a Request for Qualifications (RFQ) for District Engineer Services (RFQ-22-01-AD) on June 16, 2022 with all submissions due by 2:00pm, July 28, 2022.

The District received two qualified responses to this solicitation. The following firms were the contenders: AECOM Technical Services, Inc and Tetra Tech, Inc. A Selection Advisory Committee comprised of the Assistant District Manager, Utilities Director and Stormwater staff member met to review and rank the firms.

Selection Advisory Committee recommendation rankings:

- 1. AECOM Technical Services, Inc. (277 points)
- 2. Tetra Tech, Inc. (270 points)

The Selection Advisory Committee ranked AECOM Technical Services, Inc. first and Tetra Tech, Inc. second and recommended the District Manager recommend to the Board of Supervisors to negotiate a contract with AECOM Technical Services, Inc.

After review and discussion from the Board of Supervisors on Aug. 18, 2022, the Board recommended the District Manager enter negotiations and execute a contract with Tetra Tech, Inc., and keep AECOM Technical Services, Inc. as a secondary option for engineering services.

Submitted proposals are available for review upon request.

Attachments:
1. RFQ-22-01-AD Tabulations.pdf
2. Tetra Tech_RFQ-22-01-AD-District Engineer Services_ElecVersion.pdf

Financial Impact:
$37,000 from the General fund.

6. **Alternative Action**:
Do not approve the contract.

7. **Staff Recommendations**:

Approve the contract with Tetra Tech, Inc.

GATEWAY SERVICES CDD
BID OPENING: Thursday, July 28, 2022 @ 2:15 p.m.

Bid Name: RFQ-22-01-AD District Engineer Services

Company	Letter of Interest	Affidavit Immigration Law	Public Entities Crime Form	Affidavit of Confidentiality	1 Original Version	Electronic Version	Addendum 1
Tetra Tech	✓	✓	✓	✓	✓	✓	
AECOM	✓	✓	✓	✓	✓	✓	✓

STAFF PRESENT Chelsea O'Riley, District Manager
Georgia Johnson, Administrative Asst.

GATEWAY SERVICES
Community Development District



Request For Qualifications
to Provide

Continuing Miscellaneous Professional Services

Gateway Services Community Development District

RFQ–22–01-AD

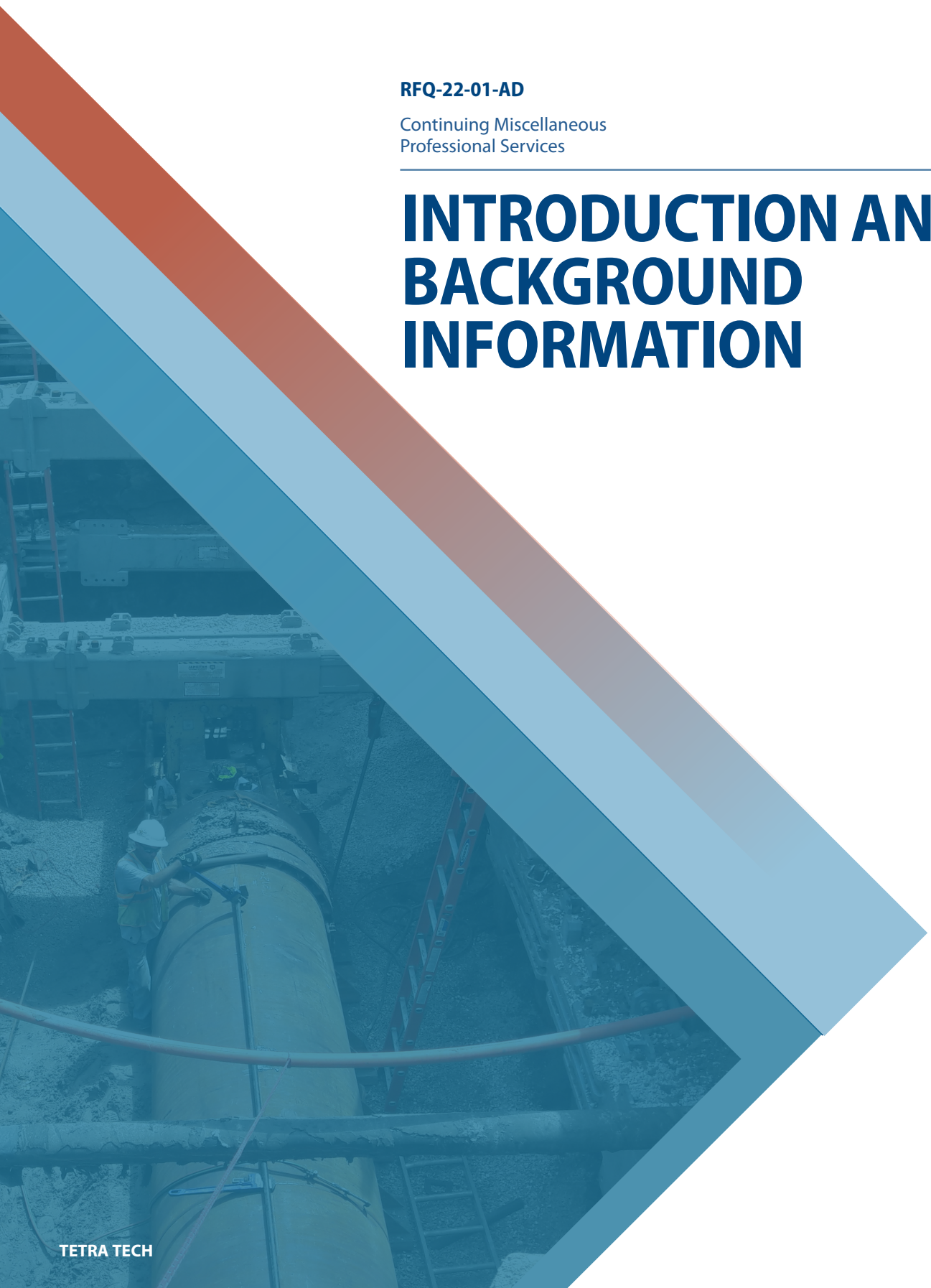
JULY 2022

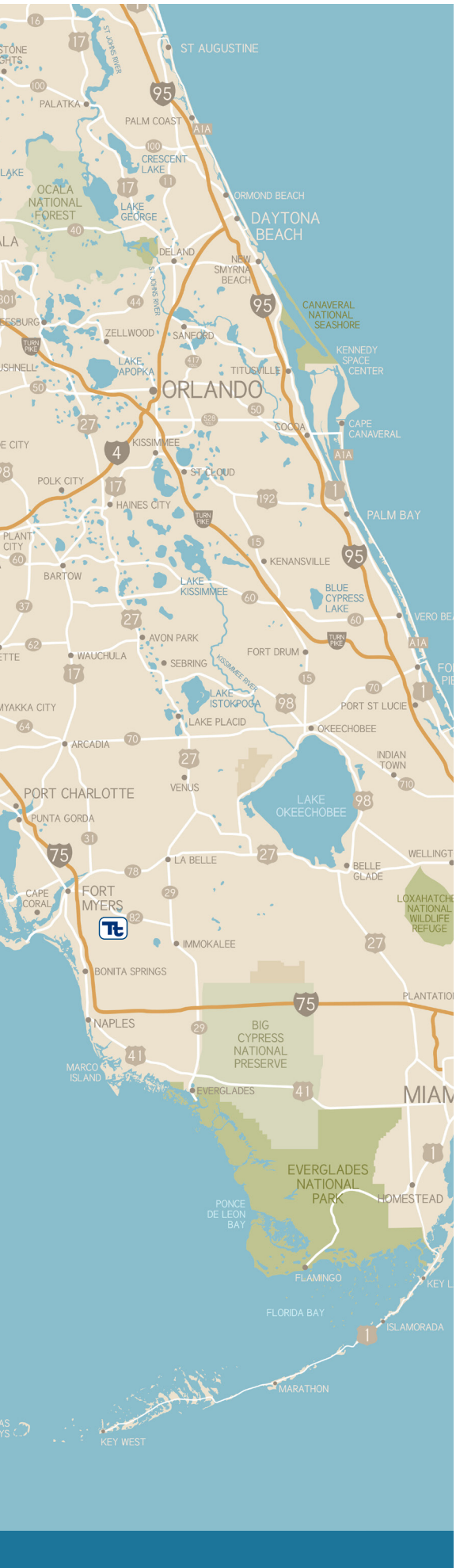
TETRA TECH

RFQ-22-01-AD

Continuing Miscellaneous
Professional Services

INTRODUCTION AND BACKGROUND INFORMATION





Introduction and Background Information

TITLE PAGE

REQUEST FOR QUALIFICATION NUMBER AND NAME:

RFQ-22-01-AD | Gateway Services Ongoing Miscellaneous Professional Services

CONSULTANT'S NAME AND ADDRESS:

Tetra Tech, Inc.
10600 Chevrolet Way
Suite 102
Estero, FL 33928

CONSULTANT'S CONTACT PERSON INFORMATION:

Danny Nelson, PE
Client Manager/Vice President
Direct: 239.317.3847
Mobile: 239.438.2108
Business: 239.390.1467
Fax 239.390.1769
Email: danny.nelson@tetratech.com
Website: www.tetratech.com

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TETRA TECH

LETTER OF INTEREST

July 28, 2022

Chelsea O'Riley
District Manager
Gateway Services CDD
13240 Griffin Drive
Fort Myers, FL 33913

RE: RFQ-22-01-AD | Gateway Services Continuing Miscellaneous Professional Services

Dear Ms. O'Riley:

Tetra Tech respectfully submits this letter of interest and supporting information to the Gateway Services Community Development District (GSCDD) to continue to serve as the District Engineer and to provide continuing general engineering services as necessary to address potential engineering needs. From our experience serving as the GSCDD District Engineer over the past 13 years, we understand these services may consist of, but are not limited to: general engineering, surveying, planning, environmental services and compliance, assistance with NPDES permitting and compliance, stormwater system assistance (overview, maintenance, restoration, permitting and compliance), assistance with water and wastewater utilities, plat and development plan reviews, capital improvement planning, representation at board and other public meetings, and assistance with other civil and infrastructure projects.

Tetra Tech is uniquely qualified to provide the full range of services requested, without any conflicts of interest, as we do not serve private developers. Our allegiance is with the GSCDD. Tetra Tech specializes in serving public agencies, such as the GSCDD, with their infrastructure needs, which therefore eliminates any potential conflicts of interest. Our firm was developed with this philosophy, and we have built our company and reputation around the goal of providing full service capabilities in-house to our public clients. This is critical as the GSCDD service area is comprised of multiple developments and areas where new development is occurring. Within these areas, issues have and may continue to develop related to previous engineering designs, planning, facilities, agreements. As we do not perform private development work and have not served any of the developers within the GSCDD boundary (or elsewhere), you can be assured that our reselection will not result in such a potential conflict and we can continue to focus on the GSCDD to the fullest extent possible.

As Tetra Tech's Southwest Florida Operations Manager, I am pleased to serve as your Client Manager. As a Vice President, I will have contract authority over this contract, and I can assure the GSCDD that the contents of this submittal are true and accurate. If selected, Tetra Tech will meet the insurance requirements of the Professional Services Agreement.

Sincerely,

Tetra Tech

Daniel M. Nelson, PE
Vice President

DESCRIPTION OF THE FIRM

Tech Tetra Tech is a diverse company, including individuals with expertise in science, research, engineering, planning, construction, and information technology. Engineering specialties include civil, structural, environmental, chemical, electrical, mechanical, and industrial. In addition to these engineering disciplines, our staff includes biologists, chemists, geologists, and environmental scientists.

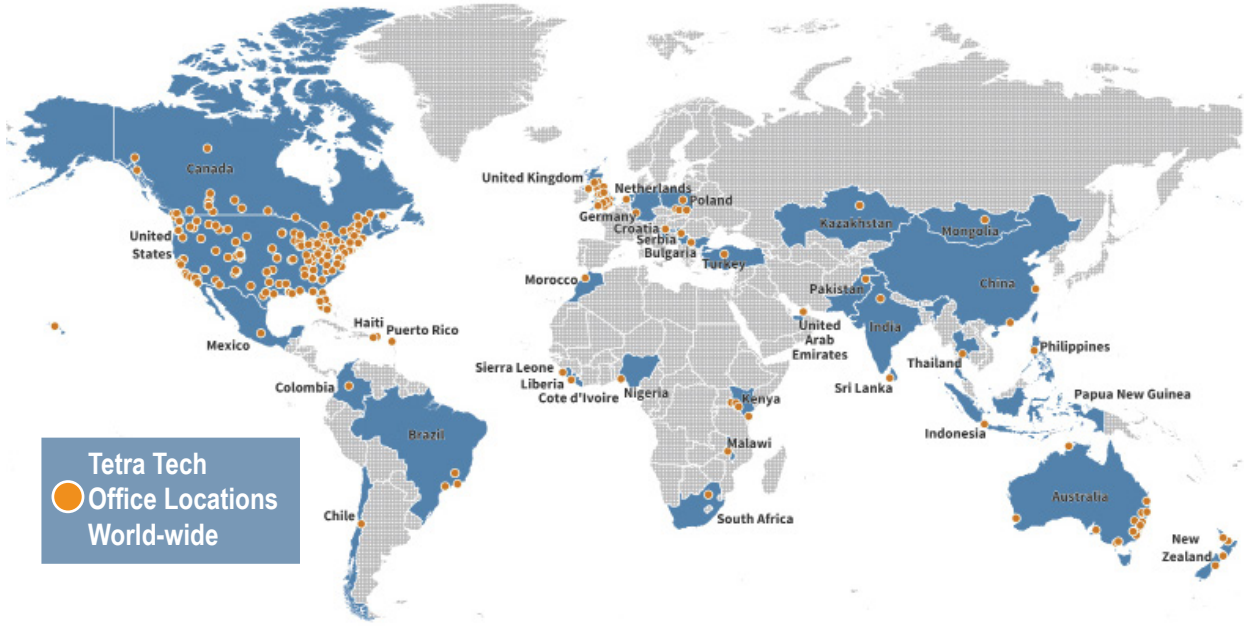
Tetra Tech is one of the largest engineering consulting firms in the United States, ranked as the ***4th largest national design firm,*** and ***1st in Water*** for the 19th year in a row by ***Engineering News-Record (ENR)*** magazine. Our team's resources are deep enough to successfully tackle all of your needs. With 450 offices world-wide and more than 21,000 employees, we offer unparalleled resources in the industry.

Our strength is in collectively providing integrated services—delivering the best solutions to meet our clients' unique needs. In a complex world with competing demands for limited resources, Tetra Tech offers clear solutions made possible with sound science, understanding, innovation, and industry-leading approaches.

Equally important to our large size and national capabilities, is that we are local to the Gateway Services Community Development District (GSCDD). Within Lee County alone, Tetra Tech has two offices which have served our public clients in Southwest Florida for nearly 30 years, including the GSCDD. In addition, our current and proposed primary team (Mr. Danny Nelson, PE, Mr. Steven Agapi, PE, and Mr. Tyler Wainright, PE) are all native to Lee County and have dedicated their careers to this area.

Mr. Nelson will serve as the contracting authority and will be responsible for all contracting services. Mr. Nelson serves from the Estero, Florida office, which is located at:

10600 Chevrolet Way
Suite 102
Estero, FL 33928



RFQ-22-01-AD

Continuing Miscellaneous
Professional Services

QUALIFICATIONS AND EXPERIENCE



Qualifications and Experience

Gateway Services Community Development District

Request for Qualification Submittal for Professional Consultants

Firm Name: Tetra Tech, Inc.
(As registered with Florida Secretary of State)

Address: 10600 Chevrolet Way, Suite 102

City, State, Zip Code: Estero, FL 33928 County: Lee

Telephone: 239.390.1467 Fax: 239.390.1769 Web-site: www.tetratech.com

Contact Person: Daniel M. Nelson, PE E-mail: danny.nelson@tetratech.com

Name of Parent Company (if applicable): N/A

Address: N/A

Type of Firm: Corporation X Partnership_____ Individual_____ Other_____

If Corporation: Date Incorporated: 2/4/1988 State Incorporated: Delaware

Date Authorized in Florida: 4/28/1988 Name of President: Leslie Shoemaker, PhD

If Partnership: Date organized: N/A Type: General Limited Other

Name(s) of Partner(s): N/A

If a Limited Liability Company: Date organized: N/A

Name(s) of Member(s): N/A

Florida Secretary of State Document No.: P19034

Florida State Board Professional Engineer's Certificate No.: 2429 Date: 5/10/1977

Firm Name: Tetra Tech, Inc.
(As registered with Florida Secretary of State)

Federal Employer Identification No. 95-4148514

Blanket Professional Liability Insurance: Yes **X** No Amount: $ 1,000,000

Policy No.: 018182375 Company: Lexington Insurance Company
If yes: Attach a copy of certificate showing policy number, company, amount and expiration date.
If no: Attach commitment letter from insurance company that provides liability insurance that would be provided to applicant, or a commitment letter for a non-assignable, nontransferable, irrevocable letter of credit created pursuant to Chapter 287, Florida Statute, in a minimum amount of $250,000.00.

Request for Qualification Submittal for Professional Consultants

Does your firm have a CADD system? Yes X No Type: **Autodesk and Bentley Platforms**

Does your firm have a GIS system? Yes X No Type: **ArcGIS Hosting Environment**

CERTIFICATION

I hereby certify that the information contained in this package is true and correct to the best of my knowledge and that this firm is duly authorized to conduct business in the State of Florida. I further certify that neither the firm, nor any officer, director, employee of the firm or any of its affiliates have been criminally or civilly charged with antitrust criminal acts under State or Federal law which involved fraud, bribery, collusion, conspiracy, antitrust violations or material misrepresentation with respect to a public contract, except for matters previously disclosed to the District and filed in case no(s) N/A (if not applicable, enter N/A) with the Clerk of Agency Proceedings. I further certify that the employment practices of this organization fully comply with Title VI provisions of the 1964 Civil Rights Act.

Signature	Vice President Title	July 28, 2022 Date

List of Branch Offices in Florida

Please include address, city, zip code, county, contact person, telephone number and e-mail address.

10600 Chevrolet Way, Ste. 102, Estero, 33928, Lee County | Daniel Nelson, PE, 239.390.1467 | danny.nelson@tetratech.com

9970 Bavaria Rd., Fort Myers, 33913, Lee County | Daniel Nelson, PE, 239.390.1467 | danny.nelson@tetratech.com

6303 Blue Lagoon Dr., Ste. 305, Miami, 33126, Miami-Dade County | Ken Caban, PE, BCEE, 305.908.1441 | ken.caban@tetratech.com

201 E. Pine St., Ste. 1000, Orlando, 32801, Orange County | Jon Fox, PE, 407.839.3955 | jon.fox@tetratech.com

8008 S. Orange Ave., Orlando, 32809, Orange County | Jon Fox, PE, 407.855.3860 | jon.fox@tetratech.com

3925 Coconut Palm Dr., Ste. 115, Tampa, 33619, Hillsborough County, Brett Messner, PE, 239.317.3849 | brett.messner@tetratech.com

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
09/27/2021

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 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
Aon Risk Insurance Services West, Inc.
Los Angeles CA Office
707 Wilshire Boulevard
Suite 2600
Los Angeles CA 90017-0460 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Zurich American Ins Co	16535
INSURER B:	American Guarantee & Liability Ins Co	26247
INSURER C:	Lexington Insurance Company	19437
INSURER D:	American International Group UK Ltd	AA1120187
INSURER E:		
INSURER F:		

INSURED
Tetra Tech, Inc.
10600 Chevrolet Way, Suite 300
Estero FL 33928 USA

COVERAGES **CERTIFICATE NUMBER:** 570089525457 **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. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GL0181740603	10/01/2021	10/01/2022	EACH OCCURRENCE	$2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
	X X,C,U Coverage						MED EXP (Any one person)	$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$2,000,000
	POLICY X PRO-JECT X LOC						GENERAL AGGREGATE	$4,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$4,000,000
A	**AUTOMOBILE LIABILITY**			BAP 1857085 03	10/01/2021	10/01/2022	COMBINED SINGLE LIMIT (Ea accident)	$5,000,000
	X ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
D	X **UMBRELLA LIAB** X OCCUR			62785232	10/01/2021	10/01/2022	EACH OCCURRENCE	$10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$10,000,000
	DED X RETENTION $100,000							
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N			WC254061603	10/01/2021	10/01/2022	X PER STATUTE OTH-ER	
B	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)**	N / A		WC185708703	10/01/2021	10/01/2022	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
C	Env Contr Prof			018182375 Prof/Poll Liab SIR applies per policy terms & conditions	10/01/2021	10/01/2022	Each Claim Agggregate	$1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Stop Gap Coverage for the following states: OH, ND, WA, WY. Evidence of Insurance.

CERTIFICATE HOLDER

Tetra Tech, Inc.
10600 Chevrolet Way, Suite 300
Estero FL 33928 USA

CANCELLATION

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

Aon Risk Insurance Services West Inc.

Holder Identifier :

Certificate No : 570089525457

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
09/27/2021

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PRODUCER
Aon Risk Insurance Services West, Inc.
Los Angeles CA Office
707 Wilshire Boulevard
Suite 2600
Los Angeles CA 90017-0460 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Zurich American Ins Co	16535
INSURER B:	American Guarantee & Liability Ins Co	26247
INSURER C:	Lexington Insurance Company	19437
INSURER D:	American International Group UK Ltd	AA1120187
INSURER E:		
INSURER F:		

INSURED
Tetra Tech, Inc.
201 East Pine Street
Suite 1000
Orlando FL 32801 USA

COVERAGES **CERTIFICATE NUMBER:** 570089526003 **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. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X X,C,U Coverage GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			GL0181740603	10/01/2021	10/01/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$2,000,000 $1,000,000 $10,000 $2,000,000 $4,000,000 $4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			BAP 1857085 03	10/01/2021	10/01/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$5,000,000
D	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $100,000			62785232	10/01/2021	10/01/2022	EACH OCCURRENCE AGGREGATE	$10,000,000 $10,000,000
A B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC254061603 WC185708703	10/01/2021 10/01/2021	10/01/2022 10/01/2022	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	$1,000,000 $1,000,000 $1,000,000
C	Env Contr Prof			018182375 Prof/Poll Liab SIR applies per policy terms & conditions	10/01/2021	10/01/2022	Each Claim Agggregate	$1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evedence of Insurance. Stop Gap Coverage for the following states: OH, ND, WA, WY.

CERTIFICATE HOLDER

Tetra Tech, Inc.
201 E Pine Street, Suite 1000
Orlando FL 32801 USA

CANCELLATION

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

Aon Risk Insurance Services West, Inc.

Holder Identifier :

Certificate No : 570089526003

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Our Services, Capabilities, and Strengths

Tetra Tech provides a range of services, capabilities, and strengths to take on the projects under this contract. We support our clients through the entire project life cycle by providing consulting, preliminary engineering, final design and permitting, bidding procurement, and construction phase services. We offer these services individually or as part of our full-service approach.

In Florida, our professionals have worked as an extension of our client's staff providing similar engineering services on an as-needed basis for more than 50 clients across the state. This repeat work demonstrates our ability to foster and preserve relationships with clients and our dedication to client service and quality of work.



The following pages provide examples of our recent, relevant experience.

Offering extensive value to GSCDD through...

Comprehensive Services

From A Local Design Center

We have the capabilities to provide services for simple to complex projects as we have demonstrated in our local projects by delivering the best solutions to meet our client's needs.

Immediate Responsiveness

Team Mitigates Project Issues

Our demonstrated responsiveness, as seen over the last 13 years of work with the GSCDD will keep projects on track to meet your goals. We will facilitate responsiveness by dedicating our Estero and Fort Myers office resources to address any issues as they arise.

National Leadership

Developing Cutting-Edge Solutions

Our team of national leaders continually push the industry toward new and modern solutions using science and state-of-the-art technology. These professionals have developed innovative and creative wastewater infrastructure solutions for municipalities nationwide.

Gateway Services CDD Engineer

Fort Myers, FL



CLIENT REFERENCE

Gateway Services Community Development District (GSCDD)
Ed Tinkle
Supervisor
13240 Griffin Drive
Fort Myers, FL 33913
Phone: 239.561.1313
Email: etinkle@contactcei.com

DURATION

2009 – Ongoing

PROJECT STAFF

Daniel Nelson, PE
Client Manager

Steven Agapi, PE
Project Engineer

Tyler Wainwright, PE
Project Engineer

Fred Mittl, PE
Project Engineer

Eric Fey, PE
Project Engineer

Since 2009, Tetra Tech has served as the District Engineer and provided miscellaneous engineering to the Gateway Services Community Development District (Gateway), a government agency providing public works and utility services to over 12,000 residents. During this time we have provided a myriad of services ranging from assistance with their surface water management system to assistance with utility system improvements. Some of the relevant experience includes:

- Assistance with NPDES permitting
- Roadway analysis and improvements, including repaving, signage improvements and crosswalk improvements
- Assistance with the transfer of ownership of Gateway Boulevard and Griffin Drive to Lee County
- Design for over 1-mile of sidewalk improvements
- Street Lighting design along Griffin Drive for safety improvements

Utility Improvements including:

  - o Utility relocations associated with roadway improvements
  - o Installation of new water, wastewater and reclaimed water piping
  - o Water use permitting
  - o Odor control for wastewater pump stations

- Plan reviews for multiple development additions within Gateway
- Hydraulic Modeling for water, wastewater, irrigation and surface water
- Engineering services associated with stormwater including repair/cleaning of stormwater piping and lake bank improvements.

Specific Assignments:

Lake Bank Improvements. For over 6 years, Tetra Tech has been assisting with improving Gateway's Lake Banks due to erosion and a requirement to maintain banks in accordance with South Florida Water Management District (SFWMD) permit requirements. Facilities Plan development and funding assistance through the State Revolving Fund (SRF) program as administered by the Florida Department of Environmental Protection (FDEP) along with design, permitting and construction oversight have been included for lake bank erosion repair, including structural geotextiles, stone, resloping and related work for over 25,000 linear feet of lake bank. ***Year Completed: Ongoing.***

Engineering Bond Reports. Preparation of annual bond reports for the multiple bonds that Gateway utilized to fund utility and public works capital improvements. ***Year Completed: Ongoing.***

Gateway Services CDD Engineer (continued)

Fort Myers, FL

Permit Criteria Manual Updates. Monitoring of industry standard changes and working to incorporate standards into Gateway's permit criteria manual utilities for all site development within Gateway's boundaries. Some of the changes have included updated of the fee schedule; creation of a bond fee requirement during construction; and improvements to the surface water management components such as yard drains and aeration for lakes. ***Year Completed: 2021.***

Water Use Permit Renewal. Tetra Tech performed the efforts necessary to renew Gateway's Water Use Permit (WUP) which is used to supplement reclaimed water for the irrigation system throughout Gateway. Tetra Tech prepared the permit application and supporting documents to assure that adequate supply could be secured to meet the irrigation demands. Tetra Tech coordinated with the SFWMD, performed the required modeling, prepared the required forms and ultimately were able to secure a renewed WUP with only (1) minor request for additional information. ***Year Completed: 2013.***

Development Plan Review. Since 2009, Tetra Tech has performed the engineering plan review for new and modified developments to assure compliance with Gateway's Permit Criteria Manual. This has included a review of design for all infrastructure proposed to be turned over to Gateway upon completion and generally includes potable water, wastewater, irrigation, stormwater and road improvements. During the Construction Phase, Tetra Tech's team also provides construction engineering inspection (CEI) services. Following completion of design, Tetra Tech makes a recommendation for permit approval to the Board of Supervisors. Similarly, upon completion of construction and satisfaction of closeout requirements our staff makes a recommendation for acceptance of the assets into Gateway's system. To date, Tetra Tech has performed review for multiple developments, including: Hampton Park, Timberwood Preserve, Hammock Cove, Arborwood, Gateway Highschool, Next Level Church, Prato, Pistioa, Casella, Materita, Casella, Carena, Azzura, Solaro and Arborwood. ***Year Completed: 2022.***

Pelican Preserve Boulevard Road Improvements. Tetra Tech provided the design and permitting associated with the final lift and striping of approximately 2-miles of Pelican Preserve Boulevard and associated side streets. ***Year Completed: 2012.***

Wetlands 47-48 Monitoring. Tetra Tech provide the environmental assistance associated with the 5-year monitoring and reporting phase for the restoration of wetlands 47 and 48. ***Year Completed: 2015.***

Lake Certification. When Gateway was initially developed in the 1980s, it was recommended by the SFWMD to wait until construction completion of the entire surface water management system to certify the lakes and associated permits. However, with nearly 1,000 acres and development occurring over 30+ years, they began to realize in 2012 that there were too many outstanding permits/applications. Tetra Tech worked with SFWMD and Gateway and were able to get all permits to the certification phase. ***Year Completed: 2015.***

Utility Valuation. Field review of Gateway's potable water, wastewater and irrigation systems with recommendations for exercising and improvements. ***Year Completed: 2015.***

Office Building Site Planning. Site design and permitting through Lee County and SFWMD for the addition of a modular building to add office space to Gateway's operations center. ***Year Completed: 2019.***

CIP Facilities Plan. Preparation of a Facilities Plan for multiple capital improvements, including wastewater force mains, irrigation mains, irrigation water supply wells, emergency power generators and irrigation storage tanks. ***Year Completed: 2019.***

Stormwater Weir Improvements. Hydraulic modeling, design and permitting for modification to certain Gateway weirs to allow adjustable control during storm events. ***Year Completed: Ongoing.***

Commerce Lakes and Griffin Drive Roundabout Improvements. Design, permitting and construction oversight for the utility relocation associated with the roundabout improvements. Commerce Lakes Drive improvements have been completed and Griffin Drive improvements await construction. ***Year Completed: 2019.***

Irrigation and Force Main Improvements. As a result of hydraulic modeling and Facilities Plan preparation/approval from FDEP, Tetra Tech has proceeded with design to extend force main and irrigation mains within the FPL easement to alleviate pressure on their systems. In addition, Tetra Tech is working on the design for a new irrigation supply well. ***Year Completed: 2019.***

Continuing Professional Engineering Services

City of Cape Coral, FL



CLIENT REFERENCE

City of Cape Coral
Utilities Administration
Jody Sorrels, BSVE
Principal Engineer
1015 Cultural Park Blvd
Cape Coral, FL 33990
Phone: 239.242.3227
Cell: 239.471.6766
Email: jsorrels@capecoral.gov

DURATION

1994 – Ongoing

PROJECT STAFF

Daniel Nelson, PE
Client Manager

Steven Agapi, PE
Project Engineer

Tyler Wainwright, PE
Project Engineer

Fred Mittl, PE
Project Engineer

Tetra Tech has provided continuing miscellaneous professional engineering services to the City of Cape Coral for a variety of utility related projects since 1994, and prior to that for preparation of the City's Annual Reports as required for compliance with their Utility Bond covenants.

Chemical Containment Improvements. The City owns and operates the Cape Coral Reverse Osmosis (RO) Water Treatment Plant Facility, which consists of Water Plant No. 1 and Water Plant No. 2. The RO Plant includes multiple chemical feed and storage facilities. The chemical feed and storage facilities include the sulfuric acid, caustic, and scale inhibitor systems. ***Year completed: 2022.***

As part of an upgrade and plant expansion, the City retained Tetra Tech to perform the design for the replacement of the existing storage facilities new larger facilities. This included the replacement of the bulk and day tank storage components for the sulfuric acid, caustic and scale inhibitor, as well as an expansion to the containment system for each system. As part of the expansion, the containment system were also refurbished with a specialized containment coating system, designed to withstand the 98-percent strength sulfuric acid used in the treatment process. The containment system design also included the replacement of the sump and drain areas, with new chemical pump station installed to accept chemicals during spills. New fill stations were incorporated into the design of each bulk chemical containment area for bulk chemical filling.

To enhance operational monitoring, catwalks were added to allow the operators to move from bulk tank to bulk tank. This will allow easier manual inspections of levels. Site lighting and lightning protection were also included with this project. In addition to the bulk and day tank storage improvements, all feed piping was replaced with new double-walled piping, installed within a pre-fabricated concrete trench.

Due to its high freezing point, heat tracer wire was added to all caustic piping, and an internal heater was added to the bulk storage tanks. Electrical and instrumentation improvements included the upgrade to all day tank fill systems to include automated filling with Endress Hauser level transducers and both localized and remote monitoring. If the level in the day tanks reaches its designated low points, the transducer tells the PLC to open the associated automated control valve to fill the tank.

Tetra Tech provided the design, permitting, bidding and construction management for the proposed improvements. In addition, consideration for system bypass and downtime had to be made as the existing plant was the City's only plant and as there is limited system storage to allow for extended downtime.

42-inch Wastewater Force Main Replacement. Tetra Tech performed an evaluation of alternatives for route and sizing, and to ultimately performed the design for replacement of approximately 1.5 miles of aged 42-inch ductile iron piping. As part of the alternatives evaluation phase, hydraulic modeling was performed and it was ultimately recommended that the new force main be equipped with a remotely operated valve. As there are currently multiple force mains that are used to deliver wastewater to the Southwest WRF, the control valve gives the City the ability to divert flow through the multiple force mains throughout system in order to maintain optimal system flow and pressure.

Continuing Professional Engineering Services (continued)

City of Cape Coral, FL

The new force main consists of a 36-inch polyvinyl chloride (PVC) pipe installed via open cut and jack and bore along a new route from the corner of SW 15th Avenue and Gleason Parkway all the way to the SWWRF. The project also includes the installation of a parallel 6-inch waste activated sludge (WAS) line and also a 96 strand fiber optic line. These two components were added to the project in order to save time and money of future capital projects by piggybacking the installation of the new 36-inch force main. ***Year completed: 2021.***

Galvanized Pipe Replacement. Tetra Tech has performed design and permitting for the replacement of nearly 40,000 linear feet of aging 2-inch galvanized pipe with new 6-inch PVC pipe within a congested residential area in Southeast Cape Coral. ***Year completed: 2020.***

FGUA Irrigation Transmission Improvements. Tetra Tech was selected by the City to perform the hydraulic modeling, design, permitting, bidding assistance, construction management and construction engineering inspections services for the installation of over 27,000 linear feet of 24-inch and 30-inch HDPE and DIP irrigation piping within the busy Del Prado corridor. The project was performed in order to increase irrigation supply through an agreement with the Florida Governmental Utility Authority (FGUA). Though this agreement the City has committed to accept a minimum of 1.5 MGD of reclaimed water from FGUA's Del Prado Wastewater Treatment Plant (WWTP) with peak flows up to 6.0 MGD. The project consisted of performing a route alternative evaluation and final route selection for a 4-mile route; hydraulic modeling to verify pipe sizing and pump improvements and an existing reclaimed water storage/pumping facility; site planning/site design for a future reclaimed water storage/pumping facility; final design; permitting; bidding assistance; construction management; and full-time residential inspection services. In addition, the project included easement acquisition assistance and permitting through the South Florida Water Management District (SFWMD) and US Army Corps of Engineers (USACE). ***Year completed: 2019.***

Maintenance Building. The City of Cape Coral's Southwest Water Treatment Plant was in need of replacement of an undersized maintenance/warehouse facility for its water production maintenance division to adequately house equipment and perform work/maintenance. Tetra Tech was retained to design a new 40' x 100' building proper warehouse space as well as space for employees to store and maintain equipment. The building was designed by Tetra Tech's architects and structural engineers as a metal building, designed to meet Cape Coral's stringent hurricane wind design standards. In general, the new building includes:

- Slab-on-grade sub floor was designed to support anticipated warehouse loading, including that from shelving and forklift vehicles
- Shop/storage area, with an office (approximately 15 ft by 20 ft) and a storage room (12 ft by 15 ft)
- Mezzanine was designed above the office area Sloped roof only as required for drainage (1/4 inch per foot)
- Three open bays with overhead doors positioned for the open bay
- Ventilated open shop area
- Open warehouse areas was designed to accommodate the shelving
- Building designed to support an overhead crane to lift heavy parts, equipment, motors, etc.
- Site work included parking revisions and grading to provide positive drainage away from the building. ***Year completed: 2018.***

Southwest Biosolids Improvements. Following completion of the Biosolids Equipment Review, the City authorized Tetra Tech to proceed with the design, permitting, bidding, and construction oversight for the installation of three centrifuges to replace the aging belt presses at the Southwest WRF. The project included the process, structural, electrical, and instrumentation design for the centrifuges and supporting conveyor system, which is used to divert dewatered sludge to a truck system. With the improvements, the City has been able to reduce operating and chemical (polymer) costs and the resulting product is able to achieve approximately 22-percent solids, which is a significant increase over the 13-15 percent solids belt presses achieved. The system installation was completed and finalized in 2017. The City and Tetra Tech are currently working on a design for a waste activated sludge line that will allow sludge to be transferred via pipe from the Everest WRF to the Southwest WRF for processing. Currently wet sludge is hauled via truck from Everest to Southwest and placed in the digester for holding prior to dewatering. ***Year completed: 2017.***

Lift Station Improvements. Tetra Tech provided the engineering design, permitting, bidding and construction management for the rehabilitation of over 35 wastewater pumping stations throughout the City's wastewater system. The efforts performed by Tetra Tech consists of system evaluation, generator needs analysis, odor control needs review and ultimately design and construction oversight. In addition, our team has performed design for over 20 new wastewater lift stations. ***Year Completed: 2020.***

Continuing Professional Engineering Services

Fort Myers Beach, FL



CLIENT REFERENCE

Town of Fort Myers Beach
Christy Cory
Utilities Director
2525 Estero Boulevard
Fort Myers Beach, FL
Phone: 239.463.9914
Email: christy@fmbgov.com

DURATION

2011 – Ongoing

PROJECT STAFF

Daniel Nelson, PE
Client Manager

Timothy Vanderwalker, PE
Project Manager

Tyler Wainwright, PE
Project Engineer

Steven Agapi, PE
Project Engineer

Justin Voss, PE
Hydraulic Modeler

Lawrence Jenkins, PSM
Surveyor

Fred Mittl, PE
Project Engineer

Tetra Tech has been serving the Town of Fort Myers Beach for nearly ten years. During this time we have assisted with the implementation of numerous public works and utilities projects. Our services have included specialized water resources, roadway design, plan reviews, modeling, and even assistance with obtaining funding. Some of the services has included:

- Assistance with implementation of over $60M of potable water system upgrades.
- Assistance with implementation of over $40M of stormwater improvements to alleviate flooding
- Improvement and/or replacement of over 20 miles of asphalt roadways
- Assistance with annual NPDES permitting
- Assistance with House Bill 53 compliance
- Design for Parking and sidewalk improvements
- Streetlighting improvements

Funding assistance for stormwater and potable water improvements including:

  - Assistance with over $100M in State Revolving Fund (SRF) financing
  - Assistance with application and receipt of over $4.5M in grant funding through the Hazard Mitigation Grant Program (HMGP)

- Architectural, Electrical & Mechanical design for Town Hall
- Serving as an extension of staff in the review of design plans for development
- Service as an expert witness in multiple litigation proceedings involving Town public works facilities
- Preparation of master planning and facilities planning documents for potable water and stormwater

Specific Assignments:

Town Hall Architecture. Following acquisition of the building the Town had been leasing as its Town Hall, Tetra Tech performed the site design, architectural, structural, mechanical improvements for the conversion of 13,000 sf bank into Town Hall, housing all Town Departments. ***Year completed: 2016.***

Estero Boulevard Water and Stormwater Improvemens. Design for the replacement of over 10-miles of potable water transmission main in conjunction with Lee County's improvements to Estero Boulevard. Included with this project was partnering with Lee County for the addition of 20 new outfalls along Town side streets. ***Year completed: 2022.***

Side Street Infrastructure Improvements. Design for the replacement of potable water piping along with stormwater and roadway upgrades for the Town's approximate 100 side streets off Estero Boulevard. ***Year completed: Ongoing.***

Continuing Professional Engineering Services (continued)

Fort Myers Beach, FL

Time Square Planning. Preliminary Design and planning for improvements to Time Square including landscape and aesthetic upgrades as well as potable water main pipe replacement. ***Year completed: 2015.***

Downtown Lighting and Sidewalks. Design for the replacement of sidewalks and street lighting along First Street, Second Street, Third Street (from Crescent Street to Old San Carlos), Fifth Street, and Crescent Street. ***Year completed: 2018.***

Master Dewatering Permit. Applying for and receiving a master dewatering permit to allow the Town's ongoing construction activities to proceed without having to apply for individual permits for each project component. ***Year completed: 2019.***

Snook Bite Marina Stormwater Review. Hydraulic evaluation and recommendation for improvements to the drainage system serving the Sanders Drive drainage basin. ***Year completed: 2013.***

Potable Water Facilities Plan. Preparation of a Facilities Plan to assist the Town in obtaining State Revolving Fund (SRF) funding from the Florida Department of Environmental Protection (FDEP) for their potable water replacement program. ***Year completed: 2015.***

Stormwater Facilities Plan. Preparation of a Facilities Plan to assist the Town in obtaining State Revolving Fund (SRF) funding from the Florida Department of Environmental Protection (FDEP) for their stormwater improvement program. ***Year completed: 2017.***

Hydraulic Modeling. Performing hydraulic modeling for the Town's potable water and stormwater systems to support upgrades. ***Year completed: Ongoing.***

Connecticut Street Parking. Site and stormwater design for the addition of a new parking area along Connecticut Street to allow for beach access as well as improved parking for the Mound House. ***Year completed: 2017.***

Permit and Code Review. Serving as an extension of staff, as needed for review of site development improvements throughout the Town. ***Year completed: Ongoing.***

Newton Park Restroom Improvements. Design and permitting for upgrades to the restroom facilities at Newton Park including site design, utility design and related improvements. ***Year completed: 2019.***

Snook Bight Marina Stormwater Review. Review of design improvements for stormwater piping and an associated outfall providing drainage to Dolphin Lane, Coquina Road and Coral Road and providing recommendations for improvement. ***Year Completed: 2013.***

Phase 1 Water System Improvements. Served as engineering consultant to the Town for the implementation of improvements to the Phase 1 area of the Town's potable water system, which included approximately 4.5 miles of potable water distribution piping upgrades along 13 residential roads. The project was performed as a design-build. Tetra Tech served as the Town's Engineering Consultant, assisting with development of the design criteria package, serving as an advisor for selection of the design-build team and serving as the project manager and inspector during the construction phase. ***Year Completed: 2014.***

South Booster Station Evaluation. Analytical evaluation of the suction piping; coordination with pump manufacturers and development of a report advising of recommended improvements to the pumping system at the Town's South Storage and Booster Pump Station. ***Year Completed: 2014.***

Hazard Mitigation Grant Program Assistance. Providing technical input and assistance for the acquisition of funds from the Federal Emergency Management Agency (FEMA) following Hurricane Irma. Funds received were utilized to assist in construction of stormwater improvements along multiple roadways. ***Year Completed: 2019.***

Water Supply Plan Update. In conjunction with state-wide planning to assure that water demands and service was properly accounted for, the State of Florida required government agencies as well as private utilities to prepare a 10-year Water Supply Facilities Work Plan (PLAN). The previous plan for the town was completed in 2009, and the South Florida Water Management District (SFWMD) has reached out to the town regarding its 2019 update. Tetra Tech provided assistance with preparing and submitting the updated subject PLAN which essentially was an update to the previously prepared PLAN. ***Year Completed: 2019.***

Estero Boulevard Sidewalk. The Town of Fort Myers Beach maintains the sidewalk located on the Gulf side of Estero Boulevard from Crescent Beach Family Park to 1400 Estero Boulevard, approximately 140 feet west of Avenue C. The Town constructed the existing facilities including decorative brick pavers, a 12-inch drainage line, slot drains, and exfiltration pipes in or around 1996. Tetra Tech performed the design, permitting, bidding and construction oversight for the replacement of the sidewalk and integration of FPL Street Lights. ***Year Completed: 2020.***

Continuing Utility Consultant

Lee County, FL



CLIENT REFERENCE

Lee County Utilities
Lyssa Lott
Project Manager
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Fort Myers, FL 33901
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DURATION

1998 – Ongoing

Daniel Nelson, PE
Client Manager

Steven Agapi, PE
Project Engineer

Tyler Wainwright, PE
Project Engineer

Fred Mittl, PE
Project Engineer

Tetra Tech has served as one of Lee County's Utility Consultants for over 20 years. Through our contract, we have provided a variety of miscellaneous services associated with utility infrastructure and treatment projects as well as public works, including the following services:

- Assistance with upgrades to both potable water and wastewater treatment plants
- Electrical and instrumentation improvements, including PLC upgrades at treatment facilities, development of lockout/tagout procedures and design for electrical and SCADA upgrades associated with pump and related mechanical improvements
- Hydraulic Modeling for potable water, wastewater and reclaimed water system improvements
- Hydraulic modeling, design, permitting, bidding and construction management for stormwater improvements, including stormwater piping, inlets, water quality improvements and outfalls
- Design, permitting, bidding and construction management for over 15 miles of potable water and wastewater system piping
- Wastewater treatment plant operating permit renewals
- Review of confined spaces for water treatment and wastewater treatment facilities and off-site storage/pumping systems and development of procedures to mitigate confined space access
- Hydraulic modeling, design, permitting, bidding and construction management for a new in-line master wastewater pumping station
- Development instrumentation and control standards to be used by Engineers and Developers for infrastructure upgrades

Specific Assignments:

Summerlin Road Utility Relocation. Design, bidding permitting and construction administration for the construction of approximately 20,000 linear feet of 16-inch diameter potable water mains and wastewater force mains as well as approximately 10,000 linear feet of smaller water mains and force mains. Project involved jack and bore and open cut installation of approximately 1,000 linear feet of 30-inch diameter and smaller steel casing pipe. ***Year Completed: 1998.***

Corkscrew Water Treatment Plant Expansion. Design, bidding, permitting and construction administration for the 5.0 MGD expansion of the Corkscrew Water Treatment Plant (WTP) to include new softening units, filters, lime softening silos and disinfection facilities, as well as chemical pumping and feed pipe upgrades. ***Year Completed: 2001.***

Continuing Utility Consultant (continued)

Lee County, FL

Gladiolus Water Main Improvements. Design and permitting for approximately 3.5 miles of 16-inch potable water main along Summerlin Road from Gladiolus Drive to Pine Ridge Road. The 16-inch water line will provide increased pressure to the southwest portion of the County for pressure and fire flow. ***Year Completed: 2009.***

State Road 80 Wastewater Force Main Replacements. Design and permitting for replacement of a 24-inch ductile iron wastewater force main across the Orange River along SR 80. The project included the close coordination with FDOT, FDEP, City of Ft Myers and several private utility companies. ***Year Completed: 2017.***

Olga Water Treatment Plant Improvements. Design, bidding, permitting and construction administration for the upgrade of the Olga Surface Water Treatment Plant (WTP) to include chemical storage upgrades (sodium hypochlorite and alum) as well as powder activated carbon (PAC) storage and complete chemical pumping and feed pipe upgrades (caustic, bleach, alum, acid, fluoride). ***Year Completed: 2018.***

Pine Island Wastewater Treatment Plant Improvements. Design-Build for improvements to the Pine Island WWTP to include influent screening upgrades; filter improvements; and the addition of a new operations building. ***Year Completed: 2016.***

Lockout/Tagout Development. Development of procedures and placards for all electrical components at the County 16 water and wastewater treatment facilities. ***Year Completed: 2015.***

Confined Space Procedure Development. Review of all confined spaces within the County's 16 water and wastewater treatment facilities and development of procedures for access. ***Year Completed: 2015.***

Electrical Control Improvements Fiesta Village and Pine Island WWTPs. Prepared design for the replacement of existing PLCs and electrical components at the County's Fiesta Village and Pine Island WWTPs. ***Year Completed: 2015.***

Solid Waste Master Plan. Tetra Tech performed the evaluation of the County's existing solid waste collection, transfer and disposal facilities along with its energy recovery and composting operations and prepared a master plan for long term operations. ***Year Completed: 2016.***

Pine Island WWTP Permit Renewal. Tetra Tech prepared a permit application and supporting documentation for the renewal of the Pine Island WWTP operating permit through the Florida Department of Environmental Protection (FDEP). ***Year Completed: 2018.***

New Post Road Water System Improvements. Tetra Tech performed the design, permitting, bidding and construction oversight for the replacement of approximately 14,000 linear feet (LF) of a combination of 4-inch, 8-inch and 10-inch water main extending from the intersection of Bayshore Road and New Post Road, southeasterly along New Post Road to the guard gate located at the entrance to Old Bridge Village. ***Year Completed: 2022.***

Crystal Drive Water Main Replacement. Tetra Tech performed the design, permitting, bidding and construction oversight for the replacement of approximately 10,000 linear feet (LF) of 10-inch to 12-inch diameter water main extending from the intersection of Plantation Road to the west side of U.S. 41. The project included the crossing of the 10-mile canal as well as Seminole Gulf Railway. ***Year Completed: 2022.***

Winkler Master Pump Station. Tetra Tech is currently performing the design for the addition of a new master pump station to alleviate wastewater pressures within the Gladiolus Corridor in the vicinity of Winkler Road. The pump station has been modeled and the County recently acquired an easement for placement of the new station, which will utilize in-line pumps. ***Year Completed: (2023 anticipated).***

Palm Creek Filter Marsh. Tetra Tech is working on the design of a 25+/- acre filter marsh located off Bayshore Road. The filter marsh will take surface water from Palm Creek prior to entering the Caloosahatchee River and will utilize channels and vegetation to clean (filter) nutrients from the surface water prior to allowing the water to return to Palm Creek and ultimately, the Caloosahatchee River. ***Year Completed: (2023 anticipated).***

Miscellaneous Utility Engineering Services

Collier County, FL



CLIENT REFERENCE

Collier County Utilities
Corrine Trtan
Project Manager
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DURATION

1998 – Ongoing

PROJECT STAFF

Daniel Nelson, PE
Client Manager

Steven Agapi, PE
Project Engineer

Tyler Wainwright, PE
Project Engineer

Jason Seignoret
Project Engineer

Travis Liszak
Project Inspector

Tetra Tech has been serving Collier County for miscellaneous engineering assignments since 1998. Engineering assignments have ranged from feasibility studies to engineering design for infrastructure and treatment as well as environmental, instrumentation and engineering inspection. Some of the tasks performed by Tetra Tech for Collier County include the following:

Palm River Improvements. Design, permitting and construction management for installation of aerial crossings of the Cocohatchee Canal for a 12" raw WM, an 8" potable WM, a 12" wastewater main & a 24" reclaimed WM. ***Year Completed: 1998.***

Short Term Residuals Stabilization. Preparation of a short term residuals stabilization study which analyzed alternatives for sludge treatment and disposal on a temporary basis, for both WWTPs. Following the termination of the County's RDP lime pasteurization stabilization facilities, the County turned to landfill disposal. Tetra Tech analyzed alternatives including Class A and Class B methods and developed a report with recommendations. ***Year Completed: 2002.***

North RO WTP Noise Study. Development of a noise study at the NCRWTP to identify sources of noise within the treatment process. ***Year Completed: 2002.***

Wastewater Pump Station Rehabilitation. Evaluation, design, permitting and construction oversight for rehabilitation and addition of emergency power to multiple wastewater pump stations throughout the County's service area. ***Year Completed: Ongoing.***

Potable Water and Wastewater Improvements. Design, permitting, bidding for installation of miscellaneous water mains and force mains throughout the utility service system. ***Year Completed: Ongoing.***

Contact Time Evaluation. Evaluation of the disinfection systems at the North and South Regional Water Treatment Plans for CT analysis and compliance documentation to meet the current groundwater rule requirements at the WTPs. This included design, permitting and construction oversight for improvements to maintain compliance at the South County WTP. ***Year Completed: 2010.***

South County Regional WRF SCADA. Design and turnkey implementation for improvements to the programmable logic controllers, variable frequency drives and related communication systems at the South County Regional WRF. ***Year Completed: 2020.***

Site Improvements. Design and CEI services for multiple projects including parking areas, site improvements, storage buildings and related public works facilities. ***Year Completed: Ongoing.***

Utility Standards Update. Tetra Tech has assisted the County for over 10 years with the development of Utility Standards for generators, diesel pumps, VFDs and lightning protection for wastewater pump stations. In addition, we have provided continued support in updating the County overall utility standards. ***Year Completed: 2020.***

Miscellaneous Utility Engineering Services (continued)

Collier County, FL

Orange Tree Utility Engineering. Tetra Tech has assisted the County for over 20 years beginning with the evaluation for acquisition of Orange Utilities Water and Wastewater systems from private ownership. Following acquisition, Tetra Tech has assisted with the decommissioning of the Orange Tree WTP and multiple improvements to the Orange Tree WWTP. ***Year Completed: 2021.***

North Regional WTP Odor Control Evaluation. Evaluation of the odor control blowdown and reverse osmosis treatment concentrate at the North Regional Water Treatment Plant (NCRWTP) for blending treatment. ***Year Completed: 2020.***

South County WTP Odor Control Blowdown Review. Evaluation of the potential ability to blend odor control blowdown and concentrate from the South County Regional Water Treatment Plant (SCRWTP) and leachate from the County's landfill. ***Year Completed: 2018.***

Golden Gate Engineer of Record. In 2018 Tetra Tech was selected to serve as the Engineer of Record for the recently acquired Golden Gate Wastewater System from the Florida Governmental Utility Authority (FGUA). This multi-year project has included wastewater master planning for buildout of the service area; design for improvements to the existing wastewater treatment plant to comply with FDEP permit requirements for effluent disposal to their deep injection well resulting from the elimination of concentrate disposal from the potable water plant (with the addition of filtration and high level disinfection); design for a new master wastewater pump station; design for a new irrigation main to provide expanded reclaimed water service; extension of wastewater collection and transmission lines (with associated pump stations); and replacement of the existing wastewater treatment plat (WWTP) with a new 5.0 MGD membrane treatment plant. ***Year Completed: Ongoing.***

Stormwater SCADA Master Planning. Tetra Tech is preparing an evaluation of water control structures which are used to convey stormwater out of the County's system for the purpose of determining recommended improvements and associated costs, along with preparation of a 30-percent level design. In addition the project includes the review of communication alternatives available for mechanically controlled structures which the County is looking to upgrade to automated control In order to accomplish this, methods for communication (fiber optics, radio, cellular) have been evaluated and recommendations are being made on how to provide communication to each structure. In addition, Tetra Tech is developing standard architecture to be utilized in designs as the County works towards implementing improvements at each individual station. ***Year Completed: (2022 anticipated).***

Goodland Booster Pump Station Improvements. The Goodland Booster Pump Station is utilized to provide storage and pumping capabilities to serve the County's service area in the Goodland area. The Goodland Booster Pump Station was initially constructed in the early 1980's with upgrades in 1995 and 2005. The station includes a 0.5 million gallon (MG) prestressed concrete storage tank; a high service pump building; four (4) vertical turbine pumps; electrical equipment including an on-site emergency power generator; yard piping; disinfection facilities and related ancillary items. Tetra Tech is performing the design for major upgrades including pump upgrades, complete replacement of piping, building structure improvements and replacement of the existing ground storage tank. ***Year Completed: (2023 Anticipated).***

Carica Booster Station Improvements. Tetra Tech performed the evaluation, design, permitting, bidding and construction oversight for multiple improvements including a major pipe and pump replacement (vertical turbine pumps in cans) which required maintaining operation while replacing pumps and cans. In addition the project included replacement of electrical components including switchgear, variable frequency drives and PLCs. ***Year Completed: 2021.***

Manatee Booster Station Improvements. Tetra Tech performed an evaluation of the existing pump configuration and suction piping which had resulted in historical cavitation. Our evaluation resulted in proceeding with design, permitting, bidding and construction management for new pumps and pipes which have eliminated cavitation issues. ***Year Completed: 2019.***

I-75 Force Main Replacement. Design, permitting, bidding and construction oversight for the replacement of an aging, deteriorated force main which extends under I-75 and under Henderson Creek. The project is currently in construction. ***Year Completed: (2022 anticipated).***

South County Regional WTP Chlorine Scrubber Replacement. Evaluation of alternatives for scrubber technology and ultimately performing design, permitting, bidding and construction management for the replacement of the existing chlorine scrubber. ***Year Completed: 2020.***

Continuing Utility Engineering Consultant

Hendry County, FL





CLIENT REFERENCE

Hendry County
Roger Greer
Utilities Director
3130 Utility Drive
LaBelle, FL 33935
Phone: 863.673.2761
Email: rgreer@hendryfla.net

DURATION

2005 – Ongoing

PROJECT STAFF

Daniel Nelson, PE
Client Manager

Steven Agapi, PE
Project Engineer

Tyler Wainwright, PE
Project Engineer

Timothy Vanderwalker, PE
Project Engineer

Tetra Tech provides miscellaneous engineering services to the Hendry County Engineering staff for a variety of public works related assignments, including serving as an extension of staff. Some of the various services performed by Tetra Tech for Hendry County include the following:

- Rate Study for potable water and wastewater systems
- Construction Engineering, permitting, bidding and construction oversight for installation of over 25 miles of potable water mains and construction of a new 1.0 MGD RO water treatment plant
- Representation at public meetings including Utility Advisory meetings and Board of County Commissioner meetings
- Water Use permitting
- Design and oversight for the replacement of a 0.35 MG ground water storage tank with a new 0.50 MG prestressed concrete tank.
- Preliminary Design and Construction Cost Estimating
- Preparation of 10-year Water Supply Plan
- Assisting Planning Department with comprehensive planning and future land use changes
- Permitting, design, bidding and construction management for the installation of over 10 Miles of wastewater force main associated with the Airglades Airport
- Assistance with miscellaneous utility needs such as utility relocations, feasibility studies for future utility needs, permitting with FDEP, wetland and environmental permitting assistance, etc.
- Structural assistance with Clewiston Sub-station, damaged by Hurricane Wilma
- Electrical and instrumentation assistance
- Review of traffic impact studies and utilities for proposed developments
- Record drawing preparation, including GPS/GIS inclusion for potable water and wastewater improvements
- Wastewater Treatment Plant Permit Renewals
- Stormwater Master Plan Development for Felda MSBU Service Area
- Assistance with utility ordinance development for pretreatment requirements associated with high nutrient levels from commercial customers
- Assistance with development of engineering standards
- Gravity collection system review and design for replacement

Continuing Utility Engineering Consultant (continued)

Hendry County, FL

Specific Assignments:

Port LaBelle WTP Expansion. Engineer for the replacement of the existing 0.5 MGD lime softening WTP with a new 0.9 MGD nanofiltration WTP, expandable to 1.8 MGD RO WTP. Planning, permitting, funding assistance and construction oversight were included. The project was funded by USDA's Rural Development program resulting in over $4M in grant funding. ***Year Completed: 2007.***

Banyan Village Potable Water System. Design Engineer for the installation of over 50 miles of potable water transmission and distribution piping including 10 miles of a loop line to return water from Banyan Village to Port LaBelle. This project was funded through USDA's Rural Development program and resulted in over $4M in grant funding. ***Year Completed: 2008.***

Operating Permit Renewals. Preparation of permit applications and supporting documents for the renewal of both the PLUS WWTP and Airglades WWTP since 2007. ***Year Completed: 2020.***

Airglades Potable Water Storage Tank. Design Engineer for the replacement of the existing 0.250 MG steel potable water storage tank with a new prestressed concrete tank. Tank replacement was required due to corrosion of the existing tank. ***Year Completed: 2017.***

State Road 80 Water Main Replacement. Due to its aging condition, Tetra Tech performed the design and permitting for a new water main crossing State Road 80. The work was performed in advance of widening of SR 80, with a steel sleeve to assure the new pipe and sleeve would be located outside of the pavement limits. ***Year Completed: 2017.***

Airglades Force Main. Tetra Tech performed the due diligence in order to determine the feasibility of extending a wastewater force main from the Airglades Industrial Airport to the City of Clewiston WWTP, located approximately 10 miles to the east. Following completion of the due diligence, the County decided to proceed with design of a 6-10-inch force main and (2) wastewater pump stations. Tetra Tech has been assisting the County with obtaining grant funds and appropriations to construct the force main in stages. Once complete, the County intends to decommission the Airglades WWTP, with all flow from Airglades being sent to the City of Clewiston. ***Year Completed: Ongoing.***

PLUS Sewer Evaluation. Tetra Tech performed an evaluation of the PLUS service area, which consists of 9 primary units in order to estimate timing for expanding wastewater services and wastewater treatment needs. The County had committed to expanding sewer service to the individual units once density reached 33.3%. An initial study was completed in 2020 and demonstrated timing within then next 7-8 years for the initial expansion. Shortly after the study was completed, a building "boom" began which led to a revision to the study which is nearing completion and anticipated to show the timing being sped up by multiple years. ***Year Completed: (2020 initial study).***

PLUS WWTP Improvements. Tetra Tech performed the design, permitting and construction oversight for improvements to the PUS WWTP, including upgrades to the deteriorated metal components (weirs, catwalks, airlifts, scum boxes and related treatment components. Work was designed to assure construction activities could be performed without taking the treatment out of operation. ***Year Completed: 2021.***

PLUS Sewer Improvements. Following an evaluation of the existing sewer system, Tetra Tech recommended and proceeded with design for the replacement and upgrade of various components of the PLUS wastewater collection system. ***Year Completed: 2021.***

SR 80 Utility Evaluation. In order to allow development along SR 80 from the City of LaBelle west to the Hendry County Line, Tetra Tech served as an extension of staff assisting both the County and City of LaBelle with the design review, cost estimating and negotiations to allow a developer to construct approximately 10 miles of potable water and wastewater piping to serve the SR 80 corridor. ***Year Completed: 2022***

Felda Stormwater Master Plan. Tetra Tech prepared a stormwater master plan including hydraulic and hydrologic modeling to assist in alleviating flooding conditions within the Felda MSBU. ***Year Completed: 2009.***

10-Year Water Supply Plan. Preparation of a 10-Year Water Supply Plan for planning purposes for inclusion with the South Florida Water Management District's (SFWMD) planning documentation of potable water needs throughout SW Florida. ***Year Completed 2007.***

House Bill 53 Compliance. Engineer for the evaluation of the existing wastewater and stormwater systems and development of accounting tables for quantities and cost replacement as required to comply with recently implemented Florida Regulations. ***Year Completed 2022.***

Southwest 6&7 Utility Expansion Program

Cape Coral, FL



CLIENT REFERENCE

City of Cape Coral
Paul Clinghan
Utilities Extension Manager
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Cape Coral, FL 33990
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pclinghan@capecoral.net

DURATION

2017 – 2019

PROJECT STAFF

Daniel Nelson, PE
Client Manager

Tyler Wainwright, PE
Project Engineer

Fred Mittl, PE
Design Engineer

Justin Voss, PE
Hydraulic Modeler

The initial development for Cape Coral planned for more than 350,000 residential lots and a projected population of over 400,000. Today, the City has nearly 170,000 residents and is the third largest city geographically in the state of Florida. As development continued, centralized water and wastewater services were added. However, as development began to outpace the rate at which centralized services could be provided, water and wastewater service had to be provided through on-site wells and septic tank/drain field systems. Although the City did expand service as funds were available, the pace of growth far exceeded the utility extension pace. As such, the City developed and adopted a Utilities Master Plan which outlined the Utility Extension Program (UEP) in a phased approach that would ultimately extend water, wastewater, and irrigation water service to virtually all areas south of Pine Island Road (SR 78) and some areas north of Pine Island Road.

As part of the UEP, the City selected Tetra Tech to perform value engineering and plan adoption of the prior design, hydraulic modeling, financial assistance, bidding assistance (including assistance with pre-qualifying contractors), and construction management/construction engineering inspection (CEI) services for the Southwest 6 & 7 UEP. The project area consists of over 4 square miles and 200 miles collectively of infrastructure consisting of the following:

- 53 miles of 4-inch through 12-inch potable water mains (PVC)
- 65 miles of 4-inch through 30-inch irrigation water mains (PVC)
- 12 miles of 4-inch through 12-inch wastewater force mains (PVC)
- 60 miles of 8-inch through 24-inch wastewater gravity collection piping (PVC)
- 10 miles of 12-inch through 42-inch stormwater pipe (HDPE and RCP)
- 18 wastewater lift stations
- 60 miles of new road construction

Final Design

One of the first tasks associated with the project was to utilize the City's hydraulic models for the potable water, wastewater, and irrigation systems and to utilize them for final design of the infrastructure within the Southwest 6 & 7 UEP. Our team utilized H20MAP Water for the water system and InfoWater for irrigation and wastewater models. The designs of the wastewater, potable water, and irrigation water infrastructure were all based on hydraulic modeling of the City's systems to understand how the proposed infrastructure in Southwest 6 & 7 would operate in conjunction with existing facilities.

Tetra Tech's modelers worked closely with the designers to make reasonable pump and pipe recommendations and iteratively adjust the model as the design changed to ensure that the final design would be hydraulically acceptable.

Southwest 6&7 Utility Expansion Program (continued)

Cape Coral, FL

Eighteen wastewater lift stations and their force mains were modeled to provide a basis for pump selections and force main sizes. Many of the lift stations discharged into force mains conveying wastewater from other, existing lift stations, including three which were connected to the 30-inch force main upstream of the Southwest Water Reclamation Facility. For this reason, there was often a wide range of operating conditions. Therefore, Tetra Tech selected pumps to operate at both a higher duty point when multiple pump stations were running and at the minimum system curve to prevent the pump from running outside its proper operating band.

Wastewater residuals were constructed to simulate flows from both existing service areas and to simulate the impact of growth. This modeling assisted with making accurate determinations of pipe sizes.

Potable water and irrigation models were also used to make recommendations for transmission and local main sizes within Southwest 6 & 7.

Modeling led directly to the elimination of several crossings of major roads, particularly Chiquita Boulevard and Trafalgar Parkway, because we were able to prove with the model that the crossings were not necessary to provide adequate working pressure and fire flow (on the potable water system).

As part of Southwest 6 & 7, work was begun to determine the feasibility of an irrigation storage and pumping facility that had been considered near the area. It was shown that the facility was not needed to maintain pressures in Southwest 6 & 7, so a subsequent study was completed by Tetra Tech to fully evaluate additional irrigation facilities.

Construction Administration

In order to maintain a consistent contract size, the Southwest 6 & 7 area was broken into 12 sub areas, and those were further reduced to 7 contracts and released for bid, each of which was within the $8M to $12.5M range. Tetra Tech provided construction management and construction oversight for the seven contracts. Tetra Tech had 10 full time construction management staff to oversee construction and assist with public involvement. Each inspector was responsible for overseeing construction within a given area to: assure proper traffic control and safety procedures; assure permitting requirements are adhered to (turbidity control, dewatering, etc.); monitor and interview for wage rate compliance; review as-built document; to review pay quantities; and to document work progress.

Blackstone Preserve Stormwater System

Lehigh Acres, FL



CLIENT REFERENCE

Lehigh Acres Municipal Services Improvement District
Michael Cook
Assistant District Manager
601 East County Lane
Lehigh Acres, FL 33936
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DURATION

2017 – 2019

PROJECT STAFF

Daniel Nelson, PE
Client Manager

Jason Seignoret
Staff Electrical Engineer

Tetra Tech provided engineering modeling and design, permitting, and construction phase services for the restoration of the Blackstone Preserve, which included its use to accept stormwater associated with the widening of nearby State Road 82 (SR 82). Blackstone Preserve was a historical wetland area damaged by development and recreational vehicles. Its restoration provided multiple benefits including: 1) the ability to restore the wetland and 2) stormwater retention/water quality improvements associated with the SR 82 widening.

The Florida Department of Transportation (FDOT) had been working to complete the design for the widening of SR 82 from two to six lanes in stages. The widening requires increased stormwater management. Recognizing the potential to partner with LAMSID, the FDOT and LAMSID entered into an agreement that, amongst other items, included the improvements to Blackstone Preserve.

As part of this project, Tetra Tech performed environmental reviews and permitting to address restoration of the wetlands and development of a conservation easement associated with inherent impacts to secondary wetlands associated with the creation of a pump station and berm surrounding the property (the berm being constructed to retain water within the preserve). In addition, our team provided the design, permitting, and construction oversight for the following:

- Pump station to pump water into the Blackstone Preserve at a rate of 30 cubic feet per second (cfs)
- Water control structure at the entrance to Blackstone Preserve that would allow water to crest to 29.9-ft NGVD with a low flow gate that allows the water to be lowered to 28.0-ft NGVD
- Perimeter berm with fence to allow for water to be stored to the crest elevation, with approximately 12- to 18-inches of freeboard.

Connecticut Street Parking

Fort Myers Beach, FL



CLIENT REFERENCE

Town of Fort Myers Beach
2525 Estero Blvd
Ft Myers Beach, FL 33931
Chelsea O'Riley (former Director of Public Works)
Phone: 239.561.1313
Email: chelsea.oriley@gatewaydistrict.org

DURATION

2015 – 2016

PROJECT STAFF

Daniel Nelson, PE
Client Manager

Steven Agapi, PE
Project Engineer

Timothy Vanderwalker, PE
Project Engineer

Tetra Tech provided engineering modeling and design, permitting, and construction phase services for the restoration of the Blackstone Preserve, which included its use to accept stormwater associated with the widening of nearby State Road 82 (SR 82). Blackstone Preserve was a historical wetland area damaged by development and recreational vehicles. Its restoration provided multiple benefits including: 1) the ability to restore the wetland and 2) stormwater retention/water quality improvements associated with the SR 82 widening.

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- As part of this project, Tetra Tech performed environmental reviews and permitting to address restoration of the wetlands and development of a conservation easement associated with inherent impacts to secondary wetlands associated with the creation of a pump station and berm surrounding the property (the berm being constructed to retain water within the preserve). In addition, our team provided the design, permitting, and construction oversight for the following:
- Pump station to pump water into the Blackstone Preserve at a rate of 30 cubic feet per second (cfs)
- Water control structure at the entrance to Blackstone Preserve that would allow water to crest to 29.9-ft NGVD with a low flow gate that allows the water to be lowered to 28.0-ft NGVD
- Perimeter berm with fence to allow for water to be stored to the crest elevation, with approximately 12- to 18-inches of freeboard.

LISTING OF PROPOSED PERSONNEL

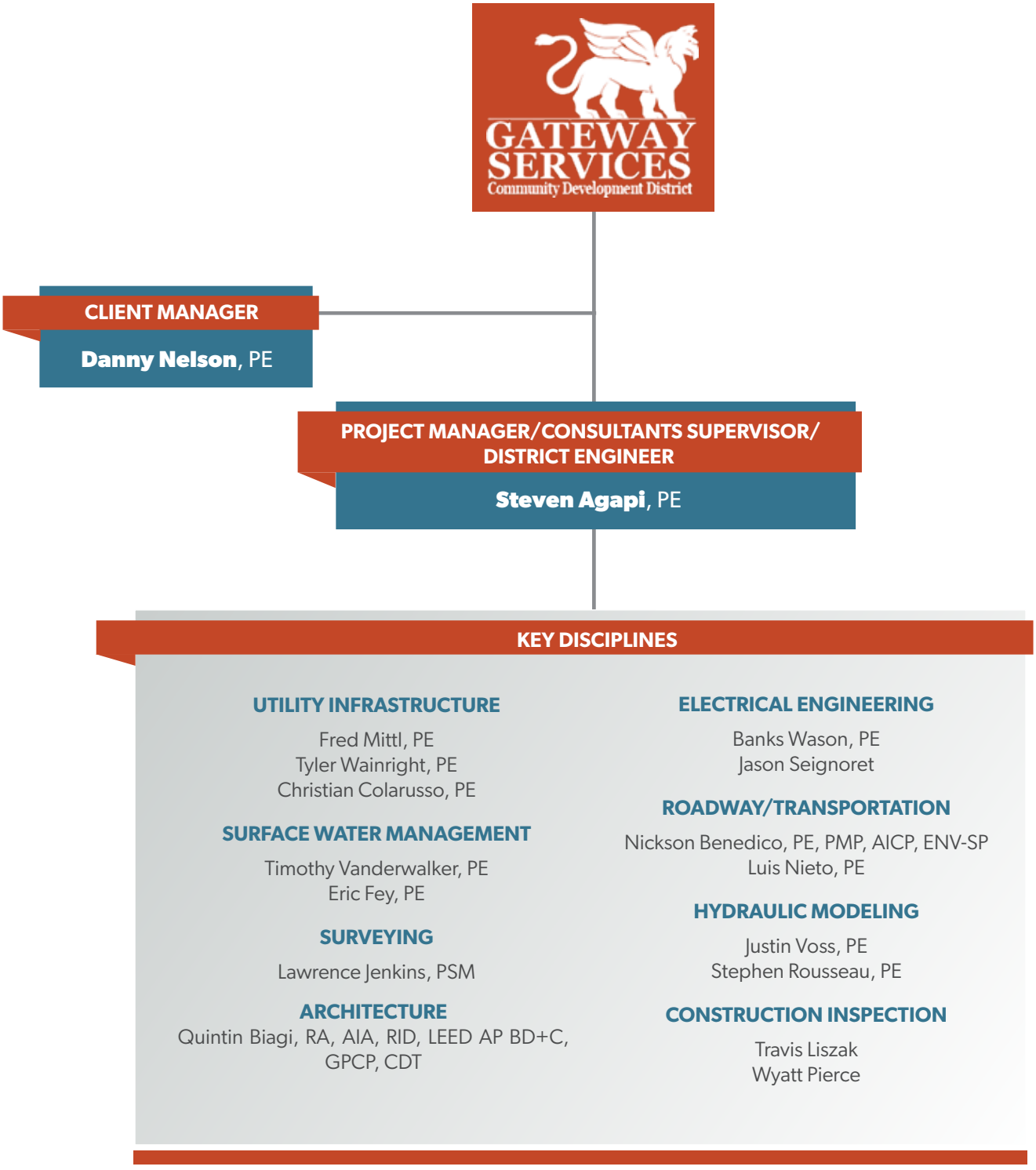
Tetra Tech has assembled a proven and trusted team of professionals with extensive experience and expertise serving as the GSCDD District Engineer over the past 10+ years. Our team has been chosen for their ability to provide the specialized services and their availability to commit to this project.

The strength of our team resides with our greatest asset—experienced and proven professionals. We understand your requirements and will demonstrate that key personnel identified for your project offer the education, training, and certifications necessary to meet or exceed your expectations for the delivery of the project. The following table summarizes the qualifications of the key personnel proposed for the contract who have the requisite experience and professional credentials to accomplish the requirements of GSCDD. Resumes for these team members can be found on the following pages.

OUR KEY PERSONNEL HAVE THE PROFESSIONAL QUALIFICATIONS REQUIRED TO EFFECTIVELY EXECUTE AND COMPLETE YOUR PROJECT ON TIME AND WITHIN BUDGET

KEY PERSONNEL	ROLE	HIGHEST DEGREE EARNED	TOTAL YEARS EXP.	YEARS WITH TETRA TECH	Proven Experience with Same Scope, Magnitude, and Complexities				
					Experience Working with GSCDD	Design	Permitting	Construction Oversight	Licensed in the State of Florida
Danny Nelson, PE	Client Manager	BS	26	26	★	★	★	★	★
Steven Agapi, PE	Project Manager/ **Consultant's Supervisor**/ District Engineer	BS	8	8	★	★	★	★	★
Fred Mittl, PE	Utility Infrastructure	MS	34	10	★	★	★	★	★
Tyler Wainright, PE	Utility Infrastructure	BS	10	10	★	★	★	★	★
Christian Colarusso, PE	Utility Infrastructure	BSE	13	4		★	★	★	★
Timothy Vanderwalker, PE	Surface Water Management	MBA	16	16	★	★	★	★	★
Eric Fey, PE	Surface Water Management	BS	22	<1	★	★	★	★	★
Lawrence Jenkins, PSM	Surveying	AA	38	31	★				★
Banks Wason, PE	Electrical Engineering	BS	16	7	★	★	★	★	★
Jason Seignoret	Electrical Engineering	BS	16	10	★	★	★	★	
Nickson Benedico, PE, PMP, AICP, ENV-SP	Roadway/Transportation	MBA	32	6		★	★	★	★
Luis Nieto, PE	Roadway/Transportation	MCE	14	6		★	★	★	★
Justin Voss, PE	Hydraulic Modeling	MSE	17	17	★	★			★
Stephen Rousseau, PE	Hydraulic Modeling	BS	6	4	★	★			★
Quintin Biagi, RA, AIA, RID, LEED AP BD+C, GPCP, CDT	Architecture	BArch	37	14	★	★	★	★	★
Travis Liszak	Construction Inspection	N/A	14	6	★			★	
Wyatt Pierce	Construction Inspection	N/A	8	2	★			★	
		AVERAGE YEARS	**19**	**11**					

ORGANIZATIONAL CHART





DANNY NELSON, PE

CLIENT MANAGER

26 years exp

Mr. Nelson has over 25 years of environmental and civil engineering experience. His environmental expertise included various water and wastewater infrastructure including wastewater system hydraulic modeling; feasibility studies; transmission and pumping facilities; treatment plants; effluent disposal and reuse systems; permitting; and construction management and administration services. Mr. Nelson's civil experience includes surveying, site development, stormwater collection/treatment, and transportation engineering designs.

EDUCATION

BS, Civil Engineering, Florida State University

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS

Professional Engineer : Florida No. 56152

Florida Water Environment

Association/Water Environment Federation

Tau Beta Pi Engineering Honor Society

Chi Epsilon Civil Engineering Honor Society

OFFICE LOCATION

Estero, FL

YEARS OF EXPERIENCE

26

YEARS WITH TETRA TECH

26

EXPERIENCE

Miscellaneous Engineering Services, Gateway Services Community Development District, Fort Myers, FL. District Engineer - Providing engineering services as needed to assure that GSCDD infrastructure is maintained and meets regulatory requirements. Services include assisting with day to day engineering needs, representation at public meetings and Board of Supervisor meetings, infrastructure review (roads, drainage, water, wastewater and irrigation systems), NPDES permitting assistance, South Florida Water Management District coordination for compliance and permitting, assistance with Lee Co. interlocal agreements, review of plats and development plan reviews, permit criteria manual review and update, coordination for system monitoring and engineering for system maintenance and improvements, as needed for potable water, wastewater, irrigation, roads and drainage systems.

Continuing Engineering Services, Town of Fort Myers Beach, FL. Client Manager. Performing a variety of day-to-day tasks ranging associated with the Town's water, wastewater and storm water systems including but not limited to: planning, hydraulic modeling, preliminary, and final design for replacement of over $30M of potable water , transmission, and distribution piping, and over $20M of stormwater piping, including approximately 20 new outfalls to the bay; planning and design for parking improvements; NPDES permitting; and management of architectural design for a new town hall.

Continuing Engineering Services, Cape Coral, FL. Client Manager. Assisting with data acquisition, system review and preparation of annual reports for water/wastewater and stormwater systems to meet bond requirements. Project Manager for system improvements including Gator Slough Basin connections which included installation of nearly 5,000 lf of RCP to connect basins 6, 7, 9 and 10, as well as installation of four (4) weirs and a canal pump station. Project Manager for multiple water, wastewater and reclaimed water projects including plant upgrades, construction of new buildings, lift station upgrades, construction of new lift stations, construction of new water, wastewater and reclaimed water piping, security improvements, lighting improvements, booster station improvements, generator improvements and miscellaneous tasks.

Continuing Engineering Services, Lehigh Acres Municipal Services Improvement District, Lehigh, FL. Client Manager. Performing miscellaneous stormwater engineering services including managing for the replacement of deteriorated culverts, replacement of water control structures, hydraulic modeling, permitting and related engineering tasks.

Continuing Engineering Services, Bonita Springs, Florida, FL. Client Manager. Performing day-to-day engineering services on citywide projects related to the City's roadway and stormwater infrastructure. Typical assignments include preparing maintenance schedules and plans for swale and canal systems, assistance with various parks and recreation projects including upgrades to the Recreation Center, park lighting improvements, establishing an inventory of roadways, sidewalks, etc, and assisting with resident complaints, review of existing private roadways for incorporating into the City's system and related engineering duties.

General Engineering, Charlotte Harbor Water Association, FL. Client Manager assisting with miscellaneous potable water engineering needs, including system evaluation, minor plan and permitting for infrastructure improvements, raw water supply, funding and related needs.

Potable Water Master Plan, Charlotte Harbor Water Association, FL. Client Manager for the development of a $30M program to replace and improve infrastructure throughout the Charlotte Harbor service area. The master planning effort includes raw water, treatment, storage, booster pumping and over 12 miles of potable water transmission and distribution piping.

Phase I Water Main Design-Build Improvements, Town of Fort Myers Beach, FL. Project Manager for improvements consisting of replacing aged 3- and 4-inch galvanized pipe with 8 and 10-inch C-900 PVC water mains to serve the residential areas throughout the Island as well as performing stormwater and roadway improvements. Pipe sizing was determined through hydraulic modeling efforts to meet fire flow requirements. Mr. Nelson has served as project manager; providing representation at meetings; providing review of contractor (and engineer) pricing and overall oversight of construction, including full time CEI services.

Southwest 6 & 7 Utility Extension Program, City of Cape Coral, FL. Program Manager for the expansion of the City's water, wastewater and irrigation systems to a 4 square mile area south of Pine Island Road. The project includes value engineering, hydraulic modeling for water, wastewater and irrigation systems, design, permitting, bidding and construction management. The project includes over 200 miles of potable water, wastewater collection, wastewater transmission and irrigation utility piping; 18 lift stations and a stormwater canal pumping station to supplement reclaimed water during high demand periods.

Water and Wastewater System Improvements, DeSoto County, FL. Project Manager for the design, permitting and construction management for improvements of water and wastewater system improvements, which consists of over 20 miles of potable water main, over 20 miles of wastewater force mains, 2 potable water storage tanks, wastewater pumping stations, and a 500,000-gallon wastewater treatment plant and public access spray irrigation field. The DeSoto County improvements have resulted in approximately $15M in grant funding with the USDA.

Annual Bond Reports, City of Cape Coral, FL. Project Engineer. Assisting with data acquisition, system review and preparation of annual reports for water/wastewater and stormwater for fiscal years 1996 through 2004.

City of Bonita Springs, FL. Project Manager. Project Management for roadway sign and street light inventory associated with GASB 34 accounting requirements. Assignment consisted of field locating with GPS units all city owned signs and street lights, noting the condition listing the MUTCD identification code for approximately 350 city-owned roads.

Bent Creek Estates, Lloyd, FL. Project Engineer. Wetland survey to determine environmental impact to a potential development area. This project included the addition of on-site lift stations, influent screening, design of two (2) parallel process trains, a flow equalization zone, as well as chlorination and stabilization facilities. The system design also included the incorporation of treatment, instrumentation, storage, and high service pumping to provide reuse quality effluent for toilet flushing/laundry services.

Village of Estero, FL. Client Manager. Contract oversight and coordination for the preliminary design and development of a design criteria package for improvements to Estero Parkway including: resurfacing, restriping, lane addition for bike paths, sidewalk improvements, drainage improvements and landscape improvements.

Shared Use Path, City of Sanibel, FL. Project Engineer. Design, bidding and construction management for the improvements to 10 miles of shared use paths along West and Middle Gulf Drives, Casa Ybel Road and Sanibel-Captiva Road, including widening, asphalt resurfacing and restoration and vegetation, as associated with the installation of wastewater and effluent force mains.

General Engineering, Charlotte Harbor Water Association, FL. Client Manager. Tetra Tech was selected to assist with miscellaneous potable water engineering needs, including system evaluation, minor plan and permitting for infrastructure improvements, raw water supply, funding and related needs.

Potable Water Master Plan, Charlotte Harbor Water Association (CHWA), FL. Client Manager. Mr. Nelson worked closely with CHWA and worked with Tetra Tech project manager to lead the hydraulic modeling, system evaluation and ultimately the preparation of a potable water master plan, capital improvement development and rate evaluation for necessary improvements to the address system needs and customer expansion.



STEVEN AGAPI, PE

PROJECT MANAGER/CONSULTANTS SUPERVISOR/DISTRICT ENGINEER

8 years exp

Mr. Agapi serves as a project engineer with expertise in utilities and water resources. His experience includes project planning support and project technical assistance on a variety of water and wastewater projects throughout Southwest Florida; support for the design of water and wastewater transmission facilities; permitting of water and wastewater systems. Mr. Agapi also regularly serves as a member of our CEI staff on projects related to water and wastewater.

Mr. Agapi's civil experience includes construction management support, bid support, technical specification production, and engineering designs.

EDUCATION
BS, Environmental Engineering, Florida Gulf Coast University, 2015

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer: Florida, No. 88612

OSHA 30-Hour Occupational Safety and Health Training Course in Construction Safety and Health, No. 36-601466583, 2017

OSHA 10-Hour Occupational Safety and Health Training Course in Construction Safety and Health, No. 36-004917776, 2014

OFFICE LOCATION
Estero, FL

YEARS OF EXPERIENCE
8

YEARS WITH TETRA TECH
8

EXPERIENCE

Golden Gate Wastewater Engineer of Record, Collier County, FL. Project Engineer. Tetra Tech was selected as the wastewater Engineer of Record for Golden Gate City within Collier County, FL. This project consists of several tasks, including conversion of an existing extended air wastewater plant to high-level disinfection; preparation of a 20-year wastewater master plan; design of a new 8.0 MGD Membrane Bioreactor (MBR) wastewater treatment plant; and collection and transmission system improvements, including rehabilitation of over 36 miles of sewer mains, 28 lift stations, and 437 manholes.

Southwest 6 & 7 Utility Extension Program, City of Cape Coral, FL. Project Engineer. The City's program was for the expansion of the City's water, wastewater and irrigation systems to a 4 square mile area south of Pine Island Road. The project includes value engineering, hydraulic modeling for water, wastewater and irrigation systems, design, permitting, bidding and construction management. Mr. Agapi provided design support and construction management assistance on the project that includes over 200 miles of potable water, wastewater collection, wastewater transmission and irrigation utility piping; 18 lift stations and a stormwater canal pumping station to supplement reclaimed water during high demand periods.

Southwest Water Reclamation Facility (WRF) Biosolids Improvements, Cape Coral, FL. Project Engineer. Mr. Agapi worked with the Tetra Tech team on the removal of existing RDP lime treatment sludge stabilization and belt press system and addition of a new centrifuge system. The City eliminated land application of sludge and hauls their sludge to the Lee County landfill. To reduce hauling costs, the City eliminated the RDP process and replaced the belt presses with centrifuge equipment that has increased the solids percentage by approximately seven percent. Tetra Tech is currently working on completing a waste activated sludge (WAS) line that will allow direct transfer of WAS from the Everest Plant to the Southwest WRF, eliminating trucking needs.

4.0 MGD Shell Creek Reverse Osmosis Water Treatment Plant, City of Punta Gorda, FL. Project Engineer. Mr. Agapi provided technical and design support for the new 4.0 MGD reverse osmosis groundwater treatment plant (expandable to 8.0 MGD to supplement the existing 10.0 MGD Shell Creek Surface Water Treatment Plant. The project includes high pressure membrane treatment, blending facilities (for surface water and finished groundwater), a new 2.0 MG ground storage tank, new raw water wells and a deep injection well for concentrate disposal.

Olga WTP Chemical Treatment Improvements, Lee County, FL. Project Engineer. Tetra Tech was selected to perform engineering services for the upgrade of the chemical treatment process to include a new powder activated carbon (PAC) system; new sodium hypochlorite storage, pumping and injection components; new alum feed and injection components; and new sulfuric acid pumping and injection components.

General Engineering Services, Gateway Services Community Development, Fort Myers, FL. Project Engineer. Providing engineering services as needed to assure that Gateway Services Community Development District infrastructure is maintained and meets regulatory requirements. Services include assisting with day-to-day engineering needs, representation at public meetings and Board of Supervisor meetings, infrastructure review (roads, drainage, water, wastewater and irrigation systems), NPDES permitting assistance, South Florida Water Management District (SFWMD) coordination for compliance and permitting, assistance with Lee County interlocal agreements, review of plats and development plan reviews, permit criteria manual review and update, coordination development of stormwater system map for stormwater infrastructure, and related services as needed.

Griffin Drive Irrigation Main, Gateway Services Community Development District, FL. Project Engineer. Permitting for the installation of approximately 4,000 LF of 16" and 1,500 LF of 20" ductile iron pipe for transmission of reclaimed water.

Olga Water Treatment Plant Upgrades, Lee County, FL, 2015. Project Engineer. Reviewed shop drawing submittals in accordance with the project technical standards.

Hydraulic Model Development, Gateway Services Community Development District, FL. Project Engineer. Collected field data and engineering records of lift stations and force mains for the development of the hydraulic model. Completed a wastewater demand analysis for the collection system which included 11 lift stations and over 6,000 ERUs.

Utilities Standard Development, Hendry County, FL. Project Engineer. Designed new utilities standard handbook for Hendry County. Developed handbook based on current industry practices and the most current ANSI, ASTM, and AWWA standards.

Royal Harbor Water System Improvements, City of Naples, FL. CEI Engineer. Mr. Agapi worked with the Tetra Team on the design for the replacement of over 30,000 LF of undersized asbestos cement water mains with PVC water main as necessary to meet increased fire flow requirements. The project included design, permitting, bidding and CEI services during construction. Served as the on-site engineering inspector.

SR 80 Water Main Relocation, Hendry County, FL. Project Enigneer. Developed technical specifications and bid documents for the proposed abandonment of the 12-inch AC pipe and installment of a new 12-inch pipe by jacking and boring. Completed the shop drawing submittals for this project in accordance with the technical specifications.

Force Main Extension from Airglades Airport to the City of Clewiston, Clewiston, FL. Design Engineer. The project consisted of a new wastewater force main which would extend from the Airglades wastewater treatment plant (WWTP). Tetra Tech performed a due diligence phase as well as developed a hydraulic model that was used to estimate pipe sizing and pumping requirements. Tetra Tech recommended that an initial 8-inch pipe and in-line booster pumps be used to deliver wastewater from Airglades to the Clewiston WWTP and as development may occur along US 27, space would be provided for placement of a second, parallel force main, with dedicated locations for future wastewater pumping stations. With the due diligence phase completed; the corridor identified; pipe sizing and pumping requirements determined, the next step was to proceed with implementation phase. Tetra Tech is currently assisting the County with the negotiation of easements; title search for the easements; development of a decommissioning plan for the Airglades WWTP; route surveying and SUE services; geotechnical investigations; archeological investigations and related preliminary services. Following receipt of the survey data, the project will proceed to final design and permitting, and ultimately into construction.

Orange Tree WTP Improvements, Collier County, FL. Project Engineer. Mr. Agapi was responsible for assisting with project design, process evaluation, construction administration, and booster tank conversion for the improvements for the County's Orange Tree Water Treatment Plant. The project scope included multiple improvements to the Orange Tree WTP including replacement of the existing aged high service pump station with a new pump station and conversion of the disinfection system from free chlorine to chloramination, including pH adjustment and the addition of fluoride.

Orange Tree WWTP Evaluation, Collier County, FL. Project Engineer. Mr. Agapi's role included assisting in the evaluation of the operation and capacity of the Orange Tree WWTP in order to determine existing process capacities and to recommend improvements to allow expandability.

Orange Tree WWTP Improvements, Collier County, FL. Project Engineer. Mr. Agapi's was responsible for assisting in the design of multiple improvements ranging from headworks through treatment improvements that included mechanical, metering, structural and electrical upgrades.

FGUA Irrigation Transmission Improvements, City of Cape Coral, FL. Project Engineer. Mr. Agapi assisted the Tetra Tech team in the planning, route selection, hydraulic modeling, design, permitting, bidding and construction oversight for approximately 4 miles of 24-inch irrigation transmission main to accept public access quality reclaimed water from the Del Prado Water Reclamation Facility owned by the Florida Governmental Utility Authority.



ALFRED (FRED) MITTL, PE

UTILITY INFRASTRUCTURE

34 years exp

Mr. Mittl has 34 years of diverse environmental engineering experience plus 4 years of water utility experience. He has successfully implemented and managed projects within aggressive client schedules, with low change order percentages.

Mr. Mittl's experience includes potable water, reclaimed water, and wastewater utility systems planning, funding, condition assessment, rehabilitation, design, permitting, bidding, and construction. Wastewater collection projects have included conventional, vacuum, and low-pressure collection systems constructed in Cape Coral, Marco Island, Sanibel Island, and the Florida Keys.

EDUCATION

MS, Environmental Engineering, University of Houston

BS, Environmental Resource Management, Pennsylvania State University

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS

Professional Engineer : Florida No. 59913

American Water Works Association

Water Environment Federation

OFFICE LOCATION

Cape Coral, FL

YEARS OF EXPERIENCE

34

YEARS WITH TETRA TECH

10

EXPERIENCE

Gateway Roundabout Utility Relocation, Gateway Services Community Development District, FL. Project Manager. Project Manager. Project involved realignment and addition of steel casing for water, wastewater, and irrigation piping located under the new roundabout pavement constructed at the intersection of Gateway Boulevard with Commerce Lakes Drive in the Gateway Community. The utility work was performed simultaneously with the proposed roadway improvements, essentially through a joint project agreement (JPA) with Lee County. The project required a fast-tracked design and permitting process in order to meet Lee County's schedule for implementation of this project.

Gateway Boulevard at Griffin Drive Force Main Relocation, Gateway Services Community Development District, FL. Project Manager. Project involved construction of a new 16-inch force main at the intersection of Gateway Boulevard and Griffin Drive to divert flows north of future roundabout improvements at this intersection. The project included 30-inch steel casing under Gateway Boulevard and Griffin Drive. The project alleviated hydraulic restrictions and resulted in improved lift station performance.

Wastewater Transmission Modeling Update, Gateway Services Community Development District, FL. Project Manager. As the District works towards build-out, with the majority of buildout conditions being known, the District requested that the wastewater system hydraulic model be updated in order to assure that the existing force mains and lift station submersible pumps are adequately sized and to identify any improvements which may be required to meet the projected buildout conditions. Tetra Tech completed the evaluation and provided recommendations for correcting current system deficiencies for consideration by GSCDD, together with the projects that Tetra Tech recommended be included in the District's 5-Year Capital Improvements Plan (CIP).

Southwest and North Reverse Osmosis Water Treatment Plant Chemical Bulk Storage Tank Assessment and Coatings Improvements, City of Cape Coral, FL. roject Manager. The acid and caustic chemical bulk storage tanks serving this facility were installed in 1990 and are approaching 30 years of use. The tank interiors were inspected and determined to have additional service life. The assessment provided cost-effective recommendations to re-coat the exterior of the tanks rather than replacing with new

tanks. The selected improvements have been designed and include recoating the bulk storage tanks exterior and concrete secondary containment areas. Tank access catwalks will also be replaced with new aluminum catwalks. Interior improvements entail epoxy recoating process area floors and chemical feed day rooms.

Water Main Improvements, City of Marco Island, FL. Project Manager. This project included the design, permitting, bidding, and construction oversight for the installation of nearly two miles of 8- to 12-inch DR-18 PVC pipe necessary to increase water pressures along San Marco Road and Nassau Court.

Golden Gate Wastewater Engineer of Record, Collier County, FL. Sr. Engineer. Tetra Tech was selected as the wastewater Engineer of Record for Golden Gate City within Collier County, FL. This project consists of several tasks, including conversion of an existing extended air wastewater plant to high-level disinfection; preparation of a 20-year wastewater master plan; design of a new 8.0 MGD Membrane Bioreactor (MBR) wastewater treatment plant; and collection and transmission system improvements, including rehabilitation of over 36 miles of sewer mains, 28 lift stations, and 437 manholes.

Donax Water Reclamation Facility Process Improvements, City of Sanibel, FL. Project Manager. The Donax Water Reclamation Facility (WRF) is Sanibel's main wastewater treatment plant and produces effluent that meets Florida Department of Environmental Protection criteria for reuse. Three treatment trains are employed for a combined plant capacity of 2.375 maximum month average daily flow (MMADF). Sanibel requested Tetra Tech to evaluate options for upgrading the WRF to achieve lower total phosphorus and total nitrogen in the effluent. The selected process modifications are now under construction and include converting the oldest of the three treatment trains (Plant 1) to flow equalization service and converting Plants 2 and 3 from the Modified Ludzack - Ettinger process to five-stage Bardenpho with membrane bioreactors.

Southwest 6 & 7 Utility Extension Program, City of Cape Coral, FL. Project Engineer. Project expanded the City's water, wastewater, and irrigation systems to a four square mile area south of Pine Island Road. The project included value engineering; hydraulic modeling for water, wastewater, and irrigation systems; design, permitting, bidding, and construction management. The project included over 200 miles of potable water, wastewater collection, wastewater transmission, irrigation utility piping, and 18 lift stations.

SR 80 Force Main Improvements, Lee County, FL. Project Manager. Careful survey, geotechnical data collection, and design for frack-out consideration was critical for this project, which consisted of 1,400 feet of 30-inch horizontal directional drill under the Orange River. The new 30-inch HDPE was connected to the existing 24-inch force main on each side of the Orange River. The improvements were necessary due to the age and condition of the existing piping. The project included design, permitting, bidding, and construction oversight services.

Phase 4 Low Pressure Sewer Systems, City of Sanibel, FL. Project Manager. Since 2003, nearly all of Sanibel Island has been served by centralized sewage collection and treatment, however, several challenging areas remain to be served in environmentally sensitive zones. These properties will now be served using low-pressure grinder pump lift stations and small diameter force mains. Detailed coordination with homeowners and environmental managers has allowed this project to come to realization. The project included design, permitting, bidding, and construction oversight services.

42-inch Force Main Study, City of Cape Coral, FL. Quality Assurance Reviewer. Cape Coral currently utilizes approximately one mile of 42-inch ductile iron wastewater force main which conveys raw influent wastewater into the City's Southwest Water Reclamation Facility (SWWRF). Due to the concerns of the pipeline integrity, the City has been bypassing the 42-inch force main and diverting wastewater to a 30-inch line that connects to the SWWRF. Tetra Tech performed an evaluation including hydraulic modeling for pipe size verification and reviewed alternatives for replacement (slip lining, cured in place pipe [CIPP], open cut, and directional drill). The final design includes a combination of new pipe installed via open-cut and jack and bore methods.

FGUA Irrigation Transmission Improvements, City of Cape Coral, FL. Project Engineer for the planning, route selection, hydraulic modeling, design, permitting, bidding, and construction oversight for approximately four miles of 24-inch irrigation transmission main to accept public access quality reclaimed water from the Del Prado Water Reclamation Facility owned by the Florida Governmental Utility Authority. Based on the route selection and hydraulic modeling performed, the key project objective of delivering up to 6.0 MGD of irrigation water to Cape Coral was achieved.

Irrigation System Master Plan Update for North 1 & 2, City of Cape Coral, FL. Project Manager. In an effort to properly plan for the buildout conditions and to seek State Revolving Fund (SRF) support, this assignment updated the previously prepared irrigation master planning documentation, in conformance with Florida Department of Environmental Protection guidelines. Scope included updating projected irrigation water demands for the Utility Extension Program (UEP) North 1 & 2 service areas based on buildout projections; development of a conceptual layout of the irrigation piping network for buildout conditions; evaluation of alternative irrigation supply sources; and identification of key design and construction issues. This irrigation master plan update was incorporated into an overall master planning document along with the Potable Water and Wastewater Master Plan Updates for use in applying for SRF funding.



TYLER WAINRIGHT, PE

UTILITY INFRASTRUCTURE

10 years exp

EDUCATION
BS, Civil Engineering, Florida State University

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer : Florida No. 80476

Florida Water Environment Association

American Society of Civil Engineers

OFFICE LOCATION
Estero, FL

YEARS OF EXPERIENCE
10

YEARS WITH TETRA TECH
10

Mr. Wainright serves as a project engineer with expertise in utilities and construction management. His experience includes engineering analyses and technical design on a variety of water, wastewater, and civil projects. His experience includes the design and construction management of water and wastewater transmission facilities, water and wastewater treatment plants, permitting and planning of utility infrastructure, topographical and hydrological surveying, and water resources design. Mr. Wainright has been involved in design, permitting, and management of several water distribution, wastewater collection, water and wastewater treatment projects.

EXPERIENCE

Miscellaneous Engineering Services, Gateway Services Community Development District , Fort Myers, FL. Project Manager and Project Engineer. Providing engineering services as needed to assure that Gateway Services Community Development District infrastructure is maintained and meets regulatory requirements. Services include assisting with day-to-day engineering needs, representation at public meetings and Board of Supervisor meetings, infrastructure review (roads, drainage, water, wastewater and irrigation systems), NPDES permitting assistance, South Florida Water Management District (SFWMD) coordination for compliance and permitting, assistance with Lee County interlocal agreements, review of plats and development plan reviews, permit criteria manual review and update, coordination development of stormwater system map for stormwater infrastructure, and related services as needed.

42-Inch Force Main Replacement, Cape Coral, FL. Project Manager. Design and construction management for 6,000 linear feet of new 36-inch PVC force main to replace an out of service 42-inch ductile iron force main. Project included the installation of an above ground modulating valve to balance wastewater flows between the East and West wastewater treatment facilities in the City.

Royal Harbor Water System, City of Naples, FL. Project Engineer. Design and construction management for the replacement of existing asbestos-cement water main throughout the Royal Harbor community in Naples. Replacement of over 5,000 feet of 6- to 10-inch water main, installation of new subaqueous directional bores, and extensive hydraulic modeling.

Fort Myers Beach Water Main Improvements, Fort Myers Beach, FL. Project Engineer. Design and construction management for the replacement of the entire island's water main network. Replacement of exiting asbestos-cement, galvanized, and ductile iron piping with new PVC mains, directional bores, and other miscellaneous improvements.

Collier County Wastewater Basin Project Management Services, Collier County, FL. Project Manager assisting with the design, bid, and construction management of the Wastewater Basin project. Coordinated with the County and multiple outside consultants and provided value engineering and QA/QC reviews.

Gateway Lake Bank Restoration Project, Gateway, FL. Project Manager and Project Engineer. Design and construction management for a lake bank stabilization system for approximately 35,000 feet of shoreline in a residential community.

Griffin Drive Sidewalk, Gateway, FL. Project Engineer. Design of a new 8-foot wide asphalt multi use path along Griffin Drive in Gateway, approximately 7,000 linear feet.

Griffin Drive Irrigation Main, Gateway, FL. Project Engineer. Design of a new 16-inch and 20-inch irrigation main to supplement the delivery of reclaimed water throughout the Gateway community. Conducted hydraulic analyses, designed of jack and bore road crossings, and improvements to the existing high service pump station.

Miscellaneous Continuing Services, Hendry County, FL. Project Engineer. Tasks ranging associated with the City's water, wastewater and reclaimed water systems including but not limited to: wellfield design for raw water supply, assistance with permitting (Collier County, FDEP, SFWMD), hydraulic modeling, reclaimed water system improvements, and potable water system improvements.

Miscellaneous Engineering Services, Collier County, Collier County, FL. Project Engineer. Multiple projects ranging from meter replacements to lift station rehab to stormwater improvements. Recently, Mr. Wainright has served as an extension of staff overseeing the implementation of multiple capital improvements projects and update of utility standards.

Continuing Engineering Services, Cape Coral, FL. Project Engineer - Assisting with multiple utility and public works infrastructure projects including but not limited to: rehabilitation of wastewater lift stations; engineering design and implementation oversight for new wastewater lift stations; design for new water, wastewater, irrigation, stormwater and roadway improvements; ongoing review and updating of utility design specifications and standard details; implementation of wastewater treatment improvements; review of surface water management and potential for increased storage for irrigation and related public works and capital improvement projects.

FGUA Irrigation Main, Cape Coral, FL. Project Engineer. Design of over 20,000 LF of 24-inch ductile iron and 30-inch HDPE irrigation main to convey reclaimed water from the FGUA service area into the City of Cape Coral. Project included design, permitting, and construction services for a fast-tracked project with a delivery schedule of less than twelve months.

Southwest 6 & 7 Utility Extension Program, City of Cape Coral, FL. Project Engineer. Expansion of the City's water, wastewater and irrigation systems to a 4-square mile area south of Pine Island Road. The project included value engineering, hydraulic modeling for water, wastewater, and irrigation systems, design, permitting, bidding, and construction management. The project included over 200 miles of potable water, wastewater collection, wastewater transmission and irrigation utility piping, 18 lift stations, and a stormwater canal pumping station to supplement reclaimed water during high demand periods.

Continuing Engineering Services, Naples, FL. Project Engineer. On a variety of public works related assignments including permit renewals, water and wastewater system evaluations and engineering for improvements, utility relocations, feasibility studies, electrical and instrumentation assistance and related utility system improvements as needed.

Pine Island Wastewater Treatment Plant Upgrades, Pine Island, FL. Project Engineer. Design-build upgrades to an existing wastewater treatment plant: addition of an effluent screen, replacement of existing sand filters, construction of a new 1500 square foot operations and laboratory building, and piping and valve improvements.

Inflow and Infiltration (I&I) Analysis, City of Sanibel, FL. Project Engineer. Conducting I&I analysis of approximately 15,000 linear feet of pipe for the City's sanitary sewer system.

Lift Station Upgrades, City of Cape Coral, FL. Project Manager and Project Engineer. Design, permitting, and construction management for upgrades to over 25 City lift stations including electrical, mechanical, and structural improvements.

Master Lift Station 200 Upgrades, City of Cape Coral, FL. Project Manager and Project Engineer. Design and construction management for upgrades to the City's largest (6 MGD) lift station including electrical, mechanical, and structural improvements.

Design Standards Update, City of Cape Coral, FL. Present. Project Manager and Project Engineer. Preparing and updating the City's utility design standards, technical specifications, and design procedures on an annual basis.

Lift Station Upgrades, Collier County, FL. Project Engineer. Design, bidding, and construction management for the rehabilitation of three lift stations including the installation of backup generators, diesel backup pumps, odor control systems, discharge piping, and pump replacement.

Utility Standards program Management, Collier County, FL. Project Manager. Preparing and updating the County's utility design standards, technical specifications, and design procedures on an annual basis.

Diesel Pump Standards, Collier County, FL. Project Engineer. Creation of a new standard to be used for the construction and installation of diesel back-up pumps to be used at wastewater pump stations.



CHRISTIAN COLARUSSO, PE

UTILITY INFRASTRUCTURE

13 years exp

Mr. Colarusso is a professional engineer with 13 years of experience. His experience includes the pre-design reports, capital improvement planning, final design, drawings, specifications, contract documents, permitting, bidding, construction of water, wastewater facilities, waste treatment technologies, waste recovery, and sustainable resources. He is adept at coordinating with clients to keep projects on-time and within budget. He's also experienced working with permitting offices, regulatory agencies, and other authorities.

EDUCATION
BSE, Florida Gulf Coast University

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer:

Florida, No. 85484

Florida Engineering Society

Florida Water Environment Association

American Society of Civil Engineers

OFFICE LOCATION
Estero, FL

YEARS OF EXPERIENCE
13

YEARS WITH TETRA TECH
4

EXPERIENCE

District Engineer, Gateway Services Community Development District, Fort Myers, FL. Project Engineer. Providing engineering services as needed to assure that Gateway Services Community Development District infrastructure is maintained and meets regulatory requirements. Services include assisting with day-to-day engineering needs, representation at public meetings and Board of Supervisor meetings, infrastructure review (roads, drainage, water, wastewater and irrigation systems), National Pollutant Discharge Elimination System (NPDES) permitting assistance, South Florida Water Management District (SFWMD) coordination for compliance and permitting, assistance with Lee County interlocal agreements, review of plats and development plan reviews, permit criteria manual review and update, coordination development of stormwater system map for stormwater infrastructure, and related services as needed.

Reverse Osmosis Water Treatment Plant, Charlotte Harbor Water Association, Punta Gorda, FL. Project Manager for the design, bidding, and construction management for the expansion of the reverse osmosis water treatment plant to allow for extended storage, capacity. Also assisted with permitting surface water discharge of brine concentrate from this facility.

Distribution System Improvements, Charlotte Harbor Water Association, Punta Gorda, FL. Project Manager. Replacement and installation of approximately 100,000 LF of 4- to 8-inch water main in the Harbour Heights residential community, located on the East side of the Charlotte Harbor Water Association's service area. Proposed water mains will be installed primarily by open-cut trenching but also horizontal direction drilling to minimize restoration and disturbance to the residential area. Due to a large quantity of gopher tortoise burrows surveyed during the preliminary design and U.S. Fish and Wildlife Services regulations, the project team will sequence construction in order to both expedite construction and also minimize environmental impact. The project includes preliminary and final design, permitting, bidding assistance, and construction administration services.

Potable Water Master Plan, Charlotte Harbor Water Association, Punta Gorda, FL. Project Engineer for the hydraulic modeling, system evaluation and ultimately the preparation of a potable water master plan, capital improvement development and rate evaluation for necessary improvements to the address system needs and customer expansion.

Utility Engineer, Charlotte Harbor Water Association, Punta Gorda, FL. Project Engineer. Tetra Tech serves as the Charlotte Harbor Water Association's utility engineer assisting with improvements including developing a potable water rate study and fee development, plan reviews, well replacement, USDA funding assistance, and a new storage tank.

Elevated Storage Tank Replacement, Charlotte Harbor Water Association, Punta Gorda, FL. Project Manager. Replacement of an existing elevated storage tank with a ground storage tank and booster pump station. The project includes multiple facets of engineering from site selection to hydraulic modeling to water main extension to tank design. Developed and submitted Federal (USDA-RD) funding application package, which included the Preliminary Engineering Report and Environmental Assessment per federal requirements.

Crystal Water Main Improvements, Lee County, FL. Project Engineer. Designed approximately two miles of 16-inch potable water transmission/distribution main for Lee County Utilities. The project is currently in the permitting process with the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, South Florida Water Management District, and Florida Department of Transportation.

Utilities Standard Development, Charlotte Harbor Water Association, FL. Project Manager. Designed new utilities standard handbook for Hendry County. Developed handbook based on current industry practices and the most current ANSI, ASTM, and AWWA standards

South County Regional Water Treatment Plant Upgrades, Collier County, FL. Project Manager for the upgrades to the chemical containment (chlorine cylinders) system.

FGUA Irrigation Transmission Improvements, City of Cape Coral, FL. Project Engineer. Planning, route selection, hydraulic modeling, design, permitting, bidding and construction oversight for approximately four miles of 24-inch irrigation transmission main to accept public access quality reclaimed water from the Del Prado Water Reclamation Facility owned by the Florida Governmental Utility Authority.

FGUA Del Prado Water Reclamation Facility Evaluation and 10-Year Master Plan, North Fort Myers, FL. Project Manager. Project for the process and hydraulic evaluation of the Del Prado Water Reclamation Facility and master plan for the North Fort Myers service area in order to determine restrictions that historically have impacted treatment during high flow periods as well as account for expanded wastewater service associated with growth.

Irrigation Pump Station, City of Cape Coral, FL. Project Engineer. Site selection. Civil site development, hydraulic modeling, design, permitting, bidding, and construction assistance for the implementation of two 5.0 MG ground storage tanks and high service pump station. The new station allows for improved system storage and for maintaining pressure within the system (in particular near newly added residential service areas of Southwest 6&7 and North 2) during peak periods.

Golden Gate Wastewater Treatment Plant Permit Renewal, Collier County, Naples, FL. Project Engineer. Reviewed the Operation Maintenance and Performance Report, Capacity Analysis Report and Reuse Feasibility Report for the Golden Gate Wastewater Treatment Plant to renew the operating permit. Completed field inspection and analysis of the condition and efficiency of the plant. Also, modified the permit by reducing monitoring points.

***Multiple Projects, Collier County, FL.** Mr. Colarusso worked on several Collier County projects and provided engineering services that included design, project management, and construction services. Most notably, projects included the rehabilitation of 27 wastewater master pump stations in the 306 basin and the modification of County generators to meet NESHAP air compliance. He provided engineering services to assist the County with a permit modification for County's Golden Gate Wastewater Treatment Plant. Mr. Colarusso is familiar with the County's approved contractors, selected vendors, preferred equipment, and approved products. Through this experience, he has developed an understanding of Collier County's multifaceted divisions, the intergovernmental dynamic between these divisions, and Collier County's Planned Unit Development (PUD) operations. In addition, he has developed relationships with key members of the PUD Management team.

***Water and Stormwater System Improvements, Town of Fort Myers Beach, FL.** Lead Engineer. Multiple public works projects for the Town, including design for the replacement of sidewalk along Estero Boulevard in the downtown civic area. He also recently assisted with stormwater applications for HMGP grant funding and with structural improvements to the Town Hall roof.

***Continuing Professional Services, City of Cape Coral, FL.** Mr. Colarusso assisted with multiple engineering efforts for the City of Cape Coral, including design for pipelines, QA/QC of engineering efforts, and population and flow projections for planning and related technical efforts.

***Advanced Wastewater Treatment Plant, City of Fort Myers, FL.** Class C Licensed Operator responsible for the successful operation and water treatment of the advanced 11.0 MGD treatment plant. Control of facility and successful operation was accomplished through use of lab analysis and monitoring.

**Work performed prior to joining Tetra Tech.*



TIMOTHY VANDERWALKER, PE

SURFACE WATER MANAGEMENT

16 years exp

EDUCATION
MBA, University of Central Florida

BS, Civil Engineering, Arizona State University

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer : Florida No. 74415

New York Water Environment Association (NYWEA)

Water Environment Foundation (WEF)

OFFICE LOCATION
Orlando, FL

YEARS OF EXPERIENCE
16

YEARS WITH TETRA TECH
16

Mr. Vanderwalker's experience includes involvement in many diverse and challenging projects. He has gained experience in project execution through planning, design, permitting, construction, and certification. He has worked with private and public clients from the municipal to federal level. His technical expertise includes the preparation of contract documents including plans, specifications, and development of opinions of cost for numerous infrastructure projects including transportation and roadway improvement projects, water system improvement projects, and water reuse projects. He has experience in transportation geometric design, stormwater design, and railroad coordination and design. He also has experience in developing reports relevant to reclaimed water use and emergency response policy, along with aiding clients in obtaining grant funding. As a project manager, he has worked with clients to identify project needs and provide solutions that meet stakeholders' needs while meeting project budgets and time constraints.

EXPERIENCE

Stormwater Infrastructure Retrofit, Town of Fort Myers Beach, FL. Project Engineer. The project involves a preliminary facilities plan (including preliminary basin mapping, alternative analysis, and cost estimating) to assist the Town with stormwater infrastructure effectiveness. The project includes 42,500 LF of drainage pipe, ranging in size from 15- to 48-inches, 58 nutrient-separating baffle boxes, and 71 backflow prevention devices. The retrofit project has provided a plan for improvements to reduce nuisance flooding, provide treatment within the system prior to discharge, and increase protection from storm surge. Design and construction of this multi-phase project is underway.

Estero Boulevard Water Main Improvements Phases 2-4, Town of Fort Myers Beach, FL. Project Engineer. Design, permitting, and construction oversight for Segments 2-4. As part of the Fort Myers Beach reFRESH program, the Town of Fort Myers Beach (Town) and Lee County are providing water, sewer, and streetscape improvements along Estero Boulevard. As a consultant for the Town for stormwater improvements, multiple joint outfalls were modeled, designed, and constructed to provide relief for runoff collected on Estero Boulevard. In total, more than 15 outfalls will provide a connection to Estero Bay to improve the nuisance flooding conditions within the County and Town right-of-way, increase water quality discharged into the Bay, and prevent tidal backflow into the streets.

Southwest 6&7 Extension Program, City of Cape Coral, FL. Project Engineer. Engineering services associated with the expansion of the City's water, wastewater, and irrigation systems to a 4 square mile area south of Pine Island Road. The project includes value engineering, hydraulic modeling for water, wastewater and irrigation systems, design, permitting, bidding, and construction management. The project includes over 200 miles of potable water, wastewater collection, wastewater transmission, and irrigation utility piping; 18 lift stations; and a stormwater canal pumping station to supplement reclaimed water during high demand periods.

Stormwater 30% Preliminary Design, Town Fort Myers Beach, FL. Project Engineer. Preliminary design report for the remaining side streets of Fort Myers Beach. Design included the utilization of 2D hydrologic and hydraulic modeling to identify areas of nuisance flooding and deficient infrastructure. These results aided in the development of preliminary designs for stormwater improvements for more than 27,000 linear feet of roadway within the Town right-of-way. Projects were scored based on benefit provided to the residents. Skyview Utilities Water and Wastewater Systems Improvements, Lakeland, FL. 2014 – 2015. Full-time Inspector for water and wastewater improvements to an existing private utility to assumed by the City Utility System. Project included the replacement of nine duplex pump stations, increasing the pumping capacity of a City-owned lift station, and removal and replacement of water and sanitary sewer mains. Work inspected included the installation of duplex lift stations, 6-inch water main, 10-inch force main, 8-inch gravity sewer, manholes and vaults, erosion control measures, and restoration activities. Deliverables included daily construction reports and construction photos.

Traffic Signal Designs, St. Cloud, FL. Project Manager. New signals at the intersections of Nolte at Budinger and Fire Station No. 32 at Old canoe Creek Road. Designs included mast arm assemblies, base mounted signal controllers, LED vehicular and pedestrian traffic signals, traffic detection and pedestrian pushbuttons. The emergency signal incorporated a wireless pre-emption in-station pushbutton for activation of the traffic signal. Additionally, ADA ramps with new crosswalks and stop bars were designed for the intersection of Nolte and Budinger Road in coordination with the pedestrian pushbuttons for ADA compliance. SUE services were included to aid in the location and identification of the utilities within the vicinity of the intersection.

Delton ECHO Parks Parking Improvements, City of Deltona, FL. Project Manager for the design of a parking lot, trail, and landscaping for three parks within the City of Deltona. Improvements included parking, stormwater management, and trail enhancement with boardwalks and/or scenic overlooks. Performed hydrologic and hydraulic (H&H) analysis of the site, prepared construction documents, provided ecological assessment services, performed Environmental Resource Permit (ERP) permitting through St. Johns River Water Management District (SJRWMD), and performed construction administration services.

John F. Kennedy Airport (JFK) Flood Mitigation Controls, PANYNJ, NYC. Project Engineer for the design, permitting, and construction administration of backflow prevention retrofits to multiple outfalls for the JFK Airport. Multiple options for the location of the devices were considered. Sizes of flap gates ranged from 36-inches to 14-feet by 6-feet. Coordination with PANYNJ maintenance personnel was performed to provide the facility with solutions that best fit their goals and procedures.

Living with the Bay Water Management Plan, New York State Housing Trust Fund Corporation (NYSHTFC), NY. Project Engineer. Provided technical input for the conceptual design of more than 35 individual projects with the goal of providing flood protection, ecological restoration, water quality enhancement, and community resilience as part of the Governor's Office of Storm Recovery's (GOSR's) plan to help the Mill River watershed in Nassau County recover from Hurricane Sandy. Projects included identifying available locations for green infrastructure, storm retention, and wetland habitat creation or restoration. Preliminary alignments for flood protection via bulkhead and/or earthen berms were developed. Opportunities for increasing the public's connection to the environment and education were sought out. As part of the planning process, meetings were held with the Technical Advisory Committee and Community Advisory Committee, each composed of staff and lay citizens from the communities within the program area, respectively.

April 30th Storm Event Stormwater Evaluation, Walton County, FL. Project Manager for the development of a preliminary design report evaluating stormwater retrofit projects in response to a recent high intensity storm event that evaluated areas identified by the County as flood prone. This involved hydrologic and hydraulic modeling of 13 identified problem areas within seven individual basins. Existing conditions were analyzed for future impacts due to major storm events and calibrated based on flooding witnessed during the subject storm event. In total, 36 alternative projects were developed. The nine recommended alternatives cumulatively included 11,000 cubic yards of dry retention ponds; 95,000 cubic yards of wet retention ponds; 320 linear feet of 30-inch RCP; 4,300 linear feet of 36-inch RCP; 1,200 linear feet of 48-inch RCP; 150 linear feet of 54-inch RCP; 2,100 linear feet of 60-inch RCP; 240 linear feet of 4-foot by 8-foot RCB; 2,500 linear feet of exfiltration trench; 1-20 cfs pump station, 660 linear feet of 16-inch force main; 62,000 linear feet of swales; 3,350 linear feet of 5-foot channel; 2,700 linear feet of 6-foot channel; five beach outfalls; one lake outfall; and elevating 14 residences.

Hewett Bayou Stormwater Retrofit Improvements, Walton County, FL. Project Manager for the design, permitting, and construction administration of stormwater improvements to ameliorate nuisance flooding and property damage resulting from high frequency storm events. Project included swale construction, culvert crossings, and roadway paving. Stormwater modeling was performed to assess level of service performance of the improvements.



ERIC FEY, PE

SURFACE WATER MANAGEMENT

20 years exp

EDUCATION
BS, Civil Engineering, Valparaiso University

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer : Florida No. 65601

OFFICE LOCATION
Estero, FL

YEARS OF EXPERIENCE
20

YEARS WITH TETRA TECH
<1

Mr. Fey serves as a senior project manager for water, wastewater, and stormwater projects in Southwest Florida. He manages domestic projects on behalf of government clients, applying a successful 20 year history of diverse planning, engineering, and project management experience in the public utilities and land development industries, including 7 years in county government and 13 years in private consulting. Mr. Fey has held active PE registration in the State of Florida since January 2007. His areas of expertise include utility infrastructure planning, water distribution, wastewater collection, transmission mains, pump stations, and civil/site design. His strengths include hydraulic design, data analysis, and technical writing.

EXPERIENCE

Collier County Stormwater SCADA Master Plan, Collier County, FL. Project Manager. Evaluate and prioritize communication improvements for up to 60 of the County's stormwater control structures, including SCADA monitoring and controls, as well as for the potential conversion of up to 10 fixed stage or flashboard weirs to operable type weirs. Develop a phased plan with estimated costs to assist the County with funding the improvements. In addition, the project includes the development of a map of existing fiber optics in the vicinity of each water control structure proposed to be served and standards for the fiber backbone and lateral extensions to each site.

HB53 Wastewater and Stormwater Needs Analysis, Gateway Services Community Development District, Ft. Myers, FL. Project Manager. Compile information on Gateway's wastewater collection and transmission system and their surface water management system and prepare the EDR templates for submission to Lee County in compliance with House Bill 53 requirements.

Private Pump Station Standards, Collier County, Naples, FL. Project Manager. Tetra Tech is engaged in preparing design criteria, technical specifications, and drawing details for the standardization of private (grinder) pump stations in Collier County. This will facilitate better quality assurance on pump stations that serve private development and remain under private ownership. Tetra Tech researched several other Florida utilities and prepared a summary comparison for the purpose of benchmarking. Tetra Tech will also assist the County through the standard adoption process.

Wastewater System – Phase 1: Feasibility Review, Charlotte Harbor Water Association, Punta Gorda, FL. Project Engineer. In an effort to offer full-service capabilities and improve protection of local groundwater and surface waters, the CHWA desires to explore the installation of a centralized wastewater collection system; wastewater transmission system; wastewater treatment system; and an effluent disposal system. Tetra Tech is evaluating the budgetary construction and operating costs along with the cash flow such that a determination as to the program feasibility can be made by the CHWA.

CCWSD Utility Planning Assistance, Collier County, Naples, FL. Project Manager. Mr. Fey is providing additional engineering support, including consultation and training, for utility planning tasks and programs within the Public Utilities Department. Specific tasks with which Mr. Fey is assisting include availability letter preparation and tracking, review of land use petitions and associated reporting, tracking of developer commitments, concurrency analysis, utility deviation review and tracking, FDEP construction permit review and tracking, FDOT utility permit review, and FDOT utility coordination.

Stormwater SCADA Master Plan, Collier County, Naples, FL. Project Manager. Evaluate and prioritize communication improvements for up to 60 of the County's stormwater control structures , including SCADA monitoring and control, as well as for the potential conversion of up to 10 fixed stage or flashboard weirs to operable type weirs. In addition, the project includes the development of a map of existing fiber optics in the vicinity of each water control structure proposed to be served and standards for the fiber backbone and lateral extensions to each site.

Tier 1 Stormwater System Improvements, Town of Fort Myers Beach, Fort Myers Beach, FL. Assisting Project Manager. Mr. Fey is providing local project management support during the procurement and construction phases of this project, which includes potable water distribution and/or stormwater improvements along 31 side streets owned and maintained by the town. Tetra Tech also provided final design and permitting services for this project and has subcontracted public outreach services with Cella Molnar & Associates, Inc.

HB53 Wastewater and Stormwater Needs Analysis, Gateway Services Community Development District, Fort Myers, FL. Project Manager. Compile information on Gateway's wastewater collection and transmission system and their surface water management system and prepare the EDR templates for submission to Lee County in compliance with House Bill 53 requirements.

Broadway Avenue East Utilities Extension Project (UEP), Village of Estero, Estero, FL. Project Engineer. As part of an effort to improve water quality in the Estero River, the Village of Estero has initiated a utility expansion program. The second phase of this program includes expanding potable water, wastewater, and stormwater improvements to a primarily residential area, totaling 272 acres and including 271 parcels, along the Broadway Avenue East corridor. The Village will dedicate the water and wastewater infrastructure to Lee County Utilities. Tetra Tech's project team, which includes several subconsultants, will perform project management, data collection, preliminary layouts, hydraulic modeling, funding assistance, assessment assistance, surveying, subsurface utility exploration (SUE), geotechnical services, cultural services, environmental surveys, construction plans, construction cost estimates, permitting services, and public involvement services.



LAWRENCE JENKINS, PSM

SURVEYING

38 years exp

Mr. Jenkins has been a resident of Florida for the past 38 years and has practiced land surveying since 1984 in both office and field. His experience includes route/right-of-ways surveys, mortgage surveys, topographic surveys, glo/sectional surveys, construction layout, metes and bounds surveys, as-built surveys, easement vacations, and electrical field book collection. As field supervisor and senior office survey manager, Mr. Jenkins is involved in all aspects of surveying.

EDUCATION
Valencia Community College, Orlando

Mid-Florida Technical Institute, Orlando

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Surveyor and Mapper : Florida No. 5364

UAV Drone Pilot No. 4228929

OFFICE LOCATION
Orlando, FL

YEARS OF EXPERIENCE
38

YEARS WITH TETRA TECH
31

EXPERIENCE

Distribution System Improvements, Charlotte Harbor Water Association, Punta Gorda, FL. Survey Project Manager. Surveying services for the replacement and installation of approximately 96,000 LF of 4- to 8-inch water main in the Harbour Heights residential community. Proposed water mains shall be installed primarily by open-cut trenching, but also horizontal direction drilling to minimize restoration and disturbance to the residential area. The project includes preliminary and final design, permitting, bidding assistance, and construction administration services. The project is currently in the 90% final design phase.

Water Distribution Improvements Area 2 and 3, City of Minneola, FL. Surveyor. Surveying services for the construction of 8- and 12-inch water main upgrades for the City to remove from service existing asbestos cement water lines located in back lot easements. Work includes 3,700 feet of 8-inch PVC potable water main, 240 feet of 8-inch DIP potable water main, 3,400 feet of 12-inch PVC potable water main, 200 feet of 12-inch DIP potable water main, and approximately 140 feet of 10-inch and 65 feet of 14-inch HDPE potable water main to be installed via directional drill; water services; and installation of valves, hydrants, tapping sleeve, and miscellaneous appurtenances.

Reuse Distribution Retrofits, City of Winter Garden, FL. Surveyor. Surveying services for the expansion of approximately 9,000 linear feet of new 6- and 8-inch reclaimed water pipe installed within the City's right-of-way through residential neighborhoods. Existing irrigation meters required new service lines from the reuse main and new meter box and backflow prevention assemblies. The project consisted of both open trench construction and trenchless technology in certain areas to minimize disruption throughout the corridor. Tetra Tech completed the design using the traditional design-bid-build delivery method and construction was phased to only allow work within two subdivisions at a single time.

Side Streets Water Main Design, Fort Myers Beach, FL. Senior Land Surveyor. Survey and design of water main for the side streets on the entire island of Fort Myers Beach. Tetra Tech provided surveying services for the entire City for the installation of water mains. To provide a cost savings for the City, this survey included a combination of Light Detection and Ranging (LiDAR)., planimetric mapping, GPS, and conventional surveying. The survey included the location of all underground utilities, right-of-way determination, spot elevations (at 50-feet intervals), and plan and profiles. Obtained title information pertaining to existing easements and deeded right-of-way and related pertinent right-of-way maps, maintenance maps, plats, and similar documents.

Florida Governmental Utility Authority (FGUA) Transmission Main, City of Cape Coral, FL. Senior Land Surveyor. Design of a transmission main for the City to accept reclaimed water from the FGUA. The survey included the location of all underground utilities, right-of-way determination, spot elevations (at 50-feet intervals), and plan and profiles. Obtained title information pertaining to existing easements and deeded right-of-way and related pertinent right-of-way maps, maintenance maps, plats, and similar documents.

Stormwater 30% Preliminary Design, Town Fort Myers Beach, FL. Senior Land Surveyor. Preliminary design report (PDR) for the remaining side streets of Fort Myers Beach. To provide a cost savings for the City, this survey included a combination of Light Detection and Ranging (LiDAR), planimetric mapping, GPS, and conventional surveying. The survey included the location of all underground utilities, right-of-way determination, spot elevations (at 50-feet intervals), and plan and profiles. Obtained title information pertaining to existing easements and deeded right-of-way and related pertinent right-of-way maps, maintenance maps, plats, and similar documents. Design included the utilization of 2D hydrologic and hydraulic modeling to identify areas of nuisance flooding and deficient infrastructure. These results aided in the development of preliminary designs for stormwater improvements for more than 27,000 linear feet of roadway within the Town right-of-way.

Turkey Point Fossil Survey Team Report (STR), Florida Power and Light Company, FL. Survey Manager. Tetra Tech performed a topographic survey for a 30-acre site. The survey was used for the expansion of the existing facilities to meet future capacity. The survey consisted of the use of GPS and conventional surveying with supplemental Light Detection and Ranging (LiDAR).

North 1 UEP and Stormwater Management Improvements, City of Cape Coral, FL. Senior Land Surveyor. Tetra Tech utilized UAV (drone) Lidar and conventional surveying for preparing Topographic Route Survey for approximately 2,750 acres, 4.3 square miles of residential roadway for the design of stormwater, sanitary sewer, and water mains. Surveying Services included research of title information pertaining to existing easements and deeded right-of-way and related pertinent right-of-way maps, maintenance maps, plats, and similar documents. Coordinated with subcontractors for the underground utilities, soft digs and GPS control.

Lift Station 2 Force Main, City of Orlando, FL. Project Surveyor. Provided surveying services for 11,100 feet along City of Orlando rights-of-way from Lift Station 2 to the existing 30-inch force main on Illinois Street and Palm Drive. A topographic survey along the project corridor for the preparation of construction drawings within the limits of the project. Obtained Title information pertaining to existing easements and deeded right-of-way and related pertinent right-of-way maps, maintenance maps, plats, and similar documents. Coordinated with subcontractors for the underground utilities and soft digs.

Lift Station 201 & 205 Force Main Replacement, City of Orlando, FL. Project Surveyor. Provided a Topographic Route Survey for 5,300 feet across City of Orlando right-of-way and property for design, to replace the force mains from Lift Stations 201 and 205 with new 8-inch and 10-inch force mains. Surveying services included research of title information pertaining to existing easements and deeded right-of-way and related pertinent right-of-way maps, maintenance maps, plats, and similar documents. Coordinated with subcontractors for the underground utilities locations and soft digs.

15 Pump Stations, Orange County Utilities (OCU), FL. Project Surveyor for the OCU wastewater R/R program for 10 duplexes and 5 triplex pump stations and the adjacent roadways. Surveying services included Boundary and Topographic surveys, including Underground utility locates and subsurface utility exploration (SUE). For the preliminary design reports for each station required improvements, site plans, mechanical plans, in addition to a detailed opinion of probable construction costs.

Wastewater Force Main System Phase 1, City of Orlando, FL. Project Surveyor Surveying Services for approximately 11,00 LF (2 Miles) across City of Orlando rights-of-way from lift Station 2 to the existing 30-inch force main on Illinois Street and Palm Drive. A topographic survey along the proposed corridor for the preparation of construction drawings within the limits of the project. Obtained Title information pertaining to existing easements and deeded right-of-way and related pertinent right-of-way maps, maintenance maps, plats, and similar documents. Coordinated with subcontractors for the underground utilities and soft digs.

Central Boulevard Gravity Sewer Improvements for MLS Stadium, City of Orlando, FL. Survey Project Manager. Tetra Tech provided surveying services for the proposed gravity sewer of approximately 3,500 linear feet along Central Boulevard to the MLS Stadium plus anticipated future flow along the alignment of Central Boulevard and adjacent areas. The gravity sewer design serves to collect flow from six service laterals from the MLS stadium on the north and west sides along Central Boulevard and Glenn Lane, respectively. Tetra Tech prepared a topographic survey along the proposed corridor for the preparation of construction drawings within the limits of the project. Obtained title information pertaining to existing easements and deeded right-of-way and related pertinent right-of-way maps, maintenance maps, plats, and similar documents. Coordinated with subcontractors for the underground utilities and soft digs.



BANKS WASON, PE

ELECTRICAL ENGINEERING

16 years exp

Mr. Wason has 16 years of experience in electrical engineering. His experience includes the design of new and modification of existing medium and low voltage power distribution, standby power systems, grounding infrastructure, SCADA systems, interior and exterior lighting, fire alarm, telecommunications, and security systems.

EDUCATION
BS, Electrical Engineering, Florida State University, 2006
Minor: Physics

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer : Florida No. 73973

OFFICE LOCATION
Orlando, FL

YEARS OF EXPERIENCE
16

YEARS WITH TETRA TECH
7

EXPERIENCE

Golden Gate Wastewater Engineer of Record, Collier County, FL. Senior Engineer. Project consists of several tasks including conversion of an extended air WWTP to high-level disinfection; preparation of a 20-year wastewater master plan; design of a new 8.0-MGD Membrane Bioreactor WWTP; and collection and transmission system improvements, including rehabilitation of more than 36 miles of sewer mains, 28 lift stations, and 437 manholes.

Hodge Street Water Production Facility Improvements, Polk County Utilities, FL. Electrical Engineer-of-Record. Design and construction of granular activated carbon and tray aeration treatment process modifications for controlling disinfection byproducts. Proposed improvements included replacement of raw water well pump with a new vertical turbine well pump, addition of 0.5-MGD granular activated carbon contactors, a new 140,000-gallon ground storage tank with a tray aerator recirculation pump, installation of a high service pump station to meet fire flow requirements, yard piping modifications, and associated electrical and instrumentation and control modifications. Integrated approach to DBP control allows for both capital and operational cost savings. Services included a conceptual design report, final design, permitting, bidding and construction administration services.

Pump Station Rehabilitation Package 42, Orange County Utilities, FL. Electrical Engineer-of-Record. Project included rehabilitation of three duplex pump stations within the County's South service area to update the facilities to meet current OCU standards. Operating design flows of the stations ranged from 300 to 750 GPM. The project requires civil, structural, mechanical, and electrical upgrades and includes final design, bidding, permitting, community outreach and construction phase services.

Malcolm Road Water Supply Facility, Orange County Utilities, FL. Electrical Engineer-of-Record. Design, permitting, and construction of a 7.6-MGD greenfield potable water treatment facility. Project includes development of a 64-acre site situated near a large-scale rapid infiltration basin system. Facility consists of six lower Floridian aquifer supply wells, two 2.0-MG ground storage tanks, a high service pump system within a treatment facility building, and related chemical storage and feed facilities. Designed plant power systems including medium and low voltage, and normal and standby power systems. Designed plant instrumentation and control systems, as well as a link to the County's master SCADA system.

Groundwater Replenishment Advanced Water Purification Plant, City of Clearwater, FL. Electrical Engineer-of-Record. Design, permitting, and bidding for a 3.0-MGD water purification plant that receives reclaimed water, provides membrane treatment via ultrafiltration, reverse osmosis, and oxidation potential control through UV treatment and hydrogen peroxide addition. Designed normal power distribution, instrumentation, and SCADA system. Designed power, lighting, fire alarm and security systems for the associated administrative and training building.

Reclaimed Water Storage Tank and Pump Station, City of Dunedin, FL. Electrical Engineer-of-Record. Oversaw design and construction phase services for construction of a 2.0-MG ground storage tank, high service reclaimed water pump station, and effluent monitoring building. Design and coordination of a new electrical service, a new electrical building containing switchgear and VFDs and associated electrical and instrumentation. Oversaw integration of the new equipment with SCADA system.

North Bermuda Well Number 4 and Northwest Well Numbers 1 and 2 Standby Power Generator Upgrades, Toho Water Authority, FL. Electrical Engineer-of-Record. Engineering services associated with final design, permitting, bidding, and construction administration to construct a new standby power system to include a generator and bulk fuel storage tank at North Bermuda Well No. 4 and replace the generator at Northwest Well Nos. 1 and 2 to sustain raw water supply capacity during periods of power failure.

Shell Creek WTP Reverse Osmosis Addition, City of Punta Gorda, FL. Electrical Engineer-of-Record. Final design of a brackish reverse osmosis (RO) treatment facility to provide low total dissolved solids (TDS) permeate for blending with TDS treated surface water containing seasonally elevated TDS. Project included final design, permitting, and construction administration for the proposed 4.0-expandable to 8.0-MGD RO treatment facilities. Proposed improvements include conversion of Aquifer Storage and Recovery wells to be used for RO supply wells and construction of an on-site deep injection well. Proposed RO treatment facilities will be located on undeveloped land at the 10.0-MGD surface WTP site.

Harmony Well Number 2R and Bay Lake Estates Well Number 2, Toho Water Authority, FL. Electrical Engineer-of-Record. Final design, permitting, and construction phase services for installation of a new vertical turbine well pump and connection to the raw water main for the Harmony and Bay Lake Estates WTPs.

WWTP Filter Improvements, City of Winter Garden, FL. Electrical Engineer-of-Record. Engineering services for preliminary and final design, permitting, and construction of the filter improvements. Prepared design documents for the replacement of three traveling bridge filters with three disk filters.

Cypress West Water Reclamation Faculty Upgrade and Expansion, Toho Water Authority, FL. Electrical Engineer-of-Record. Design, permitting, and construction administration services for the plant expansion from 3.0 to 6.0 MGD. Worked closely with Toho Water personnel to coordinate the seamless integration of three electrical services to a single service location with a common standby power system. Work took place while plant was in full operation. In addition, designed a new electrical service and standby power system for the expansion, including a new hypochlorite-based disinfection system and contact basin, new disk filters, 15 MG of additional reclaimed water storage and a high service pump station. Oversaw integration of new SCADA equipment with the existing plant SCADA system.

Northwest Regional Water Reclamation Facility Expansion Design-Build, Hillsborough County, FL. Electrical Engineer-of-Record. Expansion improvements included requisite facilities necessary to increase permitted capacity from 10.0 to 30.0 MGD on an AADF basis. Expansion included a new headworks (screening and degritting), inline flow equalization and influent flow distribution box; retrofit of biological nutrient removal (BNR) basins to enhance nitrogen removal and six additional five-stage BNR treatment trains, odor control systems, additional clarifier flow splitter box and secondary clarifiers, new sodium hypochlorite storage tanks and associated chemical feed pumps, new sodium bisulfite storage and feed system for de-chlorination, new return activated sludge pump stations, additional deep bed filters, additional chlorine contact basins, additional effluent transfer pumps and a new reclaimed water pump station, additional reclaimed water storage tanks (pre-stressed concrete and steel), new power feed to the site and additional standby power facilities, and electrical and instrumentation improvements. Designed power distribution including two 4000A, 480V drawout switchgear lineups; each gear lineup utilizes a main-tie-main configuration and is supplied by fully redundant utility service. Standby power system included one 3MW diesel generator and two 1,600kW diesel generators. Designed instrumentation and SCADA system.

Central Water Integration Project, San Antonio Water System, TX. Electrical Engineer-of-Record. Design and specification of medium and low voltage power distribution, standby power system, instrumentation, and PLC control system. Project consists of treatment facilities, conveyance pipelines, and improvements to pump stations and distribution facilities to integrate a new 48.0-MGD potable water supply source into the utility's potable water distribution system. Supply source consisted of a $900M P3 water supply project to import groundwater from a wellfield 140 miles from the City of San Antonio. Treatment facilities include pressurized solution injection of carbon dioxide for pH adjustment, lime storage and batch slaking, lime saturators (solids contactors) for calcium remineralization, dual media pressure filters, a sodium hypochlorite on-site generation system, fluoride storage and feed, backwash recovery, filtered solids and lime sludge gravity thickener, sludge handling, and associated polymer storage and feed systems.



JASON SEIGNORET

ELECTRICAL ENGINEERING

16 years exp

EDUCATION
BS, Electrical Engineering, University of Central Florida

OFFICE LOCATION
Orlando, FL

YEARS OF EXPERIENCE
16

YEARS WITH TETRA TECH
10

Mr. Seignoret has 16 years of experience in the design of electrical systems for municipality water, waste water plants and lift stations. His expertise involves field surveys of existing conditions, drawings, electrical load calculations, equipment specification and producing inclusive packages for contractor bidding including project specific specifications and panel design. Post design services include contractor pre-bid meetings, site visits during construction, and electrical equipment selection reviews.

EXPERIENCE

Golden Gate Wastewater Engineer of Record, Collier County, FL. Project Engineer. Tetra Tech was selected as the wastewater Engineer of Record for Golden Gate City within Collier County, FL. This project consists of several tasks, including conversion of an existing extended air wastewater plant to high-level disinfection; preparation of a 20-year wastewater master plan; design of a new 8.0 MGD Membrane Bioreactor (MBR) wastewater treatment plant; and collection and transmission system improvements, including rehabilitation of over 36 miles of sewer mains, 28 lift stations, and 437 manholes.

Collections Building Generator Upgrade, Collier County, FL. Project Engineer. Provided design to remove existing generator that had fallen into disrepair. During design Tetra Tech determined the original generator was not sized for the load of the building and was able to decrease the size of the new generator significantly and provide savings for the client by specifying the correct generator for the project. The generator was also relocated to comply with code requirements for location next to a building.

Orange Tree WTP Improvements, Collier County, FL. Project Engineer. Mr. Seignoret was responsible for assisting with project design, process evaluation, construction administration, and booster tank conversion for the improvements for the County's Orange Tree Water Treatment Plant. The project scope included multiple improvements to the Orange Tree WTP including replacement of the existing aged high service pump station with a new pump station and conversion of the disinfection system from free chlorine to chloramination, including pH adjustment and the addition of fluoride.

OCU 15 MPS Inspections, City of Orlando, FL. Project Engineer. Mr. Signoret visited all of Orange County's master pump stations and review compliance with master pump station standards. From those visits, he was able to provide recommendations to Orange County on how to bring non-compliance pump stations up to date and provide recommended safety updates. Once the City had been presented with all recommendations, Mr. Signoret assisted Orange County determine and rank which pump stations should be completely redesigned and which could be rehabbed.

Western Storage and Pumping Facility, City of Winter Garden, FL. Project Engineer. The City selected Tetra Tech for the preliminary through final design of new remote re-pumping and storage facility (both potable and reclaimed water) to accommodate

development in City's western service area in accordance with all regulations and state/local design standards. Mr. Signoret assisted in identifying and acquiring permits to construct new facility including potable water, reclaimed water, wastewater, and stormwater permits. He worked with the project manager to assess current water and reclaimed water systems' pumping and flow meter records to establish current system-wide AADFs, established design criteria (delivery pressures, peak factors, fire flows and storage volumes), for sizing tanks, mains and pumping systems. Raw customer meter/billing data was also analyzed to establish Equivalent Residential Units in gal/day for potable and reclaimed water customers. Created existing system models using City GIS data for pipes and spatially allocating demands based on geocoded water, irrigation, and reclaimed water meter data. The team worked together to project future demands using information on developments currently under construction and under Planning Division review, and developable vacant upland areas for use in 2030 system model and peak flow scenarios to establish design capacities (7.1 MGD for water and 8.4 MGD for reclaimed water) for pumping systems. Based on their assessment, analysis, and projects, the team and Mr. Signoret developed final design of new facility including site layout, paving and drainage plans, yard piping, prestressed circular concrete ground storage tanks for water (1.0 MG) and reclaimed water (2.0 MG), potable and reclaimed water high service pump station and electrical room with VFD's housed in single CMU building, sodium hypochlorite tanks and metering pump systems, and 500 kW power generator and 2,000-gal Convault style fuel tank.

Shell Creek WTP Reverse Osmosis Addition, City of Punta Gorda, FL. Project Engineer. Mr. Seignoret assisted the project manager with the final design of a brackish reverse osmosis treatment facility to provide low TDS permeate for blending with TDS treated surface water containing seasonally elevated TDS. Ongoing services to be provided for the project include final design, permitting, and construction administration for the proposed 4.0 MGD expandable to 8.0 MGD RO treatment facilities. The proposed improvements include conversion of existing ASR wells to be used for RO supply wells and construction of an on-site deep injection well. The proposed RO treatment facilities will be located on undeveloped land at the existing surface water treatment plant site.

Donax Water Reclamation Facility Improvements, City of Sanibel, FL. Project Engineer. The City selected the Tetra Tech team for the evaluation of alternatives to assist with nutrient removal (nitrogen and phosphorous) as well as to address the need for replacement of the existing flow equalization basin and ultimately the expansion of the facility from 2.375 to 3.0 MGD. Mr. Seignoret worked with the team to evaluate the use of the Modified Ludzack Ettinger process, denitrification filters and the change to a 5-stage Bardenpho process with use of membrane bioreactors (MBR). From their evaluation, the team proposed and the agreed that the 5-stage process with MBR would be used for design and implementation.

Donax Water Reclamation Facility Improvements, City of Sanibel, FL. Project Engineer. The City selected the Tetra Tech team for the evaluation of alternatives to assist with nutrient removal (nitrogen and phosphorous) as well as to address the need for replacement of the existing flow equalization basin and ultimately the expansion of the facility from 2.375 to 3.0 MGD. Mr. Seignoret worked with the team to evaluate the use of the Modified Ludzack Ettinger process, denitrification filters and the change to a 5-stage Bardenpho process with use of membrane bioreactors (MBR). From their evaluation, the team proposed and the agreed that the 5-stage process with MBR would be used for design and implementation.

Hodge Street Water Production Facility, Polk County Utilities, FL. Project Engineer. Mr. Seignoret worked with the project manager and team to design the Hodge Street Water Production Facility in the County's Waverly water system. The Water Production Facility design included development of the existing on-site well, water quality sampling, outifitting the existing well with a well pump and discharge piping, sodium hypochlorite storage and feed system, poly-orthophosphate storage and feed system, a hydropneumatic tank, discharge piping and associated electrical and controls. The design included a new building to house the electrical and controls and chemical feed system, as well as site improvements for stormwater treatment, a driveway, landscaping, security fencing and entrance gate. Services provided included final design services, permitting, bidding and construction administration services.

Orange Tree WTP Improvements, Collier County, FL. Project Engineer. Mr. Seignoret was responsible for assisting with project design, process evaluation, construction administration, and booster tank conversion for the improvements for the County's Orange Tree Water Treatment Plant. The project scope included multiple improvements to the Orange Tree WTP including replacement of the existing aged high service pump station with a new pump station and conversion of the disinfection system from free chlorine to chloramination, including pH adjustment and the addition of fluoride.

Malcolm Road Water Supply Facility, Orange County Utilities Department, FL. Project Engineer. Mr. Seignoret was responsible for the electrical scope of the final design, permitting, and construction management services for a new 8.64 MGD potable water treatment facility in west Orange County. The treatment facility consists of six lower Floridan aquifer supply wells, two 2.0 MG ground storage tanks, high service pumping within a treatment facility building, and sodium hypochlorite and fluoride storage and feed systems. The project also included 2,400 feet of 36-inch water main to connect to the County's water distribution system.



NICKSON BENEDICO, PE, PMP, AICP,ENV-SP

ROADWAY/TRANSPORTATION

32 years exp

Mr. Benedico is responsible for managing the Florida transportation resources. Serving as senior project manager, he is responsible for management oversight, coordination, marketing, client contact, project scheduling, quality assurance and control, billing, profitability, and progress reporting. Mr. Benedico's extensive experience ranges from minor roadway improvements to complex highway design.

EDUCATION

MBA, Business Administration, University of Central Florida

BS, Civil Engineering, University of Florida

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS

Professional Engineer : Florida No. 00418110

American Institute of Certified Planners (AICP), 017037, 2001

Project Management Professional (PMP), 463251, 2007

Envision Sustainability Professional (ENV-SP), 2016

FDOT Advanced MOT, 17228

American Planning Association

Florida Engineering Society

National Society of Professional Engineers

Project Management Institute

Institute for Sustainable Infrastructure

OFFICE LOCATION

Orlando, FL

YEARS OF EXPERIENCE

32

YEARS WITH TETRA TECH

6

EXPERIENCE

SR 100 (Moody Blvd.) from N. Palmetto Street to east of Old Kings Road S., FDOT District 5, Flagler County, FL. Project Manager. This project consists of milling and resurfacing of the pavement and shoulders, adding turn lanes, adding sidewalks, drainage improvements, and modifications to median openings along 4.5 miles of a four-lane, divided roadway. The project included five typical sections and involved extensive coordination with Flagler County and the Cities of Palm Coast and Bunnell.

Continuing Services Contract 020, FDOT District 5. Project Manager. This contract involved providing roadway design services for more than nine task work orders. The projects involved intersection improvements, pavement resurfacing, drainage improvements, median modifications, adding pedestrian and bicycle facilities, signing and pavement markings, signalization, roadway lighting, ITS systems, public involvement, access management, and alternatives analyses.

SR 46 Resurfacing from US 17/92 to Mellonville Avenue, FDOT District 5, Seminole County, FL. Project Manager. This project consists of milling and resurfacing of the pavement, access management, median improvements, adding bicycle lanes, reconstruction of pedestrian curb ramps, drainage improvements, and other safety improvements along 1.0 miles of a five-lane, urban roadway in the City of Sanford.

SR 35/US 301 from CR 521 to SR 44, FDOT District 5, Sumter County, FL. Project Manager. This project consists of milling and resurfacing of the pavement, shoulder widening, adding sidewalks, reconstruction of pedestrian curb ramps, drainage improvements, and other safety improvements along 2.9 miles of a two and four-lane, divided, rural roadway near the City of Wildwood.

SR 25/SR 500/US 27 from Morse Boulevard to SE 178th Place, FDOT District 5, Sumter and Marion Counties, FL. Project Manager. This project consists of milling and resurfacing of the pavement, extensions of turn lanes, adding sidewalks, drainage improvements, and other safety improvements along 1.9 miles of a six-lane, divided, rural roadway near The Villages.

US 192/SR 500 Resurfacing and Safety Improvements from the Osceola County Line to I-95, Florida Department of Transportation (FDOT) District 5, Brevard County, FL. Project Manager. This project involves milling and resurfacing of the pavement, shoulder widening, guardrail replacement, and drainage improvements along 9.8 miles of a four-lane, divided roadway. The project included the addition of wrong-way driving detection in the I-95 exit-ramps and a new sidewalk.

SR 520 Resurfacing and Safety Improvements from Yates Road to the Brevard County Line, FDOT District 5, Orange County, FL. Project Manager. This project consists of milling and resurfacing of the pavement, side-slope regrading and revetment, shoulder widening, guardrail replacement, and drainage improvements along 9.7 miles of a four-lane, divided roadway.

US 441/SR 500 Resurfacing and Safety Improvements from CR 437A/Central Avenue to Bradshaw Road, FDOT District 5, Orange County, FL. Project Manager. This project consists of milling and resurfacing of the pavement, access management, median improvements, adding bicycle lanes, reconstruction of pedestrian curb ramps, drainage improvements, and other safety improvements along 1.0 miles of US 441 in the City of Apopka.

SR 519 (Fiske Boulevard) Resurfacing and Safety Improvements from I-95 Northbound Ramps/ Barnes Boulevard to SR 520, Florida Department of Transportation (FDOT) District 5, Brevard County, FL. Project Manager. This project involves resurfacing, adding bicycle lanes, and other safety improvements along 3.5 miles of SR 519 in the Cities of Rockledge and Cocoa. Design included drainage improvements.

SR 405 (Spaceport Connector) Intersection Improvements, Florida Department of Transportation (FDOT) District Five, FL. Project Manager. This project involves the addition of turn lanes, bike lanes, and sidewalks to three intersections along SR 405 in Titusville. The design also includes drainage improvements, traffic signal modifications, protection of an existing pond, and an access drive.

Estero Parkway Improvements, Village of Estero, FL. Project Manager. This project included an alternatives analysis for the addition of bike lanes and sidewalks to 1.8 miles of a four-lane, rural arterial in Lee County. Roundabouts were also evaluated and conceptual designs of the preferred alternatives were developed.

Sheridan Street (SR 822) Utilities Replacement, City of Hollywood, FL. Project Engineer. As part of water line replacement project, traffic control plans were developed to maintain traffic on a four-lane arterial in Broward County. Phasing plans were developed for four intersections, including detours and provisions for pedestrian access.

SR 500 Widening from SR 46 to SR 44, FDOT District Five, FL. Project Manager. Widening of 2.5 miles of a four-lane, rural arterial roadway to a six-lane, high-speed, urban road. It included modifications to the Wolf Branch Road intersection to improve operations and turning movements. Mr. Benedico was responsible for managing all elements of the project, including design, permitting, right of way mapping, and public involvement.

Wymore Road Improvements, Seminole County, FL. Project Manager. The purpose of this project was to improve drainage and safety along two miles of Wymore Road, a two-lane undivided arterial roadway. The project consisted of performing a preliminary engineering analysis to evaluate alternative combinations of sidewalks and bicycle lanes along both sides or one side of the road. It then proceeded to final design of the recommended alternative. Mr. Benedico led the preliminary engineering and design elements, which included public involvement and coordination with the I-4 Ultimate project.

Galloway Drive Realignment. City of Altamonte Springs, FL. Project Manager. This project involved the realignment of Galloway Drive, a two-lane collector in Seminole County, to align with Leonard Street, in conjunction with other improvements along CR 427 to provide access to the new SunRail station. The design included on-street parking, drainage improvements, pedestrian facilities, turn lanes and traffic signalization.

CR 46A Realignment from SR 46 to North of Arundel Way, FDOT District Five, FL. Project Manager. The project consisted of 1.6 miles of a new, two-lane, divided, rural arterial and widening of 1.3 miles of SR 46 from a two-lane, undivided, rural roadway to a four-lane, divided, rural roadway in Lake County. The project included an alternatives analysis to evaluate alignment options and various typical sections. Extensive public involvement was conducted with key stakeholders. Mr. Benedico was responsible for overseeing the design including drainage design, permitting, maintenance of traffic, utility coordination, landscape architecture, geotechnical investigations, and field survey.

Honore Avenue/Pinebrook Road Extension, Sarasota County, FL. Project Manager. Design of a new, 3.7-mile, four-lane, urban arterial to extend Honore Avenue from Laurel Road to SR 681. The project included four bridges over existing creeks, a multi- use path, and a new intersection at SR 681. A unique aspect of the project was utilizing the existing southbound lanes of I-75, which the FDOT was relocating to the I-75 median, as the northbound lanes for Honore Avenue. The existing I-75 bridges over Salt Creek and Cow Pen Slough were also salvaged. Since the entire project was not funded, an interim, two-lane, suburban design was developed.

SR 15 (US 17/92) Resurfacing and Safety Improvements, FDOT District 5, FL. Project Manager. This project involved the milling and resurfacing of 3 miles of SR 15 (US 17/92). The project included modifying or adding 90 curb ramps to comply with Americans with Disabilities Act (ADA) standards. Bike lanes were striped in the resurfaced pavement, and coordination with the City of Sanford was completed for lighting in the median.



LUIS NIETO, PE

ROADWAY TRANSPORTATION

14 years exp

Mr. Nieto has 14 years of progressive experience in transportation engineering in the design of roadway projects including resurfacing, reconstruction and large-scale design build projects. His experience ranges from a variety of roadway activities; including development of roadway alignments and profiles, typical section and pavement design packages, design variations and exceptions, development of roadway plans, signing and pavement markings plans, Traffic Control Plans, and computation of construction quantities. As part of the FDOT D5 GEC, he was involved in managing and delivering one of the most successful Local Agency Projects (LAP) program in the state of Florida.

EDUCATION
MCE, Civil Engineering, University of South Florida

BS, Civil Engineering, University of South Florida

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer : Florida No. 77621

FDOT Maintenance of Traffic (MOT)

FDOT Specifications

FDOT Long Range Estimate

American Society of Highway Engineers

OFFICE LOCATION
Orlando, FL

YEARS OF EXPERIENCE
14

YEARS WITH TETRA TECH
6

EXPERIENCE

Capital Improvement Evaluation for Roads, Village of Estero, Lee County, FL. Project Engineer. Responsible for the evaluations of 35 of the most critical roads in the Village of Estero. Work included collecting road data for analysis, performing field investigations to review and documented the existing condition of the roads. Developed CIP reports for each road that included any problems or issues associated with the road, provided proposed improvements to fix the issues, provided photos and exhibits to document the conditions, and provided a budgetary opinion of the construction cost of the proposed improvements.

Estero Parkway Scope Development, Village of Estero, Lee County, FL. Project Engineer. Responsible for the development of a scope of work for Estero Parkway in the Village of Estero. The Estero Parkway project consists of approximately a 2-mile long, 4-lane divided collector road. Work included collecting road data for analysis, performing field investigations to review and document the condition of the road, medians, landscape, sidewalks and available right-of-way. Developed alternatives and typical sections for the client to better understand the potential scope of work and the associated cost. Produced alternatives based on safety and feasibility that included roundabouts.

I-595 Express (Public-Private Partnership), FDOT District 4, Broward County, FL. Assistant Engineer. Responsible for this alternative delivery project that required preparation of traffic control plans for two zones of this eight-zone project; zone 3 is a single point urban interchange and zone 8 is a system-to-system three-level stack interchange, this project designed a reversible lane system for peak hour congestion management.

General Engineering Consultant, FDOT District 5, FL. In-House Consultant Project Engineer. Works with the Department to prioritize LAP projects prior to entering the Work Program and develop their 4P - Priority Projects Programming Process, a procedural initiative that seeks to increase efficiencies and enhance project delivery. Responsible for determining project feasibility and gaining FDOT consensus, developing high-level technical scopes for roadway improvements, traffic operations, utilities, structures, permitting, drainage, right-of-way (ROW) determination and stakeholder coordination, and serving as a liaison to various FDOT departments and local agencies to solve technical issues before entering feasible projects into the work program.

SR 405 (Spaceport Connector) Intersection Improvements, FDOT District 5, Brevard County, FL. Project Engineer. Responsible for the preparation and design of roadway, signing

and pavement marking, typical section package, pavement design, temporary traffic control plan and design variations. This project consists of 3 intersection improvements at the intersections of SR 405 at SR 50, Barna Avenue and Grissom Parkway. Proposed improvements will include the addition of left turn lanes, intersection horizontal alignment improvements, extension of right turn lanes, addition of mast arms, and removal of free flow right turns.

SR 578 Reconstruction, FDOT District 7, Pasco County, FL. Assistant Engineer. Responsible for assisting in the preparation and design of roadway, roadway cross sections, drainage and signing and pavement marking plans. This project consists of a 3.3-mile major highway reconstruction from an existing two-lane rural section to a four-lane divided urban section.

CR 578 Reconstruction Project, FDOT District 7, Spring Hill, FL. Assistant Engineer responsible for preparation and design of the roadway and signing and pavement marking plans. Additional responsibilities include development of cross section and profiles and typical section package. The project consists of the reconstruction of CR 578 from Spring Time Street to East of Mariner Boulevard.

SR 438 Intersection Improvements, FDOT District 5, Ocoee, FL. Assistant Engineer. Responsible for preparation and design of Roadway and signing and pavement marking plans. Additional responsibilities include computation of construction quantities, development of cross sections and roadway profile. The project consists of widening the intersection of SR 438 and Ocoee Hills Road to accommodate a westbound right-turn lane and bicycle lanes, construction of a left-turn lane on Ocoee Hills Road and installation of a traffic signal.

SR 500 (US 441) Resurfacing and Safety Improvements from CR 437A/Central Avenue to north of Bradshaw Road, Florida Department of Transportation (FDOT) District 5, Orange County, FL. Deputy Project Manager/ Roadway Lead Engineer in charge of preparation of roadway plans which included plan sheets, cross sections, erosion control and temporary traffic control plans. Responsible for developing 3D design of the corridor, typical section package, earthwork quantities/analysis, design exception/variations, pavement design report and coordination with the different disciplines to ensure accuracy with subconsultants design. Conducted lane closure analysis to ensure traffic is not affected during construction. Prepared engineer's estimates and FDOT's Long Range Estimates (LRE) to accurate estimate project's cost. This project involves resurfacing, access management improvements, ADA ramp improvements and other safety improvements along 1 mile of SR 500 within Orange County. Design also included minor widening, lane reduction to introduce bike lanes and drainage improvements.

SR 520 Resurfacing and Safety Improvements from Yates Road to the Brevard County Line, Florida Department of Transportation (FDOT) District 5, Orange County, FL. Deputy Project Manager/Roadway Lead Engineer in charge of preparation of roadway plans which included plan sheets, cross sections, erosion control and temporary traffic control plans. Responsible for developing 3D design of the corridor, typical section package, earthwork quantities/analysis, design exception/variations, pavement design report and coordination with the different disciplines to ensure accuracy with subconsultants design. Conducted lane closure analysis to ensure traffic is not affected during construction. Prepared engineer's estimates and FDOT's Long Range Estimates (LRE) to accurate estimate project's cost. This project involves resurfacing, guardrail improvements, superelevation correction and other safety improvements along 9.6 miles of the SR 520 corridor. Design also included minor widening and drainage improvements.

SR 500 (US 192) Resurfacing and Safety Improvements from the Osceola County Line to Brandywine Road/ Columbia Lane, Florida Department of Transportation (FDOT) District 5, Brevard County, FL. Deputy Project Manager/Roadway Lead Engineer in charge of preparation of roadway plans and signing and pavement plans. Tasks included the preparation of plan sheets, erosion control, cross sections, temporary traffic control plans. Responsible for developing 3D design of the corridor, typical section package, earthwork quantities/analysis, design exception/variations, pavement design report and coordination with the different disciplines to ensure accuracy with subconsultants design. Conducted lane closure analysis to ensure traffic is not affected during construction. Prepared engineer's estimates and FDOT's Long Range Estimates (LRE) to accurate estimate project's cost. The project involves resurfacing, guardrail improvements, superelevation correction, ½ mile of sidewalk construction and other safety improvements along 9.7 miles of SR 500 (US -192) within Brevard County. Design also included Wrong-Way Advanced Driving Countermeasure for the I-95 northbound and southbound exit ramps at the SR 500 (US 192) intersection.

SR 519 (Fiske Boulevard) Resurfacing and Safety Improvements from I-95 Northbound Ramps/Barnes Boulevard to SR 520, Florida Department of Transportation (FDOT) District 5, Brevard County, FL. Deputy Project Manager / Roadway Lead Engineer in charge of preparation of roadway plans which included plan sheets, cross sections, erosion control and temporary traffic control plans. Responsible for developing 3D design of the corridor, typical section package, earthwork quantities/analysis, design exception/ variations, pavement design report and coordination with the different disciplines to ensure accuracy with subconsultants design. Conducted lane closure analysis to ensure traffic is not affected during construction. Prepared engineer's estimates and FDOT's Long Range Estimates (LRE) to accurate estimate project's cost. This project involves resurfacing, adding bicycle lanes, 0.6 miles of sidewalk construction, right turn lane / shoulder widening, ADA ramp improvements and driveway reconstruction along 3.5 miles of SR 519 in the Cities of Rockledge and Cocoa. Design included drainage improvements.



JUSTIN VOSS, PE

HYDRAULIC MODELING

17 years exp

Mr. Voss is a professional engineer in four states (Michigan, Ohio, Indiana, and Florida) with expertise in hydrology and hydraulics and is the hydraulics discipline leader for Tetra Tech's IEW operating unit. He has 17 years of hydraulic modeling and drainage design experience for large and small municipal, state, and private clients throughout the United States. His work experience covers wastewater, stormwater, and combined sewer collection systems, water distribution modeling, open channel hydraulics and scour evaluation and mitigation, coastal hydraulics, and several hydraulic modeling sub-disciplines.

EDUCATION
MSE, Civil Engineering, University of Michigan

BSE, Civil Engineering, University of Michigan

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer : Florida No. 87245

OFFICE LOCATION
East Lansing, MI

YEARS OF EXPERIENCE
17

YEARS WITH TETRA TECH
17

EXPERIENCE

Irrigation System Model Updates, Gateway Services Community Development District, Fort Myers, FL. Lead Hydraulic Engineer. Updated the Service District's WaterGEMS model to include new developments since 2016. Provided Recommendations to improve distribution pressure to at least 50 psi. In 2016, reviewed and updated the Service District's WaterGEMS model to align it with proper coordinate system and current elevation datum used by the Service District. Matched the model to pressures reported in the 2009. Added 5,000 feet of 16- and 20-inch parallel water main that had been constructed as well as several subdivisions. Following the addition of the newly constructed water mains, pressure maps were created for the peak hour demand to identify areas of concern.

Wastewater System Model Updates, Gateway Services Community Development District, Fort Myers, FL. Lead Hydraulic Engineer. Updated the Service District's wastewater pumping system WaterGEMS model and provided recommendations for improving observed conveyance problems.

LS 10 Replacement, New Smyrna Beach, FL. Hydraulics Engineer. Led hydraulic evaluation of the replacement and downsizing of the largest wastewater lift station in New Smyrna Beach to approximately 3.3 MGD. Downsizing was required as outlying areas of the tributary area had been redirected to other lift stations. A large range of TDH values were the critical constraint in the pump selection based on the City's hydraulic model. Improved hydraulic model to provide accurate representation of the system and model interpretation, narrowing the range of TDH values and improved the selection of pumps.

AirGlades Force Main Feasibility Study, Hendry County, FL. Hydraulic Engineer. Developed an InfoWater model to identify acceptable alternatives for nearly 10 miles of new force main connecting the AirGlades Airport to the City of Clewiston's WWTP. Study needed to include a solution that worked for current and projected 2025 and 2055 flows for the airport and surrounding potential development areas that could potentially connect to the force main. Recommended solution was a dual force main system with a minimum of two intermediate pump stations to limit pressures to no more than 150 psi.

Estero Boulevard Phases II-IV Water Main Improvements, Fort Myers Beach, FL. Lead Hydraulic Engineer. Tetra Tech was selected based on our work in the first phase of the design. Used the Town's InfoWater model to size two parallel replacement mains for the remaining 24,000 feet of the Town's primary water transmission corridor along Estero Boulevard. Model was also used to identify areas of poor pressure and fire flow on

90 side streets with dead end water mains. Model results were used as the basis of design. Many of the 3- to 6-inch diameter mains were recommended for replacement with 8-inch diameter mains. A few larger water mains were recommended to be left in place. Total length of replacement water main in the design was 110,000 feet.

North Estero Boulevard Phase II Side Street Water Main Improvements, Fort Myers Beach, FL. Lead Hydraulic Engineer. Town's InfoWater model was used to identify areas of poor pressure and fire flow on 14 side streets with dead end water mains connected in the new 10- and 16-inch transmission water main on Estero Boulevard designed in 2015. Model results were used as the basis of design. Many of the 3- to 6-inch diameter mains were recommended for replacement with 8-inch diameter mains. Total length of replacement water main was 20,500 feet.

Estero Boulevard Phase I Water Main Improvements, Fort Myers Beach, FL. Lead Hydraulic Engineer. An InfoWater model maintained by the Town was used to confirm that pressure and fire flow goals would be met with the replacement and consolidation of several smaller water mains into a dual transmission and distribution mains. This was the initial phase of a four-phase project and set the likely water main sizes for future projects.

North 1 Utilities Extension Program, City of Cape Coral, FL. Lead Hydraulic Engineer. Utilized the City's InfoWater force main model to design the force main network and identify pump operating conditions for 16 local lift stations and 2 master lift stations for the more than 4 square miles North 1 UEP area. The largest lift station had a design discharge of 4.75 MGD and pumped water nearly 11 miles to the City's WRRF. Design required identifying the full range of current and possible future operating conditions for two master lift stations. Also utilized the City's InfoWater drinking water and irrigation models to evaluate and provide a basis for proposed designs of two distribution networks for the more than 4 square miles North 1 UEP area for current/projected future build-out conditions. Potable water modeling included an evaluation of pressures and available fire flow for the area and design impacts on customers. Irrigation modeling included an evaluation of pressures in North 1 and planning for additional system-wide supply capacity and storage. Drinking water model includes 1,480 miles of water main and three treatment plants in a single pressure zone for the 190,000-person service area. Irrigation model includes 1,420 miles of pipe and ten supply sources in a single pressure zone.

North 2 UEP Irrigation Connection Strategy, City of Cape Coral, FL. Hydraulic Engineer. Used City's irrigation recently updated model with recently designed infrastructure to develop a plan to connect irrigation services in North 2 prior to the completion of the North 2 Canal Pump Station. A recommendation of up to 2,500 of the available 3,500 connections could be made while maintaining 40 psi in the system, giving the City the reassurance they needed to begin connecting customers.

FGUA Reuse (Irrigation) Water Transmission Main Extension, Cape Coral, FL. Hydraulic Engineer. Used the City's 13,000-link irrigation model to evaluate options to expand the utilization of reuse water purchased from FGUA for irrigation from 0.25 to 6.0 MGD. Model was utilized to identify the need for new storage facilities and efficient routes and sizes for transmission main improvements. Proposed storage facility and transmission main will allow the City to reduce water waste and convey the additional water from the isolated section of the City currently supplied by FGUA into the main portion of their system where the full amount can be used. Proper interpretation of the model results found a more optimal point of connection to the existing system that would increase conveyance and pressures.

South Beach Booster Station Improvements, Fort Myers Beach, FL. Quality Reviewer. Provided technical guidance and quality review for hydraulic modeling and conceptual design of dedicated tank filling and pumping water mains to optimize operation of the 1.0-MG South Beach Storage and Booster Station. It was found that the dedicated lines proposed by the contractor would not increase pressures without other improvements, which were identified for the City's consideration.

Water Distribution Master Plan, City of Daytona Beach, FL. Hydraulic Engineer. Converted the City's 6,000 link drinking water distribution model from an engineering consultant's proprietary software to InfoWater. Also, completed an evaluation demonstrating that pressure and water quality data (chlorine concentration) output for the InfoWater model was within a reasonable tolerance of the original model.

Cypress Lake Hydraulic Transient Evaluation, Toho Water Authority, FL. Project Engineer. Developed a hydraulic transient model to match the design of a new well field, which included alternatives for twelve bladder surge tanks or a system of air vacuum valves to protect the system against waterhammer. Transmission system included 12 wells for a total pumping capacity of 38.5 MGD. Waterhammer mitigation had to work with minimal air entry into the pipeline because of the water chemistry at the well site that would lead to precipitation of a solid in the water column if mixed with air causing major fouling of the treatment filters.

Orange Tree High Service Pump Replacement, Collier County, FL. Hydraulic Engineer. Used Collier County's 58,000-link water distribution model to evaluate pumping conditions for the design of high service pumps to replace pumps unable to deliver flow at the required pressures. Alternatives also considered connections to the larger Collier County system and existing and projected build-out demands.



STEPHEN ROUSSEAU, PE

HYDRAULIC MODELING

6 years exp

Mr. Rousseau is a civil engineer who specializes in water resources and environmental engineering. He is experienced working in the filed and in the office on water, wastewater, and reclaimed water related projects from distribution systems to treatment plants. He is experienced with GIS as a whole and how it specifically assists the water resource & utility sector. He has also worked in the disaster debris management/response field. He has had an active military contractor CAC card and is experienced working on military/secure facilities. He also has hydraulic computer modeling experience.

EDUCATION
BS, Civil Engineering, University of South Florida

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Professional Engineer : Florida No. 92479

Water Environment Federation

Florida Water Environment Association

American Water Works Association

OFFICE LOCATION
Tampa, FL

YEARS OF EXPERIENCE
6

YEARS WITH TETRA TECH
4

EXPERIENCE

Golden Gate Expansion, Collier County, FL. Project Engineer. Assisted with design plans and specifications.

Non-Potable Water Internal Plant Use, Collier County, FL. Project Engineer and Modeler. Used hydraulic model to assist in the layout and sizing of internal non-potable water use at the Golden Gate Wastewater facility.

AWIA Risk & Resilience Assessments; Paulding County, GA; Collier County, FL; Cape City of Cape Coral, FL; City of Tamarac, FL; Toho Water Authority, FL; Charlotte Harbor Water Association, FL. Project Engineer. Assist is the development of workshop materials that were used at client meetings to generate discussion and documentation of the Utility's assets and the current vulnerability, likelihood, and consequence of various natural and malevolent threats. Utilized PARRE tool in documenting risk and resilience planning efforts, including cybersecurity. This work is to assist the clients in meeting the requirements of the American Water Infrastructure Act of 2018.

AWIA Emergency Response Plan Development; Cape City of Cape Coral, FL City of Tamarac, FL; Toho Water Authority, FL; City of Tarpon Springs, FL. Project Engineer. Assisted is the review of current ERP materials and ensured they are up-to-date and in compliance with the requirements of the American Water Infrastructure Act of 2018.

Auxiliary Power & Emergency Water Supply Plans; Cape City of Cape Coral, FL. Project Engineer. Analyzed current water system and operating data to quantify power and supply capacity given the emergency systems and supplies currently in place. Developed recommendations to harden system further and estimated time-frame on when current systems will not be sufficient to supply required demand during an emergency situation.

Utility Expansion, Fiber Optics Master Plan; Cape City of Cape Coral, FL. Project Engineer. Assisted in the layout of the new FO conduit and the labeling system associated with it.

Corrosion Inhibitor Evaluation and Coupon Testing, City of Clearwater, FL. Project Engineer. Assisted with water quality review and analysis for the selection of appropriate corrosion inhibitors and set-up coupon testing plan. Also assisted with testing rack data analysis.

6-Inch WM, E. MLK, City Tarpon Springs, FL. Project Manager. New WM, about 2,300 LF installed via open-cut and HDD to improve fire protection in the area.

St. Pete Beach Subaqueous Horizontal Directional Drill Water Main Replacement, Pinellas County, FL. Project Engineer/Project Manager. 12-inch HDPE, approximately 900 LF, installed under Little McPherson Bayou, a protected waterway to replace an aging 10-inch cast iron main. Assisted with design, costs, permitting, and client meetings. Performed construction oversight during construction.

Pressure Filter Modifications and Adsorption System Automation, City of Clearwater, FL. Construction Inspection & Design Support. Replaced manual arsenic absorber system valves with MOVs and upgraded pressure media filter blower and ARVs at RO treatment facility.

Water Treatment Fluoride Addition WTP #1&2, City of Clearwater, FL. Design Support and Submittal Reviewer. Assisted with reviewing contractor submittals, obtaining ASME RTP tank seal, sizing tank vent, and cost estimate.

Water Main Extension, City of Plant City, FL. Design & Specification Assistant. 2,000 LF of 12-inch water main down Franklin St.

Lake Wilson Road Utility Relocation, Polk County, FL. Project Engineer. Field investigation and drawing updates for existing utilities that will need to be relocated.

Wastewater Flow Monitoring, Pinellas County, FL. Project Engineer. Phase 1: Madeira Beach, auxiliary support. Phase 2: Boca Ciega, lead. Flow meter, groundwater, and rain gauge data analysis to quantify rainfall derived inflow and infiltration, establish base sewage flow, and coordinate with flow meter provider to ensure best data. Also presented results to the County.

Influent Screening Improvements, City of Eustis, FL. Design & Specification Assistant. Replace existing influent screen system with an improved, smaller bar screen.

Industrial Wastewater Pre-treatment Local Limits Evaluation, Pinellas County, FL. Lead Sampler. Assisted in the development of a plan of study to sample multiple treatment plants and pump stations for various analytes of concern.

WRF Aeration Evaluation, Pinellas County, FL. Lead Sampler. Assisted in the development of a plan of study to better understand the performance of the 2 aeration basin trains, including influent, primary and secondary treatment effluent, and return stream sampling of various analytes for computer model input.

Cape Canaveral Air Force Base Sanitary I&I Investigation, Cape Canaveral, FL. May 2018. Field Investigator. Manhole and lift station field investigator for inflow and infiltration study.

Sanitary Master Plan, City of Clearwater, FL. Project Engineer. Lift station draw down testing and condition assessments. Manhole GPS X, Y, Z location and invert data collection.

Collection System Copper Evaluation, City of Clearwater, FL. Project Engineer. Analyzed influent WRF copper data at 3 plants, SIU copper loading data, and background collection system data to trace where copper was coming from. Also, prepared collection system copper investigation study since results indicated SIUs were not the main source of copper.

WWTF Oxidation Ditch Improvements, Polk County, FL. Project Engineer. Assisted with compiling specifications and redlining old record drawings to update for project.

GIS Field Services, City of Tarpon Springs, FL. Field Data Collector. In charge of data collection in the field. Worked closely with city field staff and GIS team to develop a highly accurate and effective asset management system. Asset geolocation has been completed for the water, wastewater, and reclaimed water systems.

Emergency Management Services, Polk County, FL. Private Road Debris Manager. In charge of debris documentation throughout county and developed GIS maps for clean-up crews.

Water, Reclaimed Water, and Wastewater Master Plan, City of Minneola, FL. Project Engineer. Demand and population projections, build-out conditions, capacity and permitted restriction analysis, capital improvement program.

Reclaimed Water Booster Pump Station Chlorine Feed System Improvements, City of Clearwater, FL. Design Support and Submittal Reviewer. Assisted with reviewing contractor submittals and thrust block design.

Cypress Street Outfall Regional Stormwater Improvements Design-Build Tampa, FL. Project Engineer. The project, in which the Southwest Florida Water Management District (SWFWMD) is co-funding, is designed to reduce flooding during a 5-year, 24-hour storm event. The major upgraded stormwater conveyance system will be constructed within the public right-of-way and consists of 7,500 lineal feet of box culverts ranging in size from 5'x6' to 8'x8'. The project also includes replacement of the impacted roadways and utilities, including the design of the Green Spine Pedestrian Trail and a new 36" potable water transmission main; maintaining existing traffic throughout the project limits; structural design of the precast reinforced concrete box culverts and the large cast in place junction boxes; design of sustainable/green infrastructure; and a detailed update to the existing XP-SWMM hydraulic model.

6-Inch WM, E. MLK, City Tarpon Springs, FL. Project Manager. New WM, about 2,300 LF installed via open-cut and HDD to improve fire protection in the area.

St. Pete Beach Subaqueous Horizontal Directional Drill Water Main Replacement, Pinellas County, FL. Project Engineer/Project Manager. 12-inch HDPE, approximately 900 LF, installed under Little McPherson Bayou, a protected waterway to replace an aging 10-inch cast iron main. Assisted with design, costs, permitting, and client meetings. Performed construction oversight during construction.

Water Master Plan Hydraulic Modeling, City of Port St. Lucie, FL. Project Engineer & Modeler. Assisted in updating the InfoWater model of the City's system as a part of the master planning efforts.



QUINTIN BIAGI, RA, AIA, RID, LEED AP BD+C, GPCP, CDT

ARCHITECTURE

37 years exp

Mr. Biagi is the senior architect and the architectural and interior design discipline leader for Tetra Tech's Critical Building and Infrastructure operating unit of our High-Performance Building division. With 37 years of experience as an architect, he demonstrates great skill listening to clients and evaluating their needs to create informed designs that address the priorities of their projects. Coordinating team efforts among all the design disciplines through all design phases, Mr. Biagi offers solutions tailored to each client's unique program requirements and needs.

Adept in the use of REVIT BIM, Mr. Biagi provides design charrette services to clients to help them quickly formulate and develop facility master plans, building layouts and massing studies. This software tool allows for design solutions that are developed in real time with clients' input to respond to their programing requirements.

Since joining Tetra Tech, Mr. Biagi has designed projects for multiple municipalities Water and Wastewater plants and facilities, the U.S. Army Corps of Engineers including the Middle East District, Far East District, Air Force Civil Engineer Center, Detroit Edison Energy, major automotive manufacturing clients, major aerospace manufacturing clients and various other municipal public works departments.

EDUCATION
BArch, University of Kentucky

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS
Registered Architect: Florida No. 94240

American Institute of Architects 30273177

National Council of Architectural Registration Boards, No. 43,061, 1992

LEED AP BD+C, U.S. Green Building Council, No. 10424763, 2010

GPGP, Green Building Initiative

CDT, No 2043809, Construction Specifications Institute

American Institute of Architects

National Council of Architectural Registration Boards

Construction Specifications Institute

OFFICE LOCATION
Louisville, KY

YEARS OF EXPERIENCE
37

YEARS WITH TETRA TECH
14

EXPERIENCE

Southeast Water Treatment Plant, Huntsville, AL. Lead Project Architect. On the master planning team for a news surface water treatment plant constructed on a 266-acre site, which has an initial capacity of 12 MGD / 24 MGD after the filters are rerated in accordance with state criteria and master planned for a total build-out capacity of 96 MGD. Responsible for the design of the raw water intake building, a new treatment plant campus including new Administration offices, Laboratory, community outreach educational components, operations and maintenance buildings, a chemical feed building, generator and pump buildings, and GAC building are all designed with a unifying theme for an overall campus design aesthetic.

Southeast Water Treatment Plant Raw Water Intake and Transmission Main, Huntsville Utilities, Huntsville, AL. Lead Project Architect. Architectural aspects of the design of a surface water intake building with an ultimate capacity of 96 MGD and 3.5 miles of raw water transmission mains to supply raw water to the proposed Guntersville Reservoir WTP.

Tampa Bay Water, Cypress Creek Purchasing Warehouse Replacement, Clearwater FL. Architect of Record. Provided design and review of construction documentation for new construction of a one-story 8,800 GSF Purchasing Warehouse Building for the City of Tampa Bay, FL. The building's function is to replace the existing purchasing warehouse building on site at the Cypress Creek Pump Station Facility and consists of a mixed-use occupancy of 2,158 GSF business administration spaces along with 6,642 GSF of a low-hazard storage warehouse area. The interior building spaces will include areas for offices, restrooms, break

room, and associated support spaces. The building structure consists of a slab on grade, non-combustible, pre-engineered steel structure with insulated metal wall and roof panels over a metal decking system. Duties included architectural design and review of the construction documents, including the development of the technical specifications, internal interdisciplinary technical reviews of the document packages at various phases of design, and administration services during the bidding and construction phases.

East Service Area Pump Station, Orange County, FL. Project Architect. The 12,288-square-foot pump facility provides new pump rooms for PW and RW pumps, PW sodium hypochlorite room, generator, electrical rooms, and administration offices.

Ohio County Water Treatment Plant, Ohio County Water District, KY. Project Architect. $11 million improvements project to build a 4 MGD water treatment plant near Cromwell. The plant replaced a 2 MGD plant that was 45-years old and offset up to 1 MGD supplied by a local industry-owned water plant.

Cape Coral Water Treatment Facility, Reverse Osmosis Renovation, FL. Project Architect. Renovation and hardening of the facility. Included complete hardening of the plant's interior and exterior.

Maintenance and Storage Warehouse Building, Cape Coral Water Treatment Facility, FL. Project Architect. Design of a new facility building.

Dekalb County, Honey Creek Pump Station, Force Main and Gravity Sewer Improvements, Atlanta, GA. Architect of Record. Provided design for a new one-story brick masonry Electrical Building. Project included a 940 GSF utility building including support spaces.

NYCDEP PS- 313, 235th Street Pumping Station, New York City Department of Environmental Projection, Bronx, NY. Architect of Record. Complete overhaul design of the 235th Street combined sewer pumping station with a dry weather flow of 1.5 MGD and a total station capacity of 3.5 MGD. The previous design included two belt-driven pumps with a bypass to handle wet weather flow exceeding pump station capacity. The project includes upgrading outdated equipment and the physical structure, which are both in poor condition. Installation of a new 1,100 LF 24-inch force main is also included. The design services include the preparation of an Engineer's Basis of Design Report followed by full detailed design submittals. Permitting the improvements include various NYCDEP departments, as well as the local city Community Review Board, NYCDOT, and NYC Parks.

Milk River Pump Station Improvements, Wayne County Department of Public Services, Detroit, MI. Architect of Record. Major renovation of the pump station facility and offsite screening and circulation building. Renovation included facility improvements, replacement of bridge cranes, concrete repair, and construction of a new loading platform to facilitate the removal of the stormwater motors and pumps.

Perry Street Pump Station, Oakland County MI. Project Architect. 4,500-square-foot pump station that is adjacent to a park system athletic field. The facility houses both wet and dry wells below grade and control office, pump rooms, and a restroom.

Sanatorium Road Pump Station, Marion Howell, Oceola, Genoa (MHOG) Water and Sewer Authority, Howell, MI. Project Architect. Booster station includes four pumps with the total pumping capacity of 5,000 GPM. Pumps are housed in a masonry building with a standing-seam metal roof. The building includes an electrical room and a work area for operators to monitor the system. The pump station is linked to the water treatment plant through the radio SCADA system. The signals from two tanks are monitored at the station and used for starting and stopping pumps. All of the pumps are equipped with VFD to regulate starting and stopping pressure surges, as well as matching demands in the service areas.

Harmony Wastewater Treatment Plant Expansion, Water Reclamation Facility, TOHO Water Authority, FL. Architect of Record. Provided design and construction documentation for a new 2,240 GSF one story masonry water reclamation facility building. Project included a laboratory, restroom, and electrical room for the TOHO Water Authority's existing wastewater treatment plant. Duties included preparation of the architectural design and construction documents, including the technical specifications, internal interdisciplinary technical reviews of the document packages at various phases of design, and administration services during the bidding and construction phases.

Northwest WRF Expansion Design-Build, Hillsborough County, FL. Architect of Record. The improvements to the NWRWRF under the expansion program include all the requisite facilities necessary to increase the permitted capacity from 10.0 MGD to 30.0 MGD on an AADF basis. The expansion of the NWRWRF include a new RAS pump station, additional deep bed filters, additional chlorine contact basins, new generator building, additional effluent transfer pumps and new reclaimed water pumps buildings, additional pre-stressed concrete reclaimed water storage tanks, new power feed to the site and additional standby power facilities, and electrical and instrumentation improvements.

Cypress West Water Reclamation Facility, Dewatering Building, Tohopekaliga Water Authority, Osceola County, FL. Architect of Record. Provided design and construction documentation for a new one-story pre-engineered metal panel building. Project included a 3,825 GSF Biosolids Dewatering Building with sludge dewatering screw presses, polymer systems, centrifuges, conveyors, feed pumps, and associated equipment.



TRAVIS LISZAK

CONSTRUCTION INSPECTION

14 years exp

Mr. Liszak has 14 years of construction engineering and inspection experience ranging from oversight of roadway improvement for new and replacement projects. In addition, Mr. Liszak's experience includes oversight of utility infrastructure improvements.

EDUCATION
General Coursework, Florida Atlanta University

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS

Tin No. L220818830940

Advanced Maintenance of Traffic Asphalt Paving Technician Level I & II

Concrete Field Technician Level I Earthwork Construction, ACI

Inspection Level I & II

Final Estimates Level I&II

Florida Department of Environmental

Protection Stormwater Management Inspector

IMSA Fiber Optics Tech Level I IMSA Traffic Signal Tech Level I

OFFICE LOCATION
Estero, FL

YEARS OF EXPERIENCE
14

YEARS WITH TETRA TECH
6

EXPERIENCE

FGUA Transmission Main Project, City of Cape Coral Utilities, City of Cape Coral. Lead Senior Inspector. Provides CEI services to the City of Cape Coral during irrigation main installation throughout the populous Del Prado Corridor. Scope of work includes open cut installation of 24" ductile iron pipe, directional boring of 30" HDPE, pump station updates and associated restoration efforts.

US41 Landscape Improvement Project, Village of Estero Public Works, Estero, FL. Contract Support. Provided contract support, estimate review/ processing and claims avoidance associated with median beautification efforts within the US41corridor. Project constructed with FDOT/ LAP reimbursement funds.

Sarasota Automatic Traffic Management System (ATMS) Phase IV, Sarasota County, Sarasota, FL. Senior Inspector. CEI for Design build project that includes 52 signalized intersections throughout Sarasota County, City of Sarasota and the City of North Port will have the existing traffic controllers and signal equipment upgraded. The improvements will consist of installing, integrating and testing the ATMS field elements, including traffic controllers and cabinets, Closed-Circuit

US 17 (SR 35) Widening from 0.4 Miles South of Southwest Collins Street to South of CR 760A (FPID: 417876-1-62-01), FDOT District One, Nocatee, FL. Senior Inspector. The project will widen approximately5.7 miles of US 17 (SR 35) from the existing two-lane roadway to a proposed four-lane divided roadway with a depressed median and roadside ditch. The proposed roadway will include two 12-foottravel lanes in each direction along with four and five-foot paved outside shoulders. Some of the unique project elements include a vast amount of excavation and drainage, extensive utility coordination including a Joint Project Agreement with DeSoto County Utilities and maintenance of traffic. Drainage work consists of new drainage pipe, nine ponds and two floodplain compensation sites. An active Seminole Gulf Railway corridor aligns the project to the west and many environmental concerns are present within the corridor. Mr. Liszak's responsibilities include inspecting the utilities, earthwork and maintenance of traffic for this project.

US 17 Widening from North of Peace River Shores to Southwest Collins Street, FDOT District One, DeSoto County, FL. Inspector for this project which includes widening approximately four miles of US 17 from North of Peace River Shores to Southwest Collins Street. The project includes milling, resurfacing, reconstruction, extensive excavation, utilities, extensive drainage, a new bridge over Thornton Branch Creek, maintenance of

traffic, as well as signing and pavement markings. Mr. Liszak's responsibilities include inspecting the utilities, earthwork and maintenance of traffic for this project.

SR 739 (Metro Parkway) Extension from Alico Road to Six Mile Cypress Parkway, FDOT District One, Lee County, FL. This new alignment project will connect Alico Road to Six Mile Cypress Parkway and provide the residents of South Lee County with a direct route to the $286M newly renovated Lee Memorial Hospital which is located at the corner of SR 739 (Metro Parkway) and Daniels Parkway. This project consists of constructing two twin major bridges with a length of over 1,000 feet and five major box culverts. Mr. Liszak provided surveying services as a Survey Crew Member on this project.

iROXI-75 Widening Design/Build from Golden Gate Parkway to Colonial Boulevard, FDOT District One, Lee and Collier Counties, FL. Survey Crew Member. The project included staking over 30,000 points using various methodologies. Surveying tasks included collecting all as-built data and is closely involved in the project's close-out process. The survey team for this project included three project managers, seven survey crews, one administrative assistant, and three CAD technicians.



WYATT PIERCE

CONSTRUCTION INSPECTION

8 years exp

Mr. Pierce is an accomplished utility technician with a solid history of achievement in collection and distribution.

EDUCATION
Coursework, Mesa State College, CO

Graduate Moffat County High School, Craig, CO

PROFESSIONAL REGISTRATION, CERTIFICATIONS AND AFFILIATIONS

Colorado Collection and Distribution level 1 Certification

GPR Certification

OFFICE LOCATION
Estero, FL

YEARS OF EXPERIENCE
8

YEARS WITH TETRA TECH
2

EXPERIENCE

Various Projects, Gateway Services Community Development District, Fort Myers, FL.
Mr. Pierce served as a Utility / Field Technician at Gateway Services Community Development District.

Responsibilities included:

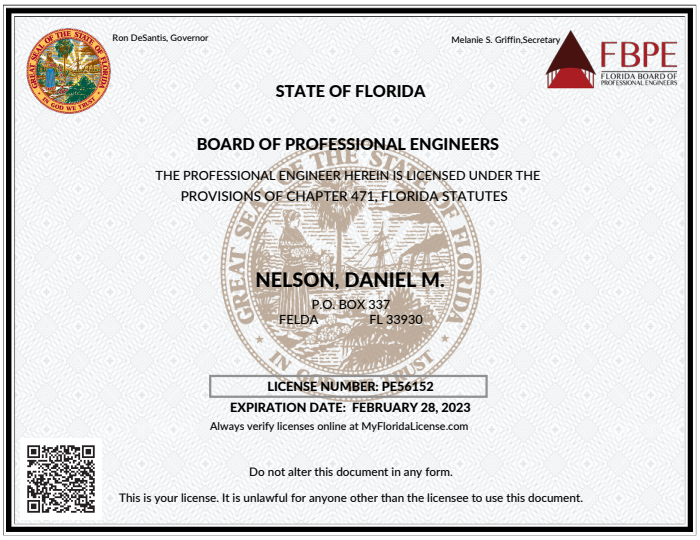
- Replace and repair water meter transmitters
- Log and completion of unit work orders
- Install new water meters and transmitters
- Install new acres, repeaters, and collectors for the metering system
- Install new omni antennas, GPS antennas, and cellular antennas for the water metering system
- Trouble shoot acres, repeaters, and collectors for the metering system
- Install new water meter boxes
- Repair or replace water meters if they are not working
- Maintenance on lift stations and pumps
- Repair of lift station pumps and check valves
- Installation of new lift station pumps
- Hook up generators and bypass pumps to lift stations for emergencies
- Operate fire hydrants and valves
- Operate main line valves throughout the community
- Repair hydrants that are inoperable in the system
- Repair broken and uneven sidewalks throughout the community
- Use of as-builts and construction plans for the whole system
- Locate sewer clean outs, meter boxes, fire hydrants, valves, and sewer manholes.
- Service calls for high usage of water and possible leaks
- Daily communication with the public and customer service
- Repair broken water and reclaim mains
- Repair broken residential water and reclaim services
- Install new fire hydrants and isolation valves

- Install new water services for residents
- Install new water and reclaim lines to lift stations, for monitoring pressure levels throughout the community
- Dig and backfill for water, sewer and reclaim mains
- Repair or replace sewer services and cleanouts
- Pour new cement pads for sewer clean outs, force main valves, water valves and reclaim valves
- Data logging for water pressure throughout the community
- Locate water sewer and reclaim mains
- Locate residential water, sewer and reclaim services
- Use of GPR for locating mains
- Full inspections of each lift station and electrical panels
- Install new check valves and backflows for reclaim mains
- Use of SCADA for checking lift stations, wells, water/reclaim pressure, reclaim tank levels and reclaim pump pressure
- Installation of new electrical panels, level floats and transducers for lift stations
- On call rotation for emergencies

Various Projects, City of Steamboat Springs, Steamboat Springs, CO. Mr. Pierce served as a Utility Technician at the City of Steamboat Springs. Responsibilities included:

- Repair or replace water meter transmitters
- Replace frozen and broken meters
- Install new water meter transmitters in new construction and inspect plumbing
- Program water meters throughout the network
- Fix water meters and switch backward reading meters
- Work on meter gateways, acers, antennas and repeaters
- Daily communication and customer service interaction with the public, including taking calls and e-mails to set up appointments for meter replacement and maintenance
- Efficient usage of computer systems including: Excel, word document, zenner stealth network manager, and City of Steamboat Springs documents
- Organization and documentation of meter records and replacements
- Usage of handheld meter programmers
- Extensive knowledge of sensus meters, datamatic transmitters, and zenner transmitters
- Logging data for vehicle inspection forms
- Turn customer water on/off for delinquent accounts
- Hang door tags in residential and commercial locations to notify customers of water meter appointment requests
- Operate fire hydrants and valves
- Maintenance on fire hydrants and repair of broken hydrants
- Install new fire hydrants
- Operation of all main gate valves throughout the city
- Fix and repair water mains
- Dig and backfill water and sewer mains
- Jet main sewer lines throughout the city
- Operate close circuit camera in sewer lines throughout the city
- Fix sewer main breaks and unclog sewer main back ups
- Maintenance on pressure reducing valves and air release valves
- Maintenance on pressure reducing valves and air release valves
- Locate sewer and water mains
- Tap new water and sewer lines
- Create three point ties
- Locate private water lines, curb stops and sewer cleanouts
- Collect Bac-T sampling, disinfection by product sampling, lead/copper sampling, and sewer sampling
- Preliminary inspection on new water mains, sewer mains, manholes, hydrants and gate valves
- Work with GIS for updating and changing designs of city maps
- Use of as-builts, city interactive maps, water and sewer division maps
- Snow removal around fire hydrants
- Operation of dump trucks and heavy equipment
- Participate in interviews of new hires.
- On call rotation
- Inspect commercial buildings for cross connections (backflow and fire suppression)
- Maintain Collection and Distribution level 1 licenses

PROFESSIONAL LICENSES



Ron DeSantis, Governor

Melanie S. Griffin,Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA

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

NELSON, DANIEL M.

P.O. BOX 337
FELDA FL 33930

LICENSE NUMBER: PE56152
EXPIRATION DATE: FEBRUARY 28, 2023
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Florida dbpr Department of Business & Professional Regulation

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- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

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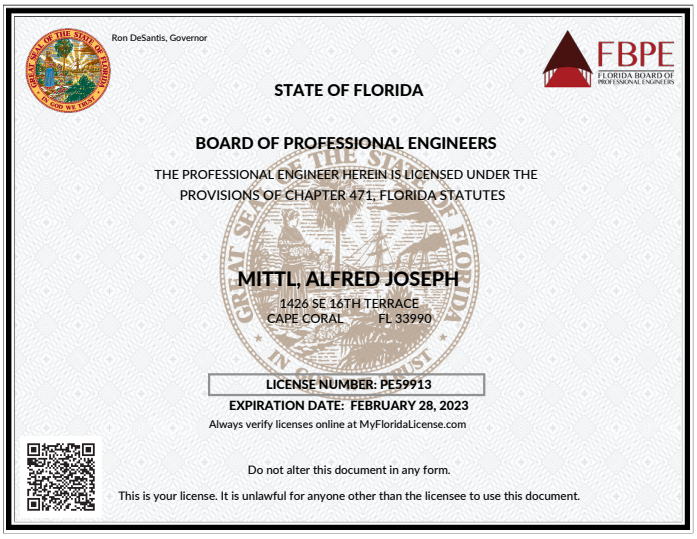
Licensee Information

Name:	AGAPI, STEVEN JOSEPH (Primary Name)
Main Address:	18101 CREEK DRIVE FORT MYERS Florida 33908
County:	LEE

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	88612
Status:	Current,Active
Licensure Date:	12/31/2019
Expires:	02/28/2023

Special Qualifications	Qualification Effective
Civil	07/31/2019
7th Edition, Florida Building Code	08/05/2021



Ron DeSantis, Governor

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MITTL, ALFRED JOSEPH

1426 SE 16TH TERRACE
CAPE CORAL FL 33990

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Florida dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS

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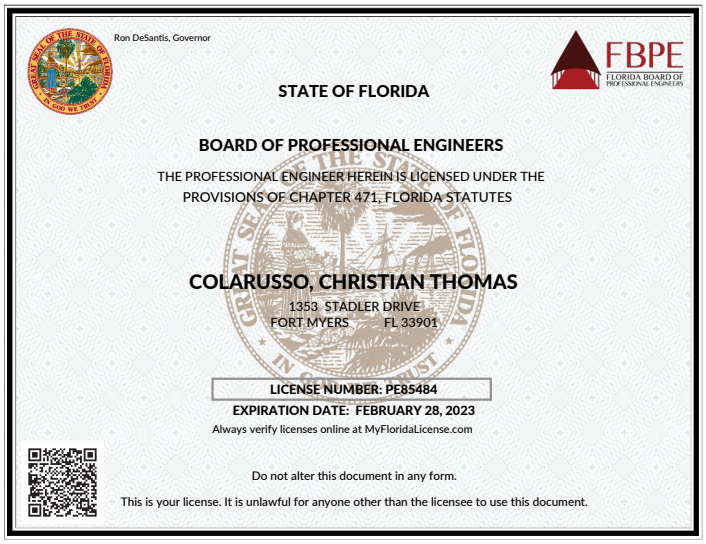
Licensee Information

Name:	WAINRIGHT, TYLER CHARLES (Primary Name)
Main Address:	7145 SHANNON BLVD FORT MYERS Florida 33908
County:	LEE

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	80476
Status:	Current,Active
Licensure Date:	01/01/2016
Expires:	02/28/2023

Special Qualifications	Qualification Effective
Civil	07/27/2015
7th Edition, Florida Building Code	01/28/2021



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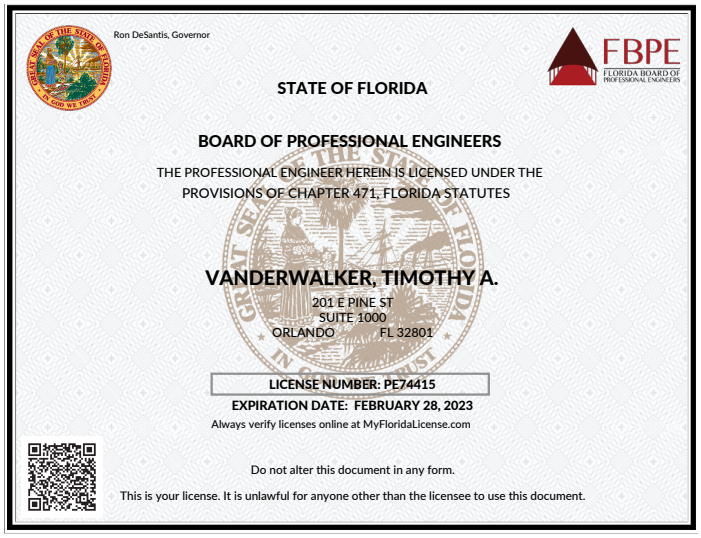
COLARUSSO, CHRISTIAN THOMAS

1353 STADLER DRIVE
FORT MYERS FL 33901

LICENSE NUMBER: PE85484
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VANDERWALKER, TIMOTHY A.

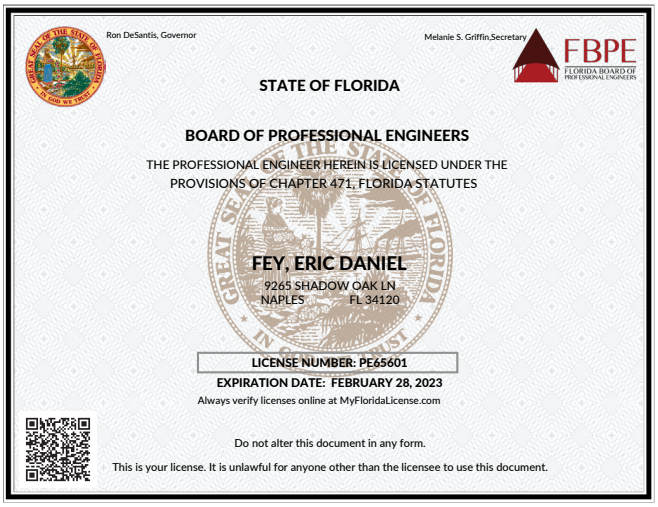
201 E PINE ST
SUITE 1000
ORLANDO FL 32801

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Melanie S. Griffin,Secretary

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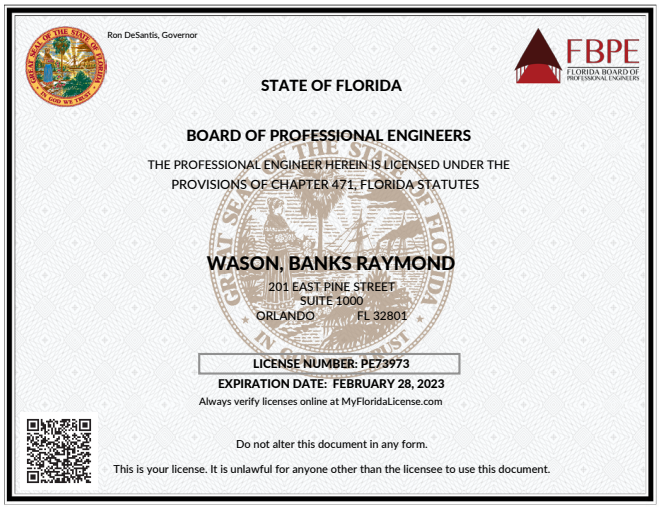
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FEY, ERIC DANIEL
9265 SHADOW OAK LN
NAPLES FL 34120

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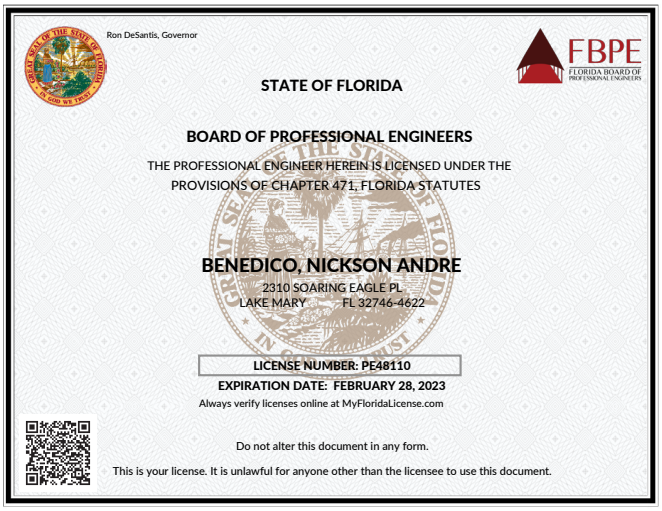
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WASON, BANKS RAYMOND
201 EAST PINE STREET
SUITE 1000
ORLANDO FL 32801

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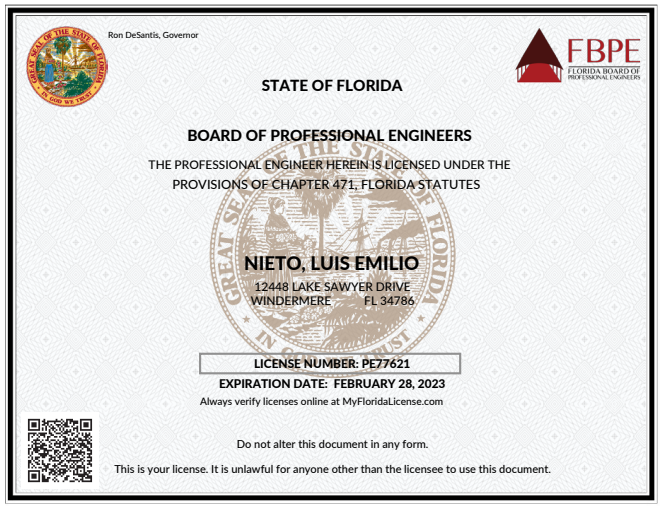
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BENEDICO, NICKSON ANDRE
2310 SOARING EAGLE PL
LAKE MARY FL 32746-4622

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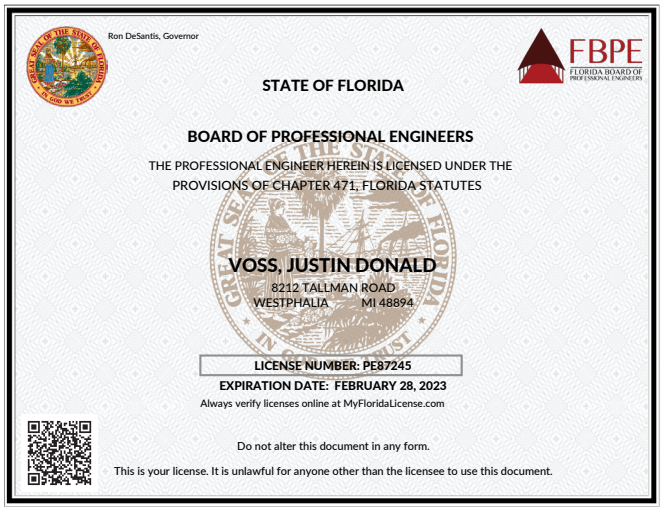
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NIETO, LUIS EMILIO
12448 LAKE SAWYER DRIVE
WINDERMERE FL 34786

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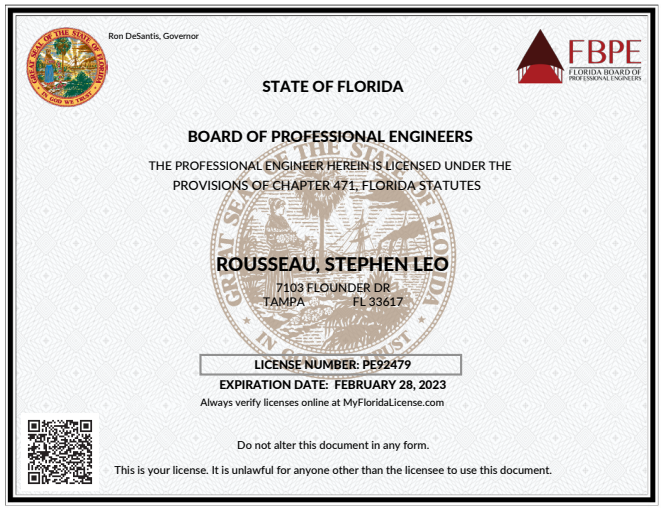
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VOSS, JUSTIN DONALD
8212 TALLMAN ROAD
WESTPHALIA MI 48894

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ROUSSEAU, STEPHEN LEO
7103 FLOUNDER DR
TAMPA FL 33617

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BIAGI, JAMES QUINTIN JR

TETRA TECH INC
2000 WARRINGTON WAY
SUITE 245
LOUISVILLE KY 40222

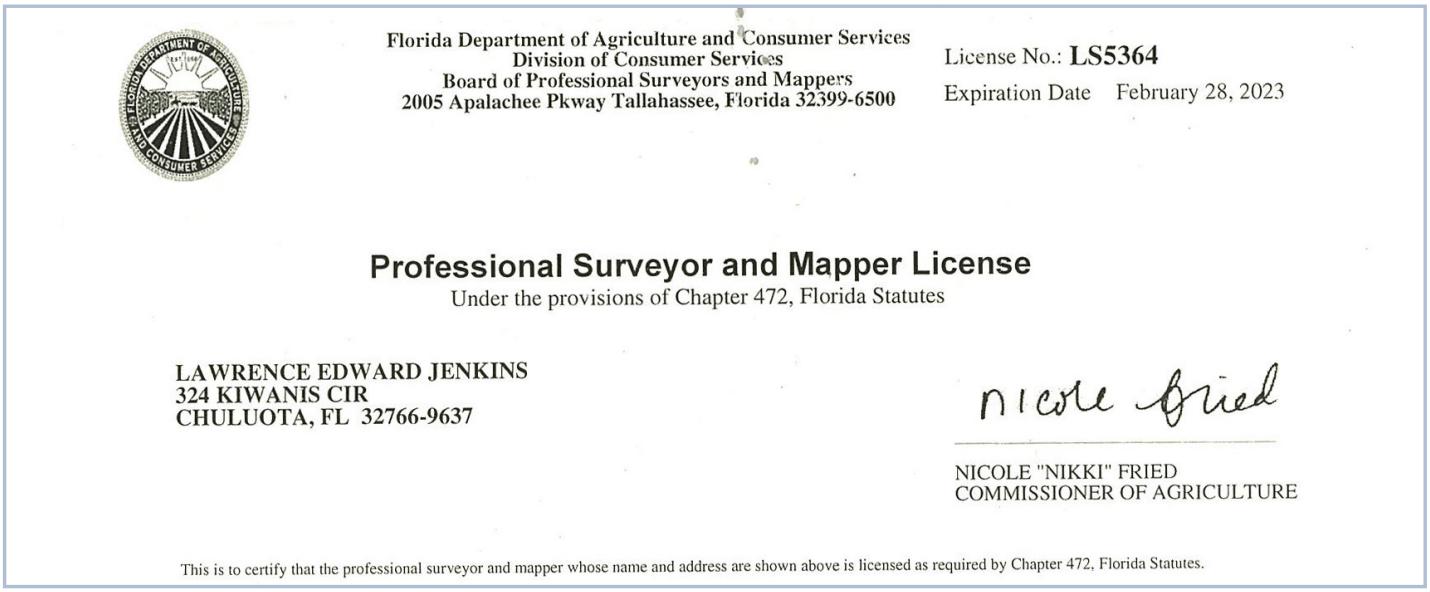
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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LS5364**
Expiration Date February 28, 2023

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

LAWRENCE EDWARD JENKINS
324 KIWANIS CIR
CHULUOTA, FL 32766-9637

nicole fried

NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

OUTLINE OF OUR UNDERSTANDING AND APPROACH

Tetra Tech's approach to serving Gateway is based upon our knowledge of the existing system, our history having served as you District Engineer for over 13 years and your upcoming needs. After nearly 40 years, Gateway is nearing the end of construction for development and is transitioning from development reviews and new construction to a mode of primary operation and maintenance. In general, Gateway includes over 50 homeowner's associations which it provides potable water, wastewater, reclaimed water and surface water management. In addition, other than the major corridors (such as Gateway Boulevard and Griffin Drive), Gateway owns and maintains most of the interior roads. Each of these assets requires ongoing maintenance and planning for renewal and replacement. A good example is the ongoing Lake Bank Improvement program which Gateway initiated over 5 years ago to combat continued erosion. Our approach to assisting Gateway with these improvements is based on this understanding of your existing and project needs. We will utilize our experts within each discipline to provide Gateway the best representation available. First and foremost, we will continue to serve as your District Engineer, providing our general engineering expertise and guidance. In addition and depending on the needs, we will assist with your needs associated with the following:

UTILITY ENGINEERING SERVICES

Tetra Tech's utility engineers specialize in water transmission, distribution, wastewater collection, transmission, treatment, effluent disposal and reuse, irrigation, and other miscellaneous utility related services. Our extensive background has been focused throughout the State of Florida in a variety of specialized projects. These projects have included the planning, modeling, permitting, design, construction management and operation start-up services associated with the various related water, wastewater and reclaimed water systems completed by Tetra Tech. In addition, our firm maintains a library of all applicable State and Federal Regulations regarding wastewater collection, transmission, treatment and effluent disposal, and understands their impacts on utility systems.

ROADWAY ENGINEERING

Our roadway engineering team has the capabilities to perform transportation reviews, traffic planning, design, permitting, and construction administration services for the GSCDD's roadway assistance needs. Tetra Tech's roadway team has assisted with feasibility studies, development of interlocal agreements for maintenance, and design for new roads and roadway repairs. Our roadway personnel have experience with signing, striping, intersection improvements, turn laneage, resurfacing, and new design. The majority of our team's roadway experience has been meeting the needs of municipal roadway projects such as local and collector level roads retrofit paving and MSTU and MSBU Programs respectively, and dozens of roadway extension projects for municipalities statewide.

SURVEY SERVICES

Our surveyors specialize in map preparation, route surveying, as-built surveys, utility and right-of-way locations, topographic surveys, boundary surveys, and setting ground control for aerial surveys. Tetra Tech realizes the importance of having accurate and legible information on the drawings for acquisition, engineering and design. Our field crews and office personnel utilize the latest technology in data collection and reduction equipment. We believe the total station survey and data transfer to be the quickest, most accurate and most cost-effective means of providing professional surveying services to our clients.

STATE REVOLVING FUND

Tetra Tech has assisted clients with numerous State Revolving Fund (SRF) projects throughout Florida as well as other areas throughout the United States. We have seen the SRF program develop and change through the years, including the recent inclusion for purchase of American Iron & Steel as a requirement as opposed to an option and the recent change to include pre-construction activities (planning and design) as fundable SRF components. Through this we remain knowledgable and assisted with many SRF components and project implementation.

CIVIL/STORMWATER SERVICES

Tetra Tech has provided stormwater management and drainage engineering services for many municipal and related public clients throughout the State of Florida. We have prepared stormwater master plans and performed hydraulic and hydrologic modeling throughout Florida, including Lee, Collier and Hendry Counties in Southwest Florida. We have also prepared stormwater management ordinances, designed policy and procedures manuals, and we have assisted with development of Stormwater Utilities (Town of Fort Myers Beach). Tetra Tech's stormwater department utilizes the latest versions of hydraulic and hydrologic software. We perform multi-nodal interconnected lake routings, secondary drainage pipe and hydraulic grade line calculations, backwater curve analysis, underdrain and exfiltration analysis and 100-year flood plain determination.

ARCHITECTURAL SERVICES

Tetra Tech has the architectural and structural professionals as well as specialty MEP staff to assist Gateway with properly meet facility needs. This would typically start with a design charrette in which the goals and sizes for operations and administration would be confirmed, ultimately proceeding to design and construction. Our team has performed similar services for Fort Myers Beach, Cape Coral, Punta Gorda and Charlotte Harbor Water Association in Southwest Florida.

EXPLANATION OF OUR ABILITY TO PERFORM THE SERVICES

Tetra Tech staff members are completely familiar with the GSCDD, its infrastructure, current issues, and projected needs, having served as your District Engineering Firm over the past 13 years. As a native to Fort Myers, the Tetra Tech lead, Danny Nelson, PE, has watched the Gateway area grow from inception to its most recent boom with the addition of the Pelican Preserve, Hampton Park, Timberwood Preserve, and commercial development areas. ***Mr. Nelson's familiarity with Gateway, coupled with his experience and career dedicated to serving the Southwest Florida public clients, will result in Continued commitment to the GSCDD throughout this contract.*** The most encompassing recent public works activities within Gateway have been associated with the Surface Water Management System (SWMS), which have resulted in improvements to address lake bank erosion. Using Mr. Nelson's 26 years of State Revolving Fund experience, which has accounted for over $220M in funded projects, Mr. Nelson has been able to assist with the SRF process and maintaining project schedules, compliant with the SRF program schedules.

Assisting Mr. Nelson with the general engineering efforts will be Mr. Steven Agapi and Mr. Tyler Wainright, PE, both natives of Lee County and both of whom have worked on general engineering efforts for Gateway for over 10 years. Mr. Wainright and Mr. Agapi have performed many of the daily engineering duties for the GSCDD, including preparing of the annual NPDES report as a co-permittee to Lee County; reviewing of all development submittals for compliance with the GSCDD's Permit Criteria Manual; assisting with review and updates to the Permit Criteria Manual (as needed); assisting with the meter replacement program; and assisting with improvements to the surface water management system (SWMS), including current ongoing lake bank improvements. Mr. Agapi has assisted Gateway with the evaluation of 72 permit applications for which the South Florida Water Management, a task which without his and Tetra Tech's assistance, could otherwise have resulted in significant enforcement penalties.

Through our continued efforts over the past 13 years, our Tetra Tech team has a thorough understanding of your system and your engineering needs, and even more we have been a partner in assuring that infrastructure installed by developers meets the criteria and sufficiency established by Gateway.

As a result of our history and experience with Gateway, coupled with our capabilities as a full service firm, we are well positioned to continue to serve you without any conflicts or learning curve. As the community reaches the end of development, Gateway is transitioning from a CDD that is overseeing this development, to one that is owning, maintaining and operating more infrastructure and meeting the needs of more and diverse community members. In addition, given that the initial development began over 30 years ago, Gateway will begin to put more emphasis on system upkeep as well as renewal and replacement. The has already been realized with the significant investment into the Lake Bank rehabilitation program as well as past and continued efforts for stormwater pipe cleaning. Tetra Tech recently assisted Gateway with the development of a 10-Year Capital Improvement Plan (CIP). The Development of this plan made it further obvious of the needs to infrastructure, with some of the major items being:

Administrative

- Renovation of existing District building facilities and/or construction of new facilities which may include the District's main office building and a maintenance shop/storage building.

Parks and Recreation

- Improvements to parks and recreation facilities fields and amenities, including replacement of the pool filtration system, pool equipment, resurfacing and decking.

Waterway Management

- Improvements to surface water management components, including swales and piping within road rights-of-way, videoing and pipe cleaning.
- Stormwater lake improvements, including bathymetric surveying, sediment sampling, and addition of aeration equipment.

Roadway, Landscape, and Irrigation

- Replacement of irrigation systems
- Replacement of existing streetlight systems with LED lights, and construction new wiring from transformers to lights
- Repaving/Construction of District owned roads and accompanying amenities i.e., street signs
- Replacement and/or addition of new curbs and sidewalks
- Replacement of Landscaping/Monument Signs

One of the concerns moving forward is meeting irrigation demand needs. Gateway's agreement with Lee County allows Gateway the right to take all reclaimed water produced by the Gateway WWTP, even if is generated by outside sources. This is extremely beneficial during the dry season, however, creates an opposite issue in the wet season of having to dispose of the excess water. Tetra Tech is currently designing a reclaimed water main to extend within the FPL easement. This main will assist in alleviating pressure issues in the northwest portion of the service area and will also allow for future disposal within the FPL easement during the wet season. This is just one of the examples of knowledge and history that Tetra Tech has with Gateway. Our staff has over 13 years of experience assisting Gateway with similar which makes us well suited to continue to assist as your District Engineer.

LIST OF PROPOSED SUB-CONSULTANTS

Tetra Tech has the capabilities to perform all required tasks awarded under the Professional Services Agreement in-house, and does not intend to utilize sub-consultants.

RFQ-22-01-AD

Continuing Miscellaneous
Professional Services

SUITABILITY AND STABILITY OF THE FIRM



Suitability and Stability of the Firm

CLIENT REFERENCES

Tetra Tech is proud of our record with clients on continuing services contracts. We encourage you to contact the references listed below for proof of our excellent record of superior services. Our references are extremely familiar with the extra effort put forth by our staff to establish and maintain good working relationships with our clients.

1 Lee County Utilities

Lyssa Lott
Project Manager
1500 Monroe Street
Third Floor
Fort Myers, FL 33901
Phone: 239.533.8149
Cell: (239) 994-4126
Email: llott@leegov.com

Scope of work performed:
Tetra Tech has served Lee County for nearly 20 years on a wide variety of Utility and Public Works related assignments through continuing contracts.

2 City of Cape Coral

Utilities Administration
Jody Sorrels, BSVE
Principal Engineer
1015 Cultural Park Blvd
Cape Coral, FL 33990
Phone: 239.242.3227
Cell: 239.471.6766
Email: jsorrels@capecoral.gov

Scope of work performed:
Tetra Tech has served the City of Cape Coral for nearly 30 years on a wide variety of Utility and Public Works related assignments through continuing contracts.

3 Port LaBelle Utility System

Roger Greer
Utility Director
P.O. Box 2340
LaBelle, FL 33975
Phone: 863.675.5376
Email: rgreer@hendryfla.net

Scope of work performed:
Tetra Tech has served as Hendry County's Engineer of Record for the Port LaBelle Utility System, which contains both potable water and wastewater service for over 15 years.

4 Charlotte Harbor Water Association

Scott Baker
Superintendent
Utility Director
2515 Highlands Road
Punta Gorda, FL 33983
Phone: 941.625.2288 ext. 4800
Email: sbaker@chwh2o.com

Scope of work performed:
Tetra Tech has served as the Engineer of Record for CHWA since 2017, performing a wide variety of distribution and treatment design related projects.

ADDITIONAL DATA

GSCDD SERVICE AREA

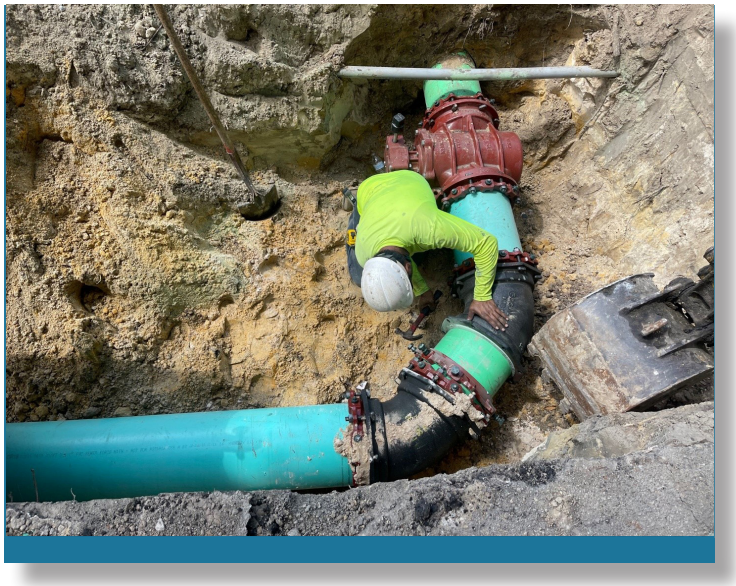
The GSCDD is a governmental unit that was developed pursuant to Chapter 190 of the Florida Statutes for the purpose of planning, financing, constructing, operating, and maintaining community wide infrastructure within the GSCDD boundary. The GSCDD service area includes both the Gateway and Pelican Preserve areas and is bounded by SR 82 and Colonial Boulevard on the north, Daniels Parkway on the south and east, and both Treeline Avenue and Westlinks Drive on the west. There are presently over 50 Home Owner Associations (HOAs) within the GSCDD boundary, between both Gateway and Pelican Preserve. Although Pelican Preserve is within the GSCDD, the majority of the community is also within the boundaries of the City of Fort Myers. The remainder of Gateway (outside Pelican preserve) is within unincorporated Lee County.

The GSCDD is governed by an elected board of five supervisors. Daily operations are managed by an operating staff of about 15 full-time and part-time members who are led by the District Manager. The GSCDD uses an outside engineering consulting firm as necessary to provide support with the infrastructure needs. Tetra Tech has provided this engineering assistance over the past 13 years.

The GSCDD also uses an outside management consulting firm (Inframark) to provide financial services and outside counsel (Woodward, Pires & Lombardo, P.A.) to serve as the District Attorney. In addition to the operating staff, the GSCDD seeks input from various appointed committees such as the Pelican Preserve and Stoneybrook Advisory Committees.

GSCDD UTILITY INFRASTRUCTURE

The GSCDD provides water, wastewater and reclaimed water/irrigation service to GSCDD residents (except Pelican Preserve which the majority of the area is provided service by the City of Fort Myers, as the majority of Pelican Preserve is located within the city limits of Fort Myers). The wastewater system consists of over 15 miles of 8-inch gravity collection system piping; over 10 miles of 6-inch through 12-inch wastewater force mains; and over 20 wastewater lift stations. The potable water system consists of over 40 miles of potable water piping ranging from 8-inches to 24-inches in diameter; and over 270 fire hydrants. The irrigation piping consists of over 40 miles of irrigation piping ranging from 4-inches to 20-inches in diameter. All (3) utility systems are currently being expanded with new service within Hampton Park, Timberwood Preserve as well as services within the Pelican Preserve area for that portion outside of the City of Fort Myers' utility service area.



Potable water and wastewater service is provided through connections and inter-local agreements with Lee County. The potable water is delivered from Lee County's system through a master meter. Following the meter, the potable water travels through the GSCDD transmission and distribution piping to the GSCDD's customers. Wastewater service is provided by the Gateway Wastewater Treatment Plant (WWTP) which was sold to Lee County in 2003. However, as indicated above, the wastewater collection system is still owned, operated and maintained by the GSCDD. Wastewater is collected through gravity collection pipes and service laterals and delivered to lift stations which pump the wastewater directly to the Gateway WWTP for treatment. Once treated, the reclaimed water is returned the GSCDD for lawn irrigation.

As part of the WWTP sell agreement, the GSCDD leases an on-site storage tank to combine reclaimed water from the WWTP with groundwater from the GSCDD's (6) irrigation wells. The GSCDD uses its high service pumping station to deliver irrigation water service from the storage tank to the irrigation customers throughout the GSCDD service area (less Pelican Preserve). The GSCDD is permitted through the South Florida Water Management District (SFWMD) to withdraw groundwater to supplement the reclaimed water supply from the Gateway WWTP. Five of the existing wells are cased to approximately 70 feet, and open to approximately 110 feet and withdraw water from the Sandstone aquifer. The water quality from the Sandstone aquifer is generally very good, with low chloride levels. However, the wells are generally lower producing when compared to deeper wells. To provide for higher irrigation demand periods, the GSCDD also has one deeper well installed within the Hawthorne Aquifer zone. The existing permit also allows

for the installation of (2) additional Hawthorne wells, if required. Tetra Tech is currently designing for one (1) of the additional wells to be constructed. The Hawthorne well is capable of providing a much higher quantity of water than the shallower wells, but the water quality is lower (primarily for chlorides). As such, Tetra Tech previously developed a blending schedule to assure that the Hawthorne well is not over pumped and to allow water from this well to blend with the higher quality reclaimed water and Sandstone well water to lower the overall chloride levels. ***Tetra Tech also recently design and oversaw installation of a new 20/16-inch irrigation main that's extend from the high service pump station to the intersection of Griffin Drive with Gateway Boulevard.***

GSCD RECREATIONAL FACILITIES

The GSCDD recreational facilities consist of a pool, the Sherman Soccer Complex, a fun park, and over 15 miles of recreational trails and sidewalks. The Gateway Commons Pool is located off the east side of Gateway Boulevard, just south of Venicia Drive. The pool area consists of an Olympic sized heated pool with a designated lap lane, a wading pool a new playground for the kids, and a covered area with picnic tables.

The Sherman Soccer Complex is located off Commerce Lake Drive, adjacent to the Gateway Elementary School, has six lit regulation size soccer fields, a playground, restrooms and a concession stand. The Gateway Fun Park is located at the end of Eagle Point Drive (off Gateway Boulevard) and consists of a playground, basketball court and sand volleyball court. The site also has a grill and picnic tables for family outings.



GSCDD ROADWAYS AND PEDESTRIAN WALKWAYS

In addition to the utility infrastructure and recreational facilities, the GSCDD owns many of the interior roadways and until recently owned a portion of Griffin Drive (from Gateway Boulevard to the FP&L easement); a portion of Gateway Boulevard in front of the Gateway Commons Pools, and approximately 1-mile from SR 82, south to the point of the FP&L power easement crossing. (These portions of Gateway Boulevard and Griffin Drive were recently conveyed to Lee County.) The remainder of the roads are owned by either WCI or individual developments/HOAs within the GSCDD area. Landscaping along the primary arterials, including WCI roadways (Griffin Drive, Commerce Drive, etc.) is maintained by the GSCDD.



In addition to the roadways, Tetra Tech previously performed the design to improve the overall safety of the pedestrians through the recent installation of crosswalks at Cypress Cay, Bristol Park, and Magnolia Lakes to allow access from the east side of Griffin Drive to the west side.

We also recently designed and oversaw a new sidewalk and to be constructed on the east side of Griffin Drive from Magnolia Lakes to Gateway Elementary School.

GSCDD STORAGE FACILITIES

The GSCDD currently allows residents within its service area to pay to store boats, trailers, etc. within the fenced in area where the operations building is located. Tetra Tech is currently working to obtain a Development Order permit to allow the construction of a new storage facility to the east of the Dog Park and Sherman Soccer Complex. This facility will allow the storage allowed the operations complex to be eliminated (resulted in a more secure site) and will result in over 85 new storage spaces.

GSCDD STORMWATER FACILITIES

The stormwater system consists of a series of over 130 lakes totaling over 650 acres, over 50 wetlands totaling over 520 acres, (5) weir structures, and over 20 miles of stormwater piping which is used to interconnect the lakes, road and yard drainage to the main floway. The floway is used to carry stormwater from the GSCDD west, under I-75 and ultimately into the Six-Mile Slough following the exit over weir No. 1. Under our current contract, Tetra Tech has been working to verify permit status and transfer permits to the operating phase. Although there is a lot of work to be performed before all permits will be able to be transferred, we have been successful in transferring approximately 35-percent of the system to the permit phase. ***Recently, Tetra Tech has assisted to alleviate potential enforcement from the SFWMD resulting in over 30 new transfers to be accomplished.***

In addition to permit transfers, Tetra Tech has been working with the GSCDD to perform lake bank restoration to ensures that the lakes are in compliance with their permits in terms of slope and drop-off. Tetra Tech, GSCDD staff and Morris-Riley performed inspections at various periods in order to identify those lakes which were considered to not be in compliance with SFWMD slope/erosion requirements and set a phasing program to perform lake bank stabilization. After performing research and piloting various methods, a program was set forth to re-slope the banks using fill material, geotextile underlayment, and a turf reinforcement material (TRM) in conjunction with stone placement to assist with lake bank restoration and future erosion control. The program has been established to address the worst lakes first and to decrease the restoration requirements with less eroded lakes moving forward. To assist with this program, Tetra Tech has assisted Gateway with funding through the Florida Department of Environmental Protection's (FDEP) State Revolving Fund (SRF) program. Tetra Tech is quite familiar with the SRF program, FDEP's staff and we have successfully assisted Gateway with this program as we have for over $220M of similar work throughout Southwest Florida.



EXHIBITS

EXHIBIT I - PUBLIC ENTITY CRIME AFFIDAVIT

SWORN STATEMENT PURSUANT TO SECTION 287.133(3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Gateway Services Community Development District
(print name of public entity)

by Daniel M. Nelson, PE, Vice President
(print individual's name and title)

for Tetra Tech, Inc.
(print name of entity submitting sworn statement)

whose business address is 10600 Chevrolet Way, Suite 300, Estero, FL 33928-4424

and (if applicable) its Federal Employer Identification Number (FEIN) is 95-4148514
(If the entity has no FEIN, include the Social Security Number of individual signing this sworn statement: _____.)

2. I understand that a "public entity crime" as defined in Paragraph 287.233(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid, proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.233 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

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

   1. A predecessor or successor of a person convicted of a public entity crime; or
   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate

5. I understand that a "person" as defined in Paragraph 287.133 (1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

__X__ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

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

__X__ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, **FLORIDA STATUTES** FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

(Signature)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 18 day of JULY, 2022, by DANIEL M. NELSON, by means of (✓) physical presence or ( ) online notarization, personally appeared before me and (✓) is personally known to me or ( ) who has produced (PERSONALLY KNOWN TO ME) as identification.

My Commission Expires: AUGUST 27, 2025

Signature of Notary Public

Notary Public, State of FLORIDA

Commission/Serial No. HH 165524

Printed, Typed or Stamped Name GERMAIN MARQUEZ

GERMAIN MARQUEZ
MY COMMISSION # HH 165524
EXPIRES: August 27, 2025
Bonded Thru Notary Public Underwriters

EXHIBIT J – AFFIDAVIT CERTIFICATION IMMIGRATION LAWS

Date: July 18, 2022

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT WILL NOT INTENTIONALLY AWARD DISTRICT CONTRACTS TO ANY CONTRACTOR WHO KNOWINGLY EMPLOYS UNAUTHORIZED ALIEN WORKERS, CONSTITUTING A VIOLATION OF THE EMPLOYMENT PROVISIONS CONTAINED IN 8 U.S.C. SECTION 1324 a(e) SECTION 274A(e) OF THE IMMIGRATION AND NATIONALITY ACT ("INA").

GATEWAY SERVICES SHALL CONSIDER THE EMPLOYMENT BY ANY CONTRACTOR OF UNAUTHORIZED ALIENS A VIOLATION OF SECTION 274A (e) OF THE INA. **SUCH VIOLATION BY THE RECIPIENT OF THE EMPLOYMENT PROVISIONS CONTAINED IN SECTION 274A (e) OF THE INA SHALL BE GROUNDS FOR UNILATERAL CANCELLATION OF THE CONTRACT BY LEE COUNTY.**

PROVIDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: Tetra Tech, Inc.

DMR — Vice President — July 18, 2022
(Signature) (Title) (Date)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 18 day of JULY, 2022, by DANIEL M NELSON, by means of (✓) physical presence or ( ) online notarization, personally appeared before me and (✓) is personally known to me or ( ) who has produced (PERSONALLY KNOWN TO ME), as identification.

My Commission Expires: AUGUST 27, 2025

GERMAIN MARQUEZ
MY COMMISSION # HH 165524
EXPIRES: August 27, 2025
Bonded Thru Notary Public Underwriters

Commission/Serial No. HH 165524

Germain Marquez
Signature of Notary Public

Notary Public, State of FLORIDA

Printed, Typed or Stamped Name GERMAIN MARQUEZ

The signee of this Affidavit guarantee, as evidenced by the sworn affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made. *GATEWAY SERVICES RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION, AS EVIDENCE OF SERVICES PROVIDED, AT ANY TIME.*

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Daniel M. Nelson, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Steven Agapi, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Steven Agapi
Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Alfred Mittl, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Alfred J Mittl
Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Tyler Wainright, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Christian Colarusso, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.



Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Timothy Vanderwalker, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.



Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Eric Fey, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.



Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Lawrence Jenkins, PSM, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Banks Wason, PE, the undersigned, am an employee of Tetra Tech, Inc, the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Jason Seignoret, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Jason Seignoret
Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Nickson Benedico, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Luis Nieto, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Justin Voss, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree t not use, disclose, or share District information in any way, except for as directed by the District Manager o his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereo from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Stephen, Rousseau, PE, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Quintin Biagi, RA, AIA, RID, LEED AP BD+C, GPCP, CDT, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Quintin Biagi
Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Wyatt Pierce, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Signature

July 28, 2022
Date

EXHIBIT K – AFFIDAVIT OF CONFIDENTIALITY
FOR THE PROJECT ENTITLED:
District Engineer
RFQ-22-01-AD

Date: July 28, 2022

I, Travis Liszak, the undersigned, am an employee of Tetra Tech, Inc., the District's provider of technical support services, and serve as a member of the Technical Support Service team for the District.

This is to certify that I have been informed of the District's policy on disclosure of information, and agree to not use, disclose, or share District information in any way, except for as directed by the District Manager or his/her designee. I agree to use my best efforts to prevent and protect information, or any part thereof, from disclosure to any person other than the intended recipient, who is required to receive said information.

Travis Liszak
Signature

July 28, 2022
Date



TETRA TECH

10600 Chevrolet Way, Suite 102, Estero, FL 33928-4424
239.390.1467 | www.tetratech.com

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 13.A**

1. **Requested Motion**:

Meeting Date: September 1, 2022

2. **Agenda**:
DISTRICT ATTORNEY ITEMS

3. **Requirement/Purpose**:
Informational Items

4. **Submitter of Information**:
Georgia Johnson

Attachments:

1. PROJECT TASK LIST 8.24.2022 FINAL.pdf

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

Anthony P. Pires, Jr.

Respond to the Naples Office:
3200 Tamiami Trail North, Suite 200
Naples, FL 34103
Phone: 239-649-6555
Facsimile: 239-649-7342
E-Mail: apires@wpl-legal.com

MEMORANDUM

PROJECT/TASK LIST
[August 24, 2022]

The following is a narrative of some of the recent various projects/tasks including those completed, being worked on, undertaken/pending at the present time by District Counsel.

1. Deeding of FPL Easement Lands and strip of land from the Pelican Preserve Community Association, Inc. (PPCA) Continuing review of legal descriptions with goal to finalize and record the deeds by September 1, 2022.

2. Deeding to District of various "remnant" tracts including lakes tracts in Gateway: Various conveyance packages were submitted for acceptance by the District at the August 18, 2022 Board meeting. Subsequent to the meeting, some additional parcels were identified to research if they also should be conveyed to the District.

3. Purchase of 2 lots in Fairway Lakes Office Park from Brewski Brothers II, LLC: Further research as to restrictions and covenants; provided opinion that not effective as to the District. Prepared letter and notice of termination of contract. Returned initial deposit of $82,500 to the District.

4. Disclaimer/Release of restrictive covenants on The Commons property: Following up with Charles Mann, WCI/Lennar as to disclaimer and release, for review. Also performing additional research as to whether the covenants apply to the District as to governmental facilities and uses.

5. Request For Zoning Verification Letter (ZVL) to Lee County as to The Commons property: Received ZVL on August 16, 2022 and shared with Manager and Board.

6. Capital Improvement Plan Financing and Bond Validation: Continued participation with Bond Financing Team in the review and/or preparation of documents and

associated conference calls/team meetings concerning the financing and bond validation action pending in the Circuit Court in Lee County. Preparing of various documents in relation to the bond validation action.

7. Pallazzo Way Conveyance: Finalizing conveyance and recording.

8. Reviewing North Haven development plans submittal; estimated completion date, August 25, 2022

9. Continued work on Resolutions regarding roles, scope, duties, responsibilities and functions of Board created advisory committees and any subcommittees; meeting protocols and procedures.

10. Continued communications with opposing counsel in the lawsuit against Fortiline. Placed notice in NewsPress as to closed door session.

11. Prepared and submitted Notice for newspaper placement for August 18, 2022 public hearing for changes to various rates, fees rentals and charges.

12. Reviewed and edited proposed comprehensive package of documents to be used for bidding construction projects, i.e. Invitation To Bid package.

13. Reviewed and provided edits to and comments on Concessionaire Service Provider RFP and Agreement for soccer complex.

14. Prepared letter to Hampton Park property management company to provide transponders to gates at no charge.

15. Addressed various Sunshine Law and public records questions.

16. Drafted various Resolutions for Board consideration relating to surplus property, emergency spending authorization, budget adoption, assessment levying, amendments to various fees, rates and charges.

17. Initial review of materials to draft demand letter to Hotwire regarding subsurface damage to District facilities.

18. Received information from Tetra Tech as to District landscape easement interests in Pelican Preserve and research further as appropriate; as to locations where additional easements might be necessary.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 15.A**

1. **Requested Motion**:
Review the Agenda Management items

Meeting Date: September 1, 2022

Why the action is necessary:
To provide an update to the Board of Supervisors of items that are forthcoming for their review/input.

What the action accomplishes:
Provides a projected timeline of anticipated items for Board approval.

2. **Agenda**:
FUTURE BOARD BUSINESS

3. **Requirement/Purpose**:
Informational Items

4. **Submitter of Information**:
Chelsea O'Riley

Attachments:
1. Agenda Management.xlsx

6. **Alternative Action**:
Do nothing.

AGENDA MANAGEMENT

1	Construction Contract for Pelican Preserve Access Road	Admin	Chelsea/Randy		9.1.2022
2	Approval of 8/4/2022 minutes	Admin		8.17.2022	9.1.2022
3	CLOSED DOOR SESSION - FORTILINE	Admin		8.18.2022	9.1.2022
4	Approval of 8/18/2022 minutes	Admin		8.26.2022	9.1.2022
5	Resolution 2022-29: Amended Reports	Admin		8.25.2022	9.1.2022
6	Resolution 2022-30: Public Hearing on Special Assessments, CIP	Admin		8.25.2022	9.1.2022
7	Resolution 2022-31: Issuance of Special Assessment Bonds	Admin		8.25.2022	9.1.2022
8	Capital Reserve Study Proposals	Admin		8.25.2022	9.1.2022
9	Fencing Contract for Pelican Preserve Access Road	Admin		8.25.2022	9.1.2022
10	Establishment of Pelican Preserve Advisory Committee	Admin		8.25.2022	9.1.2022
11	RFQ-22-01-AD - District Engineer Services	Admin		8.25.2022	9.1.2022
12	Project/Task List	Legal	Tony	8.25.2022	9.1.2022
1	FPL Streetlighting Update	Admin	Chelsea		10.6.2022
2	O&M for Pelican Preserve Amendment	Admin	Chelsea		10.6.2022
3	Establishment of Parks & Recreation Advisory Committee	Admin	Chelsea		10.6.2022
4	Capital Reserve Study - General Fund	Admin	Chelsea		10.6.2022
	Tree Planting Zone - Master Landscape Policy	Parks & Rec		added 5.31.2022	TBD
	Meter Box/Oak Tree Diversion	Utilities	Kenny	6.13.2022	TBD
	Resolution 2014-03 - Revision -5 min to 3 min. public comment	Admin	Chelsea/Tony		TBD
	Electric Charging Stations	Admin	Chelsea	tabled from 8.4.22	TBD
	Golf Cart Policy	Admin		added 8.4.2022	TBD