

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, December 19, 2022

Time: 6:30 PM

Location: Lakeshore Ranch Clubhouse
19730 Sundance Lake Boulevard
Land O' Lakes, Florida 34638

Agenda

Note: For the full agenda package, please contact patricia@breezehome.com

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

VI. Business Matters

- | | |
|---|------------------|
| A. Project Manual for Landscape & Irrigation Maintenance Services | Exhibit 1 |
| B. Florida Commercial Care- Proposal of Qualifications | Exhibit 2 |
| C. Redtree- Proposal of Qualifications | Exhibit 3 |
| D. Brightview- Proposal of Qualifications | Exhibit 4 |
| E. Yellowstone- Proposal of Qualifications | Exhibit 5 |
| F. Financial Summary of Proposals <i>(To Be Distributed)</i> | |

VII. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VIII. Supervisors Requests

IX. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

X. Adjournment

EXHIBIT 1

PROJECT MANUAL
FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES
LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT

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LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape and Irrigation Maintenance Services for
LakeShore Ranch CDD
Pasco County, Florida

LakeShore Ranch Community Development District (the “District”) hereby requests proposals to provide services relating to the exterior landscaping and irrigation maintenance services for LakeShore Ranch Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Friday, November 11, 2022 at 12:00 p.m. (EST) The project manual will be available electronically and a paper copy of the manual can be purchased at the office of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 for the sum of \$75.00 per Project Manual. The District Manager shall be the contact person with regard to the Project Manual. Ms. Thibault can be reached by email at patricia@breezehome.com or via phone at (407) 221-9153.

There will be a **mandatory Pre-Proposal Meeting on November 18th . at the LakeShore Ranch Clubhouse**, located at 19730 Sundance Lake Blvd., Land O’Lakes, Florida, 34638 **at 11 a.m.** Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the LakeShore Ranch CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Patricia Thibault at patricia@breezehome.com , **no later than Thursday, December 1, 2022 at 12:00 p.m.**

Firms desiring to provide services for this project must submit one (1) original, seven (7) hard copies and one (1) digital PDF copy of the required proposal **no later than 11:00 a.m. (EST) on Monday, December 12, 2022** at the office of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

LakeShore Ranch Community Development District
Patricia Thibault, District Manager

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

Landscape and Irrigation Maintenance Services Pasco County, Florida

Instructions to Proposers

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday December 12, 2022 at 11:00 a.m. (EST)** at the Offices of BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Attention: Patricia Thibault. Proposals will be publicly opened at that time.

SECTION 2. SIGNATURE ON PROPOSAL. The proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.

SECTION 3. FAMILIARITY WITH THE PROJECT. Before submitting a proposal, the Proposer shall carefully examine the drawings, read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the Proposer that the Proposer is familiar with the project.

SECTION 4. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Patricia Thibault at patricia@breezehome.com. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Project Manual. Questions received after **12:00 p.m., Thursday, December 1, 2022** will not be answered. Answers to all questions will be provided to all proposers by e-mail by **5:00 p.m., Friday, December 2, 2022**. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 8. SUBMISSION OF PROPOSAL. Submit one (1) original, seven (7) hard copies and one (1) digital PDF copy of the proposal forms, along with other requested attachments, at the

time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR PROPOSALS (LakeShore Ranch Community Development District – Landscape and Irrigation Maintenance) ENCLOSED” on the face of it.

SECTION 9. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 10. PROJECT MANUAL. The Project Manual will be available beginning Friday, November 11, 2022 at 12:00 p.m. from the offices of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. The cost for the hard copy of the Project Manual Disk is **\$75.00**; please make checks payable to BREEZE

SECTION 11. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each Proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

SECTION 12. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 13. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute the Contract in substantially the form included in the Project Manual.

SECTION 14. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company’s ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 15. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor’s negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

SECTION 16. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 17. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- B. Completed price proposal (forms attached).
- C. List position or title, corporate responsibilities and years experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level. Include a staffing plan depicting quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property.
- E. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. Information related to other projects of similar size and scope which Proposer has provided, or is currently providing landscape and irrigation maintenance services (forms attached as part of Contractor's Qualification Statement).
- G. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- H. Completed copies of all other forms included within the Project Manual.

SECTION 18. PROTESTS. Any protest regarding the Project Manual, including specifications or other requirements contained in the Request for Proposal, must be filed in writing, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents at the offices of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 19. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria section contained within the Project Manual.

1. Proposer: _____ / _ / A Partnership
 [Company Name] /_ / A Corporation
 /_ / A Subsidiary Corporation
2. Parent Company Name: _____
3. Parent Company Address:

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____
4. Proposer Company Address (if different):

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____
5. List the location of the office from which the proposer would provide services to LakeShore Ranch CDD.

Street Address _____

City _____ State _____ Zip Code _____

Telephone _____ Fax No. _____

1st Contract Name _____ Title _____
6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer company is incorporated? _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer company authorized to do business in the State of Florida? Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes () No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(11) _____, (12) _____, (13) _____.

9. What are the Proposer's current insurance limits?

General Liability	\$ _____
Automobile Liability	\$ _____
Umbrella Coverage	\$ _____

Workers Compensation \$ _____
Expiration Date _____

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No () If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No () If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No () If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at LakeShore Ranch CDD, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? _____
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: _____

-
-
-
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
-
-
-
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Name	Position
------	----------

Type of Work	Yrs. Experience	Yrs. With Firm
--------------	-----------------	----------------

Name	Position
------	----------

Type of Work	Yrs. Experience	Yrs. With Firm
--------------	-----------------	----------------

Name	Position
------	----------

Type of Work	Yrs. Experience	Yrs. With Firm
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Name	Position
------	----------

Type of Work	Yrs. Experience	Yrs. With Firm
--------------	-----------------	----------------

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the LakeShore Ranch CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the LakeShore Ranch CDD should consider the Proposer for

bidding on the landscape services request for proposals, including such matters as the Proposer’s ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Proposer

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 2022.

(Corporate Seal)

Sworn to before me this _____ day of _____, 2022

(Seal) Notary Public/Expiration Date

CORPORATE OFFICERS

Company Name_____

Date

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of _____ ss:

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me this _____ day of _____, 2022

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 2022

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____ ss:

County of _____

(title) _____ of
the _____

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 2022.

Notary Public/Expiration Date:

(SEAL)

**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (10 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

Proposed Staffing Levels

Landscape Maintenance staff will include; _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Irrigation Maintenance staff will include; _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as CIT's or those knowledgeable in the specific irrigation operating systems on the project, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

2. Experience (20 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: _____
 Contact: _____ Contact Phone: _____
 Project Type/Description: _____
 Dollar Amount of Contract: _____
 Your Company's Detailed Scope of Services for Project: _____

 Duration of Contract: START DATE: _____ END DATE: _____

2. Project Name/Location: _____
 Contact: _____ Contact Phone: _____
 Project Type/Description: _____
 Dollar Amount of Contract: _____
 Your Company's Detailed Scope of Services for Project: _____

Experience cont.

Duration of Contract: START DATE: _____ END DATE: _____

3. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

4. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

5. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape and Irrigation Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (35 Points Possible) (____ Points Awarded)

A full thirty-five (35) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 35 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (35). $(210,000/265,000) \times 35 = 27.74$. Therefore, Contractor "B" will receive 27.74 of 35 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (35). $(210,000/425,000) \times 35 = 17.29$. Therefore, Contractor "C" will receive 17.29 of 35 points.

6. Reasonableness of ALL Numbers (20 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

END

DRAFT SUBJECT TO REVISION

AGREEMENT BETWEEN _____, AND LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

This agreement (the “Agreement”) is made and entered into this ____ day of _____, by and between:

LakeShore Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, physical address of 19730 Sundance Lake Boulevard, Land O’Lakes, FL 34638 (the “**CDD**” or the “**District**”), with a mailing address of 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 and _____ (the “**Contractor**”).

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape maintenance services for certain lands within and around the District; and

WHEREAS, Contractor, who submitted the proposal attached hereto as **Exhibit “A”** (“**Scope of Services**”) and incorporated by reference herein, represents that it has the skills, knowledge and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “**Parties**”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Contractor’s Obligation. The Contractor will provide landscape and irrigation maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in **Exhibit “A”**. Contractor shall perform such work for _____ per year. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in **Exhibit “A”**.

Section 3. Billing and Payment. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices. As compensation for the work, the District agrees to pay Contractor \$_____ per month during the Initial Term, \$_____ per month during the First Annual Renewal, and \$_____ per month during the Second Annual Renewal. Such compensation covers only the items specified in Parts 1 and 4 of the Contractor's Bid Form. Additionally, for the services specified in Parts 2, 3, 5 & 6 of the Contractor's Bid Form attached as **Exhibit "B"**, the District agrees to pay Contractor when the services are rendered using the pricing specified in the Contractor's Bid Form in the month after the services were performed and after required documentations (if any) have been provided. Contractor shall not perform mulching or annual installation services listed in **Exhibit "A"** without the prior written approval of the District.

Section 4. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.

Section 5. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

Section 6. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 7. Indemnification. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorneys fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

Section 8. Recovery of Costs and Fees. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

Section 9. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 10. Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Section 11. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 12. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 13. Cancellation. The District may terminate this Agreement without cause with thirty (30) days written notice to the Contractor. The District shall also have the right to cancel this Agreement with cause at any time with seven (7) days notice to Contractor for Contractor's failure to perform this Agreement in accordance with the terms of this Agreement. Contractor shall have the right to cancel this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of cancellation for the work performed up to that date.

Section 14. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit "A"** conflicts with anything contained within this Agreement, this Agreement shall control.

Section 15. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 16. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 17. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

a. If to Contractor: _____

Attn: _____

b. If to District: LakeShore Ranch Community Development District
1540 international Parkway, Suite 2000
Lake Mary, FL 32746
Attn: District Manager

Section 18. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 19. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 20. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

Section 21. Effective Date and Term. This Agreement shall become effective as of _____, and remain in effect until _____. At the end of the Initial Term, this Agreement includes the option for two (2) one (1) year annual renewals with discretion of the Board of Supervisors' approval.

Section 22. Conflict. To the extent that the terms described in **Exhibit "A"** conflict with the terms of this Agreement, the terms herein shall control.

Section 23. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

Section 24. Public Records. As required under Section 119.0701, Florida Statutes, the Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) 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 this Agreement term and following completion of this Agreement if the Independent Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Independent Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INDEPENDENT CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS BY EMAIL AT PATRICIA@BREEZEHOME.COM, OR BY REGULAR MAIL AT BREEZE, 1540 INTERNATIONAL PARKWAY, SUITE 2000, LAKE MARY, FLORIDA 32746.

Section 25. Manner of Contractor's Performance. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. Monthly the CDD will be conducting a full landscape inspection and shall require at least one individual to accompany the CDD's representative on this inspection.

However, the inspection will still take place if the Contractor fails to attend. A written report will then be sent to the Contractor and the Board of Supervisors with findings. The Contractor shall be required to explain, in writing, what actions shall be taken to remedy those findings within the specified amount of time as requested by the District. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion.

SECTION 26 MAINTENANCE VISITS – The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this contract.

SECTION 27 PUBLIC ENTITY CRIMES - Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid,

proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 28. SCRUTINIZED COMPANIES - Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 29. E-VERIFICATION - Pursuant to Section 448.095(2), Florida Statutes:

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
- c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Contractor

**Lakeshore Ranch
Community Development District**

Name: _____
Title: _____

Name: _____
Chair of the Board of Supervisors

EXHIBIT “A”

SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches, Zoysia at a height of one (1) to one and one half (1 1/2) inches and St. Augustine at a height of three (3) to three and one half (3 1/2) inches. Rotary Mowers are preferred for heights above one (1) inch. **Reel type mowers are required to be used on all Bermuda turf.** All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the CONTRACTOR. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within thirty-six hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the LakeShore Ranch Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mismanaged mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All pond banks identified as such (magenta) on the overall LakeShore Ranch Maintenance Pond Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4 1/2) inches. Pond banks will be mowed and/or trimmed to water's edge during each mowing event. Line trimming to water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height. Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. It is preferred mulch type mowers be used around pond banks. Regardless, mowers must blow all clippings away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event. Condition of turf is to be determined by the DISTRICT, or its assigns, at their sole discretion.

1B) RETENTION & CULVERT AREAS MOWING & MAINTENANCE – all culvert and retention areas shall be performed once every two weeks. These areas include but are not specifically limited to the four retention ditch areas on Sunset Bay; west of Water Color and two additional ditch areas on Water Color at handrails on both sides of Water Color Drive. During the growing season when waterways may be full of water, Contractor is to line trim down entire area, including ditch bottoms, every other week. Any bushhogging that needs to be performed at the onset of the contract in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.

1C) WOODLINE & SWAMP AREAS – All woodline & swamp area cutbacks are to be performed on a quarterly basis. Any hard cutbacks that need to be performed in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.

1D) AMPHITHEATRE – All areas on the north side and east side of the amphitheater shall be maintained on the schedule as listed above. Any bushhogging that needs to be performed in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.

2)EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines shall be edged each and every mowing event. All edging shall be performed to the sole satisfaction of the DISTRICT.

Chemical edging shall not be permitted anywhere on property. Line trimmers shall not be used in small turf areas. Small mowers are to be used. Contractor shall replace any turf that is scalped around utility boxes, street signs/lights, etc. at his own expense.

2A) TRIMMING OF GROWTH OVER FENCES SURROUNDING THE WETLAND AREAS – Growth of vegetation over the fences on CDD property should be monitored and cutback quarterly to ensure the aesthetics of the community are maintained.

AT NO TIME SHALL TURF BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN THIRTY-SIX HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall (2x yearly) to ensure proper growth and proper head shape, inclusive of trees surrounding the pond areas. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings, including roofs, and other architectural structures including entrance features and decorative buffer walls/fences. They shall also be pruned over sidewalks, nature trails and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree.) Contractor shall also trim back all tree branches from interfering with traffic signs and street lights on an as-needed basis. This, as well as the removal of limbs interfering with architectural structures, shall be included in contract and NOT be considered as an extra. Any structural pruning of trees

deemed necessary to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item. Removal of all debris related to dead/and or broken branches should be removed off premises.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance as well as to maintain a full clearance for pedestrians on sidewalks and vehicles along roadways. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of LakeShore Ranch. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provision for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

All landscape lighting shall be kept clear of any landscaping encroaching into its light cone on an as-needed basis. It is of utmost importance that all plant material within clear site and visibility triangles is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance (perhaps due to permanent existing grades), then another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times, inclusive of trees in the surrounding pond areas. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are coming into contact with architectural structures of any type. Fruit pods shall be removed prior to development. Palms on the pool deck and adjacent to the clubhouse are to be kept especially neat and tidy at all times. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to pool decks. Contractor shall be responsible for the removal of all palm fruit stains on paved surfaces. All items should be removed off premis.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash, broken limbs, palm boots and fronds and other undesirable material and trash debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide for open beds only. **AT NO TIME SHALL NON-SELECTIVE HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE OPEN BEDS. HAND PULLING MUST BE**

PERFORMED. ANY SPRAYED WEEDS ARE TO BE REMOVED ONCE THEY HAVE DIED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A WRITTEN WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND WRITTEN WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of any and all turf as well as all ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including expansion joints in sidewalks and gutters) shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS. Same offense penalties will be incurred as the use of non-selective herbicides discussed paragraph (4) above.**

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If Contractor misses a service due to inclement weather or any other reason, he is required to make up service the same week. Saturday work is allowed with prior approval.

PART 2

FERTILIZATION

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.). All soil testing results shall be presented to the Board in the ensuing month.

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H ₂ O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All St. Augustine Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H ₂ O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H2O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs N/1000 sq ft/year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on

the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinchbugs, grubs, nematodes, fireants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price, and not included in the total Pest Control price. Contractor is to identify those species of palms on the property susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive a quarterly injection(s) (quantity to be determined by the size of the palm). Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in either the Pest Control price or the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all Finished Landscape Areas as shown on the Maintenance Exhibit. This is to include only those maintained turf areas along roadways and sidewalks, and all other maintained areas frequented by pedestrians and animals (including dog park and turf surrounding amphitheatre, totlot, clubhouse, tennis/basketball courts, etc.). This is not to include lake banks behind the residential properties or between ponds and conservation areas.

DOG PARK FLEA/TICK TREATMENT

Contractor is required apply pest control for flea and ticks on a semiannual basis in the Dog Park.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. This shall include all the existing irrigation systems (approximately 125 zones, 2 irrigation controllers & 3 pump stations).

A. Irrigation Controllers

1. Semi automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly** and inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be

provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Grade "A" Large Pine Bark Mulch for ornamental beds and tree rings up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf and/or concrete shall also be trenched to a depth of 3" & beveled to reduce mulch washout. The labor for trenching MUST be included in the proposal for mulch installation. This practice has not been followed in the past and trenching will not be considered as an extra. Mulch shall

not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately 500 annuals in 4” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

EXHIBIT “B”

BID PROPOSAL FORM

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

BID FORM

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & IRRIGATION MAINTENANCE REQUEST FOR PROPOSALS

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Price to maintain the four (4) waterways on Sunset Bay Dr. per specs \$ _____ / MT
- Storm Cleanup \$____/hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) _____

- \$_____/application **(do not include in General Landscape Maintenance total or Grand Total)**
- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**
\$____/hr for employee with hand-held hose
\$____/hr for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

SPECIALTY PLANT MATERIALS (Knockout Roses, Dwarf Asian Jasmine, Crape Myrtles, etc.)				
MONTH	FORMULA	(PLEASE LIST PLANTS THIS FERTILIZER IS TO BE APPLIED)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ _____ Yr
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s Board of Supervisors.
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

\$ _____ / Yr

Top Choice application will be performed at the sole discretion of the District’s BOS’s
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ _____/Yr

Freeze Protection (description of ability) _____

\$ _____/application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Installation of Pine Bark Mulch (large) (All labor and materials) \$ _____/Yr
(if both topdressings are performed - **do not include in Grand Total**)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Large Pine Bark Mulch per specs for the first top-dressing at \$ _____/CY
(app. October)

And

_____ CY Large Pine Bark Mulch per specs for the second top-dressing at \$ _____/CY
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 500 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ _____/annual

\$ _____/rotation

\$ _____ Yr (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____/Yr

FIRST ANNUAL RENEWAL \$ _____/Yr

SECOND ANNUAL RENEWAL \$ _____/Yr

[Signature Page to Follow]

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2022

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature _____

Date _____

EXHIBIT “C”

DAILY/WEEKLY

REPORT FORMS

(Contractor may choose to use its own company forms, but will be required to supply a Site Visit Journal, a Pest Control Report, Monthly Schedule Report and Irrigation Wet Check Reports and Irrigation Repair Request Forms as required.)

LAKESHORE RANCH CDD

WEEKLY WORK JOURNAL

(this form must be filled out at the end of each weekly visit and emailed to the District Manager)

DATE: _____

DESCRIPTION OF WORK PERFORMED THIS WEEK: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____

(Please notify District Rep. if any)

LAKESHORE RANCH CDD
IRRIGATION REPAIR REQUEST FORM

DATE:_____

DAMAGE :_____

LOCATION:_____

PROBABLE CAUSE OF DAMAGE:_____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR TREATMENT: _____

IRRIGATION TECHNICIAN'S NAME:_____

LSR REPRESENTATIVE NAME:_____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

LAKESHORE RANCH CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS : _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR’S NAME: _____

LSR REPRESENTATIVE NAME: _____

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE
REQUEST)**

LAKESHORE RANCH CDD

MAINTENANCE EXHIBIT & POND LANDSCAPE MAINTENANCE EXHIBIT

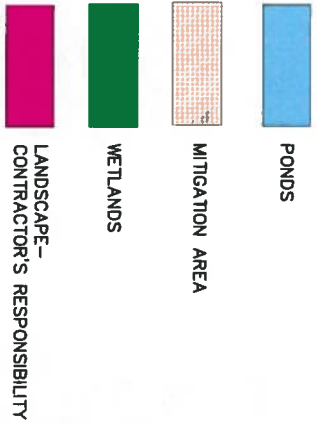
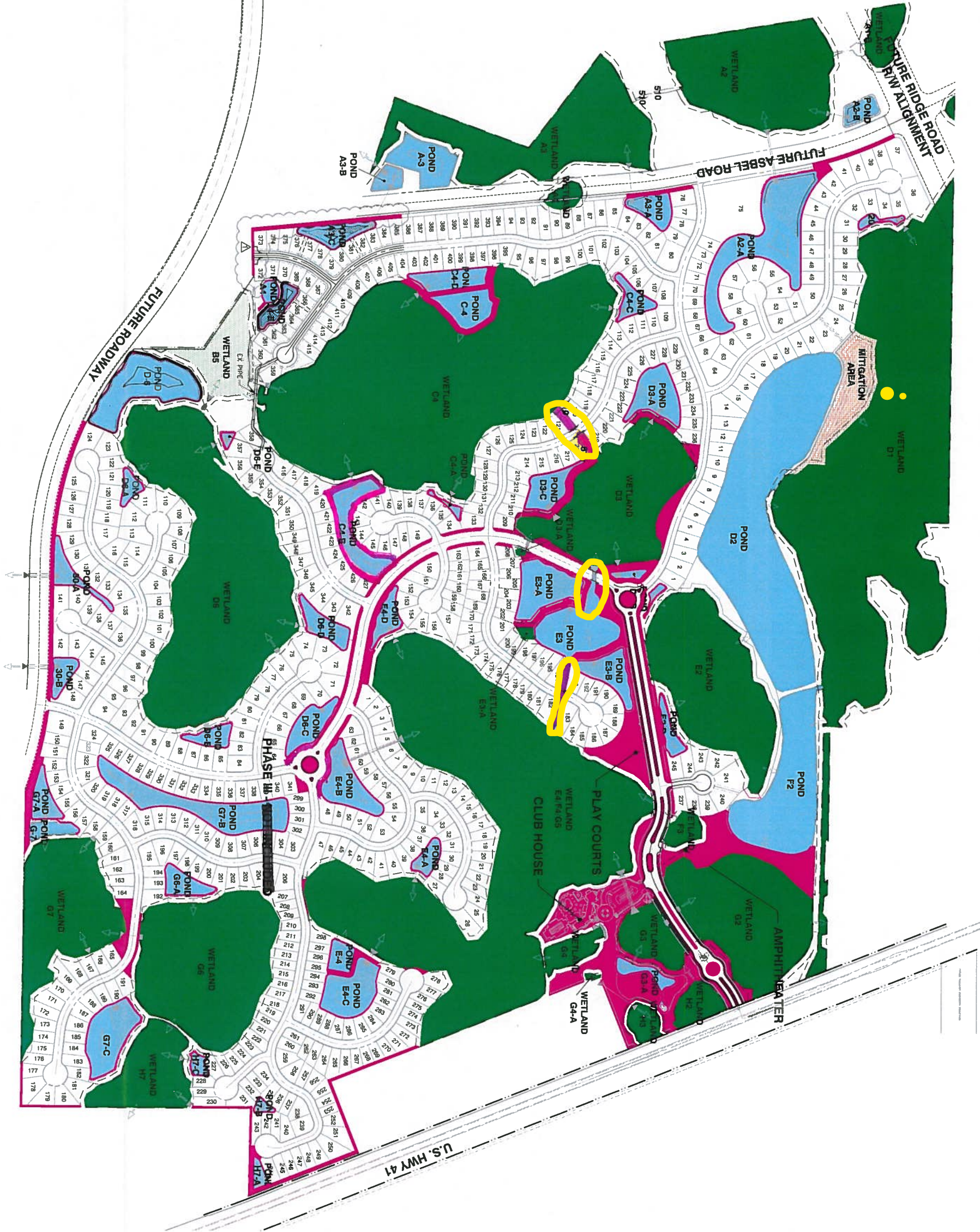
DISCLAIMER: THE DRAWING OF THE QUALITY OF THE INFORMATION PROVIDED HEREON IS THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED HEREON. THE ENGINEER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY CONSEQUENCES OF THE USE OF THE INFORMATION PROVIDED HEREON. THE ENGINEER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY CONSEQUENCES OF THE USE OF THE INFORMATION PROVIDED HEREON.

DESIGNED BY: GGL
CHECKED BY: GGL
DATE: 9/5/14

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

LAKE SHORE RANCH

EXISTING LOT EXHIBIT



SCALE: FEET
FOR GRAPHICAL
PURPOSES ONLY



DATE	4/28/2012
SCALE	AS SHOWN
1 of 1	

EXHIBIT 2

Request for Taxpayer Identification Number and Certification

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

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

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Florida Commercial Care, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **S**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1158 US HWY ALT 19

Requester's name and address (optional)

6 City, state, and ZIP code

Holiday, FL 34691

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

____ - ____ - ____

or

Employer identification number

59 - 3710790

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here

Signature of U.S. person ►

Date ►

10/11/22

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/02/2022

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

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

PRODUCER

Brown & Brown of Florida, Inc.
1201 W Cypress Creek Rd
Suite 130
Fort Lauderdale

FL 33309

CONTACT

NAME:

PHONE (A/C, No, Ext): (954) 776-2222

FAX (A/C, No): (954) 776-4446

E-MAIL ADDRESS: 053.certs@bbrown.com

INSURED

Florida Commercial Care, Inc.
1215 Armstrong Blvd

Kissimmee

FL 34741

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Monroe Guaranty Insurance Company

32506

INSURER B: Clear Blue Insurance Company

28860

INSURER C: StarStone Specialty Insurance Company

44776

INSURER D: American Compensation Insurance Company

45934

INSURER E: FCCI Insurance Company

10178

INSURER F:

COVERAGES

CERTIFICATE NUMBER: CL22102159825

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		GL10009053100	10/22/2022	10/22/2023	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					PERSONAL & ADV INJURY \$ 1,000,000
B	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		AQ1YFL00300400	10/22/2022	10/22/2023	GENERAL AGGREGATE \$ 2,000,000
	OTHER:					PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
C	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		71547Q220ALI	10/22/2022	10/22/2023	BODILY INJURY (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR					PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					\$
	DED <input checked="" type="checkbox"/> RETENTION \$ 0					EACH OCCURRENCE \$ 1,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		10145328WC1	08/27/2022	08/27/2023	AGGREGATE \$ 1,000,000
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N				\$
	If yes, describe under DESCRIPTION OF OPERATIONS below	Y				PER STATUTE <input checked="" type="checkbox"/> OTH-ER <input type="checkbox"/>
		N/A				E.L. EACH ACCIDENT \$ 1,000,000
E	Inland Marine		CM10008053300	10/22/2022	10/22/2023	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000
						Leased/Rented Eqmpt \$25,000

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

CERTIFICATE HOLDER

proof of insurance

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

PROJECT MANUAL
FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES
LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT

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**LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Landscape and Irrigation Maintenance Services for
LakeShore Ranch CDD
Pasco County, Florida

LakeShore Ranch Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping and irrigation maintenance services for LakeShore Ranch Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Friday, November 11, 2022 at 12:00 p.m. (EST). The project manual will be available electronically and a paper copy of the manual can be purchased at the office of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 for the sum of \$75.00 per Project Manual. The District Manager shall be the contact person with regard to the Project Manual. Ms. Thibault can be reached by email at patricia@breezehome.com or via phone at (407) 221-9153.

There will be a **mandatory Pre-Proposal Meeting on November 18th . at the LakeShore Ranch Clubhouse**, located at 19730 Sundance Lake Blvd., Land O'Lakes, Florida, 34638 **at 11 a.m.** Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the LakeShore Ranch CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Patricia Thibault at patricia@breezehome.com , **no later than Thursday, December 1, 2022 at 12:00 p.m.**

Firms desiring to provide services for this project must submit one (1) original, seven (7) hard copies and one (1) digital PDF copy of the required proposal **no later than 11:00 a.m. (EST) on Monday, December 12, 2022** at the office of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

LakeShore Ranch Community Development District
Patricia Thibault, District Manager

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

Landscape and Irrigation Maintenance Services Pasco County, Florida

Instructions to Proposers

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday December 12, 2022 at 11:00 a.m. (EST)** at the Offices of BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Attention: Patricia Thibault. Proposals will be publicly opened at that time.

SECTION 2. SIGNATURE ON PROPOSAL. The proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.

SECTION 3. FAMILIARITY WITH THE PROJECT. Before submitting a proposal, the Proposer shall carefully examine the drawings, read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the Proposer that the Proposer is familiar with the project.

SECTION 4. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Patricia Thibault at patricia@breezehome.com. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Project Manual. Questions received after **12:00 p.m., Thursday, December 1, 2022** will not be answered. Answers to all questions will be provided to all proposers by e-mail by **5:00 p.m., Friday, December 2, 2022**. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 8. SUBMISSION OF PROPOSAL. Submit one (1) original, seven (7) hard copies and one (1) digital PDF copy of the proposal forms, along with other requested attachments, at the

time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (LakeShore Ranch Community Development District – Landscape and Irrigation Maintenance) ENCLOSED" on the face of it.

SECTION 9. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 10. PROJECT MANUAL. The Project Manual will be available beginning Friday, November 11, 2022 at 12:00 p.m. from the offices of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. The cost for the hard copy of the Project Manual Disk is **\$75.00**; please make checks payable to BREEZE

SECTION 11. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each Proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

SECTION 12. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 13. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute the Contract in substantially the form included in the Project Manual.

SECTION 14. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 15. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

SECTION 16. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 17. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- B. Completed price proposal (forms attached).
- C. List position or title, corporate responsibilities and years experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level. Include a staffing plan depicting quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property.
- E. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. Information related to other projects of similar size and scope which Proposer has provided, or is currently providing landscape and irrigation maintenance services (forms attached as part of Contractor's Qualification Statement).
- G. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- H. Completed copies of all other forms included within the Project Manual.

SECTION 18. PROTESTS. Any protest regarding the Project Manual, including specifications or other requirements contained in the Request for Proposal, must be filed in writing, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents at the offices of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 19. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria section contained within the Project Manual.

**LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Florida Commercial Care ☐ A Partnership
[Company Name] ☐ A Corporation
☐ A Subsidiary Corporation
2. Parent Company Name: _____
3. Parent Company Address:
Street Address 1158 US Hwy 19 Alternate
P.O. Box (if any) _____
City Holiday State FL Zip Code 34691
Telephone (877) 565-3570 Fax no. _____
1st Contact Name Justin McLarty Title COO
2nd Contact Name Charles Davis Title Sales Director
4. Proposer Company Address (if different):
Street Address _____
P. O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax no. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____
5. List the location of the office from which the proposer would provide services to LakeShore Ranch CDD.
Street Address 1158 US Hwy 19 Alternate
City Holiday State FL Zip Code 34691
Telephone _____ Fax No. _____
1st Contract Name Austin Wells Title Landscape Coordinator

6. Is the Proposer incorporated in the State of Florida? Yes ☒ No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes ☒ No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer company is incorporated? _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer company authorized to do business in the State of Florida? Yes ☒ No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes ☒ No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(11) 12,500,000, (12) 11,900,000, (13) 10,986,000.

9. What are the Proposer's current insurance limits?

General Liability \$ _____
Automobile Liability \$ _____
Umbrella Coverage \$ _____
Workers Compensation \$ _____
Expiration Date _____

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (☒) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No (☒) If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No (☒) If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at LakeShore Ranch CDD, any officer and/or employee of the Proposer has been a party in the last five (5) years. None

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? NO
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

3 yrs
1 yrs

Reunion Resorts - Anthony Carll - 833-258-0472 - 2,200,000
Anconr Hoa - Aura - 706-341-7055 - 1,500,000

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Dori Diehl S&L Inc. - She left Company - Picked someone new

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

David Carlson	Regional manager
Name	Position
oversee total Project	4 yrs
Type of Work	Yrs. Experience
	Yrs. With Firm

Charles Davis	Tampa Director
Name	Position
Day to Day And enhancement Proposal	17 yrs
Type of Work	Yrs. Experience
	Yrs. With Firm

Clarr Cunningham	Irrigation Director
Name	Position
All Irrigation	6 yrs
Type of Work	Yrs. Experience
	Yrs. With Firm

Austin Wells	Landscape Coordinator
Name	Position
Landscape Coordinator	6 yrs
Type of Work	Yrs. Experience
over-see crews	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the LakeShore Ranch CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the LakeShore Ranch CDD should consider the Proposer for bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Florida Commercial Cane

Stephen McDowell
Name of Proposer

By: Stephen McDowell

[Signature]
[Type Name and Title of Person Signing]

This 9th day of Dec, 2022.

(Corporate Seal)

Sworn to before me this 9th day of Dec, 2022



VANESSA M. TREVINO
Notary Public
State of Florida
Comm# HH306111
Expires 8/29/2026

[Signature]
Notary Public/Expiration Date

CORPORATE OFFICERS

Company Name Florida Commercial Cane Inc.

Date 12-9-22

Provide the following information for Officers of the Proposer and parent company, if any.

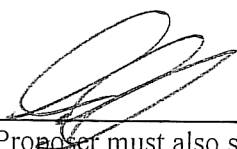
NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Stephen McDowell	Owner	President	Trenton, Florida
Justin McClarty	C.O.O.	All Day to Day	New Port Richey, FL
Nikki Pagnott	C.F.O.	Financials	New Port Richey, FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

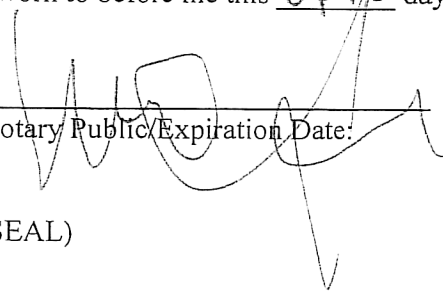
State of Florida
County of Pasco

SS:

Stephen Medowell, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.


(Proposer must also sign here)

Sworn to before me this 24th day of Dec, 2022


Notary Public/Expiration Date:

(SEAL)



VANESSA M. TREVIÑO
Notary Public
State of Florida
Comm# HH306111
Expires 8/29/2026

8/29/2022

AFFIDAVIT FOR PARTNERSHIP

State of Florida

SS:

County of Pasco

Nikki Pagnott, is a member of the firm of Florida Commercial Care, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

[Signature]
(Signature of a General Partner is Required)

Sworn to before me this 7th day of Dec., 2022

[Signature]
Notary Public/Expiration Date:

8/29/2026



VANESSA M. TREVIÑO
Notary Public
State of Florida
Comm# HH306111
Expires 8/29/2026

(SEAL)

AFFIDAVIT FOR CORPORATION

State of Florida

SS:

County of Pasco

Nikki Dagnott
(title) Office Manager / CFO
the Florida Commercial Care of

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

[Signature]

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 7th day of Dec., 2022.

[Signature] 8/29/22
Notary Public/Expiration Date:

(SEAL)



VANESSA M. TREVINO
Notary Public
State of Florida
Comm# HH306111
Expires 8/29/2026

**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (10 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Stephen McDowell</u>	<u>30</u>	<u>President</u>	<u>Oversee Regional manager</u>
2. <u>David Carlson</u>	<u>25</u>	<u>Regional manager</u>	<u>oversee Large Communities</u>
3. <u>Charles Davis</u>	<u>17</u>	<u>Tampa Director</u>	<u>oversee Lakeshore Ranch</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____

Proposed Staffing Levels

Landscape Maintenance staff will include; 16 laborers, 2 Supervisors, and 1 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>David Carlson</u>	<u>25</u>	_____	<u>Regional manager</u>
2. <u>Charles Davis</u>	<u>17</u>	_____	<u>oversee Lakeshore Ranch</u>
3. <u>Vanessa Trevino</u>	<u>8</u>	_____	<u>oversee proposals</u> <u>Day to Day Paperwork</u>
4. _____	_____	_____	_____

Irrigation Maintenance staff will include; 4 laborers, 1 Supervisors, and 1 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as CIT's or those knowledgeable in the specific irrigation operating systems on the project, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Clarr Cunningham</u>	<u>14</u>	<u>Director</u>	<u>Master Irrigation/Director</u>
2. <u>Angel Ramos</u>	<u>17</u>	<u>Supervisor Inspections</u>	<u>Monthly Wet Check</u>
3. <u>Frank Mixon</u>	<u>10</u>	<u>Technical Work</u>	<u>Trouble Shooter</u>
4. _____	_____	_____	_____

2. **Experience** (20 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Encore HOA
 Contact: Aura Contact Phone: 706-341-7055
 Project Type/Description: Irrigation & Plant Install & mulch
 Dollar Amount of Contract: 800,000 - 1,000,000
 Your Company's Detailed Scope of Services for Project: _____

 Duration of Contract: START DATE: 9-1-22 END DATE: 12-1-22

2. Project Name/Location: Publix Store 1366
 Contact: _____ Contact Phone: _____
 Project Type/Description: Full Irrigation Plant Install
 Dollar Amount of Contract: 750,000.00
 Your Company's Detailed Scope of Services for Project: _____
From Start TO Finish

Experience cont.

Duration of Contract: START DATE: _____ END DATE: _____

3. Project Name/Location: Phillip Edison

Contact: Christina Napoleone Contact Phone: 786-516-4462

Project Type/Description: Plant Install

Dollar Amount of Contract: 800,000 Numerous Properties

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

4. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

5. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

3. **Understanding Scope of RFP** (10 Points Possible) (_____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. **Financial Capacity** (5 Points Possible) (_____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape and Irrigation Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. **Price** (35 Points Possible) (_____ Points Awarded)

A full thirty-five (35) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 35 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (35). $(210,000/265,000) \times 35 = 27.74$. Therefore, Contractor "B" will receive 27.74 of 35 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (35). $(210,000/425,000) \times 35 = 17.29$. Therefore, Contractor "C" will receive 17.29 of 35 points.

6. **Reasonableness of ALL Numbers** (20 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

Proposer's Total Score (100 Points Possible) (_____ Points Awarded)

END

DRAFT SUBJECT TO REVISION

AGREEMENT BETWEEN Florida Commercial Care, AND LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

This agreement (the "Agreement") is made and entered into this 9th day of December,
by and between:

LakeShore Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, physical address of 19730 Sundance Lake Boulevard, Land O'Lakes, FL 34638 (the "CDD" or the "District"), with a mailing address of 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 and Florida Commercial Care
(the "Contractor").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape maintenance services for certain lands within and around the District; and

WHEREAS, Contractor, who submitted the proposal attached hereto as Exhibit "A" ("Scope of Services") and incorporated by reference herein, represents that it has the skills, knowledge and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the "Parties"), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Contractor's Obligation. The Contractor will provide landscape and irrigation maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in Exhibit "A". Contractor shall perform such work for 208,368.00 per year. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Exhibit "A".

Section 3. Billing and Payment. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices. As compensation for the work, the District agrees to pay Contractor \$ 17,364.09 per month during the Initial Term, \$ 18,232.28 per month during the First Annual Renewal, and \$ 19,443.81 per month during the Second Annual Renewal. Such compensation covers only the items specified in Parts 1 and 4 of the Contractor's Bid Form. Additionally, for the services specified in Parts 2, 3, 5 & 6 of the Contractor's Bid Form attached as Exhibit "B", the District agrees to pay Contractor when the services are rendered using the pricing specified in the Contractor's Bid Form in the month after the services were performed and after required documentations (if any) have been provided. Contractor shall not perform mulching or annual installation services listed in Exhibit "A" without the prior written approval of the District.

Section 4. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.

Section 5. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

Section 6. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 7. Indemnification. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorneys fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

Section 8. Recovery of Costs and Fees. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

Section 9. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 10. Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Section 11. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 12. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 13. Cancellation. The District may terminate this Agreement without cause with thirty (30) days written notice to the Contractor. The District shall also have the right to cancel this Agreement with cause at any time with seven (7) days notice to Contractor for Contractor's failure to perform this Agreement in accordance with the terms of this Agreement. Contractor shall have the right to cancel this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of cancellation for the work performed up to that date.

Section 14. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit "A"** conflicts with anything contained within this Agreement, this Agreement shall control.

Section 15. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 16. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 17. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

- a. If to Contractor: Florida Commercial Care
1158 U.S. 414 19th
Holiday FL 34691
Attn: Steve McDowell
- b. If to District: LakeShore Ranch Community Development District
1540 international Parkway, Suite 2000
Lake Mary, FL 32746
Attn: District Manager

Section 18. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 19. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 20. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

Section 21. Effective Date and Term. This Agreement shall become effective as of 1-1-23, and remain in effect until 12-31-23. At the end of the Initial Term, this Agreement includes the option for two (2) one (1) year annual renewals with discretion of the Board of Supervisors' approval.

Section 22. Conflict. To the extent that the terms described in **Exhibit "A"** conflict with the terms of this Agreement, the terms herein shall control.

Section 23. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

Section 24. Public Records. As required under Section 119.0701, Florida Statutes, the Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) 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 this Agreement term and following completion of this Agreement if the Independent Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Independent Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INDEPENDENT CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS BY EMAIL AT PATRICIA@BREEZEHOME.COM, OR BY REGULAR MAIL AT BREEZE, 1540 INTERNATIONAL PARKWAY, SUITE 2000, LAKE MARY, FLORIDA 32746.

Section 25. Manner of Contractor's Performance. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) **Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. Monthly the CDD will be conducting a full landscape inspection and shall require at least one individual to accompany the CDD's representative on this inspection.**

However, the inspection will still take place if the Contractor fails to attend. A written report will then be sent to the Contractor and the Board of Supervisors with findings. The Contractor shall be required to explain, in writing, what actions shall be taken to remedy those findings within the specified amount of time as requested by the District. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion.

SECTION 26 MAINTENANCE VISITS – The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this contract.

SECTION 27 PUBLIC ENTITY CRIMES - Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid,

proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 28. SCRUTINIZED COMPANIES - Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 29. E-VERIFICATION - Pursuant to Section 448.095(2), Florida Statutes:

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
- c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Contractor

**Lakeshore Ranch
Community Development District**

Stephen McDowell
Name: _____
Title: owner / president

Name: _____
Chair of the Board of Supervisors

EXHIBIT “A”
SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches, Zoysia at a height of one (1) to one and one half (1 1/2) inches and St. Augustine at a height of three (3) to three and one half (3 1/2) inches. Rotary Mowers are preferred for heights above one (1) inch. **Reel type mowers are required to be used on all Bermuda turf.** All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the CONTRACTOR. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within thirty-six hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the LakeShore Ranch Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mismanaged mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All pond banks identified as such (magenta) on the overall LakeShore Ranch Maintenance Pond Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4 1/2) inches. Pond banks will be mowed and/or trimmed to water's edge during each mowing event. Line trimming to water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height. Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. It is preferred mulch type mowers be used around pond banks. Regardless, mowers must blow all clippings away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event. Condition of turf is to be determined by the DISTRICT, or its assigns, at their sole discretion.

1B) RETENTION & CULVERT AREAS MOWING & MAINTENANCE – all culvert and retention areas shall be performed once every two weeks. These areas include but are not specifically limited to the four retention ditch areas on Sunset Bay; west of Water Color and two additional ditch areas on Water Color at handrails on both sides of Water Color Drive. During the growing season when waterways may be full of water, Contractor is to line trim down entire area, including ditch bottoms, every other week. Any bushhogging that needs to be performed at the onset of the contract in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.

1C) WOODLINE & SWAMP AREAS – All woodline & swamp area cutbacks are to be performed on a quarterly basis. Any hard cutbacks that need to be performed in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.

1D) AMPHITHEATRE – All areas on the north side and east side of the amphitheater shall be maintained on the schedule as listed above. Any bushhogging that needs to be performed in order to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item.

2)EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines shall be edged each and every mowing event. All edging shall be performed to the sole satisfaction of the DISTRICT.

Chemical edging shall not be permitted anywhere on property. Line trimmers shall not be used in small turf areas. Small mowers are to be used. Contractor shall replace any turf that is scalped around utility boxes, street signs/lights, etc. at his own expense.

2A) TRIMMING OF GROWTH OVER FENCES SURROUNDING THE WETLAND AREAS – Growth of vegetation over the fences on CDD property should be monitored and cutback quarterly to ensure the aesthetics of the community are maintained.

AT NO TIME SHALL TURF BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN THIRTY-SIX HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall (2x yearly) to ensure proper growth and proper head shape, inclusive of trees surrounding the pond areas. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings, including roofs, and other architectural structures including entrance features and decorative buffer walls/fences. They shall also be pruned over sidewalks, nature trails and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree.) Contractor shall also trim back all tree branches from interfering with traffic signs and street lights on an as-needed basis. This, as well as the removal of limbs interfering with architectural structures, shall be included in contract and NOT be considered as an extra. Any structural pruning of trees

deemed necessary to advance a routine maintenance schedule should be clearly stated in the proposal with financial impact as a separate line item. Removal of all debris related to dead/and or broken branches should be removed off premises.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance as well as to maintain a full clearance for pedestrians on sidewalks and vehicles along roadways. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of LakeShore Ranch. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provision for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

All landscape lighting shall be kept clear of any landscaping encroaching into its light cone on an as-needed basis. It is of utmost importance that all plant material within clear site and visibility triangles is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance (perhaps due to permanent existing grades), then another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times, inclusive of trees in the surrounding pond areas. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are coming into contact with architectural structures of any type. Fruit pods shall be removed prior to development. Palms on the pool deck and adjacent to the clubhouse are to be kept especially neat and tidy at all times. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to pool decks. Contractor shall be responsible for the removal of all palm fruit stains on paved surfaces. All items should be removed off premis.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash, broken limbs, palm boots and fronds and other undesirable material and trash debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide for open beds only. **AT NO TIME SHALL NON-SELECTIVE HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE OPEN BEDS. HAND PULLING MUST BE**

PERFORMED. ANY SPRAYED WEEDS ARE TO BE REMOVED ONCE THEY HAVE DIED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A WRITTEN WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND WRITTEN WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of any and all turf as well as all ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

- 5) MAINTENANCE OF PAVED AREAS** – All paved areas (including expansion joints in sidewalks and gutters) shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.
- 6) CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS. Same offense penalties will be incurred as the use of non-selective herbicides discussed paragraph (4) above.**
- 7) REPLACEMENT OF PLANT MATERIAL** – Tree and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.
- 8) If Contractor misses a service due to inclement weather or any other reason, he is required to make up service the same week. Saturday work is allowed with prior approval.**

PART 2

FERTILIZATION

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.). All soil testing results shall be presented to the Board in the ensuing month.

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H ₂ O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All St. Augustine Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H ₂ O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz/3-5 gal H ₂ O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs N/1000 sq ft/year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on

the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinchbugs, grubs, nematodes, fireants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price, and not included in the total Pest Control price. Contractor is to identify those species of palms on the property susceptible and supply a list of species and quantities with their proposal. Each susceptible palm shall receive a quarterly injection(s) (quantity to be determined by the size of the palm). Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in either the Pest Control price or the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all Finished Landscape Areas as shown on the Maintenance Exhibit. This is to include only those maintained turf areas along roadways and sidewalks, and all other maintained areas frequented by pedestrians and animals (including dog park and turf surrounding amphitheatre, totlot, clubhouse, tennis/basketball courts, etc.). This is not to include lake banks behind the residential properties or between ponds and conservation areas.

DOG PARK FLEA/TICK TREATMENT

Contractor is required apply pest control for flea and ticks on a semiannual basis in the Dog Park.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. This shall include all the existing irrigation systems (approximately 125 zones, 2 irrigation controllers & 3 pump stations).

A. Irrigation Controllers

1. Semi automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly** and inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be

provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Grade "A" Large Pine Bark Mulch for ornamental beds and tree rings up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf and/or concrete shall also be trenched to a depth of 3" & beveled to reduce mulch washout. The labor for trenching MUST be included in the proposal for mulch installation. This practice has not been followed in the past and trenching will not be considered as an extra. Mulch shall

not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately 500 annuals in 4” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

EXHIBIT “B”

BID PROPOSAL FORM

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

BID FORM

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & IRRIGATION MAINTENANCE REQUEST FOR PROPOSALS

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 168,000 Yr

- Price to maintain the four (4) waterways on Sunset Bay Dr. per specs \$ _____ / MT
- Storm Cleanup \$ 59.09/hr (do not include in General Landscape Maintenance total or Grand Total)

- Freeze Protection (description of ability) _____

\$ 59.00 /application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$ 59.09/hr for employee with hand-held hose

\$ 100.00/hr for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 16,800.00 Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	see RFP			

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	<i>see RFP</i>			

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	<i>see RFP</i>			

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	<i>see RFP</i>			

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	<i>see RFP</i>			

Please list any additional fertilization for those plant materials requiring specialized applications.

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	see RFP			

SPECIALTY PLANT MATERIALS (Knockout Roses, Dwarf Asian Jasmine, Crape Myrtles, etc.)				
MONTH	FORMULA	(PLEASE LIST PLANTS THIS FERTILIZER IS TO BE APPLIED)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	see RFP			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)
(if entire pesticide allowance is required) *

\$ 8,400 Yr

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's Board of Supervisors.
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 7,400.00 /Yr (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Washingtonians	6		250.00	
Sylvester	13		250.00	
Sabal	104		250.00	

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

\$ 3,000.00 / Yr

Top Choice application will be performed at the sole discretion of the District's BOS's
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the
Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ 15,168.00 /Yr

Freeze Protection (description of ability) _____

\$ 79.00 /application (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 95.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Installation of Pine Bark Mulch (large) (All labor and materials) \$ 42,790.00 /Yr
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

389 CY Large Pine Bark Mulch per specs for the first top-dressing at \$ 55.00 /CY
(app. October)

And

389 CY Large Pine Bark Mulch per specs for the second top-dressing at \$ 55.00 /CY
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 500 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.90 /annual

\$ 1,950.00 /rotation

\$ 7,800.00 Yr (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 208,368.00 /Yr

FIRST ANNUAL RENEWAL

\$ 218,786.40 /Yr

SECOND ANNUAL RENEWAL

\$ 229,725.72 /Yr

[Signature Page to Follow]

ADDENDA - Bidder acknowledges the receipt of Addendum No.'s

1. Yes 2. Yes 3. Yes 4. Yes 5. Yes

Dated this 9th day of December, 2022

Contractor/Firm Name Florida Commercial Care

Firm Address 1158 U.S. Alt 19 N.

City/State/Zip Holida, Florida 34691

Phone Number 877-565-3570 Fax Number _____

Name and Title of Representative Stephen McDowell Owner
(Please Print)

Representative's Signature _____

Date 12-9-22

EXHIBIT 3

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

FOR

LakeShore Ranch
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



**5532 AULD LANE
HOLIDAY, FL 34690
DECEMBER 12, 2022**

1.888.RED.TREE

**SUBMITTED BY:
PETER LUCADANO, CEO/OWNER**



1.888.RED.TREE

www.redtreelandscape.com

service@redtreelandscape.com

***The New Standard in
Landscape Maintenance***



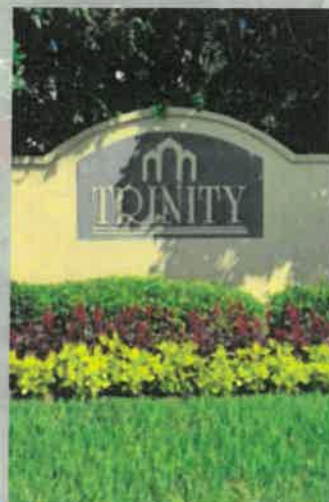
Experienced irrigation technicians perform diagnostics, repairs, and outdoor lighting service calls whenever you need them!

Our state-of-the-art equipment fleet arrives at your property ready to perform any and all grounds maintenance tasks.



A team of Certified Arborists and expert tree climbers are available to prepare your trees for hurricane season or to help you clean up fallen trees after the storm.

We also offer Pest Control & Fertilization services to keep your property green, blooming, and free of weeds. Our team of Certified Pest Control Operators know the right products to keep your lawn & ornamentals free of pests.




Contact Us!

David Lucadano 727-919-3913

Peter Lucadano 727-919-3915

Owners with over 30 years of experience in the Florida Green Industry!

 [@redtreelandscape.com](https://www.facebook.com/redtreelandscape.com)

AFFIDAVIT FOR CORPORATION

State of Florida ss:

County of Pasco

Peter Lucadano

(title) CEO / Owner of
the RedTree Landscape Systems, LLC

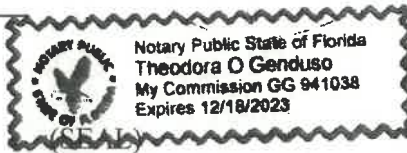
(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.


(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 8th day of December, 2022.


Notary Public/Expiration Date:





The New Standard in Landscape Maintenance

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT QUALIFICATION OF BIDDER

**ADDRESS: 5532 AULD LANE
HOLIDAY FL 34690**

TELEPHONE NUMBER: (727) 919-3913

EMAIL: peteluke@redtreelandscape.systems

NUMBER OF EMPLOYEES: 150

FEIN: 82-3591450

**PASCO COUNTY OCCUPATIONAL LICENSE NUMBER AND DATE OF EXPIRATION: 105879
Expires September 30, 2023**

RESTRICTED PESTICIDE LICENSE STATUS:

- **PETER LUCADANO – LTD COMMERCIAL FERTILIZER APPLICATOR – LF 203707 EXPIRES APRIL 22, 2025**
- **PETER LUCADANO – CPCO – JF132079 EXPIRES JUNE 1, 2023**
- **DAVID LUCDANO – CPCO – JF118508 EXPIRES JUNE 1, 2023**

**BANKING REFERENCE: WELLS FARGO
6013 STATE ROAD 54
NEW PORT RICHEY FL 34653
(727) 843-4300**

CREDIT REFERENCES:

- **FORD MOTOR CREDIT: 1 (800) 727-7000**
- **JOHN DEER FINANCING: (844) 724-7376**
- **AMPLEX NURSERIES: 1 (800) 565-2928**



Lakeshore Ranch Community Development District

COMPANY HISTORY

David and Peter Lucadano (owners of RedTree Landscape Systems) have served Florida's Green Industry for over forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create *RedTree Landscape Systems* several years ago. *RedTree Landscape Systems* continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the *RedTree Landscape Systems* team has successfully built a strong clientele and a stellar local reputation for performance.

BID FORM

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & IRRIGATION MAINTENANCE REQUEST FOR PROPOSALS

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 114,664.80 Yr

- Price to maintain the four (4) waterways on Sunset Bay Dr. per specs \$ 2,440.00 / MT
- Storm Cleanup \$ 375.00/hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) the evening before a freeze, contractor will cover all seasonal color with burlap and remove the next morning
- \$ 250.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**
- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**
\$ 30.00 /hr for employee with hand-held hose
\$ 250.00/hr for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 14,345.60 Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete Fertilizer + PreM	1 lb N / 1000 SF		

April Soluble Nitrogen .5 lbs N / 1000 SF
 May Slow Release Nitrogen 1 lb N / 1000 SF

July	Complete Fertilizer based on soil tests	1 lb N / 1000 SF		
August	Foliar application Ferrous sulfate	2 oz / 3-5 gal H2O / 1000 SF		
September	Slow Release Nitrogen	1 lb N / 1000 SF		
November	Complete Fertilizer + Pre M	1 lb N / 1000 SF		

ST. AUGUSTINE (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete Fertilizer + Pre M	1 lb N / 1000 SF	22	\$1,430.00
April	Soluble Nitrogen	.5 lbs N / 1000 SF	11	\$715.00
May	Slow Release Nitrogen	1 lb N / 1000 SF	22	\$1,430.00
July	Complete Fertilizer based on soil tests	1 lb N / 1000 SF	22	\$1,430.00
August	Foliar application Ferrous sulfate	2 oz / 3-5 gal H2O / 1000 SF	10	\$653.60
September	Slow Release Nitrogen	1 lb N / 1000 SF	22	\$1,430.00
November	Complete Fertilizer + Pre M	1 lb N / 1000 SF	22	\$1,430.00

ZOYSIA (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete Fertilizer + Pre M	1 lb N / 1000 SF	150	\$195.00
April	Soluble Nitrogen	.5 lbs N / 1000 SF	50	\$65.00
May	Slow Release Nitrogen	1 lb N / 1000 SF	150	\$195.00
July	Slow Release Nitrogen	1 lb N / 1000 SF	150	\$198.00
September	Soluble Nitrogen	.5 lbs N / 1000 SF	50	\$65.00
November	Complete Fertilizer + Pre M	1 lb N / 1000 SF	150	\$195.00

BERMUDA (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete Fertilizer + Pre M	1 lb N / 1000 SF	50	\$65.00
April	Soluble Nitrogen	.5 lbs N / 1000 SF	25	\$32.50
May	Slow Release Nitrogen	1 lb N / 1000 SF	50	\$65.00
July	Complete Fertilizer based on soil tests	1 lb N / 1000 SF	50	\$65.00
August	Foliar application Ferrous sulfate	2 oz / 3-5 gal H2O / 1000 SF	25	\$32.50
September	Slow Release Nitrogen	1 lb N / 1000 SF	50	\$65.00
November	Complete Fertilizer + Pre M	1 lb N / 1000 SF	50	\$65.00

ORNAMENTALS (per specifications in Part 2)

MONTH	FORMULA	APPLICATION RATE (LBS. / PALM) (LBS. N / 1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fertilizer based on soil tests	4-6 lbs N / 1000 sq ft / year	600	\$1,128.00
June	Complete fertilizer based on soil tests	4-6 lbs N / 1000 sq ft / year	600	\$1,128.00

October	Complete fertilizer based on soil tests 4-6 lbs N / 1000 sq ft / year	600	\$1,128.00

Please list any additional fertilization for those plant materials requiring specialized applications.

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS N/1000-SF) LBS / 100 sq ft of canopy	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-2P2O5-12K2O+4Mg w/ micronutrients	1.5 lbs per 100 sq ft of canopy	150	\$285.00
June	8N-2P2O5-12K2O+4Mg w/ micronutrients	1.5 lbs per 100 sq ft of canopy	150	\$285.00
September	8N-2P2O5-12K2O+4Mg w/ micronutrients	1.5 lbs per 100 sq ft of canopy	150	\$285.00
November	8N-2P2O5-12K2O+4Mg w/ micronutrients	1.5 lbs per 100 sq ft of canopy	150	\$285.00

SPECIALTY PLANT MATERIALS (Knockout Roses, Dwarf Asian Jasmine, Crape Myrtles, etc.)				
MONTH	FORMULA	(PLEASE LIST PLANTS THIS FERTILIZER IS TO BE APPLIED)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)
(if entire pesticide allowance is required) *

\$ 5,738.24 Yr

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's Board of Supervisors.
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ \$2,860.00 /Yr (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Phoenix dactylifera	13	1	\$55.00	\$2,860.00
medjool date				

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

\$ 6,500.00 / Yr

**Top Choice application will be performed at the sole discretion of the District's BOS's
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the
Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials)

\$ 8,607.36 /Yr

Freeze Protection (description of ability) _____
drainage of system and proper insulation of overground pump components

\$250.00 /**application (do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 65.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Installation of Pine Bark Mulch (large) (All labor and materials) \$ 34,100.00 /Yr
(if both topdressings are performed - **do not include in Grand Total**)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

395 CY Large Pine Bark Mulch per specs for the first top-dressing at \$ 55.00 /CY
(app. October)

And

225 CY Large Pine Bark Mulch per specs for the second top-dressing at \$ 55.00 /CY
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 500 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.25 /annual

\$ 1,125.00 /rotation

\$ 4,500.00 Yr (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ **143,456.00** /Yr

FIRST ANNUAL RENEWAL \$ **143,456.00** /Yr

SECOND ANNUAL RENEWAL \$ **150,628.80** /Yr

[Signature Page to Follow]

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. none 2. _____ 3. _____ 4. _____ 5. _____

Dated this 8th day of December, 2022

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2298

Name and Title of Representative Peter Lucadano, CEO / Owner

(Please Print)

Representative's Signature 

Date December 8, 2022

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

EXTRA SERVICES PRICING

<u>Material</u>	<u>Description</u>	<u>Price</u>
Bed Dressing	Price per bale of Pine Straw (1 to 50 bales)	\$ 8.00
	Price per bale of Pine Straw (over 50 bales)	\$ 6.00
Hard Materials	Price per bag for Seminole Chips/Granite	\$ 20.00
	Price per ton for Seminole Chips/Granite	\$ 500.00
	Price per ton for 3"-5" River Jack	\$ 750.00
Sod (Bahia)	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 3,000 square feet	\$ 2.00
	Square foot price for quantities between 3,000 and 10,000 square feet	\$ 1.75
	Square foot for price quantities greater than 10,000 square feet	\$ 1.50
Sod (Zoysia)	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 3,000 square feet	\$ 2.25
	Square foot price for quantities between 3,000 and 10,000 square feet	\$ 2.00
	Square foot for price quantities greater than 10,000 square feet	\$ 1.75
Irrigation	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i>	
	Irrigation Technician per hour	\$ 65.00
	Irrigation Laborer per hour	\$ 55.00
	PVC parts	List less <u>20%</u>
	Non PVC parts	List less <u>20%</u>
	Valves, Clocks and any part over \$300.00	List less <u>20%</u>
General Labor	Foreman per hour	\$ 45.00
	Labor per hour	\$ 35.00
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	\$ 3,000.00
Miscellaneous	Bush hogging per acre @	\$ 150.00

The per unit cost for installation of various sizes and quantities of plant material is listed below:

4 inch Groundcover:

< 50 plants	\$ 4.00
50 - 100 plants	\$ 3.75
100 - 250 plants	\$ 3.50
> 250 plants	\$ 3.25

1-gallon Plant Material:

< 50 plants	\$ 8.00
50 - 100 plants	\$ 8.00
100 - 250 plants	\$ 7.00
> 250 plants	\$ 7.00

3-gallon Plant Material:

< 50 plants	\$ 18.00
50 - 100 plants	\$ 18.00
100 - 250 plants	\$ 16.00
> 250 plants	\$ 16.00

7-gallon Plant Material:

< 50 plants	\$ 55.00
50 - 100 plants	\$ 50.00
100 - 250 plants	\$ 45.00
> 250 plants	\$ 45.00

15-gallon Plant Material:

< 25 plants	\$ 125.00
25 - 50 plants	\$ 120.00
50 - 100 plants	\$ 120.00
> 100 plants	\$ 120.00

30-gallon Plant Material:

< 25 plants	\$ 275.00
25 - 50 plants	\$ 250.00
> 50 plants	\$ 250.00

45-gallon Plant Material:

< 25 plants	\$ 450.00
25 - 50 plants	\$ 425.00
> 50 plants	\$ 400.00

65-gallon Plant Material:

< 25 plants	\$ 850.00
25 - 50 plants	\$ 800.00
> 50 plants	\$ 800.00



Lakeshore Ranch Community Development District

PERSONNEL

RedTree Landscape Systems enjoys the benefit of being a well-respected employer for landscape technicians in the Tampa Bay Area for the past three decades. As a result of treating employees fairly, offering the best wages in the business, provide a career path for staff and implementing state-of-the-art training processes for team associates, RedTree Landscape Systems maintains employee relationships that last for 5, 10, 15 and 20 years with many key staff. Additionally, RedTree maintains a “farm system” training program (similar to the Major League Baseball model) that allows for a consistent pipeline of ready, willing and able potential staff to accommodate growth.

RedTree Landscape Systems performs extensive background checks, motor vehicle report history checks, employee identification (legal right to work in the United States) verification and full drug testing for each employee. RedTree Landscape Systems is proud to be a drug-free workplace.

RedTree Landscape Systems is proud to be an Equal Opportunity Employer. The RedTree Team is proud to be represented by many women and men representing many different races and origins.

**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (10 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Peter Lucadano</u>	<u>40+</u>	<u>CEO</u>	<u>Operations & Finance</u>
2. <u>David Lucadano</u>	<u>40+</u>	<u>President</u>	<u>Operations & Management</u>
3. <u>Ernie Lucadano</u>	<u>40+</u>	<u>Chairman</u>	<u>Fleet Management</u>
4. <u>Benjamin Garland</u>	<u>20</u>	<u>Account Manager</u>	<u>Oversee entire Scope of Services</u>
5. <u>Robert "RJ" Johnson</u>	<u>20</u>	<u>Field Supervisor</u>	<u>GM Operations Supervision</u>

Proposed Staffing Levels

Landscape Maintenance staff will include; 5 laborers, 1 Supervisors, and 4 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>John Moylan</u>	<u>25</u>	<u>Lead Irrigation Technician</u>	<u>Irrigation Operations</u>
2. <u>Kevin Smith</u>	<u>30</u>	<u>Horticulturist & Landscape Designer</u>	<u>Management of lawn and shrub care program & treatments</u>
3. <u>Juan Flores</u>	<u>20</u>	<u>Landscape Manager</u>	<u>Landscape Operations</u>
4. <u>Martin Flores</u>	<u>21</u>	<u>Arborcare Manager</u>	<u>Arborcare Operations</u>

Irrigation Maintenance staff will include; 1 laborers, 1 Supervisors, and 1 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as CIT's or those knowledgeable in the specific irrigation operating systems on the project, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. John Moylan	25	Senior Irrigation Technician	Irrigation Operations
2. Shawn Matthews	20	Irrigation Technician	Irrigation Maintenance & Repair
3. Pablo Rivera	1	Irrigation Technician	Irrigation Maintenance & Repair
4. Mike Flores	10	Irrigation Technician	Irrigation Maintenance & Repair

2. Experience (20 Points Possible) (___ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Preserve at Wilderness Lake CDD - Land O'Lakes
 Contact: Tom Picciano Contact Phone: (727) 505-1532
 Project Type/Description: Community Development District
 Dollar Amount of Contract: 260 K
 Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color, and Arborcare

 Duration of Contract: START DATE: 2017 END DATE: ongoing

2. Project Name/Location: Asturia CDD - Odessa
 Contact: Tish Dobson Contact Phone: (321) 263-0132 x 285
 Project Type/Description: Community Development District
 Dollar Amount of Contract: 160 K
 Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color, and Arborcare

PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

2023

Expires September 30th



ACCOUNT #:: 105879

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE
STATE LICENSE #

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

DATE	RECEIPT	AMOUNT
07/25/2022	22-1-112129	70.00

Dear Business Owner:

Your 2023 Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

Thank you for allowing us to serve you!

MIKE FASANO
PASCO COUNTY TAX COLLECTOR

EAST PASCO GOVERNMENT CENTER
DADE CITY

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY

TAX COLLECTOR BUILDING
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
April 20, 2022

File No.

Expires
May 31, 2023

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE
PERIOD EXPIRING May 31, 2023 AT

5532 AULD LANE
HOLIDAY, FL 34690

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE
HOLIDAY, FL 34690

Law and Ornamental

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE
PEST CONTROL COMPANY FIRM

JB273633

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING May 31, 2023

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
April 23, 2022	JF132079	June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE
PERIOD EXPIRING: June 1, 2023

PETER LUCADANO
5532 AULD LANE
HOLIDAY, FL 34690

Lawn and Ornamental

nicole fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PETER LUCADANO
CERTIFIED PEST CONTROL OPERATOR

JF132079

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING June 1, 2023

nicole fried Signature
COMMISSIONER

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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
April 20, 2021

File No.
LF203707

Expires
April 22, 2025

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER
NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF
CHAPTER 482 FOR THE PERIOD EXPIRING: April 22, 2025

PETER LUCADANO
5532 AULD LANE
HOLIDAY, FL 34690

Nicole "Nikki" Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PETER LUCADANO
LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER

LF203707

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING April 22, 2025

Nicole "Nikki" Fried Signature
COMMISSIONER

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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

**PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING
CERTIFICATE OF COMPETENCY CARD**

C.C. # LSS-08912

Name: PETER LUCADANO

Contractor Type: PC Irrigation

Business Name: REDTREE LANDSCAPE
SYSTEMS LLC



**HAVING MET THE COMPETENCY REQUIREMENTS FOR THE
LICENSE TERM EXPIRING 09/30/2024**

Signature

THIS SHOULD BE KEPT IN YOUR WALLET.

NOTE TO CONTRACTOR:

IT SHALL BE THE RESPONSIBILITY OF THE
LICENSEE TO KEEP ALL INSURANCE, BONDS,
ADDRESSES AND PHONE NUMBERS
CURRENT.

PLEASE CONTACT PASCO COUNTY LICENSING
TO UPDATE AT:

Contractorlicensing@pascocountyfl.net

727-847-8009

Compliance with Pasco County Code 18, Article 4, Section 18-69 for
Vehicle Identification is required

THE PLACARD BELOW MUST BE DISPLAYED IN YOUR PLACE OF BUSINESS.

PLEASE CUT ON THE DOTTED LINE

**PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING**

C.C. # LSS-08912

Name: PETER LUCADANO

Contractor Type: PC Irrigation

Business Name: REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LANE, HOLIDAY, FL 34690



**UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS
MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY
EXPIRING 09/30/2024**

09/20/2022

DATE



The Florida Nursery, Growers & Landscape Association
Confers on

Peter Lucadano
H05549

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2024
Certified Since: 12/10/2003


Martin Hackney, FNGLA President


Merry Mott, FNGLA Certification Director

The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
Caitlyn Pollihan
CEO & Executive Director

14 April 2007	30 June 2025	FL-5612A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION
BODY

#0847
ISA Certified Arborist





Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400

UF IFAS

UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV3548
Certification date: 10/21/2008

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aescomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:
http://fyn.ifas.ufl.edu/professionals/instructor_program.html

Test Score: 95%

Peter Lucadano
RedTree Landscape Systems
5532 Auld Ln
Holiday, FL 34690

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Peter Lucadano

GV3548-1

GV3548

Certificate #

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM



STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
May 6, 2022

File No.
JF118508

Expires
June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE
PERIOD EXPIRING: June 1, 2023

DAVID JOHN LUCADANO
5532 AULD LANE
HOLIDAY, FL 34690

Lawn and Ornamental

Nicole "Nikki" Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

DAVID JOHN LUCADANO
CERTIFIED PEST CONTROL OPERATOR

JF118508

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING June 1, 2023

Nicole "Nikki" Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. We greatly appreciate your participation in and successful completion of this course. We hope that it has helped you to better understand Florida's nonpoint source pollution problems and the importance of proper design, construction, irrigation, fertilization, pest control, and maintenance of lawns and landscapes, in order to assure minimal adverse environmental effects while achieving customer expectations.

Attached you will find your numbered certificate and wallet card. Please let me know if there are any errors in the certificate or card, or in the grading of your exam. If we can be of further assistance, please do not hesitate to contact Dr. Trenholm at 352/392-1831x374 or via email: lettr@ufl.edu.

David Lucadano
10020 Living Word Ct
New Port Richey, FL 34654

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

David Lucadano

GV4001-1

GV4001

Certificate #

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM





The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

C00200

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2024
Certified Since: 11/7/2001


Martin Hackney, FNGLA President


Merty Mott, FNGLA Certification Director



The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

H05548

The Title of

FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2024
Certified Since: 12/10/2003


Martin Hackney, FNGLA President


Merry Mott, FNGLA Certification Director



Kevin Smith

FIRST NAME, LAST NAME

OF

Red Tree Landscape Systems

COMPANY

Having demonstrated an understanding of drainage principles and practices and through a satisfactory evaluation of presented material is hereby certified as a

PROFESSIONAL DRAINAGE CONTRACTOR

Issued on: 6/11/2022

MM/DD/YYYY



VALID FOR TWO YEARS FROM DATE OF ISSUANCE.

Michael Schreiber

MICHAEL SCHREIBER P.L.A. ASLA
STORMWATER PRODUCT MANAGER



Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400

UF IFAS
UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV909406
Certification date: 2/6/2019

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:

http://fyn.ifas.ufl.edu/professionals/instructor_program.html

Test Score: 95%

Kevin L. Smith
Southeast Dream Scapes LLC
6546 W Meadow St
Homosassa, FL 34446

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Kevin L. Smith

GV909406-1

Certificate #

GV909406

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM





PROFESSIONAL EXPERIENCE OF OWNERS, SUPERVISORS AND KEY EMPLOYEES

- International Society of Arboriculture
- Florida Nursery, Growers and Landscape Association
- National Association for Landscape Professionals
- University of Florida Cooperative Extension
- Community Associations Institute
- Bay Area Apartment Association

Experience of company leadership includes:

PETER LUCADANO (CEO & Owner)

- 40 Years of experience in the Green Industry
- Bachelor's Degree from Liberty University
- Master's Degree in Business Administration from the University of Phoenix
- International Certified Arborist
- Florida Certified Irrigation Contractor (Irrigation License Holder)
- Florida Certified Pest Control Contractor (Lawn & Ornamental)
- Nationally Certified Landscape Manager (*highest certification available in the Green Industry*)
- Florida Certified Best Management Practices Professional
- Florida Certified Horticulture Professional

DAVID J. LUCADANO (President & Owner)

- 40 Years of experience in the Green Industry.
- International Certified Arborist
- Florida Certified Pest Control Contractor (Lawn & Ornamental)
- Florida Certified Landscape Contractor
- Florida Certified Best Management Practices Professional

BENJAMIN GARLAND (Account Manager)

- 20 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 15 years
- Strong leadership and communication skills
- Extensive landscape maintenance experience on large-scale and CDD properties
- Florida Certified Best Management Practices Professional
- Florida Certified Pest Control Applicator

ROBERT "RJ" JOHNSON (Field Supervisor)

- 20 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 15 years
- Excellent leadership skills
- Extensive landscape maintenance experience on large-scale and CDD properties
- Florida Certified Best Management Practices Professional
- Florida Certified Pest Control Applicator

JUAN FLORES (Landscape Installation Supervisor)

- 20 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 18 years
- Landscape construction experience ranging throughout the southeast in hardscape and landscape installation

MARTIN FLORES (Lead Arbor Care Supervisor)

- 21 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 19 years
- Extensive arbor care experience in all facets of work; worked through and after several major hurricanes on both coasts of Florida

JOHN MOYLAN (Lead Irrigation Technician)

- 25 years of experience in the Green Industry
- Has been employed by the David & Peter Lucadano for a combined 10 years
- Extensive knowledge in 2-wires systems and various pumping systems

KEVIN SMITH (Horticulturist & Landscape Designer)

- 30 years of experience in the Green Industry
- Has been employed by David & Peter Lucadano for a combined 5 years
- Extensive landscape maintenance and design experience on large-scale and CDD properties – including Universal Studios
- Responsible for managing lawn and shrub care program and treatments
- Florida Certified Best Management Practices Professional
- Florida Certified Pest Control Applicator
- Certified Drainage Professional



The New Standard in Landscape Maintenance

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT QUALIFICATION OF BIDDER

TRAINING

All RedTree Landscape Systems employees receive the following training:

- Classroom and infield training on safety & equipment operations
- Grounds maintenance techniques
- BMP training and certification
- Lawn and Ornamental Applicator training and certification
- Customer Service
- Company Policies

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT PROPOSER QUALIFICATION STATEMENT

1. Proposer: RedTree Landscape Systems, LLC / / A Partnership
[Company Name] /X A Corporation
/ / A Subsidiary Corporation
2. Parent Company Name: RedTree Landscape Systems, LLC
3. Parent Company Address:
Street Address 5532 Auld Lane
P.O. Box (if any) _____
City Holiday State FL Zip Code 34690
Telephone (727) 919-3915 Fax no. (727) 922-2298
1st Contact Name Peter Lucadano Title CEO / Owner
2nd Contact Name David Lucadano Title President / Owner
4. Proposer Company Address (if different):
Street Address _____
P. O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax no. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____
5. List the location of the office from which the proposer would provide services to LakeShore Ranch CDD.
Street Address 5532 Auld Lane
City _____ Holiday _____ State FL Zip Code 34690
Telephone (727) 919-3915 Fax No. (727) 922-2298
1st Contract Name Peter Lucadano Title CEO / Owner
6. Is the Proposer incorporated in the State of Florida? Yes (X) No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (x) No ()

If no, please explain _____

- Date incorporated 12/05/2017 Charter No. 82-3591450

6.2 If no, provide the following:

- The State with whom the Proposer company is incorporated? _____
- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer company authorized to do business in the State of Florida? Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (x) No ()

7.1 If yes, provide the following: see page 12

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

~~(11)~~ (19) 5.5 MM, ~~(12)~~ (20) 6.8 MM (13) , XX (7.6 MM) .

9. What are the Proposer's current insurance limits?

General Liability	\$ 2 MM
Automobile Liability	\$ 1 MM
Umbrella Coverage	\$ 1MM

Workers Compensation \$ 1 MM
Expiration Date 4/1/2023

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (x) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____
11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No (x) If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No (x) If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at LakeShore Ranch CDD, any officer and/or employee of the Proposer has been a party in the last five (5) years. None _____

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? No _____
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:
Preserve at Wilderness Lake CDD - Tom Picciano - (727) 505-1532 - 260 K - 4 years
Asturia CDD - Tish Dobson - (321) 263-0132 x 285 - 160 K - 2 years

Talavera CDD - Jason Liggett - (813) 933-5571 x 5763 - 150 K - 2 years

Long Lake Ranch CDD - Tish Dobson - (321) 263-0132 x 285 - 250 K - 2 years

Lakeside CDD - Lynn Hayes - (813) 994-1001 x 8024 - 170 K - 2 years

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Brookview at Citrus Park - Malissa Lich - (813) 515-5988 - contract expired and a new Vice President took over with management company.

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Benjamin Garland

Project Manager

Name	Position
Oversees entire Scope of Services	20
Type of Work	Yrs. Experience
	Yrs. With Firm

John Moylan

Senior Irrigation Technician

Name	Position
Irrigation Operations	25
Type of Work	Yrs. Experience
	Yrs. With Firm

Martin Flores

Lead Arbor Care Supervisor

Name	Position
Arborcare Operations	21
Type of Work	Yrs. Experience
	Yrs. With Firm

Kevin Smith

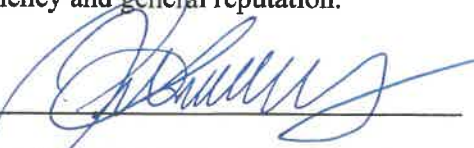
Horticulturist & Landscape Designer

Name	Position
Lawn & Shrub care program and treatments	20
Type of Work	Yrs. Experience
	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the LakeShore Ranch CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the LakeShore Ranch CDD should consider the Proposer for

bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

RedTree Landscape Systems, LLC
Name of Proposer

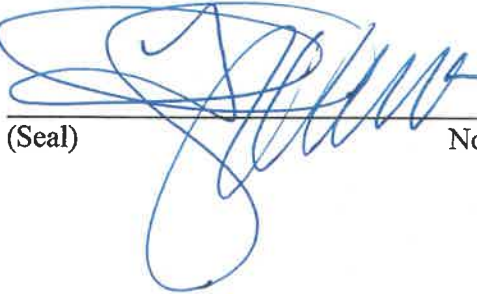
By: 
Peter Lucadano CEO / Owner
[Type Name and Title of Person Signing]

This 8th day of December, 2022.

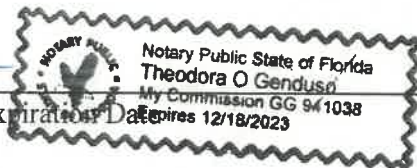
(Corpora



Sworn to before me this 8th day of December, 2022


(Seal)

Notary Public/Expiration Date



CORPORATE OFFICERS

Company Name RedTree Landscape Systems, LLC

Date 8 December, 2022

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Peter Lucadano	CEO / Owner	Oversight and direction of all company operations	Holiday, FL
David Lucadano	President / Owner	Oversight and direction of all company operations	Holiday, FL
FOR PARENT COMPANY (if applicable)			

Irrigation Maintenance staff will include; 1 laborers, 1 Supervisors, and 1 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as CIT's or those knowledgeable in the specific irrigation operating systems on the project, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. John Moylan	25	Senior Irrigation Technician	Irrigation Operations
2. Shawn Matthews	20	Irrigation Technician	Irrigation Maintenance & Repair
3. Pablo Rivera	1	Irrigation Technician	Irrigation Maintenance & Repair
4. Mike Flores	10	Irrigation Technician	Irrigation Maintenance & Repair

2. Experience (20 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Preserve at Wilderness Lake CDD - Land O'Lakes
 Contact: Tom Picciano Contact Phone: (727) 505-1532
 Project Type/Description: Community Development District
 Dollar Amount of Contract: 260 K
 Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color, and Arborcare

 Duration of Contract: START DATE: 2017 END DATE: ongoing

2. Project Name/Location: Asturia CDD - Odessa
 Contact: Tish Dobson Contact Phone: (321) 263-0132 x 285
 Project Type/Description: Community Development District
 Dollar Amount of Contract: 160 K
 Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color, and Arborcare

Experience cont.

Duration of Contract: START DATE: 2021 END DATE: ongoing

3. Project Name/Location: Talavera CDD - Spring Hill
Contact: Jason Liggett Contact Phone: (813) 933-5571 x 5763
Project Type/Description: Community Development District
Dollar Amount of Contract: 150 K
Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color, and Arborcare

Duration of Contract: START DATE: 2021 END DATE: ongoing

4. Project Name/Location: Long Lake Ranch CDD - Lutz
Contact: Tish Dobson Contact Phone: (321) 263-0132 x 285
Project Type/Description: Community Development District
Dollar Amount of Contract: 250 K
Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color, and Arborcare

Duration of Contract: START DATE: 2021 END DATE: ongoing

5. Project Name/Location: Lakeside CDD - Hudson
Contact: Lynn Hayes Contact Phone: (813) 994-1001 x 8024
Project Type/Description: Community Development District
Dollar Amount of Contract: 170 K
Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color, and Arborcare

Duration of Contract: START DATE: 2021 END DATE: ongoing

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape and Irrigation Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (35 Points Possible) (____ Points Awarded)

A full thirty-five (35) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 35 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (35). $(210,000/265,000) \times 35 = 27.74$. Therefore, Contractor "B" will receive 27.74 of 35 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (35). $(210,000/425,000) \times 35 = 17.29$. Therefore, Contractor "C" will receive 17.29 of 35 points.

6. Reasonableness of ALL Numbers (20 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

END



LAKESHORE RANCH CDD NARRATIVE DESCRIPTION & OPERATIONAL PLAN

All administration, landscape operations, and staging for this contract, will be based out of our satellite location as follows:

**5532 Auld Lane
Holiday FL 34690**

Our corporate headquarters are owned by David and Peter Lucadano under the name Depco Visions LLC.

- Located at 5532 Auld Lane, Holiday, FL 34690.
- 17-acre facility with on-site green waste disposal and recycling center.
- Over 20,000 sq. ft. of office and warehouse space.
- Tour of our facility is available by appointment

Crews will leave from our satellite location each morning and arrive at Lakeshore Ranch at approximately 8:00AM and work on property until 3:30 PM.

Prior to leaving our base of operations each morning, each crew will partake in the following:

- Weekly safety meetings
- Pre-job prep and safety inspection to check all equipment, vehicles, and supplies.
- Fueling up of all equipment and vehicles.
- Loading up vehicles with ice, water, and supplies.
- Review plans, maps, and work orders for each designated section and scope of services.
- Sharpen and sterilize all mower and hedge trimmer cutting blades, chainsaw blades, and pruner blades.
- Clean vehicles and equipment.
- Dump and dispose of green waste debris from previous day's work.

Project Manager:

Benjamin Garland

After Hours Contact (727) 810-4253

Roles: Oversee entire scope of services to ensure contract compliance, monitor quality, support crews, and communicate with clients at all levels.



Assistant Project Managers:

David Lucadano

After Hours Contact (727) 919-3913

Peter Lucadano

After Hours Contact (727) 919-3915

To serve as an assistant, mentor and back up to Project Manager.



Field Supervisor:

Robert "RJ" Johnson

Contact (727) 267-2059

Responsible for overall daily operations, scheduling, and communications with all the crews and client, and inspection of overall property at the field level.



OPERATIONS:

Property will be broken up into (6) different sections and identified on a site-map. Each section will be represented by a different number (section number) and color code.

GENERAL SERVICES GROUNDS MAINTENANCE – MOWING (INCLUDING RETENTION PONDS):

Each ground maintenance (mowing crew) will consist of one (1) working crew supervisor and (3) additional crew members. Crew Supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Company resources include:

- (28) Ford F-450 dump trucks with large debris holding capacity
- (21) Specialty trucks ranging F-250 Irrigation trucks, Mack Truck watering specialty vehicles to pest control tanker trucks.
- (31) Enclosed & open trailers
- (42) Riding mulch-deck 60" or 72" John Deere ZTR mowers – Largest engines possible with high HP for high speed mowing.
- (56) Walk-behind mulch-deck mower 52" or 60" with Velke – Largest engines possible with high HP for high speed mowing.
- (6) Walk-behind 34" mulching mower
- (200+) String Trimmers
- (200+) Edgers
- (150+) Backpack blowers
- (4) Hurricane street blowers
- (55) Hand blowers
- (125+) Extended hedge trimmers
- (85+) Chainsaws
- (40+) Power pruners
- (300+) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and Landscape operations
- Fuels/Oils
- Pesticides for weed control and Fire ants
- Large cooler of ice and water
- First Aid Kit
- Safety cones

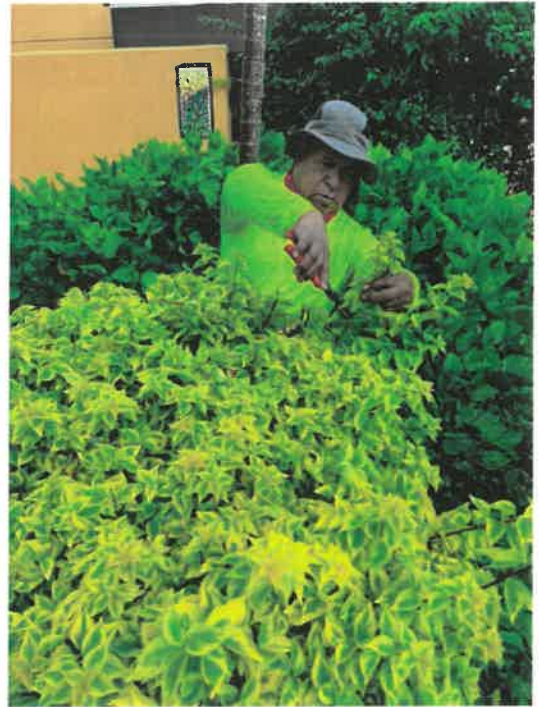


Additional support crews (labor, equipment & vehicles) are available to assure that mowing operations are performed according to schedule.

GENERAL SERVICES GROUNDS MAINTENANCE – DETAILING:

Each grounds maintenance crew will consist of one (1) working crew supervisor and (5-6) additional crew members. Crew supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color. All detail crew members will be equipped with hand-pruners and sheathes to properly hand prune plants in order to assure proper health, development, and sustainability of plants.

During each mowing visit, the “detailing” objective will be to prune and weed 50% of the planter beds on property. Using this method, the property will be pruned and weeded a total of (2) times per month during the growing season months and (1) time per month during the dormant season.



TURF/TREE/SHRUB CARE

Each Horticultural crew will consist of (1) working lead Horticulturist/Pest Control Applicator. Lead Horticulturist identified distinctly in a full company uniform labeled with company name and personal name of supervisor.

Each Horticultural crew will be equipped with the following:

- Isuzu flatbed spray truck with 400-500G spray tank
- John Deere Gator with 150G spray tank
- 16' enclosed trailer
- (2) Bumblebee spreader & sprayer applicator
- (6) Hand spreaders
- (8) Backpack sprayers 4G
- (2) Backpack blowers
- Pesticide for IPM & Applications
- Fertilizer for applications
- Spill kits
- Pesticide application stakes & signs
- Safety cones
- Respirators
- Boots & other safety attire



IRRIGATION

Irrigation crew will consist of one (1) working lead technician and (1) assistant technician. Lead technician will be identified directly in a full company uniform and different color labeled with company name and personal name of supervisor. Assistant will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Irrigation crew will be equipped with the following:

- Ford Transit Van (to store a decent array of fast moving parts)
- John Deere Gator Utility vehicle
- Vermeer trencher when needed
- Appropriate controller remotes
- Wire tracker
- Tools & supplies
- Rolling stock of irrigation parts, wire, fittings, etc.
- Safety cones
- Safety kit
- Cooler of ice & water
- Irrigation flags

Additional support crews, technicians, helpers, equipment, vehicles, parts, and supplies are available and will be brought in to assist with project when needed.



PROPOSED IRRIGATION SCHEDULE – MONTHLY INSPECTIONS

WEEK	IRRIGATION CREW
1	25% of property
2	25% of property
3	25% of property
4	25% of property

PALM TRIMMING – ARBOR-CARE CREW

Our ISA Certified Arborists, climbers, and ground-crews will perform the annual palm pruning and structural pruning requirements of the contract.

Each crew is equipped with a chip/dump truck, chipper shredder, portable aerial lift with 60' reach, chainsaws, and multiple types of pruning tools and ladders. Company uniforms and no sub-contracting.

The Arbor-Care crews are available to handle any type of tree work such as removals, pruning, and stump-grinding.



ADMINISTRATION, OFFICE, SUPPORT

Our fully staffed office based in Holiday Florida will assist with the ongoing management and operations of landscape service to your property.

We utilize the Maxpanda software program for client/resident work orders and requests.

MONTHLY LANDSCAPE INSPECTION

RedTree Landscape Systems will participate in the monthly landscape inspections and provide the following:

- (1) John Deere Gator Utility Vehicle – 4 seaters
- Account Manager participation
- Field Supervisor participation – when available
- An owner of our firm – when available



Lakeshore Ranch Community Development District

QUALITY ASSURANCE

WARRANTIES: RedTree Landscape Systems will warranty all plant material and sod installed by RedTree Landscape Systems for the lifetime of the existing and all subsequent landscape maintenance contracts that are negotiated with Lakeshore Ranch Community Development District. Exclusions to this warranty include acts of God, theft or vandalism.

WORKMANSHIP GUARANTEES: RedTree Landscape Systems provides full and complete workmanship guarantees for all provided work for this project. Exclusions to these guarantees include acts of God, theft or vandalism.

WHAT WE ARE NOT: We are not going to claim to be the largest landscape contractor in your bid pool. We will not claim to have an out-of-Florida headquarters, many layers of leadership and managers, and an out-of-touch ownership team.

WHAT WE ARE: We are local, family-owned landscape company that maintains the crisp professionalism and capabilities that can match any national landscape contracting firm. We are personal... We are accessible... We are easy to do business with... We keep our word.



Lakeshore Ranch Community Development District

FINANCIAL CAPABILITIES AND RESOURCES

RedTree Landscape Systems LLC is a well-capitalized company, privately owned by Peter and David Lucadano.

- We are not a publicly traded company and we have no equity investors or partners
- Our debt ratio is low which allows us to purchase materials and assets by cash, when needed.
- We maintain excellent credit and credit lines with all of our suppliers and vendors.
- We have over 2 million dollars in credit lines available to us through Ford Motor Credit and John Deere Company, to allow for truck and equipment purchases when necessary.
- All of our payroll and payroll taxes are paid on a weekly basis.
- Our federal and state income taxes for our business are paid on a quarterly basis.

For more information on our financial capabilities and status, please feel free to contact us or our CPA.

Nancy Leins, CPA
(813) 760-5112
nancyleinscpa@gmail.com

ACORD™**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

10/03/2022

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


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

PRODUCER McGriff Insurance Services 12485 28th Street N 3rd Floor St Petersburg, FL 33716 727-823-5551	<table border="1"> <tr> <td colspan="2">CONTACT NAME: Denise Carpenter</td> </tr> <tr> <td>PHONE (A/C, No, Ext): 727-823-5551</td> <td>FAX (A/C, No): 727-894-3339</td> </tr> <tr> <td colspan="2">E-MAIL ADDRESS: Denise.Carpenter@mcgriff.com</td> </tr> <tr> <td colspan="2">INSURER(S) AFFORDING COVERAGE</td> </tr> <tr> <td>INSURER A : Greenwich Insurance Company</td> <td>NAIC # 22322</td> </tr> <tr> <td>INSURER B : RetailFirst Insurance Company</td> <td>10700</td> </tr> <tr> <td>INSURER C : Auto Owners Insurance</td> <td>18988</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	CONTACT NAME: Denise Carpenter		PHONE (A/C, No, Ext): 727-823-5551	FAX (A/C, No): 727-894-3339	E-MAIL ADDRESS: Denise.Carpenter@mcgriff.com		INSURER(S) AFFORDING COVERAGE		INSURER A : Greenwich Insurance Company	NAIC # 22322	INSURER B : RetailFirst Insurance Company	10700	INSURER C : Auto Owners Insurance	18988	INSURER D :		INSURER E :		INSURER F :	
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INSURER F :																					
INSURED Redtree Landscape Systems, LLC 5532 Auld Lane Holiday, FL 34690																					

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded:1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		NPC100378902	04/01/2022	04/01/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		52265505	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		NEC-6006968-00	08/10/2022	04/01/2023	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 Products Agg \$1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		520-56705	10/05/2022	10/05/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A	Leased/Rented Equipment		NPC100378902 NPC100378902	04/01/2022 04/01/2022	04/01/2023 04/01/2023	\$75,000 Limit \$421,116 Limit \$2,500 Deductible

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

CERTIFICATE HOLDER	CANCELLATION
*Information Purposes Only	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 

Request for Taxpayer Identification Number and Certification

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

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

RedTree Landscape Systems, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

5532 Auld Lane

6 City, state, and ZIP code

Holiday, FL 34690

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

____ - ____ - ____

or

Employer identification number

8 2 - 3 5 9 1 4 5 0

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign
Here

Signature of
U.S. person ►

Peter Lucadano

Date ► November 3, 2022

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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

EXHIBIT 4

A Brighter View for your Landscape Services



Lakeshore Ranch
CDD

December
2022

December 2022



Patricia Thibault | District Manager
Lakeshore Ranch CDD | Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

Patricia Thibault and The Lakeshore Ranch CDD board,

Your landscape is a expression of your community that can instill pride throughout the neighborhood. A well-maintained landscape improves to value of your home and makes an optimal first impression to your residents, guests and future residents.

The enclosed proposal;

- Was based our tours of the community with our North Tampa Team. .
- Will demonstrate how our experienced and skilled team will transition the community to a new landscape partner, give pro-active advice on a weekly basis and achieve your landscape and irrigation goals throughout our service commitment,
- Highlight our North Tampa Team and Experience in the area.

Our Proposal will also address the following areas of concern:

Single Point of Contact Communication

The only contact you need for your BrightView Team will be your Account Manager. Your Account Manager oversees all service teams, including mowing, pruning, irrigation management, arbor care, turf, palm and shrub treatments. He takes a great deal in pride being on property while his crews are servicing, being **proactive** in his communication to you, sending you **Weekly Reports** and conducting extensive **Quality Site Assessments**.

In-House Irrigation Team

Water Management at a community is much more than just sprinkler repairs. Upon award, **BrightView will perform a thorough audit of the entire irrigation system**, listing items needing repair or replacement. Including items that would improve the irrigation system.

Thank you for the opportunity to provide you with a full-service landscape proposal.

Sincerely,

Hunter Manes

Cell: 813-550-3918

Email: hunter.manes@brightview.com

1. Proposer: BrightView Landscape Services, Inc. / / A Partnership
 [Company Name] /xx / A Corporation
 / / A Subsidiary Corporation

2. Parent Company Name: BrightView Companies

3. Parent Company Address:

Street Address 980 Jolly Road

P.O. Box (if any) _____

City Blue Bell State PA Zip Code 19422

Telephone 484 567-7204 Fax no. 844 235-7778

1st Contact Name Andrew Masterman Title CEO

2nd Contact Name Bob Marshall Title VP Sales

4. Proposer Company Address (if different):

Street Address 26642 Wild Fern Circle

P. O. Box (if any) _____

City Lutz State FL Zip Code 33559

Telephone 813 994-2309 Fax no. _____

1st Contact Name Mathew Minnitte Title Branch Mgr

2nd Contact Name Linda Ellis Title Branch Admin

5. List the location of the office from which the proposer would provide services to
Lakeshore Ranch CDD

Street Address 26642 Wild Fern Cr.

City Lutz State FL Zip Code 33559

Telephone 813 994-2309 Fax No. _____

1st Contract Name Mathew Minnitte Title Branch Manager

6. Is the Proposer incorporated in the State of Florida? Yes XX No

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes XX No

If no, please explain: _____

- Date incorporated December 15, 1988 Charter No. K51636

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____
- Is the company in good standing with the State? Yes No

If no, please explain: _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?
Yes X No

6.3 If Proposer is not incorporated, please identify the type of business entity, (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes XX No

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(19) 1,915,000,000.00, (20) 1,935,000,000.00, (21) 1,957,000,000.00.

9. What are the Proposer's current insurance limits?

General Liability	\$4,000,000.00
Automobile Liability	\$5,000,000.00
Umbrella Coverage	\$7,000,000.00
Workers Compensation	\$2,000,000.00
Expiration Date	10/1/23

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes ___ No XX If so, state the name(s) of the company(ies) _____

The state(s) where barred or suspended: _____
State the period(s) of debarment or suspension: _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes ___ No XX If so, where, and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes ___ No XX If so, state name of individual, other organization, and reason, therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at Reserve at Pradera, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____

N/A

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes ___ No XX If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:
- | |
|--|
| Tampa Bay Golf & CC HOA/Seth Van Hall/434 987-2011/\$900k/18 yrs |
| Southshore Bay (Hidden Creek CDD)/Michael Sakellarides/813-564-6422/\$400 plus/5 years |
| Communities First Association - 16 Area POA/HOA associations/Kathy Trimmer/813-333-1047/\$3M plus/20 |
| Fishhawk Four CDD/John Toborg/813 404-4534/Over \$250k/3 years |
| Waterleaf CDD/Michael Sakellarides/813-564-6422/\$350 plus/8 years |
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
- | |
|--|
| Villas at Lake Jovita/\$13k/Too Small - Verizon Brandon/\$6k/Too Small - |
| Home2Suites Hotel - Brandon/\$12k/Too Small |
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Mathew Minnitte	Branch Manager	
Name	Position	
Manages 125 Employees & 70 Clients at Branch	35	35
Type of Work	Yrs. Exp.	Yrs. With Firm
Jason Roberts	Account Manager	
Name	Position	
Leads Specific Client Operations	15	7
Type of Work	Yrs. Exp.	Yrs. With Firm
Jason Stucky	Production Manager	
Name	Position	
Heads A Specific Job Operation	10	8
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Melvin Beagle</u>	<u>Irrigation Manager</u>
Name	Position


<u>Heads Irrigation Issues & Repairs</u>	<u>22</u>	<u>18</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

<u>Justin Romero</u>	<u>Tree Care Manager</u>
Name	Position

<u>Leads All Tree/Palm Issues</u>	<u>17</u>	<u>25</u>
Type of Work	Yrs. Exp.	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Reserve at Pradera in this document or documents attached hereto, or necessary to determine whether the Reserve at Pradera CDD should consider the Proposer for bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

BrightView Landscape Services, Inc.
Name of Proposer

By: 
Keith Wilson Regional Sales leader
[Type Name and Title of Person Signing]

This 9th day of December, 2022

(Corporate Seal)

Sworn to before me this _____ day of _____, 20__.

(Seal)

Notary Public/Expiration Date

CORPORATE OFFICERS

Company Name: BrightView Landscape Services, Inc.

Date: December 5, 2022

Provide the following information for Officers of the Proposer and parent company, if any:

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY/STATE
Mathew Minnitte	Branch Mgr	Sun City Branch Operations	Lutz, FL
Mark McCormick	VP, GM	Tampa Area Operations	Tampa, FL
Keith Wilson	VP, Sales	Central Florida Sales	Tampa, FL
Darren McDonough	Sr. VP Ops	Florida Operations	Miami, FL
FOR PARENT COMPANY (if applicable)			
Andrew Masterman	CEO	Heads all Corporate Concerns	Plymouth, MA
Bob Marshall	VP Corp Sales	Heads all Corporate Sales	Wilmington, NC
Michael Dozier	Regional Operations President	Heads Eastern US Operations	Atlanta, GA

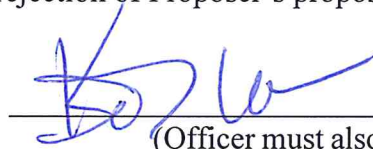
AFFIDAVIT FOR CORPORATION

State of Florida ss: 95-4194223

County of Hillsborough

Keith Wilson
(title) Regional Sales Leader of
the BrightView Landscape Services

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.


(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 20____.

Notary Public/Expiration Date:

(SEAL)

**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPING MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (20 Points Possible) (_____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Mathew Minnette	35	Sun City Branch Manager	Branch Operations & Client Services
2. Mark McCormick	5	West FL VP, Gen Mgr	Five Tampa Area Branch Operations
3. Jason Roberts	35	Account Manager	Leads Specific Client Jobs
4. Jason Stucky	8	Production Manager	Leads Operations of a Specific Job
5. Cal Leggett	25	Director Technical Services	Staff Horticulturist Fert & Chem

Proposed Staffing Levels

Landscape Maintenance staff will include 5-7 laborers, 2 Supervisors, and 3 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists, turf specialist, horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Jason Roberts	35	Senior Account Manager	Leads Specific Client Jobs
2. Jason Stucky	8	Production Manager	Leads Operations of a Specific Job
3. Melvin Beagle	22	Irrigation Manager	Leads Job Site Irrigation Insp/Repairs
4. Justin Romero	25	Tree Care Manager	Leads all Tree/Palm Issues

2. **Experience and Available Equipment** (20 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, and available equipment, number of trained operators, etc.)

1. Project Name/Location: Southshore Bay (Hidden Creek CDD) - Riverview FL
Contact: Michael Sakellarides Contact Phone: 813-564-6422
Project Type/Description: Full Service CDD Landscape Maintenance
Dollar Amount of Contract: \$400 plus
Your Company's Detailed Scope of Services for Project: Complete Turf Care, Mowing,
Edging and Trimming, Complete Shrub Care, Pruning and Trimming, Turf, Tree & Shrub
Fertilization, Complete Fertilization, Weed and Pest Controls, Irrigation Inspection and
Repairs, Mulch, Seasonal Color, Tree and Palm Care, Fertilizer and Palm Inoculation Care,
Property Enhancements and Street Care Programs, Site Renovations.
Duration of Contract: START DATE: 2014 END DATE: Current 2022
2. Project Name/Location: Tampa Bay Golf & Country Club Master Association
Contact: Seth Van Hall Contact Phone: 434 987-2011
Project Type/Description: Full Service Community Landscape Maintenance
Dollar Amount of Contract: \$900k Plus
Your Company's Detailed Scope of Services for Project: Complete Turf Care, Mowing,
Edging and Trimming, Complete Shrub Care, Pruning and Trimming, Turf, Tree & Shrub
Fertilization, Complete Fertilization, Weed and Pest Controls, Irrigation Inspection and
Repairs, Mulch, Seasonal Color, Tree and Palm Care, Fertilizer and Palm Inoculation Care,
Property Enhancements and Street Care Programs, Site Renovations.
Duration of Contract: START DATE: 2004 END DATE: Current 2022
3. Project Name/Location: Communities First Association - 16 POA & HOA Associations

Contact: Kathy Trimmer Contact Phone: 813-333-1047

Project Type/Description: Full Service Community Landscape Maintenance for 16 Communities

Dollar Amount of Contract: \$3 Million plus

Your Company's Detailed Scope of Services for Project: Complete Turf Care, Mowing,

Edging and Trimming, Complete Shrub Care, Pruning and Trimming, Turf, Tree & Shrub

Fertilization, Complete Fertilization, Weed and Pest Controls, Irrigation Inspection and

Repairs, Mulch, Seasonal Color, Tree and Palm Care, Fertilizer and Palm Inoculation Care,

Property Enhancements and Street Care Programs, Site Renovations.

Duration of Contract: START DATE: 2002 END DATE: Current 2022

4. Project Name/Location: Fishhawk Four CDD

Contact: John Toborg Contact Phone: 813 404-4534

Project Type/Description: Full Service Community Landscape Maintenance other than Irrigation

Dollar Amount of Contract: \$250k plus

Your Company's Detailed Scope of Services for Project: Complete Turf Care, Mowing,

Edging and Trimming, Complete Shrub Care, Pruning and Trimming, Turf, Tree & Shrub

Fertilization, Complete Fertilization, Weed and Pest Controls, Irrigation Inspection and

Repairs, Mulch, Seasonal Color, Tree and Palm Care, Fertilizer and Palm Inoculation Care,

Property Enhancements and Street Care Programs, Site Renovations.

Duration of Contract: START DATE: 2020 END DATE: Current 2022

5. Project Name/Location: Waterleaf CDD

Contact: Michael Sakellarides Contact Phone: 813-564-6422

Project Type/Description: Full Service Community Landscape Maintenance

Dollar Amount of Contract: \$350k Plus

Your Company's Detailed Scope of Services for Project: Complete Turf Care, Mowing,

Edging and Trimming, Complete Shrub Care, Pruning and Trimming, Turf, Tree & Shrub

Fertilization, Complete Fertilization, Weed and Pest Controls, Irrigation Inspection and

Repairs, Mulch, Seasonal Color, Tree and Palm Care, Fertilizer and Palm Inoculation Care,

Property Enhancements and Street Care Programs, Site Renovations.

Duration of Contract: START DATE: 2014 END DATE: Current 2022

3. Understanding Scope of Work (25 Points Possible) (_____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it clearly demonstrate the ability to perform these services?

4. Price (20 Points Possible) (_____ Points Awarded)

Twenty (20) points will be awarded to the Proposer submitting the lowest proposal for Parts 1 - 4 – the Contract Amount. AN AVERAGE OF ALL THREE (3) YEARS OF THE CONTRACT WILL BE FACTORED WHEN AWARDING POINTS FOR PRICING. All other proposers will receive a percentage of this amount based upon a formula which divides the low proposal by the Proposer's proposal and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 12.35 of 20 points.

5. Reasonableness of quantities and costs. (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL costs, numbers, and quantities (i.e., fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4 & 5.

Proposer's Total Score

100 Points Possible) (_____ Points Awarded)

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: BrightView Landscape Services

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	Please see Attached Page Immediately Following this Page		

Available Equipment

Route Trucks

- (10) Ford F150 ½ Ton Pick Ups
- (12) Ford F250 ¾ Ton Pick Ups
- (6) Ford F550 –Trucks

Spray Trucks

- (1) Ford F250 Spray Truck 200 Gallon
- (1) Ford 450 RC Spray Truck with 2 skid mounted sprayers -300 gallons
- (4) 50 gallon Sprayer Skid Mount
- (5) Ride on z-sprayers
- (2) Toro ride on boom sprayers
- (1) Vortex spreader ornamental fertilizer

Irrigation Truck

- (4) Ford F250 SC XL
- (2) E-150

Dump Body Trucks

- (3) Ford F450 Trucks
- (3) Isuzu Dump Trucks

Trailers

- (12) Custom Built Equipment Trailer
- (2) Weld Rite 16' Batwing Trailer
- (1) 10' Flatbed
- (1) Ray side 16'x6'
- (1) Weld Rite 16'x6'
- (9) 20' Enclosed Trailer



Mower Equipment

- (8) 48" Walk behind mowers
- (15) 52" Stand on mower
- (2) 11' Batwing Mowers
- (30) 61" Riding Mowers



Field Equipment (400 units)

- Gas articulating shears
- Hand shears
- Straight shears
- Back pack sprayers
- Fertilizer spreaders
- Hand spreaders
- Walk behind spreaders
- Riding fertilizer spreaders



Large Equipment

- (2) Nifty Aerial Lift
- (3) Bandit 1590 Brush Chipper
- (1) Skid Steer Loaders
- (2) Aerial Lift Trucks

Utility Vehicle

- (6) John Deere

**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE
REQUEST FOR PROPOSALS**

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **\$ 142,360.00 Yr**

- Storm Cleanup \$ 75.00 /hr
- Freeze Protection (description of ability) Irrigation and maintenance personnel will shut down irrigation and use frost blankets and staples to cover annual plantings prior to freeze warnings. This process will be released after freeze threat passes. Our price includes the purchase of dedicated materials for each bed.

\$850.00 /application (**do not include in General Landscape Maintenance total or Grand Total**)

Hand Watering
40.00 /hr for employee with hand-held hose

\$105.00 /hr for water truck/tanker

These prices are informational only and NOT to be include in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **\$ 19,530.00 Yr**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

Bahia (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-10 (Pre M)	1 LB	1220 LBS	\$1,340.00
March	Pre-Emergent	.5 LB	460 LBS	\$390.00
April	Soluble Nitrogen applied	.7 LB	385 LBS	\$440.00
May	21-0-10 slow release	1 LB	1200 LBS	\$1,340.00
September	24-0-11 slow release	1 LB	1220 LBS	\$1,340.00
November	24-0-10 (Pre-M)	1 LB	1220 LBS	\$1,340.00

St Augustine (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-10 (Pre M)	1 LB	920 LBS	\$1,150.00
March	Pre-Emergent	.5 LB	460 LBS	\$425.00
April	Soluble Nitrogen applied	.7 LB	485 LBS	\$550.00
May	21-0-10 slow release	1 LB	920 LBS	\$1,150.00
September	24-0-11 slow release	1 LB	920 LBS	\$1,150.00
November	24-0-10 (Pre-M)	1 LB	920 LBS	\$1,150.00

Zoysia (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-10 (Pre M)	1 LB	320 LBS	\$350.00
March	Pre-Emergent	.5 LB	160 LBS	\$130.00
April	Soluble Nitrogen applied	.7 LB	185 LBS	\$155.00
May	21-0-10 slow release	1 LB	320 LBS	\$350.00
September	24-0-11 slow release	1 LB	320 LBS	\$350.00
November	24-0-10 (Pre-M)	1 LB	320 LBS	\$350.00

Bermuda (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-10 (Pre M)	1 LB	55 LBS	\$65.00
March	Pre-Emergent	.5 LB	30 LBS	\$25.00
April	Soluble Nitrogen applied	.7 LB	45 LBS	\$35.00
May	21-0-10 slow release	1 LB	55 LBS	\$65.00
September	24-0-11 slow release	1 LB	55 LBS	\$65.00
November	24-0-10 (Pre-M)	1 LB	55 LBS	\$65.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	10-4-12	2.5 LB	1200 LBS	\$1,570.00
June	10-4-12	2.5 LB	1200 LBS	\$1,570.00
October	10-4-12	2.5 LB	1200 LBS	\$1,570.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	10 LB	350 LBS	\$300.00
June	8-2-12	10 LB	350 LBS	\$300.00
August	0-0-16 +4Mg + Chelated Fe	5 LB	50 LBS	\$130.00
September	8-2-12	15 LB	350 LBS	\$300.00

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ 2,000.00 _____/Year

(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS (*This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.*)

OTC Injections (All labor and materials)
(based on your recorded quantities below)

\$ 2,600.00 _____/YR.

(OTC injections per specs - do not include in Grand Total)

The District reserves the right to subcontract out any and all OTC Injection events.

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Sylvester	13	1	\$50.00	\$2,600.00

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

\$ 1,750.00 _____/ Year

**Top Choice application will be performed at the sole discretion of the District's BOS
(*This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.*)**

PART 4

Irrigation (All labor and materials)

\$ 14,800.00

/Year

Freeze Protection (description of ability)

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 65 /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

\$ _____/ zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Bark Mulch

(All labor and materials) **\$ 43,450.00** /Yr.

(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

395 CY Pine Bark (Large) Mulch per specs for the first top-dressing at:
\$ 55.00 /CY (app. October)

And

395 Pine Bark (Large) Mulch per specs for the second top-dressing at:
\$ 55.00 /CY (app. April)

**Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.**

PART 6

Annual Installation (All labor and materials)

Contractor shall install (500) 4" annuals four (4) times per year per specs at the direction of the District at \$ 2.25 /annual.

\$ 1,125.00 /rotation

\$ 4,500.00 /Yr. (based on four (4) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 178,690.00 /Yr.

FIRST ANNUAL RENEWAL	\$ <u>187,620.00</u>	/YR*
SECOND ANNUAL RENEWAL	\$ <u>197,000.00</u>	/YR*

Contractor/Firm Name BrightView Landscape Services

Firm Address 26642 Wild Fern Cr

City/State/Zip Lutz, FL 33559

Phone Number 813-994-2309 Fax Number _____

Name and Title of Representative Hunter Manes, Business Developer
(Please Print)

Representative's Signature 

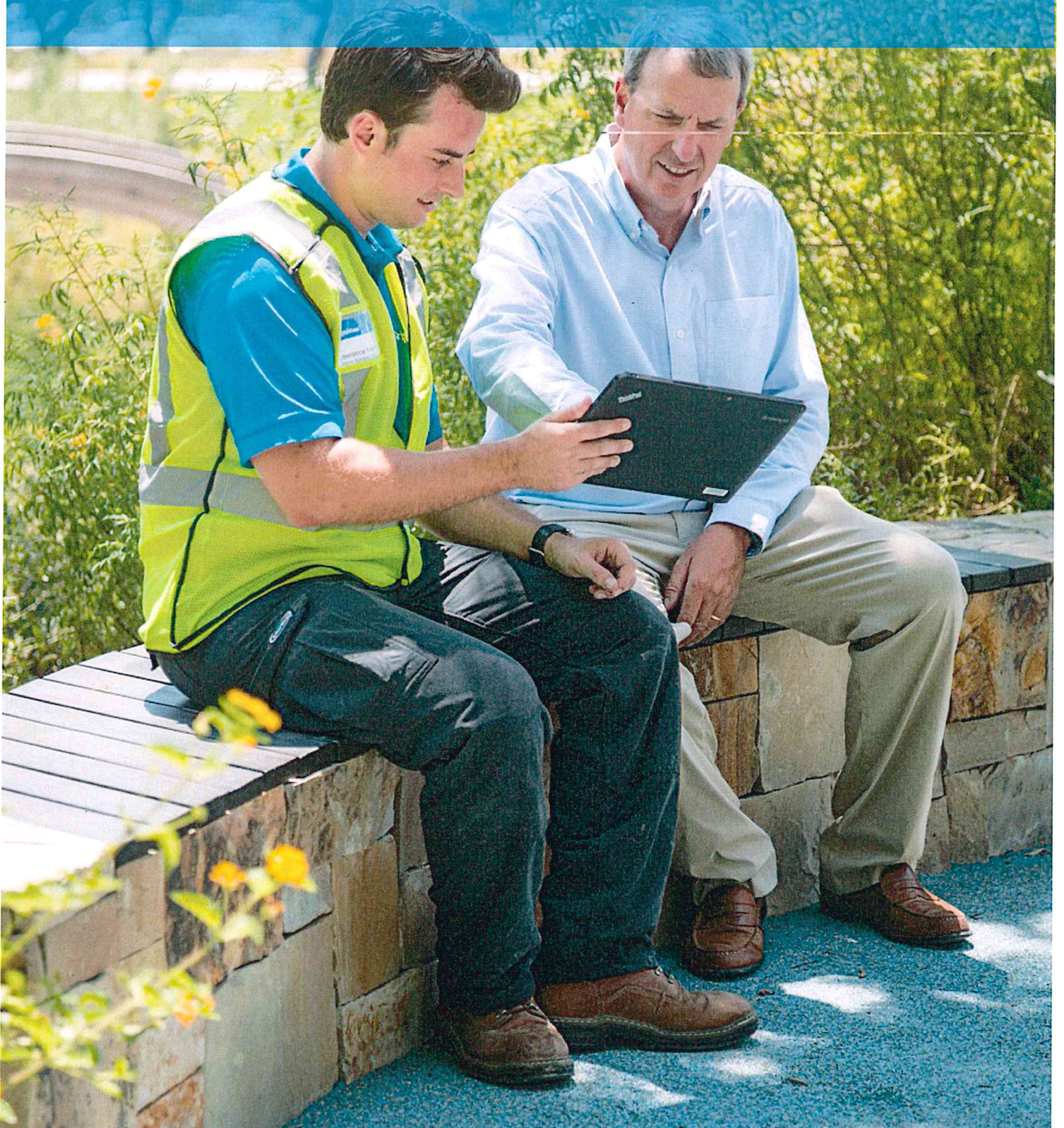
Date 12-9-22

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2022

Transition and Weekly Communication



Seamless Transitions

The Transition Plan is VITAL any time we take over a large project. From our experience, we have learned that preparation is needed to ensure a smooth transition. Our entire team including– Managers, Crew Leaders, Gardeners and support teams all play an important role in the transition process and will be involved. When awarded the contract, BrightView proposes the following schedule for the transition at NO additional charge.



Prior to Start Date

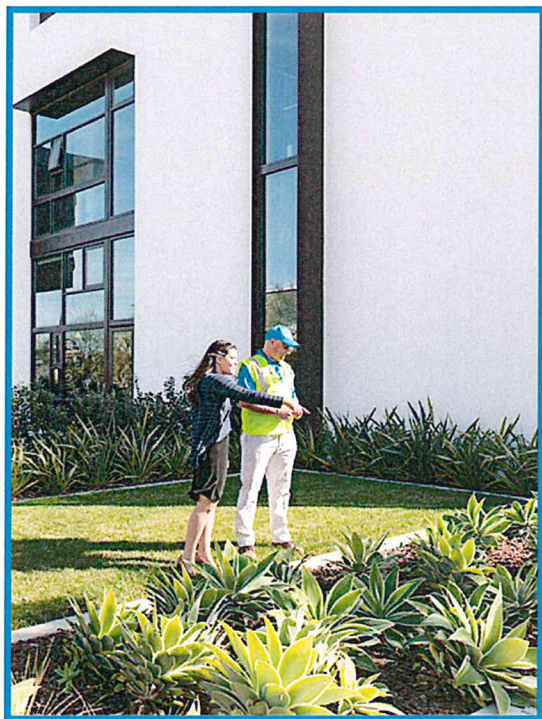
- Tour entire site with BrightView Management Team and Property Representatives.
- Confirm Communication Protocols.
- Review the contract and scope of work.
- Set a timeline for key initiatives.
- Review Safety Protocols.
- Assemble and prepare all equipment.
- Introduce and conduct “before” Quality Site Assessment Report
- Tour property with crews to build familiarity and review their operational plan.
- Provide Customer with Weekly schedule and rotation.

During First 30 Days of Service

- **Complete Irrigation Audit of entire property.**
- Complete comprehensive Fertilization Program Site Inspection.
- Complete Arbor Care Inspection.

30 Day Review Process

- Tour entire site with BrightView Management Team and Property Representatives.
- Review progress on Fertilization Program, Arbor Care Inspection and Initial Irrigation Audit.
- Review any missed areas or potential issues.
- Provide first Quality Site Assessment to Representatives.



Pro-Active Communication



From Your BrightView Manager

Your contact and your BrightView Manager will be one phone call, text, email away from each other at all times. All managers are provided with a company iPhone complete with their company email. You will have your manager's cell phone and will be able to be in contact with him or her at any time. Your Account Manager will be your **SINGLE POINT OF CONTACT** for all your needs. On top of this easy access, our Account Manager will also provide you with pro-active communication reports on a weekly basis including...

Weekly Reports

Your Manager will send you a weekly report update. All Clients are different—your Account Manager will cater to your communication desires. Your weekly report can be emailed to you each week or it can be as simple as a text or phone call update.

Quality Site Assessment (QSA) Report

As part of our reporting plan you will also receive quality site assessments (QSA's) on a routine basis. These inspections review turf quality, seasonal flowers, tree & shrub care, site quality and irrigation management. The assessments provide recommendations for property enhancements, note any maintenance items that need addressed and allow for additional reporting on property areas that may be outside of our scope work.

Quality Site Assessment

General Information

Property Name: Four Seasons at Historic Virginia

Date: Tuesday, September 26, 2017

Next Inspection Date:

Client Attendees:

Brightview Attendees: Chris Muth

CUSTOMER FOCUS AREA:

community common area/entrance

MAINTENANCE ITEMS:

- 1) Weeds in beds will be addressed on next visit.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Suggested to remove the thin patch of turf in entrance island and mulch.
- 2) Suggested to elevate and thin the trees in the common areas with a focus on the entrance and the club house. Trees need to be treated for gloomy scale.
- 3) It's suggested to remove the juniper that have outgrown their bed space and are having to be cut back and reveal the inner portions of the plant which won't flush back out.
- 4) The spicata linopie should be removed and replaced with a plant that won't encroach on the turf. Once the spicata spreads into the turf it causes costly and unsightly repairs to rid the turf of the ground cover.
- 5) large beds near the club house need shrubbery replaced to increase bed appearance

NOTES TO OWNER/CLIENT:

- 1) Fall turf aeration and over seeding to be completed in September
- 2) Fall Flowers to be installed in month of October
- 3) First round of leaf removal and fall fertilization will take place in early November

Quality Site Assessment

Suggested to remove the thin patch of turf in entrance island and mulch.



[1/1]

Suggested to elevate and thin the trees in the common areas with a focus on the entrance and the club house. Trees need to be treated for gloomy scale.



[2/1]

It's suggested to remove the juniper that have outgrown their bed space and are having to be cut back and reveal the inner portions of the plant which won't flush back out.



[3/1]


The spicata linopie should be removed and replaced with a plant that won't encroach on the turf. Once the spicata spreads into the turf it causes costly and unsightly repairs to rid the turf of the ground cover.



[4/1]

Monthly Irrigation Reports

Regular inspections and system monitoring will be a part of our proactive communication approach method to keep your irrigation functioning properly and efficiently.



BrightView
Landscape Services
 415 27th Street SE
 Ruskin, FL 33570
 813-641-3672 • Fax 813-641-7582

REPORT FOR _____

ADDRESS _____

DATE _____

PAGE _____ OF _____

M	T	W	T	F	S	S	M	T	W	T	F	S	S	RUN DAYS
---	---	---	---	---	---	---	---	---	---	---	---	---	---	----------

ZONE NUMBER														
SPRAY OR ROTOR S OR R														
RUN TIME FOR ZONE (MIN)														
PRG ST TM														

CONTRACT REPAIRS														
NO FAULTS FOUND														
PARTIAL CLOG														
ARC OR RADIUS ADJ.														
HEAD STRAIGHTENED														

REPAIRS WITH APPROVAL														
HEAD MISSING/BROKEN														
CHANGE 4" TO 6" POP UP														
HEAD RAISED SHRUB														
TURF														
SEVERE CLOG														
INCORRECT NOZZLE														
RELOCATION														
LEAK IN HEAD														
LEAK IN PIPE														
HEAD NOT ROTATING														
VALVE NOT OPERATING														
OTHER — SEE COMMENTS														

COMMENTS: (Attach extra sheet if necessary)

ESTIMATED COST OF REPAIRS \$ _____

INSPECTED BY _____

Monthly Water Management Services

- Every Irrigation clock will be checked thoroughly every month by your Irrigation Technician.
- Any irrigation heads damaged will be repaired immediately. Any other issues found by technician will be reported immediately to management. If crew members see issue, they will report to Account Manager right away.
- The monthly irrigation check will assure us that every zone is fully operational, and that the coverage is adequate to keep a healthy and lush landscape.
- The best preventative maintenance program is the one that consistently checks the system, keeps it up and running properly, and repairs any issues in timely manner.

Water Management Services

- Water Auditing, budgeting and tracking
- EvapoTranspiration (ET) based scheduling.

Upgrade Equipment and Replacement Parts

- Soil Moisture sensors
- Rain sensors
- Matched precipitation Sprinklers.
- Pressure regulated valves and

sprinklers.

Water Saving Retrofits

- Drip Conversions
- Hydronizing Design and implementation.

BrightView HOA Connect

BrightView Connect– virtually links your entire community and each resident with BrightView's Service Team. You can log into your personal dashboard from any web-enabled device– submit and track service requests, view your weekly, monthly maintenance schedule, view any notifications from your BrightView Team. Log in from your phone– snap a pic while your walking and submit a request on the go. Service tickets are tracked to the second and email updates are sent to resident. This is like no other landscape software.

Association Managers

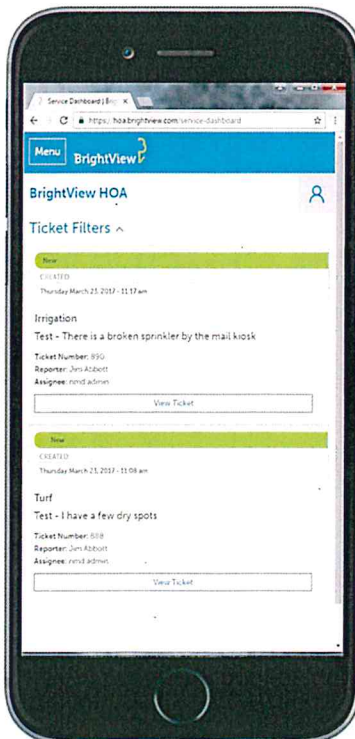
- ❖ Dashboard with overview of all service tickets
- ❖ Snapshot report of BrightView's performance from response time to resolution
- ❖ Submit Service Tickets on behalf of homeowners or common areas with or without pictures
- ❖ Provide community alerts, landscape or non-landscape related
- ❖ Printable reports for BOD Meetings

Board Members

- ❖ Dashboard with overview of all service tickets
- ❖ Snapshot report of BrightView's performance from response time to resolution
- ❖ Submit Service Tickets for their home, their neighbors home or the common areas with or without pictures
- ❖ Provide community alerts, landscape or non-landscape related
- ❖ Printable reports for BOD Meetings

Homeowners

- ❖ Submit Service Tickets for their home, their neighbors home or the common areas with or without pictures
- ❖ Submit Special Requests
- ❖ Receive notifications when submitted service tickets are updated
- ❖ Update open service tickets
- ❖ Receive community alerts
- ❖ Check Maintenance Schedules
- ❖ Smartphone capable



For more information and to see a two minute video of how this Communication Tool works please scan the QR Code and view the Introduction Video.



Your BrightView Team



Meet Your BrightView Team

Over the past 80+ years our Company has been a leading innovator in many of today's Best practices.

We have always provided a single point of contact to our Clients to streamline communication and to have accountability in service delivery.

We also have developed a team to best service each Client. Below you will see how each member plays a role in successful client satisfaction:



Account Manager

Focus on Client

- Your primary phone call and contact
- Develop Relationship with Management and Board
- Communicate client needs to PM and Crews

On-Site Production Manager

Focus on Execution of the Work

- Manage crews to execute the work
- Develop, Evaluate, and Retain Crew Members
- Safety, Quality, and Efficiency
- Reports to the Account Manager

Department Managers

Focus on Ancillary Work

- Irrigation Inspections
- Mulch and Annual Installation
- Palm Pruning, Street Tree clearance , Canopy thinning and lifting.
- Community Enhancement Projects

Meet Your BrightView Business Developer



Hunter Manes currently Develops Relationships throughout the Greater Tampa Bay Area. He has been in the landscape industry for 5 years and is well versed in Customer Services, Proper Pruning Practices and Industries Best Practices. Hunter has been involved in maintenance, renovation, design, installation, irrigation management, and tree care throughout his career.

My focus is your needs . I will schedule a site visit with you as needed to review what is happening in your landscape and how we can improve it day by day. I want to help find long term efficient solutions to your problems.



Hunter Manes

Business Developer

Here are BrightView, we offer more than just mowing:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- ... And Much More



Experience

- Bachelors of Science in Horticulture from Oklahoma State University

Experience

- Teaching assistant for Urban Horticulture and Greenhouse production
- Plant genetic specialist for Dr. Carl Whitcomb

Certifications

- Certified State of Florida Green Industries Best Management Practice
- ISA Certified Arborist



Meet Your BrightView Manager

Branch



Your Branch Manager will be Matthew Minnitte. Matthew currently manages landscape maintenance business throughout the Pasco County Area and is a key member of the West Florida Team. Over this time Matthew has gained a broad insight into how BrightView can best serve you as he has served in several positions throughout the green industry including Supervisor, Operations Manager, Account Manager.

My focus is to work with your Account Manager to see that all your goals are met in maintaining your property. I visit properties periodically to review how we are doing in meeting our promises and your expectations. I will review with your Account Manager frequently and discuss our progress in these goals.



Matthew Minnitte

Branch Manager

Here are BrightView, we offer more than just mowing:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- ... And Much More

Experience

- 5 years Landscape Maintenance, Design, Installation

Certifications

- State of Florida Green Industries Best Management Practice



Meet Your BrightView Account Manager and CST Leader



Jason Roberts currently supervises landscape maintenance activities throughout Tampa Area. He has been in the landscape industry for 22 years, 5 Years with BrightView and is well versed in managing crews and Production

My focus is to work on site. I will schedule regular site walks with you as needed to review what is happening in your landscape. My role included scheduling, hands-on training in the field and focuses on safety throughout the teams I manages

I am your Team Leader in the CST and will be your point of contact..



Jason Roberts

Account Manager

Here are BrightView, we offer more than just mowing:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- ... And Much More



Experience

- 22 years' experience in the green industry
- 5 year's employed with Brightview

Certifications

- State of Florida Green Industries Best Management Practice
- BV Account Manager 101 Training
- Florida Pest Control Applicator



Meet Your BrightView Irrigation Manager and CST Team Member



Melvin Beagle is overseeing all irrigation contractual responsibilities in the Pasco/Hillsborough area. Melvin has been a valuable BV Team since 2011 and has been in the industry for 15 years. He manages scheduling and provides hands-on irrigation training in the field. As a Branch Leader, Melvin focuses on driving the value of the irrigation system throughout the branch and his teams



Melvin Beagle
Irrigation Manager



Experience

- 15 years in the Florida Green Industry

Certifications

- Certified State of Florida Green Industries Best Management Practice
- Certified Irrigation Technician
- Basic Irrigation Concepts Training
- Trouble-shooting Concepts Training
- Hunter two-wire trouble-shooting Training
- Rain Bird two-wire trouble-shooting Training
- Basic Pump trouble-shooting Training



Meet Your BrightView Team



Tree Care Manager, Arborist-

Justin Romero

Justin G Romero represents the BrightView tree care team as our staff ISA Certified arborist. He has been in the Arboriculture industry for over 25 years. Justin has performed in all spectrums of Arboriculture across the country as well as overseas in the British Virgin Islands and the West Indies. Justin has worked on and assisted with large scale consulting projects. He works with clients on tree care pruning and removal plans (3 and 5 year plans), tree care inventory and management plans, tree and plant health care diagnosis and treatment, Arborist reports and urban canopy management plans.

My goal is to provide clients with information and answers to all arbor care needs. I have overseen tree care management and development plans of over 12,000.00 trees for active community and homeowner associations. I have worked with many large commercial firms helping to develop tree preservation protocols while also helping to reduce tree mitigation costs. I am extremely passionate about this industry and approach each and every project with fervor.

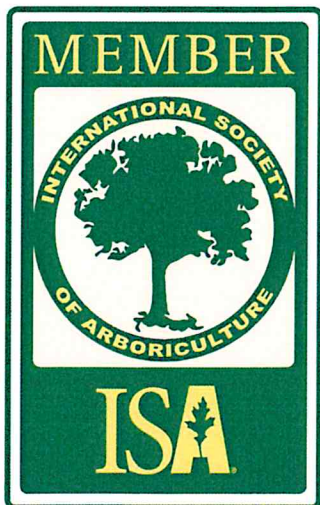


Experience

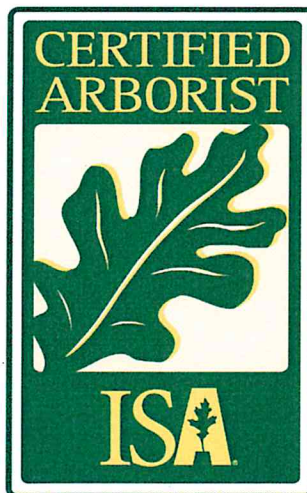
- Paul Smith's—Forest Management / Forest Resources Management
- Over 25 years working within the Arboriculture industry

Certifications

- Tree Risk Assessment Qualified (TRAQ)
- ISA Certified Arborist FL-9753A
- Palm Management Certified
- Best Management Certified
- TCIA -Tree Care Industries of America CTSP - Certified Tree Care Safety Professional



TM



TM



Scope of Services



Weekly Service Plan and Staffing

Mow Crew–

This crew will move through the property to complete all mowing, edging and string trimming operations. If additional help is needed due to inclement weather or events, the next available day will be utilized to complete operations with additional crews as needed.

Detail & Pruning Crew-

This crew is completely separate from your Mow Crew. (Very rare in the industry) They specialize in pruning and detail services. This crew's duties will include ornamental, shrub and tree care along with site policing and weed removal. Crew members will progress through the entire community each month. They will not leave until they are finished with entire property in 1-2 days.

Account Manager–

Owner of our relationship. He will be your **point of contact** for the management team for all services. He will be responsible for scheduling and managing all operational activities, providing weekly reports to you, communication with leadership. The Account Manager creates company mandated Quality Site Assessment or QSA, for your site on a bi-monthly basis. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to be area specific.

Production Manager

This crew manager will be on site with crew and is the right hand of the Account Manager. This manager will provide leadership and supervision to the field crews above, along with directing daily operational movement to cover specific work orders communicated to us by Management.

Ancillary Services:

There are several teams external to the on-site team that will handle a portion of the work load specific to their expertise.

- **Irrigation Technician** will provide a monthly wet check The monthly irrigation check will assure us that every zone is fully operational, and that the coverage is adequate to keep a healthy and lush landscape.
- Tree Care outside of ground clearance, palm pruning will be handled by **Tree Care Crews** as scheduled.
- Seasonal color bed and mulch installations will be handled by our **Enhancement Department**. Improvements to the landscape that involve light construction will be performed by Enhancement Department as well.
- Chemical applications for fertilization, insects, and specific weed control products will be handled by **Spray Technician** who use specialized equipment to move through the site in a more efficient manner.

Turf Management Program



Mowing Service

We will deploy a specific mowing crew of team members to perform all the mowing, edging, line trimming, and blowing.



Your community will be mapped and the crews will follow that mapping progression through the property. This “mapping” will be provided to your team in advance of our initial service. We can adjust the weekly mow schedule if we encounter rain, an emergency or a schedule adjustment based around a special event on campus.

We will maintain a weekly schedule for all turf areas in the growing season and a bi-weekly schedule in the slow growing months. The schedule may change according to weather, turf conditions, and fertilization schedule:

- Hand mowers to be used in areas where large, heavy equipment may damage turf or other property. **Direction of the cuts will be changed to prevent mower rutting.**
- All mowers are equipped with mulching decks. Grass clippings will be dispersed at each mowing, to eliminate unsightly build-up of grass clippings that may appear after each mowing.
- All debris will be blown off sidewalks, driveways, streets and parking lots during that same service day.

Shrub and Plant Care Program

Detail Plan

Their duties will include ornamental, shrub and tree care along with site policing, weed removal, and leaf removal.

Your Crew will proceed through entire property each month. All areas that require pruning will be done completely in two days. This will guarantee we maintain all shrub and ground cover beds a minimum of once per month and will minimize the variance of "long and short" shrub pruning every month. High frequented areas will be touched every week.

Several preventative functions are scheduled seasonally. Please note below a general quarterly plan that will become site specific upon further evaluation. During our initial site review we will diagnose any shrubs that cause safety issues for pedestrians on sidewalks and shrubs blocking traffic signs or monument signs.



- Winter-** Cut back shrubs needing severe thinning, limb up trees.
- Spring-** Apply pre/post emergent weed prevention chemically to all areas, and fertilize. Hard cutbacks for selective plants.
- Summer-** Regular inspections to address plant growth, weeds, and overall plant health, fertilize.
- Fall-** Fertilize at proper rates, monitor irrigation cut backs, and apply pre-emergent weed control for winter weed.

Debris Cleanup

Your Pruning Team will remove all debris generated in the Shrub and Ground Cover functions from the site daily and police common areas for litter and fallen debris upon each service visit

Bed Weed Control

A Spray Technicians will progress through entire community every month.

In-House Irrigation Management Program

Your Irrigation Technician is part of your BrightView Service Team and works hand in hand with your Account Manager and service branch.

Water Management is much more than just sprinkler repairs. Upon award, BrightView will perform a thorough audit of the entire irrigation system listing items needing repair or replacement. Including items that would improve the irrigation system.

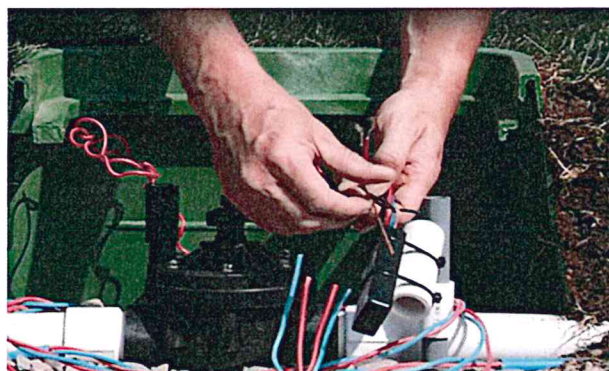
After confirming that all heads are working properly, we will need to understand which zones water which plants, and whether they are growing in full sun or shade. It is also important to monitor the soil conditions and daily weather conditions.

Every Irrigation clock will be checked thoroughly once per month by the full time Irrigation Technician.

A report will be provided to the management team.

Any irrigation heads or damaged will be repaired immediately. Any other problems will be reported immediately to management.

- Monthly irrigation checks assure that every zone is fully operational, and coverage is adequate to keep a healthy and lush landscape.
- Water management is the key to a successful landscape management program.
- The best preventative maintenance program is one that consistently checks the system, keeps it up and running properly, and repairs issues in timely manner.



In House Tree Management Program

You can count on us to preserve your trees, enhance their appearance, increase their production, improve safety and reduce liability.

Our ISA Certified Arborists offer a comprehensive set of services and will be available to you for everything you may need to keep your trees healthy and beautiful.

Tree Care services include:

- Tree pruning
- Soil and tissue analysis
- Cabling and bracing
- Emergency storm clearance
- Tree removal and stump grinding
- Inventory and management plans
- Insect and disease control
- Nutrient management
- Fertilization
- Transplant and relocation
- Nuisance fruit production control
- Hazard evaluation and management



Winter

Maintenance Pruning of Crape Myrtles (February-March), Hardwood elevation and deadwood removal if necessary

Spring

(April-May) Pruning of all Palms to remove brown fronds and seed stalks.

Summer

Maintenance Pruning of Hardwoods to remove excess foliage, building, security, vehicle and pedestrian clearance issues.

Fall

(September-October) Pruning of all Palms to remove brown fronds and seed stalks (Optional if needed)



In House Color Management Program

A seasonal color program on your property is the perfect complement to a well-maintained landscape. A consultation with your Account Manager will ensure beautiful seasonal color throughout the year.

On a per-square-foot basis, color plantings are usually the most intensively managed element of a landscape. There are ways to develop an outstanding color program that makes a strong return on the investment.

Color themes may be used to complement buildings, company colors or the appropriate season of the year.

BrightView will take control of all Seasonal Color Beds, weed control, all fungus controls, all designs and all warranties associated with all the Seasonal Color Beds.

BrightView will be 100% responsible for all services associated with Seasonal Color Management on site.



Ready & Trained Landscapers



A Safe Workplace & Community is Our Pri-

Safety is our top priority at BrightView and we are committed to keeping our people safe every day across our business. As an organization committed to constant improvement, we actively work to continue developing a best-in-class Safety Management System that results in zero injuries to our team members. We take pride in conducting our business operations in a manner that helps to ensure the safety and well-being of our team members, customers, and the properties in which we operate.

We believe in the following principles:

Safety is our top priority

Appropriate PPE must be worn

Follow-up, report, and learn from incidents

Everyone is responsible for each other

Training is the first step to safe behavior

You are the key to making a difference



BrightView's management is committed to providing a safe work environment and establishing safe work practices for all our employees. We begin all new jobs with a safety inspection. This identifies any job site hazards, roadway hazards and the safest place to operate from onsite.

Trucks are always equipped with cones that are placed around the truck and trailer at all times. We also demonstrate this commitment to safety through a continuing program of education and training, accident prevention, reporting, investigation and analysis, and the development of positive attitudes about safety and awareness about safety by all employees.

The following can be provided upon request:

- Safety Manual
- OSHA Compliance Manual
- Right to Know Program
- Safety Rules and Regulations
- HAZCOM Policy
- Safety Compliance Checklists
- Crew Member Equipment
- Safety Training Program
- Weekly Safety Talks

Personal Protection Equipment

Your Dedicated BrightView Crew - will always be in full uniform – company shirt, pants, belt, hat and work boots. This not only presents a professional look to our team, it gives a sense of safety to your residents and visitors who can instantly recognize our team members.

*Uniforms Crew Leader – Landscape Services option A (Black logo on back of safety vest) *Preferred/Recommended*



Uniforms Crew Worker – Landscape Services option B (Blue logo on back of safety vest)

BrightView



BrightView

E-Verified Employees

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

Our participation in this web-based process, currently the best means available to electronically confirm employment eligibility, makes certain that individuals we hire and are working on our client's sites are authorized to work in the United States.

E-Verify is only part of BrightView's robust employment verification program. Our enterprise-wide practice also covers regular training of our staff and semi-annual auditing to maintain compliance with all US Labor and Immigration laws.





CERTIFICATE OF LIABILITY INSURANCE

DATE(MWDDYYYY)
09/26/2022

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

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

PRODUCER Aon Risk Services Central, Inc. Philadelphia PA office 100 North 18th Street 15th Floor Philadelphia PA 19103 USA	CONTACT NAME: PHONE: (A/C No. Ex): (866) 283-7122 FAX: (A/C No.): (800) 363-0305	
	E-MAIL ADDRESS:	
INSURED Brightview Landscapes, LLC 980 Jolly Road Suite 300 Blue Bell PA 19422 USA	INSURER'S AFFORDING COVERAGE	
	INSURER A: ACE American Insurance Company	
	INSURER B: American Guarantee & Liability Ins Co	
	INSURER C:	
	INSURER D:	
	INSURER E:	

Holder Identifier :

COVERAGES CERTIFICATE NUMBER: 570095477626 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

TYPE	TYPE OF INSURANCE	INSURER	POLICY NUMBER	POLICY EFF. DATE	POLICY EXPIR. DATE	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENERAL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER		ASLG47318397 SIR applies per policy terms & conditions	10/01/2022	10/01/2023	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADJ INJURY \$2,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMPOUND \$5,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRE/AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		ISA H1071333A	10/01/2022	10/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$5,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DEF <input type="checkbox"/> RETENTION		AUC508596818	10/01/2022	10/01/2023	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/ PARTNER / EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WLRC50687502 WC - AOS SCYC50687405 WC - ME	10/01/2022	10/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE-CA EMPLOYEE \$2,000,000 E.L. DISEASE-POLICY LIMIT \$2,000,000

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

Certificate No : 570095477626

CERTIFICATE HOLDER

CANCELLATION

Brightview Landscapes, LLC 980 Jolly Road Suite 300 Blue Bell PA 19422 USA	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 <i>Aon Risk Services Central, Inc.</i>



Submitted by:

Hunter Manes

813-550-3918

Hunter.manes@brightview.com

BrightView 
Landscape Services

www.brightview.com

EXHIBIT 5

Landscape Maintenance Services Proposal

Prepared For

Lakeshore Ranch CDD

December 2022



Your Investment



**LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Yellowstone Landscape / / / / A Partnership
[Company Name] / X A Corporation
/ / A Subsidiary Corporation
2. Parent Company Name: Yellowstone Landscape
3. Parent Company Address:
Street Address 3235 North State Street
P.O. Box (if any) _____
City Bunnell State FL Zip Code 32110
Telephone 386-437-6211 Fax no. _____
1st Contact Name Jim Herth Title Vice President
2nd Contact Name Blaine Peterson Title Regional Manager
4. Proposer Company Address (if different):
Street Address 30319 Commerce Dr.
P. O. Box (if any) _____
City San Antonio State FL Zip Code 33576
Telephone 813-223-6999 Fax no. _____
1st Contact Name Brian Mahar Title Branch Manager
2nd Contact Name Jon Souers Title BD Manager
5. List the location of the office from which the proposer would provide services to LakeShore Ranch CDD.
Street Address 30319 Commerce Dr.
City San Antonio State FL Zip Code 33576
Telephone 813-223-6999 Fax No. _____
1st Contract Name Brian Mahar Title Branch Manager
6. Is the Proposer incorporated in the State of Florida? Yes (X) No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (X) No ()

If no, please explain _____

- Date incorporated April 11th 2005 Charter No. L05000035212

6.2 If no, provide the following:

- The State with whom the Proposer company is incorporated? _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer company authorized to do business in the State of Florida? Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (X) No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(19) 218,000,000.00, (20) 250,000,000.00, (21) 276,000,000.00.

9. What are the Proposer's current insurance limits?

General Liability	<u>\$ 1,000,000</u>
Automobile Liability	<u>\$ 2,000,000</u>
Umbrella Coverage	<u>\$ 10,000,000</u>

Workers Compensation \$ 1,000,000
Expiration Date 4-1-2023

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (X) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No (X) If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No (X) If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at LakeShore Ranch CDD, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____ None

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? _____ No
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Longleaf CDD, Heather Dilley, 813-873-7300, \$251,000, July 2016 to Present
K-Bar Ranch II CDD, Betty Valenti, 813-393-1314, \$450,000, April 2018 to Present

Verandahs CDD, Lynn Hayes, 813-994-1001, \$110,000, July 2014 to Present
Magnolia Park CDD, Christopher Cleveland, 321-263-0132, \$180,000, June 2008 to Present
Park Place CDD, Angie Grunwald, 813-873-7300, \$218,000, February 2019 to Present

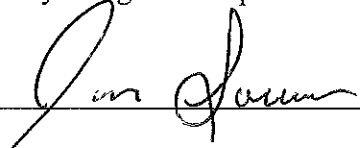
16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
Stonebrier CDD, Tish Dobson, 321-263-0132, Three year contract ended. District
went out to bid and went with lowest bid price.
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. [Please See Attached](#)
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel. [Please See Attached](#)
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Brian Mahar		Branch Manager
Name		Position
Oversee All Operations	17+	13+
Type of Work	Yrs. Experience	Yrs. With Firm
Chris VanHeldon		Account Manager
Name		Position
Oversee Community Landscape	20+	1
Type of Work	Yrs. Experience	Yrs. With Firm
Kevin Oliva		Horticulture Manager
Name		Position
Oversee Community Agronomy	25+	13+
Type of Work	Yrs. Experience	Yrs. With Firm
Joshia Ball		Irrigation Manager
Name		Position
Oversee Community Irrigation	17+	5+
Type of Work	Yrs. Experience	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the LakeShore Ranch CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the LakeShore Ranch CDD should consider the Proposer for

bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

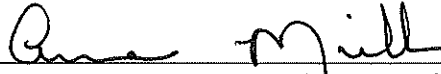
Yellowstone Landscape
Name of Proposer

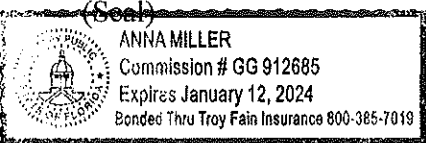
By: 
Jon Souers, Business Development Manager
[Type Name and Title of Person Signing]

This 7th day of December, 2022.

(Corporate Seal)

Sworn to before me this 7th day of December, 2022

 12/7/22
Notary Public/Expiration Date

(Seal)


CORPORATE OFFICERS

Company Name Yellowstone Landscape

Date 12-7-2022

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Tim Portland	CEO	Corporate Management	Charlotte, NC
Elise Johnson	VP of Human Resources	Oversee Company HR	St. Augustine, FL
Jim Herth	VP of Business Development	Oversee Company Growth	St. Augustine, FL
Jon Souers	Business Development Manager	Business Development	Land O Lakes, FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR CORPORATION

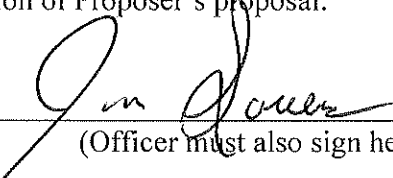
State of FL ss:

County of Pasco

Jon Souers

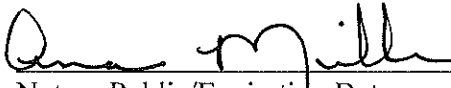
(title) Business Development Manager of
the Yellowstone Landscape

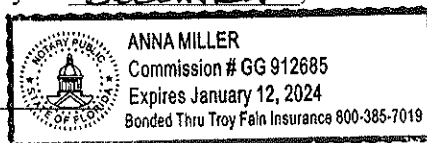
(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.


(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 7th day of December, 2022.


Notary Public/Expiration Date:



(SEAL)

**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (10 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Brian Mahar</u>	<u>17+</u>	<u>Branch Manager</u>	<u>Oversee All Operations</u>
2. <u>Chris VanHeldon</u>	<u>20+</u>	<u>Account Manager</u>	<u>Oversee Communiy Landscape</u>
3. <u>Kevin Oliva</u>	<u>25+</u>	<u>Horticulture Manager</u>	<u>Oversee Community Agronomy</u>
4. <u>Joshia Ball</u>	<u>17+</u>	<u>Irrigation Manager</u>	<u>Oversee Irrigation Department</u>
5. <u>Jon Souers</u>	<u>20+</u>	<u>BD Manager</u>	<u>Assist with Quality Control</u>

Proposed Staffing Levels

Landscape Maintenance staff will include; 9 laborers, 3 Supervisors, and 3 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Kevin Oliva</u>	<u>25+</u>	<u>Horiculture Manager</u>	<u>Oversee Communnity Agronomy</u>
2. <u>Joey Malone</u>	<u>5+</u>	<u>Horticulture Technician</u>	<u>Apply and Oversee Fert & Pest</u>
3. <u>Mark Landry</u>	<u>10+</u>	<u>Arborist</u>	<u>Arborist</u>
4. _____	_____	_____	_____

Irrigation Maintenance staff will include; 1 laborers, 1 Supervisors, and 1 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as CIT's or those knowledgeable in the specific irrigation operating systems on the project, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Josiah Ball</u>	<u>17+</u>	<u>Irrigation Manager</u>	<u>Oversee Irrigaiton Department</u>
2. <u>Mike McDonnell</u>	<u>10+</u>	<u>Lead Irrigation Tech</u>	<u>Oversee Community Irrigaiton</u>
3. <u>James Freed</u>	<u>20+</u>	<u>Irrigation Tech</u>	<u>Oversee Community Irrigation</u>
4. <u></u>	<u></u>	<u></u>	<u></u>

2. Experience (20 Points Possible) (Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

- Project Name/Location: Longleaf CDD

Contact: Heather Dilley Contact Phone: 813-873-7300

Project Type/Description: CDD

Dollar Amount of Contract: \$251,000

Your Company's Detailed Scope of Services for Project:
Full service landscape maintenance including but not limited to mowing, detailing,
irrigaiton maintenance, fertilization and pest control

Duration of Contract: START DATE: July 2016 END DATE: Current
- Project Name/Location: K-Bar Ranch II CDD

Contact: Betty Valenti Contact Phone: 813-393-1314

Project Type/Description: CDD

Dollar Amount of Contract: \$450,000

Your Company's Detailed Scope of Services for Project:
Full service landscape maintenance including but not limited to mowing, detailing,
irrigaiton maintenance, fertilization and pest control

Experience cont.

Duration of Contract: START DATE: April 2018 END DATE: Current

3. Project Name/Location: Magnolia Park CDD

Contact: Christopher Cleveland Contact Phone: 321-263-0132

Project Type/Description: CDD

Dollar Amount of Contract: \$180,000

Your Company's Detailed Scope of Services for Project: Full service landscape maintenance including but not limited to mowing, detailing, irrigaiton maintenance, fertilization and pest control

Duration of Contract: START DATE: June 2008 END DATE: Present

4. Project Name/Location: Park Place CDD

Contact: Angie Grunwald Contact Phone: 813-873-7300

Project Type/Description: CDD

Dollar Amount of Contract: \$218,000

Your Company's Detailed Scope of Services for Project: Full service landscape maintenance including but not limited to mowing, detailing, irrigaiton maintenance, fertilization and pest control

Duration of Contract: START DATE: February 2019 END DATE: Current

5. Project Name/Location: Verandahs CDD

Contact: Lynn Hayes Contact Phone: 813-994-1001

Project Type/Description: CDD

Dollar Amount of Contract: \$110,000

Your Company's Detailed Scope of Services for Project: Full service landscape maintenance including but not limited to mowing, detailing, irrigaiton maintenance, fertilization and pest control

Duration of Contract: START DATE: July 2014 END DATE: Current

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape and Irrigation Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (35 Points Possible) (____ Points Awarded)

A full thirty-five (35) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 35 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (35). $(210,000/265,000) \times 35 = 27.74$. Therefore, Contractor "B" will receive 27.74 of 35 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (35). $(210,000/425,000) \times 35 = 17.29$. Therefore, Contractor "C" will receive 17.29 of 35 points.

6. Reasonableness of ALL Numbers (20 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

END

EXHIBIT “B”

BID PROPOSAL FORM

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

BID FORM

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & IRRIGATION MAINTENANCE REQUEST FOR PROPOSALS

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 131,644.75 Yr

- Price to maintain the four (4) waterways on Sunset Bay Dr. per specs \$ Included / MT
- Storm Cleanup \$ 80 /hr **(do not include in General Landscape Maintenance total or Grand Total)**
- Freeze Protection (description of ability) _____
Per the districts request, Yellowstone Landscape will provide labor to cover and uncover
freeze susceptible plants

- \$ 55 /Per hour **(do not include in General Landscape Maintenance total or Grand Total)**
- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**
\$ 55 /hr for employee with hand-held hose
\$ 100 /hr for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 16,522.00 Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	N/A			

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-10 w/Pre-M	1	1150	\$1,339.50
April	21-0-0	.5	650	\$1,339.50
May	24-2-11	1	1150	\$1,339.50
July	24-2-11	1	1150	\$1,339.50
August	FE	-	554	\$1,339.50
Sept.	24-2-11	1	1150	\$1,339.50
Nov.	9-0-24	.5	1150	\$1,339.50

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb.	24-0-10 w/Pre-M	1	150	\$206.00
April	21-0-0	.5	100	\$206.00
May	24-2-11	1	150	\$206.00
July	24-2-11	1	150	\$206.00
Sept.	21-0-0	.5	100	\$206.00
Nov.	9-0-24	1	150	\$206.00

BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	15-0-15	1	50	\$42.00
April	21-0-0	.5	25	\$42.00
May	24-2-11	1	50	\$42.00
July	24-2-11	1	50	\$42.00
August	FE	-	.5	\$42.00
Sept	15-5-15	1	50	\$42.00
Nov.	15-5-15	1	50	\$42.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-10-10	1	525	\$1,545.50
June	8-10-10	1	525	\$1,545.50

Oct.	8-10-10	1	525	\$1,545.00

Please list any additional fertilization for those plant materials requiring specialized applications.

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4	1	39	\$257.25
June	8-2-12+4	1	39	\$257.25
Sept.	8-2-12+4	1	39	\$257.25
Nov.	8-2-12+4	1	39	\$257.25

SPECIALTY PLANT MATERIALS (Knockout Roses, Dwarf Asian Jasmine, Crape Myrtles, etc.)				
MONTH	FORMULA	(PLEASE LIST PLANTS THIS FERTILIZER IS TO BE APPLIED)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)
(if entire pesticide allowance is required) *

\$ 4,000.00 Yr

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's Board of Supervisors.
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 1,768.00 /Yr (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Medjools	13	1	33	\$1,768.00

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

\$ 4,810.00 / Yr

**Top Choice application will be performed at the sole discretion of the District's BOS's
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the
Grand Total or Contract Amount.)**

PART 4

Irrigation (All labor and materials)

\$ 12,348.00 /Yr

Freeze Protection (description of ability) _____

Per the Districts request, Yellowstone Landscape will provide labor to cover and uncover freeze susceptible parts

\$ 65.00 /per hour (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 90.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Installation of Pine Bark Mulch (large) (All labor and materials) \$ 31,270.00 /Yr
(if both topdressings are performed - **do not include in Grand Total**)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

365 CY Large Pine Bark Mulch per specs for the first top-dressing at \$ 59.00 /CY
(app. October)

And

165 CY Large Pine Bark Mulch per specs for the second top-dressing at \$ 59.00 /CY
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 500 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.00 /annual

\$ 1,000.00 /rotation

\$ 4,000.00 Yr (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 164,564.75 /Yr

FIRST ANNUAL RENEWAL \$ 164,564.75 /Yr

SECOND ANNUAL RENEWAL \$ 169,501.68 /Yr

[Signature Page to Follow]

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this 7th day of December, 2022

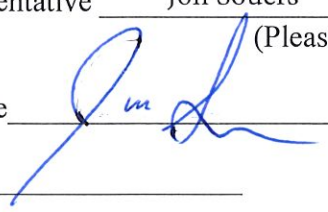
Contractor/Firm Name Yellowstone Landscape

Firm Address 30319 Commerce Dr.

City/State/Zip Land O Lakes, FL 33576

Phone Number 813-223-6999 Fax Number N/A

Name and Title of Representative Jon Souers
(Please Print)

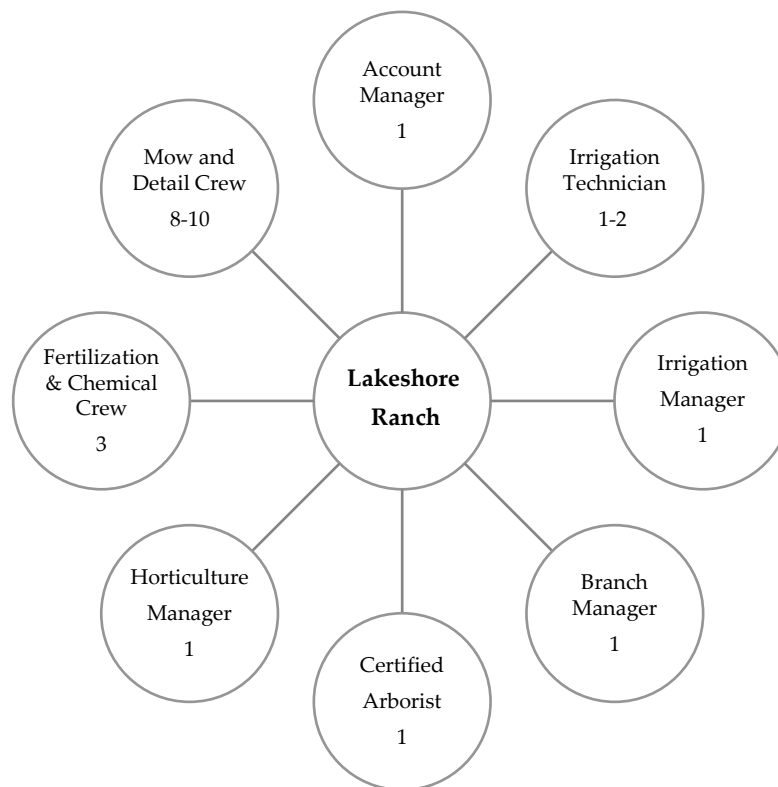
Representative's Signature 

Date 12-7-2022

Staffing & Operations



Staffing Summary



Account Manager:

The Account Manager represents the vital link between Yellowstone Landscape and your property. In that capacity, he arranges, schedules and directs daily delivery of services in accordance with the performance specifications for your property. The primary responsibilities outlined below are carried out in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Account Manager reports directly to the Branch Manager and works closely with support service managers (Fertilization & Spray, Irrigation) in fulfillment of his regular duties.

Responsible for:

- ✓ Planning, Scheduling and Implementation of Field Operations Activities
- ✓ Client Relations and Service
- ✓ Budgeting and Cost Tracking
- ✓ Quality Control
- ✓ Safety
- ✓ Training
- ✓ Employee Evaluation and Development
- ✓ Sustainable Practices

Staffing Summary



Mow and Detail Crew:

The Mow and Detail Crew consists of a team of experienced landscape and maintenance professionals. Their focus will be on maintaining the property with our commercial equipment in accordance with the specifications of the contract. They will fulfill all of the obligations set forth and directed by the Account Manager. The mow and detail crew will be on site to meet those obligations each week.

Irrigation Technician:

The Irrigation Technician oversees all irrigation practices including timers, valves, sprayers and piping. Once per month (unless otherwise noted in the contract specifications), the Irrigation Technician will walk through each zone and assure all irrigation functions work properly. Small adjustments will be made in order to assure water conservation and proper watering techniques. Any major irrigation problems will be expressed and appropriated according to the process defined by Account Manager.

Horticulture Manager (State Licensed Pesticide Contractor):

This contractor will treat each building with EPA approved pesticides in accordance with best management practices and will be over-seen/managed through our assigned Account Manager.

Certified Arborist:

We have a certified arborist on staff that will be utilized for special tree needs from large take downs to pruning, fertilization, and pest/disease control.

Branch Manager Oversight:

The Branch Manager is responsible for Yellowstone Landscape's landscape installation and management operations and personnel within the area. The primary responsibilities outlined below are carried out in accordance with the strategic plan and in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Branch Manager reports directly to the Regional Vice President, and works closely with Business Development Department, Purchasing Agents, other Division Managers, and Office Management in fulfillment of his/her regular duties.

Responsible for:

- ✓ Planning, Scheduling and Implementation of Field Operations
- ✓ All Landscape Management Practices
- ✓ All Landscape Construction Practices
- ✓ Client Relations and Service
- ✓ Quality Control
- ✓ Safety
- ✓ Training



Statement of Corporate Stability

Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 3500 clients from 37 local branch operations facilities across 8 states in the South and Southwest. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$427,000,000 in 2021. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$50 million, with bonding capacity up to \$40 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:

Kyle Blummer
Antares Capital, LP
Chicago, IL 60661
P: 312-638-4042

Management & Supervisor Personnel



Principal Officers



Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the South and Southwest United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Tim Portland has served as *Chief Executive Officer* of Yellowstone Landscape since 2012. Prior to joining Yellowstone, Mr. Portland was the CEO of United Subcontractors, one of largest installers of insulation and other building products in the country. Over his ten year career at Scotts Miracle-Gro, he led several lines of Scotts' businesses. For five years before joining Scotts, Mr. Portland was a management consultant with McKinsey and Company. He has an MBA from the University of Virginia's Darden Business School, and an undergraduate degree from Dartmouth College.



Elise Johnson has been Yellowstone Landscape's *Vice President of Human Resources* since joining the company in 2010. She earned her bachelor's degree from Dickinson College, before completing a Master's Program at Rutgers, The State University of New Jersey. Before joining Yellowstone, Ms. Johnson held similar positions at investment firms in New York and New Jersey. As Vice President of Human Resources, Ms. Johnson and her staff's responsibilities include recruiting, employee retention, training, and compliance.



James Herth is Yellowstone Landscape's *Vice President of Business Development*, a position he accepted in 2014, after joining the company in 2011 as Branch Manager in the Jacksonville branch location. Mr. Herth is responsible for the growth and development of the company, overseeing the Business Development team. A twenty-year industry veteran, Mr. Herth is a licensed Arborist and holds a bachelor's degree from Siena Heights University.

Local Leadership Team



Your local Yellowstone Landscape Tampa service team is dedicated to serving all your landscape needs. We're proud to care for properties across the area. Here is a brief summary of the experience that selected members of our local leadership team bring to your property.



Brian Mahar, *Branch Manager*: 17 years' experience in Landscape Maintenance. I hold numerous certificates in fertilization and pesticides, including my BMP License. Prior to Yellowstone landscape I performed residential fertilization & pest control. Servicing and managing over two hundred properties. I have been with Yellowstone for 13 years and I enjoy providing landscape solutions and education to our clients.



Josiah Ball, *Irrigation Manager*: 17 years' experience in the Environmental and Landscaping Industry with the last 8 years focused on Irrigation. Previously managing irrigation for more than 200 properties in Austin, Texas, I transferred to the Tampa Branch of Yellowstone Landscape and have been with Yellowstone Landscape for 7 years. I enjoy taking pride in our properties and managing a great team of Irrigation Technicians to maintain a high level of turf and plant health for our properties.



Kevin Oliva, *Horticulture Manager*: 25 years' experience in Horticulture. Began in 1995 with responsibilities for outside lawn and ornamental applications, and inside GHP services. I received my state CPCO license in 2004, and served as operations manager with another local firm before joining Yellowstone Landscape in 2007. I develop and head our Tampa branch's horticulture department and volunteer as a landscape advisory committee member for the Hillsborough County UF-IFAS Extension center. My licenses include: Fl. State CPCO license, State BMP license, Urban fertilizer ID, OSHA Hazardous materials operation/level II certificate. I enjoy working outside, and I take pride in working within the horticulture field at Yellowstone.



Christiaan Van Helden, *Account Manager*: Military Veteran, 20yrs Experience in Maintenance & Installation. I have worked across the U.S. from owner to corporate positions. I joined the Yellowstone Team December 2021. I have worked from the bottom up. I am skilled in maintenance & sales. I agree with the beliefs Yellowstone has incorporated into the company for everyone to follow. I enjoy solving landscape issues & designing new landscape.



2022 Hurricane Plan

Yellowstone would like to inform you of our emergency Hurricane response plans for this year.

- **PRE-HURRICANE PREP**

- Several days before a hurricane is scheduled to hit our area, Yellowstone Landscape will make sure we have the proper equipment and supplies in inventory.
 - Chainsaws (chains, oil, fuel, PPE buckets)
 - Generators
 - Fuel (all trucks filled and onsite fueling tanks full)
 - Debris storage area emptied / cleaned
 - Tree stakes / Tree Straps / Binding materials
 - Place large machinery rentals on hold
 - Place dumpster rentals on hold
 - Small items / tools
- Reach out to other Yellowstone branches and establish a plan for support in the case of a major hurricane.
- Establish a plan of contact in the case that cell service is not available.
- Map out areas where debris can be piled until it can be hauled off site if necessary. This will also help expedite clearing of roadways.
- Shut down irrigation pump stations.

- **POST HURRICANE PLAN**

- **PHASE 1 - ASSESSMENT**
 - As soon as it is safe to be out on the road, we will dispatch assessment team to determine high priority areas and an initial plan of attack based on assessment. It is our goal to have your community back in order within

48 hours or sooner. Any debris blocking ingress and egress will be addressed immediately during this assessment time.

○ **PHASE 2 – INGRESS / EGRESS CLEAN-UP**

- Once the assessment of the property is complete, a crew will immediately be dispatched to your property. During this period of clean up, Yellowstone will trade Hurricane clean up services for the regularly scheduled maintenance services of the property. (If we encounter a low-grade hurricane, typically we are able to change out services with no additional charges) Once the dedicated onsite crew is able to resume their normal daily maintenance services, a fee structure will then take effect for any additional clean up.

Any additional help needed from the branch or surrounding branches will be on call based on severity of storm.

(Branches in Palm Beach, Port St Lucie, Orlando, Daytona, Bradenton, Bunnell, Jacksonville). The primarily focus will be on clearing roadways and eliminating any dangerous situations. At this point, only the necessary debris will be removed and/or taken to pre-approved on-site staging areas. The main goal here is to allow access to the property.

○ **PHASE 3 – CLEAN-UP / DEBRIS REMOVAL**

- Phase 3 will focus on the continued clean-up of the common area property. Yellowstone will begin removing the debris and begin staking any trees during this phase of the clean-up. This phase will take the longest and will culminate with the removal of stumps, repairs to irrigation systems and dealing with any final aesthetic issues. A dedicated Hurricane Clean-up crew (size will be based on severity of storm) will be utilized onsite when normal maintenance crew resumes their contractual duties.

Experience & References



Reference Listing



Project Name	Longleaf
Contact Information	Heather Dilley 813.873.7300 \$251,000 July 2016 to Present

Project Name	K-Bar Ranch II
Contact Information	Betty Valenti 813.393.1314 \$450,000 April 2018 to Present

Project Name	Verandahs
Contact Information	Lynn Hayes
	813.994.1001
	\$110,000
	July 2014 to Present

Project Name	Magnolia Park
Contact Information	Christopher Cleveland 321.263.0132 x. 729 \$180,000 June 2008 to Present

Project Name	Park Place
Contact Information	Angie Grunwald 813.873.7300 \$218,000 February 2019 to Present

Insurance





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2023

4/12/2022

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

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

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL: ADDRESS:	FAX (A/C, No):
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Safety National Casualty Corporation		15105
INSURER B: ACE Property & Casualty Insurance Co		20699
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110	
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COVERAGES Main NI COI's **CERTIFICATE NUMBER:** 18415711 **REVISION NUMBER:** XXXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide&Herbicide <input checked="" type="checkbox"/> SIR: \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	N	N	GL6676218	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	CA6676217	4/1/2022	4/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	N	N	XOOG72569647	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	LDS4066360	4/1/2022	4/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

CERTIFICATE HOLDER**CANCELLATION** See Attachments

18415711
Evidence of Coverage

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

AUTHORIZED REPRESENTATIVE

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Narrative Approach to Services



Narrative Description To Approach Of Services



The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

I. LANDSCAPE MAINTENANCE PROGRAM

A. Turfgrass Specifications

1. Mowing

- a. Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance. Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- b. Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- c. Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- d. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

2. Edging & Trimming

- a. **Yellowstone Landscape** will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- b. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
- c. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- d. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
- e. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- f. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.

Scope of Services Summary



3. Debris Removal

- a. Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- b. Landscape debris generated on the property during landscape maintenance is the sole responsibility of **Yellowstone Landscape**, and will be removed no additional expense to the **Client**.

4. Fertilizer

- a. Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements. Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions.
- b. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

5. Insect, Disease, and Weed Control

- a. Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of **Yellowstone Landscape**.
- b. All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- c. **Yellowstone Landscape** must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- d. Access to a water source on the Client's property must be provided for use in spray applications.

B. Plant Material Specifications

1. Shrubs

- a. All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- b. Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- c. Clippings are to be removed by **Yellowstone Landscape** following pruning.

Scope of Services Summary



2. Tree Maintenance

- a. Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- b. Palm Trees will have only brown or broken fronds removed at time of pruning.
- c. **Yellowstone Landscape** will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

3. Edging and Trimming

- a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- b. "Weedeating" type edging will not be used around trees.

4. Insect, Disease and Weed Control

- a. Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, **Yellowstone Landscape** will offer suggestions regarding the best course of action.
- b. Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- c. **Yellowstone Landscape** will maintain a log listing all applications and will have MSDS sheets available for each product used on the **Client's** property.
- d. The **Client** must provide access to a suitable water source on their property for use by **Yellowstone Landscape** in spray applications.

5. Fertilization

- a. Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- b. Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- c. Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

C. Irrigation System Specifications

- 1. Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.

Scope of Services Summary



2. Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
3. Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
4. **Yellowstone Landscape** will promptly inform the client of any system malfunction or deficiencies.
5. Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client's approval and billed accordingly. Any damage caused by **Yellowstone Landscape** personnel shall be repaired promptly at no cost to the **Client**. In the event that a problem arises to the system that could result in additional damage occurring or threat to safety, **Yellowstone Landscape** will immediately make the necessary repairs and then contact the Client.

D. Annual Flower Specifications

1. Annual flowers will be changed with selected standard varieties best suited to the seasonal and environmental conditions at the ideal spacing for the plant varieties chosen.
2. Fungicides and insecticides will be applied as needed to maintain healthy planting beds.
3. Annual flower beds will be serviced to remove flowers that are fading or dead ("deadheading") to prolong blooming time and to improve the general appearance of the plant.
4. All soils are to be roto-tilled after removing and prior to installing new flowers.
5. "Flower Saver Plus®" (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change. Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

E. Mulch

1. Mulch will be replenished in accordance with the terms and specifications set forth in the landscape maintenance agreement.

II. ADDITIONAL SERVICES

- A. **Yellowstone Landscape** will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the **Client**.

Scope of Services Summary



III. YELLOWSTONE LANDSCAPE PERSONNEL

- A. **Yellowstone Landscape** will provide all labor, transportation and supervision necessary to perform the work described herein.
- B. Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- C. Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- D. **Yellowstone Landscape** recognizes that its personnel are representatives of the **Client** while on the **Client's** property and, as such, will conduct themselves in an efficient, well-mannered, well-groomed and workman-like manner at all times.
- E. Any damage caused by **Yellowstone Landscape** personnel will be repaired promptly at no cost to the **Client**.
- F. **Yellowstone Landscape** may utilize qualified subcontractors at any time during the agreement period and will be responsible for managing the quality of their services.
- G. All work performed by **Yellowstone Landscape** will be coordinated with the **Client** to minimize disruption and to maximize safety to people and vehicular traffic on the property.

IV. YELLOWSTONE LANDSCAPE VEHICLES AND EQUIPMENT

- A. **Yellowstone Landscape** service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- B. All **Yellowstone Landscape** vehicles must operate in a safe and courteous manner while on the **Client's** property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- C. All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- D. Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

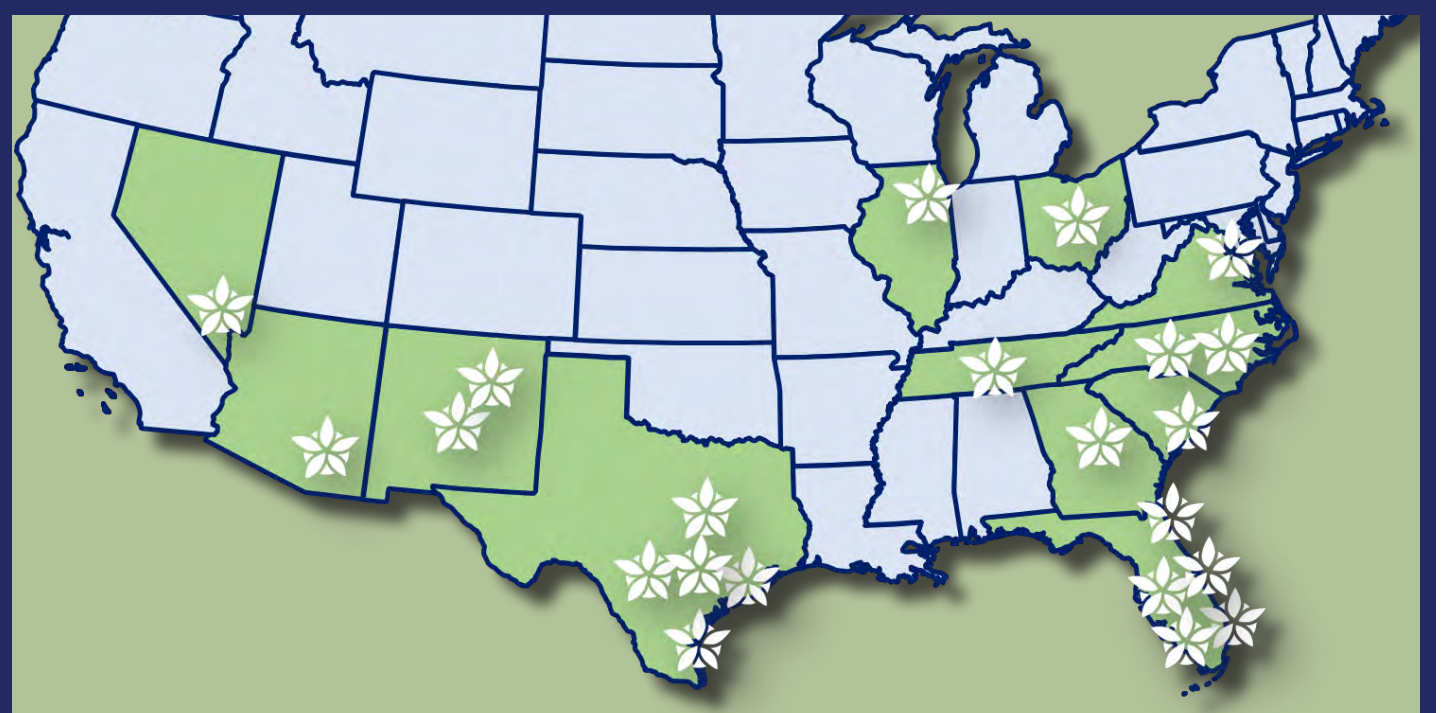
V. ADDITIONAL PROVISIONS

- A. Property inspections will be conducted regularly by an authorized **Yellowstone Landscape** representative. **Yellowstone Landscape** will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- B. **Yellowstone Landscape** will provide the **Client** with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

About Us



Trusted by Clients Across the Country



Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.

These local operating teams are supported by the collective strength of a national leader in commercial landscaping services.

And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. Just do what's right.

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the trusted commercial landscaping partner of choice to our valued clients across the country.

Building Lasting Partnerships



Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose to continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a **lifetime commitment** that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to **continuing our tradition of award-winning service** as we build new relationships with clients across the United States.

Proud to Serve Tampa



Excellence in Commercial Landscaping for Your Tampa Area Properties

Yellowstone Landscape is proud to serve Tampa's commercial landscaping needs from our local branch location. With **more than 100 local employees**, we're one of the leading commercial landscape service firms in Tampa and the surrounding areas.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area's most beautiful homeowner associations, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail centers.

Our service teams are ready to provide you with **Tampa's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

Services for Homeowner Associations



Our comprehensive landscape services for Homeowner Associations are designed to **create beautiful and healthy environments** and enhance the quality of life your residents experience in their community.

Professional Landscape Maintenance of your entryways, common areas, streetscapes, and amenity areas is essential for **creating the right image for your community** and protecting the value of your residents' investments in their homes.

Caring for your community's landscape is likely to be among the largest expenses in your association's annual budget. With the help of the

right landscape service partner, your community will see the value of their investment with every service visit and enjoy all the benefits a well maintained landscape can bring.

Key benefits of a professionally maintained landscape include:

- An Average Increase of 12% in the Value of Your Residents' Homes
- Creating a Sense of Pride in the Community
- Extended Lifespan of Your Community's Landscape Materials and Feature Areas
- Demonstrating Visible Results for Your Residents' Investment in Professional Property Management Services

Landscape Maintenance



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

Irrigation Installation & Management



There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources**. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system**.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Tree Care Services



Your trees add beauty and value to your property. In the case of mature trees, they are **an absolutely irreplaceable asset**. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists**, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management

Landscape Design



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer Landscape Design as a **complimentary service** to current Landscape Maintenance clients when we install your landscape enhancement.

Seasonal Color Installations



If you want to make a big impact and create **dramatic curb appeal** for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will “**bring the wow**” to **your entrances and feature areas** with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a **custom design proposal tailored to your preferences**, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the

previous rotation’s plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with **tighter spacing to create more vibrant color and instant impact**. As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

Regular maintenance of your seasonal color installation during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants’ watering requirements are being met.

Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Rockstar BMX Park; Houston, Texas; 2020
Old Palm; Palm Beach Gardens, Florida; 2019
The Peninsula; Charlotte, North Carolina; 2019
Emory Johns Creek Hospital; Atlanta, GA; 2019
Del Webb Lake Oconee; Greensboro, Georgia; 2018
Mesa Del Sol; Albuquerque, New Mexico; 2018
Hermann Park; Houston, Texas; 2017
Walton Riverwood; Atlanta, Georgia; 2017
Swan and Dolphin Resort; Orlando, Florida; 2016
Cane Island Amenity Village; Houston, Texas; 2016

Tradition; Port St Lucie, Florida; 2015
Rob Fleming Park; The Woodlands, Texas; 2014
AAA Headquarters; Orlando, Florida; 2013
Technology Park Atlanta; Atlanta, Georgia; 2013
Boeing 787 Facility; Charleston, South Carolina; 2012
Waldorf Astoria Resort; Orlando, Florida; 2012
Grand Haven; Palm Coast, Florida; 2011
Fleming Island Plantation; Jacksonville, Florida; 2010
Hammock Beach Resort; Palm Coast, Florida; 2008
Reunion Resort & Club; Orlando, Florida; 2007

Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a **safe, healthy work environment**, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to **behave professionally and remain alert** to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

Our Fleet Vehicles and Equipment



Yellowstone Landscape takes great pride in the maintenance our fleet vehicles and the specialized service equipment and tools we use. Our branch locations employ dedicated mechanics, experienced in working with the equipment we use. Their sole responsibility to keep our fleet and equipment in good working order, many times working overnight to keep equipment in service during the day.

We know how important it is that our service teams have the tools they need to get their jobs done. That's why we strive to keep all our vehicles and equipment in good repair, appearance, and in sanitary clean condition at all times.

All vehicles are appropriately registered and insured, clearly marked with our company identification, regularly inspected for safety and cleanliness, and only operated by licensed, approved drivers.

Our Company Owned Fleet Vehicle and Equipment Listing Includes:

- Over 800 Trucks, Vans and Utility Vehicles
- Wide Area Mowing Tractors
- Tree Care Trucks with Trailer Chippers
- Assorted Heavy Duty Caterpillar Equipment
- Motorized Work Carts
- Open Bed and Enclosed Trailers
- Motorized Edgers and Trimmers

Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

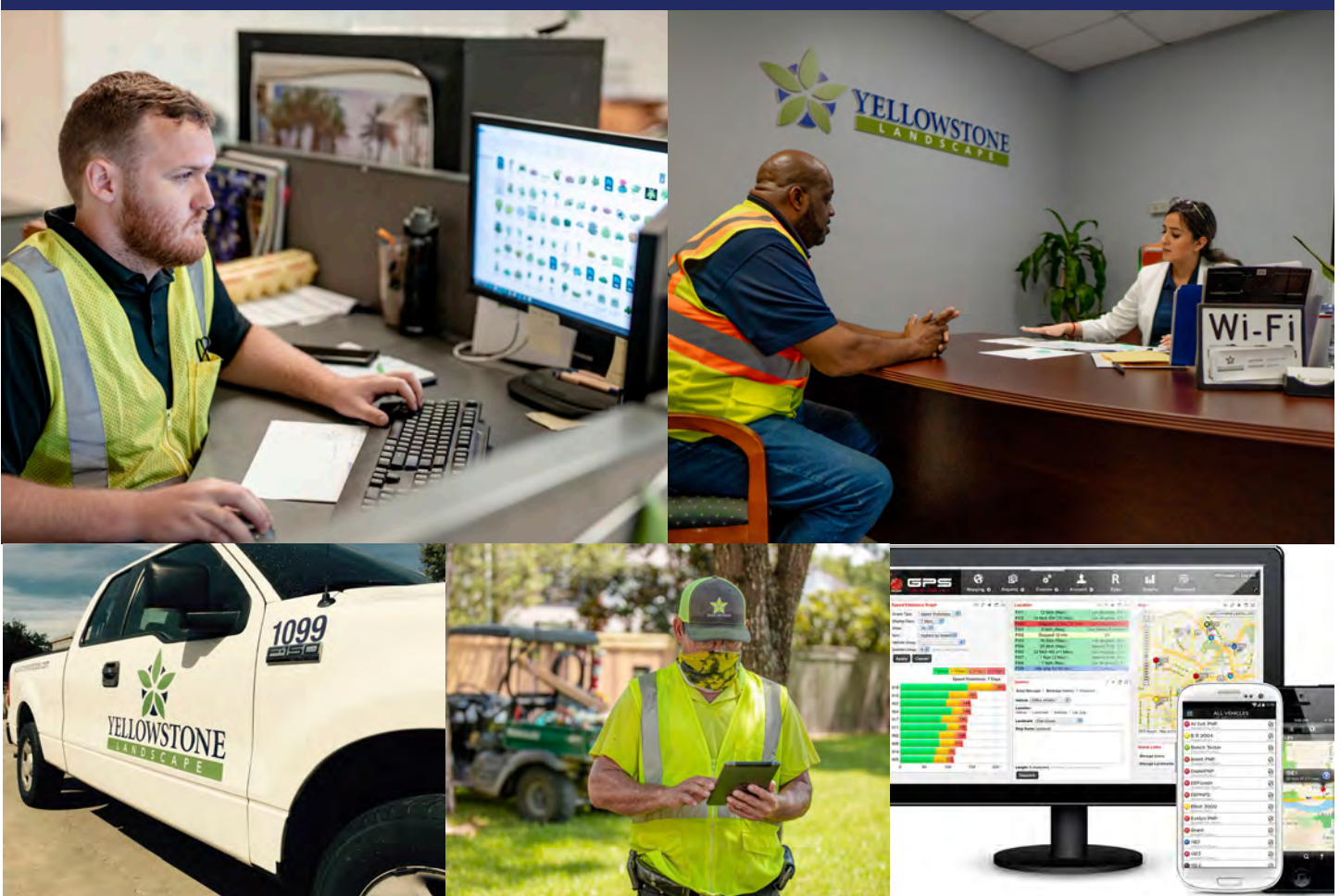
Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

Our Technology at Work for You



Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing **smart phones** to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape **fleet vehicles** are equipped with **GPS tracking devices**, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at **greater than 99% accuracy**. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.

Licenses & Certifications



Licenses & Certifications



State of



Florida

Department of Agriculture and Consumer Services
Bureau of Entomology and Pest Control

CERTIFIED PEST CONTROL OPERATOR

Number: JF124606

KEVIN PAUL OLIVA

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn & Ornamental

*in conformity with an Act of the Legislature of the State of Florida regulating the
practice of Pest Control and imposing penalties for violations.*



Charles H. Bronson

Charles H. Bronson
Commissioner of Agriculture

*In Testimony Whereof, Witness this
signature at Tallahassee, Florida on April 7, 2004*

Walter Hays
Chief Bureau of Entomology and Pest Control

Licenses & Certifications



Our People. Your Partner.



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 1800 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.