



Rizzetta & Company

Paseo Community Development District

**Board of Supervisors' Meeting
June 26, 2024**

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913

www.paseocdd.org

PASEO COMMUNITY DEVELOPMENT DISTRICT

Paseo Village Centre – Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912

Board of Supervisors	Dave Cabell Debra Johnson Kent Gammon R. Chris Shimer Ian Noy	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Carl Barraco	Barraco and Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

PASEO COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.paseocdd.org

June 18, 2024

Board of Supervisors
**Paseo Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, June 26, 2024, at 10:00 a.m.** at the Paseo Village Center Theater, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Services
Review of June 10, 2024 Landscape Inspection Report..... Tab 1
 - B. Landscape Liaison
 - C. Condo Assoc. Liaison
 - D. Master Assoc. Liaison
 - E. Chairman
 - F. District Engineer
 - G. District Counsel
 - H. District Coordinator
- 4. BUSINESS ITEMS**
 - A. Consideration of Security Services Proposals..... Tab 2
 1. Domestic Protection Services
 2. Interlock Security Group
 3. RAMCO Protective
 - B. Consideration of Proposals for New Gatehouse Security
Cameras..... Tab 3
 1. CounterStrike
 2. Integrated Fire and Security Solutions
 - C. Consideration of Spectrum Nightscapes Landscape
Lighting Proposals..... Tab 4
 - D. Discussion Regarding Street Light/Sign Post Refurbishment
Project Phasing
 1. Consideration of Elite Painting and Designs
Proposal for Post Refurbishment..... Tab 5
 - E. Discussion Regarding Additional Pet Waste Stations Tab 6

5. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 08, 2024 Tab 7
- B. Ratification of the Operations and Maintenance Expenditures for the Months of April and May 2024..... Tab 8

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Sincerely,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

PASEO

LANDSCAPE INSPECTION REPORT



June 10th, 2024
Rizzetta & Company
John Fowler– Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

General Updates, Recent & Upcoming Maintenance Events, Important Notices:

- ☐ Rain projected to start soon after this inspection.
- ☐ Every week mowing has started..

The following are action items for Pinnacle Landscapes to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and **bold, underlined black** indicates an update or question for the BOS.

Zone 1 Penzance, Guardhouse & Paseo Grande

Zone 2 Condos, west of Paseo Grande,

Zone 3 Condos, east of Paseo Grande

Zone 4 Rosalinda, Provencia, Mercado & Sarita (includes Bibiana to Emilia and Javiera to Nalda)

Zone 5 Paseo Drive (starting at Paseo Grande and including bridge)

Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

1. **Remove dead hanging palm fronds and fruiting structures in the Bismarks, Pygmy Dates, and Medjools on Penzance Blvd. at the Palomino intersection.**
2. Diagnose and treat the Crinum Lilies that are being eaten by insects in the bed on Penzance Blvd. just West of Palomino.
3. Investigate the decline in a couple Oak trees on the ROW of Penzance from Palomino to Musket Ln. Report your findings. (Pic. 3>)
4. **Remove any dead Coconut Palm and Foxtail fronds and fruiting structures on Penzance Blvd. ROW.**
5. **Check the irrigation for coverage and time on Penzance Blvd. ROW in the turf at the end of the first bed on the East end to Musket Ln. There are lots of brown areas.**
6. Treat weeds in the beds along Penzance ROW between Palomino and Paseo Grande Blvd.
7. Noting a dead stalk in a Fishtail Palm cluster that needs to be remove on Penzance Blvd. ROW close to Musket Ln.



Zone 1

8. Treat weeds in the beds on Penzance ROW West of Paseo Grande Blvd. Losing some of the bed edging since last inspection. (Pic. 8)



9. Remove dead fronds and fruiting structures out of the Pygmy Date Palms on Penzance Blvd. ROW. Most notable the West end of the property.
10. Flush cut a dead Fishtail Palm stalk just West of Flintlock Ln. on Penzance Blvd.
11. Schedule a pruning event for the Jasmine and Firebush along Penzance Blvd.
12. Noting a Foxtail palm has had its heart snap off the trunk of the tree and is lying in the turf on Penzance Blvd. West of Paseo Grande Blvd. Will need a proposal to flush cut and remove. (Pic. 12)



13. Cardboard Palms volunteers need to be removed from multiple different shrub species in the median island of Paseo Grande Blvd. from Penzance to the guard gate.

14. Noting the 'Petit' Ixora not thriving in the median island of Paseo Grande Blvd. from Penzance to the guard gate.

15. Remove any dead material in the Bromeliads in the entrance island on Paseo Grande Blvd. from Penzance to the guard gate.

16. Remove Cardboard Palms growing up within the Juniper in the entrance median island on Paseo Grande Blvd. off Penzance.

17. Treat sedge in the turf in the median island of Paseo Grande Blvd. between Penzance Blvd. and the guard gate.

18. Remove vines off the Ixora in the median bed shared with the guard house. (Pic. 18)



19. Diagnose and treat a declining Ligustrum tree in the median directly North of the guard house on Paseo Grande Blvd.

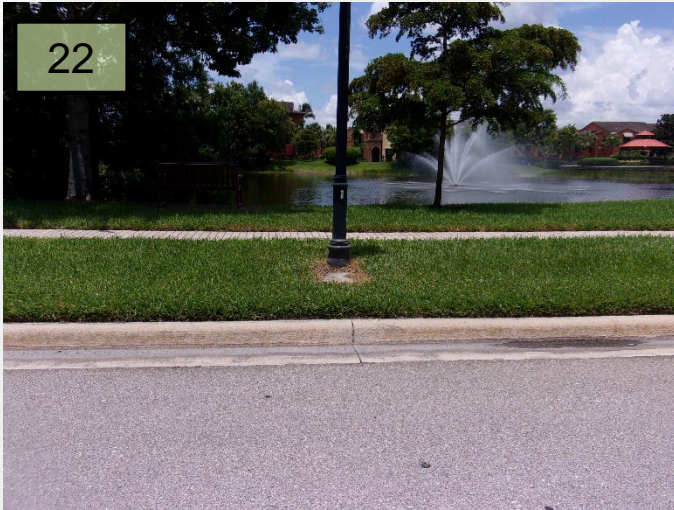
20. Need to separate plant species along the sidewalk of Herminia St. between Paseo Grande East and West.

21. Treat sedge in the Zoysia turf on Herminia St. between Paseo Grande Blvd. East and West.



Zone 1

22. Noting turf was treated around light pole boxes but now dead material needs to be removed. This one is light pole #95. (Pic. 22)



23. Noting paver weeds are starting to grow back in the parking spots along Paseo Grande Blvd. Asking if there is a chemical that can be treated as a preemergence with nonselective herbicide to help suppress?

24. Noting Foxtail Palm is chlorotic across the street and between light pole #95 and #96 on Paseo Grande Blvd.

25. Schedule a pruning event to lightly shape the Firebush at each gazebo area on Paseo Grande Blvd.

26. Schedule a pruning event for the Podocarpus and Arboricola at the Southeast gazebo and remove any large weeds growing within them.

27. Diagnose and treat dead areas of turf that needs to fill in at the Southeast gazebo.

28. Remove dead fruiting structures in the Bird of Paradise at the Southeast gazebo.

29. Noting several dead fronds in the Foxtail Palms that need to be removed on Paseo Grande Blvd. ROWs.

30. Remove sucker growth off the base of the Shade Lady tree behind light pole #99.

31. Diagnose and treat turf at light pole #99 on Paseo Grande Blvd. May be chinch bugs or irrigation coverage issues.

32. Investigate the tree behind light pole #100 on Paseo Grande with dead leaves starting to show. Report your findings.

33. Treat weeds in the bed at the East roundabout of Paseo Grande Blvd.

34. Diagnose and treat turf at the East roundabout of Paseo Grande Blvd. Possible chinch bugs or irrigation coverage.

35. The aluminum fence has been repaired at the Northeast gazebo and am recommending repairing the turf at light pole #104.

36. Need to detail Northeast gazebo area by pruning shrubs and removing large weeds growing up within them.

37. Schedule a pruning event for the shrubs at the electrical boxes at the Javiera Way and Paseo Grande Blvd. intersection.

38. Schedule a pruning event for the shrubs on Paseo Grande Blvd. just East of Paseo Dr.

39. Check irrigation coverage and time for the turf between Javiera Way and Paseo Dr. There are large areas of drought stress. (Pic. 39)



Zone 1

40. Check irrigation coverage and time at the corner of Javiera Way and Paseo Grande Blvd. intersection where there is declining turf.

41. Remove weeds growing in the Firebush on Eastside beds on Paseo Grande Blvd. just before Paseo Dr.

42. Remove a Firebush growing up in the Arboricola at the dumpster area on Paseo Grande Blvd. (Pic. 42)



43. Schedule a pruning event for the Firebush under the Ligustrum tree at the dumpster area on Paseo Grande Blvd.

44. Remove Mexican Petunia growing in the Arboricola just West of the dumpster area on Paseo Grande Blvd.

45. Raise Oak canopy that is encroaching onto the light pole #47 on Paseo Grande Blvd.

46. Diagnose and treat the turf at light pole #56 in decline. Possible chinch bug issues or irrigation coverage.

47. Remove sucker growth off the trunks of the Shady Lady trees on Paseo Grande Blvd. ROWs. One spot is between light pole #68 and #69.

48. Detail the shrubs at the Northwest gazebo including removing large weeds growing up in the shrubs. Also, remove a Magnolia tree trying to grow up. May want to transplant elsewhere. (Pic. 48)



49. Diagnose and treat declining turf that needs to fill in at the Northwest gazebo.

50. Diagnose and treat the declining turf at the Southwest gazebo including an area next to it behind light pole #85. (Pic. 50)



51. Detail the shrubs at the Southwest gazebo including removing large weeds growing up within them.



Zone 2

1. Remove sucker growth off the base of the Shady Lady tree behind light pole #112 on Bibiana Way.
2. Remove any dead fronds and fruiting structures out of the Foxtail Palms in zone 2 in need.
3. Diagnose and treat turf between the paver sidewalk and the bed by light pole #131 on Bibiana Way.
4. Diagnose and treat the Foxtail Palm just East of light pole #132 on Bibiana Way that shows signs of Frizzle Top. (Pic. 4)

4



5. Remove a Cardboard Palm in the shrubs at the mailbox kiosk on Bibiana Way.
6. Treat weeds in tree ring beds on Bibiana Way.
7. Schedule pruning event for the shrubs around the electrical box at light pole #156 on Bibiana Way.
8. Check the trees next to light poles #159, #160, and 161 on Bibiana Way. Leaves are dying off. The one by light pole #160 is looking better.
9. Noting the tree removal project has not started as of this inspection for the South roads shared with Penzance.

10. Diagnose and treat the declining turf across the street from light pole #173 where may be possible irrigation coverage issues.
11. Diagnose and treat declining turf across the street from Delicia St. that may be possible irrigation coverage issues.
12. Treat crack weeds in the pavers starting to show throughout zone 2.
13. Noting that some of the concerned Foxtail Palms in zone 2 are flushing out new green fronds indicating fertilizer program working.

14. Diagnose and treat declining turf at light pole #223 that may be possible irrigation coverage issues.
15. Diagnose and treat declining turf across the street and between light pole #222 and #223 that may be possible irrigation coverage issues.

16. Diagnose and treat declining turf on corner of Adoncia and Delicia intersection that may be possible irrigation coverage issues. (Pic. 16)

16



17. Diagnose and treat declining turf on Southeast corner of Tulio and Herminia intersection that may be possible irrigation coverage issues.



Zone 2

18. Diagnose and treat declining turf at light pole #232 on Tulio that may be possible irrigation coverage issues.
19. Diagnose and treat the Foxtail Palm in decline on the corner of Adoncia and Esperanza. This has gotten worse since last inspection. Will this survive?
20. Also, asking about the Foxtail on Hermina that has been monitored and not improving at light pole #196. (Pic. 20)



Zone 3

1. There are a couple Oak trees that need the canopy lifted just South of Izarra Way on Palba Way.

2. Schedule a pruning event for the Coco Plum at the Palba Way mailbox kiosk area.

3. Diagnose and treat declining turf at Palba Way and Herminia St. intersection that may be irrigation coverage issues.

4. Dead leaves in the tree next to light pole #397 on Izarra Way.. (Pic. 4)



5. Diagnose and treat declining turf at light pole #279 that may be irrigation coverage issues.

6. Remove weeds at the mailbox kiosk bed on Izarra Way.

7. Foxtail Palm is not improving on the corner of Izarra and Nalda.

8. Pigeon Plum in decline by light pole #397 on Izarra Way. What is the status for the health of these?

9. Diagnose and treat declining turf at light pole #291 on Izarra Way that may be irrigation coverage issues.

10. Treat sedge in the turf on Nalda St. across the street from Liana.

11. The Foxtail Palm has died across the street from light pole #25 on Nalda St. (Pic. 11)



12. Check irrigation coverage and time by the lift station on Nalda St. where turf appears dry.

13. Diagnose and treat declining turf across the street from light pole #244 on Nalda St. that may be irrigation coverage issues.

14. Diagnose and treat declining turf at corner intersection of Nalda St. and Oliveria St. that may be irrigation coverage issues. (Pic. 14)



15. Turf needs to fill in on Melosia St. where irrigation seems to have been repaired at light pole #284 and #285.

16. Diagnose and treat area of declining turf next to the new bed created on Javiera Way.



Zone 3

17. Raise a tree canopy where a branch is almost touching the ground behind the newly created bed on Javiera Way. (Pic. 17)



18. There is a staking system no longer attached to a Shady Lady on Javiera Way across the street from light pole #40. Reinstall or remove if no longer necessary.



Zone 4

1. Remove any dead stalks in the Ti plants behind the entrance and exit monument of Sarita Ct.
2. Prune out fruiting structures in the Pygmy Date palms at the Mercado Ct. monuments.
3. Diagnose and treat declining turf in front of the entrance and exit side of Mercado Ct. and Paseo Grande Blvd. intersection. Most likely irrigation issue. (Pic. 3)



4. Remove a Cardboard Palm growing up within the Arboricola on exit side of Mercado Ct.
5. Schedule a pruning event for the Duranta at Mercado Ct. roundabout.
6. Treat grassy weeds in the Mercado Ct. roundabout bed.
7. Remove dead fronds and fruiting structures in the Paurotis Palms at Provencia roundabout.
8. Remove Mexican Petunia growing within the Arboricola at the Provencia roundabout.
9. Check irrigation time and coverage for drought stress areas of turf on Felisa Ct. roundabout median.
10. Clean out fruiting structures in the Paurotis Palms at Felisa Ct. roundabout.

11. Need to remove fruiting structures and vertical hanging fronds at Felisa Ct. median. (Pic. 11)



12. Diagnose and treat the Copperleaf at the Rosalinda roundabout where it appears to have insect damage.



Zone 5

1. Remove a dead hanging frond in the Medjool Palm at the Paseo Dr. and Paseo Grande Blvd. intersection.
2. Remove grassy weeds in the Arboricola on the East (entrance) side of Paseo Dr. just North of Paseo Grande Blvd. (Pic. 2)
9. Check irrigation time and coverage on Paseo Dr. across the street from Adelio Ln. where there is drought stress turf.
10. Treat weeds in beds on Paseo Dr. One example where it is bad is the bed at light pole #327.



3. It appears the Copperleaf is starting to recover just South of the bridge on the Westside. Need to tip prune dead out of top of recovering plants. Also, need to remove a couple dead ones that did not make it.
4. Remove dead stalks in Split Leaf Philodendron on West ROW of Paseo Dr. behind light pole #316.
5. Treat weeds in the Croton bed just North of the Paseo Dr. bridge on the East Row.
6. Schedule a pruning event to have plant delineation and proper tiering between Mexican Petunia, Gold Mound, and Firebush on Paseo Dr. ROW between the bridge and the lift station. (Pic. 6>)
7. Trim out seed pods in the Pygmy Date Palms on Paseo Dr. just after crossing over the bridge.
8. Remove seed pods in the Medjool Palm on the corner intersection of Paseo Dr. and Adelio Ln.
11. Diagnose and treat some declining Ornamental Grasses on Paseo Dr. between Adelio Ln. and Dario.
12. Treat crack weeds in the paver sidewalk along Paseo Dr. ROW.
13. Diagnose and treat some declining Croton on Paseo Dr. near Dario Way intersection.
14. Diagnose and treat declining turf on either side of the Paseo Dr. and Esteban Dr. intersection.
15. Remove a dead hanging frond on Paseo Dr. at the Esteban Dr. South intersection.
16. Straighten and restake the ornamental tree on Paseo Dr. between Esteban Dr. and Hildalgo Ct.
17. Remove vines growing on Arboricola shrubs behind light pole #356 on Paseo Dr.



Zone 5

18. Noting the recently installed Pitch Apple near Falisto Pl. are establishing nicely.
19. Treat Oleander on Paseo Dr. for insect damage on Paseo Dr. close to electrical box between Falisto Pl. and Renata Ct.
20. Check irrigation for time and coverage for drought stress turf on the backside of the Paseo Dr. roundabout.



Zone 6

1. Treat weeds in the bed at Adelio Ln. roundabout.
2. Clean dead fronds and seed pods out of the Paurotis Palms at Adelio Ln.
3. Schedule a tip pruning for the Bougainvillea at the Dario Way roundabout.
4. Remove seed pods in the Paurotis Palms at the Dario Way roundabout.
5. Treat broadleaf turf weeds and sedge in the turf on Dario Way.
6. Check irrigation coverage for dry area of turf on Adora Ct. roundabout. This was mentioned last report and has declined since then. (Pic. 6)



Zone 7

1. Remove the seed pods and dead fronds in the Paurotis Palms at Esteban Dr. North roundabout.
2. Check the irrigation for time and coverage for drought stress turf at Esteban Dr. North roundabout.
3. Check irrigation coverage and time for the backside of Macario Ct. roundabout.
4. Treat weeds in the Esteban Dr. South beds (Pic. 4)



Zone 8

1. Treat bed weeds at the Hidalgo Ct. roundabout.
2. Check the irrigation time and coverage on the corner of Hidalgo Ct. and Paseo Dr. where there is drought stress turf. (Pic. 2)



3. Check irrigation time and coverage for drought stress turf at Falisto Pl. roundabout.
4. Check irrigation time and coverage for drought stress turf at Renata Ct. roundabout.
5. Remove a dead hanging frond in the Bismark at Renata Ct. roundabout.

Proposals

1. Pinnacle to provide a to install turf next to the Northeast gazebo where an aluminum fence was repaired. (Pic. 1)



Tab 2

SECURITY SERVICES RFP - BID BREAKDOWN

	Hourly/Officer	Hourly/Captain	Weekly	Base Annual	Holiday Pay	Total Annual
Weiser (Current Vendor)	\$16.00	\$17.00	\$2,555.84	\$133,911.41	*	*
Domestic Protection Services	\$24.55	\$24.55	\$2,760.80	\$143,561.60	\$1,380.96	\$144,942.56
Interlock Security Group	\$25.26	\$27.00	\$2,898.72	\$150,733.40	Included	\$150,733.40
RAMCO Protective	\$26.87	\$35.82	\$3,367.17	\$175,092.54	\$2,149.25	\$177,241.79

* Overtime rates of 1.46 times the above is billed for six holidays and any additional coverage requested where overtime is incurred.

REQUEST FOR PROPOSAL
SECURITY SERVICES
FOR
PASEO COMMUNITY DEVELOPMENT DISTRICT

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**REQUEST FOR PROPOSALS
SECURITY SERVICES
PASEO COMMUNITY DEVELOPMENT DISTRICT
Fort Myers, Florida**

Notice is hereby given that the **Paseo Community Development District** (the "District") will accept proposals from qualified firms interested in providing Security Services for the Guardhouse at Paseo Community Development District as described below and in the project scope attached hereto as Exhibit "A".

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 scope 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 Paseo Community Development District, with verifiable references, (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 their own evaluation of the community, (vi) Proposer shall provide a price for one year commencing 60 days after proposal approval with an option for two (2) one (1) year renewals.

Firms desiring to submit proposals for this project must submit one (1) electronic copy via email to the District Coordinator, Kari Hardwick khardwick@rizzetta.com, Tuesday, April 30, 2024 at 3:00 pm. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on May 8, 2024 at 10:00 A.M.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Kari Hardwick at khardwick@rizzetta.com.

PASEO COMMUNITY DEVELOPMENT DISTRICT

SECURITY SERVICES

Instructions to Proposers

SECTION 1. DUE DATE: Electronic proposals will be received no later than by Tuesday, April 30, 2024 at 3:00 pm via email KHardwick@Rizzetta.com.

Proposals shall be submitted electronically only via email to KHardwick@Rizzetta.com.

Proposals will be considered at the next scheduled meeting of the Paseo Community Development District Board of Supervisors as referenced herein and a decision made as to the acceptance of a specific proposal or rejection of all proposals.

As referenced, the District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

The selection of the successful Proposer or rejection of all proposals will be made and announced at the Paseo Community Development District Board of Supervisors' Meeting on Wednesday, May 8, 2024.

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/her authority to do so.

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer will have the opportunity to, and is encouraged to visit the Paseo Community, located on Penzance Boulevard, north of Daniels Parkway in Fort Myers, Florida, by contacting Kari L. Hardwick, District Coordinator, at (239) 936-0913 or KHardwick@Rizzetta.com.

No additional compensation or relief from any obligations of the contract agreement will be granted because of lack of knowledge of the site or conditions.

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 and are applicable to community development district public roadways. The Proposer is also assumed to be familiar with the District's operating rules and procedures. 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 applicable 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 at the sole and absolute discretion of the District. 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 license and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Scope are to be directed in writing, via e-mail only, to Kari L. Hardwick at KHardwick@Rizzetta.com. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Request for Proposal. Answers to all questions will be provided to all proposers by e-mail. 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. 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 one hundred twenty (120) days.

SECTION 9. 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 scope 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 services to be provided and accompanying rates.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to another Proposer, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("Contractor") will execute a contract for a specified term. Upon expiration or termination of any existing contract for security and patrol services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all proposals. The District reserves the right to award by items, groups of items, or total proposal.

SECTION 11. INSURANCE. By submittal of a Proposal, all Proposers confirm the company's ability to meet the minimum insurance coverage requirements set forth below and provided herein.

General Liability Insurance: Limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.

Automobile Liability Insurance: Limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Workers Compensation Insurance: Limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.

In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees, and agents as additional insureds within five (5) 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 12. 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, reckless and/or willful misconduct as well as breach of contract.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 14. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. 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.
- B. Describe proposed staffing levels. Include information on current operations, administrative and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- C. At least 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.

D. A copy of its insurance certificate indicating the types of coverage and limits for general liability, property, umbrella, and automobile liability insurance, and worker's compensation insurance.

E. Completed copies of all other forms included within the Project Manual.

SECTION 15. NO PROTEST RIGHTS. Pursuant to the applicable Rules of the District and Section 190.033(3), *Florida Statutes*, contractual services, as proposed within this Request for Proposal, are not subject to competitive purchasing. Regardless of whether an advertisement or solicitation for Contractual services is identified as an Invitation to Bid, a Request for Proposal, an Invitation to Negotiate or a Competitive Solicitation, no rights or remedies under the District Rules, including but not limited to protest rights, are conferred on persons, firms or vendors proposing to provide contractual services to the District, as herein contemplated.

SECTION 16. EVALUATION OF PROPOSALS. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

SECTION 17. CHANGES/MODIFICATIONS. The District reserves the right to order changes in the scope of work and resulting contract. The successful Proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Proposer. Price adjustments will be based on the unit prices proposed by the Proposer in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 18. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black-out period, any attempt to influence the thinking of District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to contract negotiations or communications with staff not concerning this solicitation.

SECTION 19. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, insurance, overhead and profit. Proposers will not be allowed to make any substitutions during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

SECTION 20. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations.

References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

SECTION 21. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal.

SECTION 22. PUBLIC RECORDS. All proposals submitted are public records subject to production unless specifically exempt by Florida Statutes or additional applicable law.

**PASEO COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Domestic Protection Service LLC / A Partnership
 [Company Name] / A Corporation
 / A Subsidiary Corporation

2. Parent Company Name: Domestic Protection Service LLC

3. Parent Company Address:

Street Address 4100 Center Pointe Drive, Unit 110

P.O. Box (if any) _____

City Fort Myers State Florida Zip Code 33916

Telephone 239-245-7229 Fax no. _____

1st Contact Name Andrew Levine Title Managing Member/Owner

2nd Contact Name _____ Title _____

4. Proposer Company Address (if different):

Street Address _____

P. O. Box (if any) P.O. Box 61037

City Fort Myers State FL Zip Code 33906

Telephone _____ Fax no. _____

1st Contact Name Andrew Levine Title Managing Member/Owner

2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to the Paseo Community Development District.

Street Address 4100 Center Pointe Drive, Unit 110

City Fort Myers State FL Zip Code 33916

Telephone 239-245-7229 Fax No. _____

1st Contract Name _____ Title _____

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 10/12/2015 Charter No. _____

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 () 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 security and patrol services.

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

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. By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. 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 _____

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

11. 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. _____

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

N/A

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

14. List three (3) current clients including contact persons and telephone numbers as well as their length of service:

Legends Golf and Country Club- Ranae Frazier General Manager- 239-561-8740 - providing access control since November of 2019

Gateway Greens- Walter Rosario Access Control Manager- 239-406-1692 - providing access control and roving patrol since May of 2021

The Place at Corkscrew- Patricia Baker General Manager- 239-317-2414 - providing access control and roving patrol since March of 2023

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

Hope Hospice- Mike Vigil General Maintenance Manager- 239-478-7795 - Chapters Health System bought out Hope Hospice and no longer needed security

The Stratford of Pelican Bay- Donka Mareva Manager- 239-597-3501 - Were contracted for an extended firewatch and after fixing the fire panel, the building no longer needed our services.

Iona Ranch- David Marger Manager- 727-742-4554 - Property no longer needed our services after FEMA (Hurricane Ian) stopped their funding

16. 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.
17. 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.
18. Key Personnel: Describe experience of the principal individuals (Supervisors etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

Andrew Levine	Managing Member	
Name	Position	
Business Development and Management	5 Years	5 Years
Type of Work	Yrs. Exp.	Yrs. With Firm
Mark Laninga	Operations Manager	
Name	Position	
Ensuring Operational Efficiency	2 Years	3 Years
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 Paseo Community Development District or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Paseo Community Development District should consider the Proposer for award of the contract for Security Services including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Domestic Protection Service
Name of Proposer

By: [Signature]
Andrew Levine Managing Member
[Type Name and Title of Person Signing]

This 16th day of April, 2024.

(Corporate Seal)

Sworn to before me this 16th day of April, 2024.

[Signature] 08-28-2024
(Seal) Notary Public/Expiration Date



END

CORPORATE OFFICERS

Company Name Domestic Protection Service LLC Date 04/12/24

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
Andrew Levine	Managing Member	Business Development and Operations	Fort Myers, Florida
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of _____

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 _____, 20__.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____

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 _____, 20__.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of Florida

ss:

County of Lee

Andrew Levine
(title) Managing member
of the Domestic Prostate Service

(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.

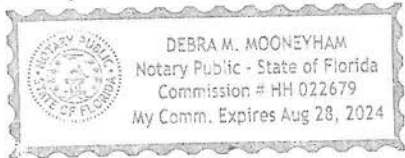
[Signature]
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 16th day of April, 2024.

[Signature] 08-28-2024
Notary Public/Expiration Date.

(SEAL)



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

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

1. This sworn statement is submitted to Paseo Community Development District.

2. This sworn statement is submitted by Domesone Probation Service
[Print Name of Entity Submitting Sworn
Statement] whose business address is 4100 Center Pointe Drive, unit 110, Fort Myers, FL 33916
and (if applicable) its Federal Employer Identification Number (FEIN) is 47-5305876

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Andrew Levine and my relationship to the entity named above is Managing member

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

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

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

1. A predecessor or successor of a person convicted of a public entity crime; or,
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a

joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

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

[Signature]
Date: 4/16/24

STATE OF Florida
COUNTY OF Lee

PERSONALLY APPEARED BEFORE ME, the undersigned authority, _____

Andrew Levine who, after first being sworn by me, affixed his/her signature
(name of individual signing)

in the space provided above on this 16th day of April 2024 2021.

[Signature]
NOTARY PUBLIC

My commission expires: 08-28-2024

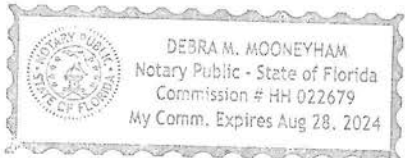


EXHIBIT A
PASEO COMMUNITY DEVELOPMENT DISTRICT
SECURITY SERVICES PROPOSAL
SCOPE OF SERVICES

1. Provide one (1) licensed security guard per shift (2 shifts per day totaling 16 hours. The District has one guardhouse facility. The Front Gate operation is for twenty-four (24) hours per day seven days per week. The night shift, 10:00 p.m. through 6:00 a.m., coverage is provided via remote guard.
2. Provide one (1) overnight guard as needed and requested by the District.
3. Provide a visible security presence & deterrent at and around the Security Guardhouse Facilities.
4. Adherence to and enforcement of all community access documentation procedures related to vehicles entering through Guardhouse Facilities. All security guard personnel will be charged with maintaining accurate and legible records of vehicular ingress/egress at each facility. As the District roadways are public, ACCESS WILL BE MONITORED BUT NOT DENIED.
 - a. Driver's Name
 - b. Vehicle Make
 - c. Vehicle Model
 - d. Vehicle Plate
 - e. Time of Entry
5. Watch for suspicious and/or unauthorized activity on site and notify District Management and/or the proper authorities of any serious issues as they occur.
6. Note any out of the ordinary occurrences or discoveries by properly noting them in the Shift Activity Report Log and/or in an Unusual Incident Report.
7. Night shift guard shall ensure the kiosk is functional at the end of shift, and report such in daily report. Should kiosk not function, guard to leave visitor gate arm in up or open position.
8. Observe and review all security surveillance monitors.
9. Answering the phone. The guardhouse facility phone is for official Paseo CDD business only. No personal telephone calls may be made, except in an emergency. No personal long-distance calls may be made.
10. All security guard personnel will be responsible for the issuance of guest passes. Security guard personnel must become familiar with the community street names and layout. When asked, security guard personnel must be able to give directions.
11. Placement of Resident Access transponders.
12. Enforcement of the District rules and policies
13. Security guard personnel shall stand up, emerge from facility, and greet/welcome all guest or residents that approach the guardhouse facilities.
14. Reporting of all nonfunctioning or malfunctioning equipment to District Staff (e.g. Gate Arms, Surveillance Equipment, etc.).
15. Basic cleaning of the guardhouse facilities on a regular basis (e.g. Wiping down desk space, sweeping of work areas, etc.). Cleaning supplies will be provided by the District.
16. BIDDER must be available to attend meetings of the District at no additional charge when requested by District Management.

JOB REQUIREMENTS:

1. The security guardhouse facilities are to be staffed at all times (6:00 a.m. through 10:00 p.m..
2. All security guard personnel must be fluent in the English language.
3. All security guard personnel must be able to read and write.
4. All security guard personnel must be able to assist law enforcement officers, within reason.
5. All security guard personnel will maintain and demonstrate a professional appearance at all times.
6. All security guard personnel must wear a name tag/badge at all times during their respective shift.
7. All security guard personnel will maintain and demonstrate a courteous attitude at all times.
8. All security guard personnel will maintain a neat, clean, and orderly facility appearance at all times.
9. No security guard personnel will be allowed to consume alcoholic beverages during their respective shift.
10. No security guard personnel will utilize any type of tobacco product during their respective shift.
11. The use of illegal drugs is prohibited, and drug testing will be performed as allowed by applicable law. It will be mandatory that all security guard personnel are drug tested on an annual basis (October) and the reports submitted to the District Management Office within thirty (30) days of testing. The annual drug testing costs will be incurred by the PROPOSER. The District reserves the right to request random additional drug testing of all security guard personnel throughout the contractual term. Should the District exercise this right, the District will incur the cost of the additional testing.

EXHIBIT B

SCHEDULE OF SERVICE, HOURS AND BILLING RATES

PASEO COMMUNITY DEVELOPMENT DISTRICT

SECURITY SERVICES PROPOSAL EXCLUDING THE NIGHT SHIFT

Base Proposal:

<u>Position:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per week	\$ <u>\$24.65</u> Hour	\$ <u>\$986.00</u>
Gate Officers	72 Hours per Week	\$ <u>\$24.65</u> Hour	\$ <u>\$1774.80</u>

Total Base Annual Cost \$ \$143,561.60 (112 HOURS PER WEEK X 52 WEEKS)

Holiday Pay Costs \$ \$1,380.96

Total Annual Cost \$ \$144,942.56



**DOMESTIC PROTECTION SERVICE
4100 CENTER POINTE DRIVE,
UNIT 110
FORT MYERS, FL 33916
239-245-7229**

**PASEO COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL
APRIL 18th, 2024**

DOMESTIC PROTECTION SERVICE

COMPANY HISTORY AND ORGANIZATION

Company:

Domestic Protection Service, LLC

FEIN:

47-5305870

Florida Department of Agriculture Division of Licensing Security Agency Number:

B1500236

Corporate Address:

4100 Center Pointe Drive, Unit 110, Fort Myers, FL 33916

Office: 239-245-7229

Total Number of Employees Assigned to Paseo:

3 total dedicated Security Officers would be assigned to Paseo for the gatehouse access control operation. At least two additional "alternate" Security Officers will always be fully trained for fill-in purposes and we have Field Supervisors that are also fully trained step in to fill any shift if necessary.

Contact List:

Andrew Levine- Director of Business Development
andrew.levine@dpsguards.com - 239-284-3899

Mark Laninga- Operations Manager
mark.laninga@dpsguards.com - 239-478-0567

Jonathan Howard- Scheduling Manager
jonathan.howard@dpsguards.com - 239-270-2196

Randy Berger- Director of Supervision
randy.berger@dpsguards.com- 239-357-1016

Daniel Lynch- Road Supervisor
dan.lynch@dpsguards.com- 239-270-2505

Tyler Curl- Road Supervisor
tyler.curl@dpsguards.com- 239-770-3399

COMPANY BACKGROUND CONTINUED

Andrew and Jared Levine purchased Domestic Protection Service in January of 2019, and has since continually increased the size of the company in terms of employees and clients, year to year. We are a privately-owned company. Andrew Levine's unique background and skillset ensures Domestic Protection Service provides the best quality security service in the industry.



Andrew Levine M.B.A.

Director of Business Development

- Client Relations
- Financial Responsibility
- Background in Finance & Marketing
- Background in Customer Service and Operations

Our mission statement is clear: Domestic Protection Service is the premier reliable and professional hands-on security company that caters to our client's specific needs.

Domestic Protection Service places a strong emphasis on technology, supervision, training and management approach of attention to detail. Our team believes strongly in supervising our security officers to ensure our high-quality service, as well as re-training, along with ensuring all Officers are fulfilling their job duties.

Additionally, we have an in-house security school where we are able to screen and get to know our potential officers before hiring. We are essentially picking the best of the best that come through our school, and it also allows us to instill our company culture and values from the beginning.

With our strong focus on technology, our security school, 24-hour supervision, our management team, and of course our company culture, we are confident we will offer a superior service to your residents and guests.

MANAGEMENT TEAM

- **Mark Laninga- Operations Manager**

- Mark started off as a rover at a community for us back in May of 2021. After a few months of a great work ethic and proven capabilities, he was promoted to a Road Supervisor, which he had held for over one year. Mark then was promoted to Operations Manager early this year, which he has done exceptionally well at. It was a natural transition for him as he was already very familiar with all of our sites previously as a Road Supervisor, was well-versed in all job duties and Post Orders, and personally knew the majority of our personnel. Mark has a Military background after years of serving as a Military Police Officer in the United States Marine Corps, which his experience transfers over to the security industry seamlessly. His approach to our personnel is kind, but firm, and his attention to detail has ultimately made him perfect for this position.

- **Jonathan Howard- Scheduling Manager**

- Jonathan's first ever professional job was with our company, starting back in May of 2019 as a Security Officer, and he has grown personally and professionally alongside our company ever since. Going from a roving patrol officer, to a gatehouse Officer, to Site Supervisor, to now Scheduling Manager, his work ethic and approach set himself apart from our group of employees. He has been in the Scheduling Manager position since early this year, and has done a tremendous job in overseeing all scheduling on a daily basis for over 20 sites and over 85 employees.

- **Randy Berger- Director of Supervision**

- Randy has been in the Road Supervisor position since January of 2019. He is the backbone of our operation, his work ethic is unmatched and his knowledge of the security industry, and our operation, is second to none. He has over 25 years of Road Supervisory experience in the security industry. He has supervised thousands of employees and hundreds of sites over his 25 years' worth of experience. Although he's typically overseeing the operation overnight, he does occasionally help supervise during the day as well. He is someone I personally call a friend, and we're lucky to have him apart of our management team. Whenever you see a White Volkswagen Tiguan with our logos, that's Randy supervising our employees.

- **Daniel Lynch- Road Supervisor**

- Dan has been in our company since early 2021. He started off as an overnight gatehouse Officer and had that position until we called upon him to be a Supervisor for us earlier this year. Work ethic, attention to detail, always eager to learn more, his adaptability, and specifically his approach to our Officers has proven Dan's worth multiple times over. He brought supervisory experience over from his previous employment where he was a supervisor of a trucking

company, where he oversaw 50 plus trucks and their employees. If you see a dark grey Toyota Rav-4 with our logos, that's Dan overseeing the Officers.

- **Tyler Curl- Road Supervisor**

- Tyler was originally a student of ours back in early 2022, and has worked at various sites with different job duties until he became a Road Supervisor with us in early 2023. Through a strong work ethic and always willing to help, he immediately approached this position as he had with his other Security Officer positions. He showed early on that he's capable of working different roles in our company such as gatehouse positions, roving patrol, and front desk concierge. Prior to becoming a Road Supervisor, he was a "Swiss army knife" for the company, which easily propelled him into this position. If you see a Toyota Corolla with our logos, that would be Tyler on site supervising our Officers.

MANAGEMENT APPROACH

Top Down Approach

- I, Andrew Levine, along with my management staff, pride ourselves on always being available to our clients and their needs. We will all be on the same page when it comes to managing Paseo on a daily basis. Your point of contact for us and our team will be in direct contact whether it is discussing a change in job duties, relay upcoming event information, or other various items as they come up. Our company as a whole has relied on our direct supervision, discussions with management, review of data from access control logs, and of course re-trainings, to manage our employees. These would be some of the various tools we have used to keep our personnel accountable. Our management approach can be described as being both consistently proactive and instantly reactive.

Attention to Detail

- Our philosophy is simply "We cannot turn a blind eye", we must remain proactive. My management team along with our personnel know, that changes sometimes must be made immediately, and we strongly encourage them to ask questions if they don't know the answer or the procedure. Our management staff knows to follow up and double check whether our Officer fully understands. Whether we receive new instructions from Management, or we notice a discrepancy from one of our Officers, we waste no time in alerting our Officers and instantly implementing the action needed. No time will be wasted in getting our Officers up to speed or retrained, or simply passing along a new directive.

Adaptability

- One of our guiding principles is to be adaptable to the needs of our clients. Paseo deserves an adaptable company that caters to the needs of the community and changes that may occur over time. We have always shown a willingness to instill new, immediate job duties whether they are temporary or permanent. Whether it's the recent

challenges, or past needs, we train our staff to always be willing to help and listen to new ideas, projects or needs the community may have.

Availability

- Our management team has always made ourselves available at any time of day or night to our clients. Given the nature of access control, your manager will always have an open line to myself and my team to ensure the messages are received, and changes are made in real time. We pride ourselves in being available, and it allows us to meet and exceed client's expectations instantaneously.

Accountability

- Between multiple management personnel supervising, reporting through technology, and feedback from Paseo management, we always hold our personnel accountable for any mishaps, miscues, or issues as they come about. We know the difference between a one-off issue versus a pattern of not meeting standards, one that we know we must address immediately. If a pattern develops, we will counsel the employee and ultimately remove the employee if we know internally that this position is not for him or her.
- We review the access control logs, where we will learn the typical daily guest entries, on a shift by shift basis, to ensure all guests are being processed accordingly. Additionally, reviews of the license plate entries are monitored here as well. This is where we are able to also remind Officers to do their best to cut down on writing "blocked or trailer", or catch other discrepancies. We also review the daily roving patrol reports to ensure quality reports.
- Reviews and assessments of all of our Officers, through our consistent supervision, discussions, retrainings, and the reports we receive from access control logs, all Officers at Paseo have been evaluated and will continue to be over time. We will always attempt to counsel and retrain Officers in hopes of improvement, but sometimes personnel just doesn't work out and we waste no time in making personnel changes.

Compensation

- In the security industry, especially in today's economy, offering competitive pay will go the furthest in retaining and attracting quality personnel. We believe in putting our best foot forward in regards to compensating our Officers. Understanding the average Security Officer pay for our main areas of service (Fort Myers, Estero, Bonita Springs and Naples), **and actually paying at those levels**, leads to higher retention rates of our employees. Our goal is to pay within our budgeted amount for each Officer, at said pay rates we provide in our contracts, and over the duration of the contract, provide incremental raises to keep our personnel happy and motivated. While we can't control everything in terms of our employees and their health, personal goals, retirement, etc., but if we are competitive as a company with our pay, it will go a long way in retaining quality personnel. It's important to mention that we have never just stuck to the hourly figures that we have budgeted for in the contracts, we strongly believe in continuity and if that requires a \$.50 or \$1.00 per hour raise, we'll absolutely do that.
- In regards to overtime, we will not hesitate to offer additional shifts to our personnel at Paseo because continuity is our greatest focus. We will not just throw out a non-trained,

non-overtime employee to save the money, we will always prefer a Paseo employee picking up the open shift, even it means they would be paid at overtime rates.

- All employees of Domestic Protection Service are W2 employees, we have never sub-contracted out or used any sub-contracted 1099 Officers. From a business owner standpoint, sub-contracting out our service would lead to a severe decline in efficiency, output and service, and has never been and will never be a consideration of ours for any of our clients whether for any residential or commercial.

PERSONNEL SELECTION PROCESS

- We look for Officers with a background in customer service and retail as they are typically equipped with the correct approach to deescalate or navigate through difficult situations with residents, guests and vendors. Conflict Resolution and resident/guest relations is also something we place a strong emphasis on. Individuals staffed for Paseo are a combination of people that either we will move over from a different site of ours, from our Class D Security School, from our thorough and selective interview process, or other outreach programs that we have. All Officers will be trained by our staff on site, management team, as well as re-trained throughout their tenure at Paseo.
- Domestic Protection Service has an internal Security School, which we find to be an invaluable branch of our company. We have the opportunity to screen all students and instill our company culture and values from the start. Officers new to security with our company do not come equipped with years of bad habits developed from other security companies. We end up having extensive conversations with our students, learning who they are, their capabilities, their goals in working security, etc. This will give us the knowledge that we'll need to place individuals in positions within our company, and set them up for success. We've learned over the years that not everyone is cut out for roving patrol, and not everyone is cut out for a high-paced gatehouse, etc. After the student completes the week-long class, and a position has been agreed up, it will then be time for training out in the field.
- All Officers go through extensive training prior to working a shift, but a thorough review and hands on explanations of the job duties and Post Orders is paramount. Trainings for a gatehouse will be with our Site Supervisor during the high traffic hours to really get the trainee to understand the gate processes, along with getting the repetition down. Once we all agree that this trainee is ready to work his/her first shift, we will also have the Site-Supervisor or Road Supervisor be with the new employee for the majority of their first shift. **Never** will an Officer work a shift without first completing 8-16 hours of on-site training.

Licensing

- The State of Florida requires all individuals to have a Class D Security License in order to work in security.
- All employees of Domestic Protection Services have a valid, Class D Security License, including our management team. Every two years, the State of Florida requires individuals to renew their Class D Security License.

Background Searches/Drug Testing

- Domestic Protection Service conducts national background checks on all employees, which includes a search on the National Sex Offender Registry.
- In order for an employee to drive our vehicles, our auto-insurance agents run their own Motor Vehicle Report, or MVR, and a thorough review of their driving record occurs. Anything from speeding tickets, car accidents and driving suspensions will prevent employees from driving our vehicles. The MVR's of all our rovers are reviewed by our insurance company on a quarterly basis for any new driving issues that may occur.
- Every Domestic Protection Service employee is drug tested when hired, and he or she signs paperwork that they agree to random drug testing as DPS sees fit.

Staff Dress Code

- All Gatehouse Officers are required to wear our standard Class A security uniform. The uniform will include our white shirt with all company identification, black pants, black belt, and black shoes. All Officers will always carry their Class D Security License along with our company issued I.D.
- **We are flexible to our client's needs in regards to uniforms, so if polo shirts or other styles of uniforms are requested, we can certainly dress our Officers accordingly.**

Infractions

- Domestic Protection Service will provide a detailed write up of any infraction of employee misconduct. We require the Officer to acknowledge and sign the write up and it will be noted on their company profile. Two or more write ups will likely result in removal of employee from the property, and likely termination. Any employee that has any infractions of criminal nature, whether directly at your property, or outside of your property, will result in immediate removal and termination.

DEVELOPMENT/BENEFITS/RETENTION

- Domestic Protection Service's philosophy in managing personnel has proven to be more successful than other security companies in our area. We differ from the large companies because no employee is just a number, every employee has all of our management staff's phone numbers, and we encourage our managers to be always available to our employees. It is encouraged to "call if you have any questions, need anything at all". Our Road Supervisors will build trust with our employees so for example, at 3am on a Monday, if they're not sure whether this car parked should receive a violation, our employees know to reach out and get the answer they need. Building trust goes a long way in receiving feedback, both positive and negative, from our employees.

- Consistent communication with our employees is paramount to our success as a whole, and naturally we will encourage feedback from our employees. Whether the feedback is negative or positive, we have been able to salvage countless relationships with our employees due to earning their trust and knowing that we have their best interest at heart. Not one employee, at any of our sites, feel isolated, or "out on an island by themselves". Seeing our managers and Road Supervisors builds that trust that's needed to keep our employees motivated and eager to do the right job.
- Domestic Protection Service places a very strong emphasis on placing the "right person for the right job". That goes a long way in retaining Officers for the long term. Prior work experience, personalities, their short term and long-term goals, and training will help our management team determine if an individual is the right fit for either position.
- We match officers to assignments based on mutual goals, skills, and interests. Our Officer's will become trusted and apart of the client's workforce over time. It's important that they like their post and their job. Do they prefer to work alone at night or with a group? Do they prefer to walk patrols, or remain seated in a guard booth or behind a corporate reception desk? We hire to fit the role.
- Consistent scheduling is a company-wide practice that further helps retain personnel as well. We discuss lifestyle, family obligations and other important personal items in determining the best schedule for the employee. We help determine if the schedule will work for them, and if there's any hesitation on their part, we won't hesitate to move on to a different schedule or post, until we find something that works for everyone.
- Domestic Protection Service does offer benefits such as health insurance and the ability to participate in dental insurance and life insurance. All of our benefits are popular and the personnel find these benefits to be a major positive during our hiring process.
- At Domestic Protection Service, we have a 90-day evaluation process, where the possibility of a raise or a bonus can be given based on extraordinary job performance. However, if the individual, through conversations and their feedback, doesn't like the position or we feel the person isn't the best fit, we would then begin the process of finding that person a new site to work at.
- We know that in order to keep and retain employees, we have to be compassionate to their needs. That includes allowing for time off, sick days, check advances, or helping them through personal matters. Our Officers know that not only will they be relieved in a timely manner for an emergency, sick day, etc., but they know to continue with their job duties until properly relieved. Therefore, no time is wasted or not spent on the job duties at all, let alone two hours. That's how we would operate not only at Paseo, but all of our sites. As an example, one of our Officer's has three small girls in school and explained to us early on that if they were ever to get sick, he is the only person that can pick them up from school. It's only happened a few times where he's called us and had to leave, but instead of disregarding his request, we made immediate arrangements for him to be relieved with trained personnel. He understands to continue on with his job duties as he will be relieved shortly. He has appreciated our assistance over the years and he has become one of our most loyal employees. Employees are not just numbers

to us, relationships are important in this business in order to retain, develop and maintain personnel in our industry.

- **Placement of personnel, on-site training and on-going and consistent evaluation of our personnel are our pillars of success to operating our sites with maximum efficiency.**

Turnover

- We feel strongly that our methods to manage employees are extremely successful in retaining our personnel over the years. However, situations arise where employees decide to move on from our company which creates turnover.
- We have successfully experienced lower turnover the past three years, year after year, as our pay has remained competitive. From 2021 until today, our company has successfully navigated through COVID, significant unemployment benefits, inflation and a host of other economic related issues. As the years have progressed on, our turnover rates have decreased along with our Officer pay simultaneously rising, which has all led to increased retention.

TOTAL QUALITY MANAGEMENT

- In order to ensure Paseo's security operation remains at high efficiency, our management team routinely looks at the data that we have available to us, remain in contact with personnel, remain in contact with Paseo management, and of course consistently supervise the site. The data that we have at our disposal and the technology that we utilize enables us to always keep an eye on the operation. The data from access control logs is invaluable for the gatehouse operation.
- We regularly look at the access control data to look for any discrepancies or any issues that we can speak to our personnel about. For example, if a typical second shift processes 100 guests and vendors a day on average, anything significantly less would raise an inquiry. Another example, vendors and guests can have trailers on the back of their vehicles, we'll routinely have discussions with our Officers about cutting down the use of "Blocked" or "Trailer" for the license plate entry. This is not a rampant or common issue, but it's an example of one that we have cut down over time to help with the accuracy of the entries.
- We also conduct randomized inspections of the gate Officers, observing them in action and make corrections if necessary. We routinely stop and speak with the Officers to see if they have any questions in regards to job duties, and check on their overall well-being. During those visits, we'll actually observe their interactions with guests to ensure they are following the correct procedures. We'll also observe their interactions with guests from a distance as well. We do that to make sure they're following procedures when they are not being "watched".
- Feedback from management is paramount to success. What we do with that feedback proves to be even more important. We must act quickly and decisively as a company and we must not allow problems to fester. If we hear of a situation where it appears one of our Officers didn't follow a procedure, we spring into action and make the corrective

measures. We will immediately get into contact with the particular Officer, ask for a play by play of what happened, and then we make our recommendations on how to better handle the situation, or provide a reminder of the procedure. We also understand the difference between patterns of behavior versus isolated incidents. If a pattern of behavior exists and this individual doesn't show improvement in due time, we do not hesitate to remove the Officer in question. Even if we do not have another Officer ready to step in, we'll fill the set of shifts through a combination of our Road Supervisors, Paseo personnel, and trained alternates.

Site Supervision

- Every one of our sites has a Site Supervisor that is in charge of the site, and is in direct contact with Paseo's management during their office hours, for anything the office may need.
- In order to become a Site Supervisor in our company, you must already have been working in our company and have shown the leadership and client relations capabilities in order to handle the complexities of a site. Their work ethic, intelligence, ability to adapt to and lead people, and of course their ability to be accountable for their crew's actions is all under consideration when we decide on who can be a Site Supervisor. It is not always about their tenure in the company, or tenure at a particular site, it's their ability to be accountable and their leadership abilities is what we place the most emphasis on. We never hire from the outside for a Site Supervisor position as it's too important of a position for us to base our decision for the role off of one or two interviews.

Road Supervision

- **Supervision is essential in our industry to ensure a quality service.**
- Road Supervisors are considered managers in our company, and their job duties include looking after every one of our clients, no matter how big or small. We have three Road Supervisors on our staff, one for the day time, and two for the night time, and all of our sites are looked after for seven days a week.
- Considering we have a few sites off Daniels Parkway, our Supervisors are more frequently in the area, and are never too far away in case an Officer or even a resident may need their help.
- Road Supervisors will be fully versed on all Post Orders and job duties for Paseo, just as our other sites, and will occasionally fill in on a shift. That is not only valuable because the job will get done properly, but depending on the shift they are filling in on, our Supervisor can provide feedback on the other Officers working, and of course any feedback provided to them during their shift from residents, management, relay any corrections needed to be made after working an eight-hour shift.
- In order to become a Road Supervisor, similar to a Site Supervisor, you must already be in our company, and have already proven your work ethic, ability to problem solve efficiently, and willingness to put our clients first. We have always hired from within for the Road Supervisor position.
- It's also worth mentioning that myself, and my two Operations Managers are also considered Supervisors, and we also conduct randomized supervised patrols of all of our

sites and are always making corrections in real time if necessary. No time is wasted when making corrections. All managers also have D Licenses, fully capable of filling in for any shift. On a daily basis, we essentially have six managers/supervisors that look after our operation, and specifically Paseo.

TRAINING

- All Officers selected to work at Paseo come from other sites of ours, from our Class D Security School, from our thorough and selective interview process, or other outreach programs that we have.
- We prioritize the people that went through our security school because these individuals we get a real understanding of who they are and their capabilities during the week-long training. In the school, not only do we provide direct training to enter the industry, but we also discuss practical situations of the particular locations we plan to place our Officers at. We know that Paseo will need the attention to detail, so a retiree that doesn't have a good grasp on technology for example, may not be a good fit. We prepare these students for exactly what they will be facing out in the field, which will ultimately set them up for success on their first day of on-site training.
- All Officers that work at Paseo would have went through 8-16 hours of on-site training before they work by themselves, and then on top of that, we have our Road Supervisors on site with them for their first shift alone. Post Orders are readily available to our Officers in both physical book form, and digital document form at all times. We also always post our job duties "cheat sheet" in our gatehouses, which serves as a quick, friendly reminder for the most common situations. These documents are consistently updated, are always readily available to them, along with the ability for them to call us with any questions they may have.
- **Communication is key in running a successful training program.** We strongly encourage all of our Officers, especially new Officers at sites, to call any of our six managers for situational advice, explanations, and any clarifications that may need. Going back to earning our trust, if we follow through on communicating early and often with our Officers, they will feel more secure in reaching out for advice early on, months or years down the road. We know as a management team that we must be in consistent communication and we must keep close eye until we're confident that they fully understand both ours and the community's expectations. Once they have proven they are on the right path, we'll continue to monitor and make any adjustments as time goes on.
- In regards to the on-site gatehouse training, all Officers will also spend one to two full shifts with our Site-Supervisor. He or she will provide the valuable feedback to us in regards to whether the new Officer is ready or not to work a shift alone. If we all agree they would be ready to work the shift, we still always have a Road Supervisor or manager ready to be with the new personnel on their first shift. Once all management personnel agree this employee is ready, we still will supervise during their initial couple

weeks and review the access control logs to ensure proper documentation of all guests/vendors/residents.

- It is common practice to train our Road Supervisors and alternate Officers on all aspects of Paseo, as It is important to have additional trained Officers for future fill in purposes to ensure quality coverage. This helps tremendously in ensuring no drop off in efficiency and continuity, if an Officer is sick or has a day off.

COMPUTER MANAGEMENT SYSTEMS/VALUE ADDED

- Utilizing technology such as TrackTik for scheduling, payroll and real time reporting has proven to be successful for managing all of our employees.
- TrackTik has become our main scheduling, payroll and reporting component that we fully rely on to manage all day to day operations of our company. All of our employees utilize the TrackTik app on their personal cell phones to review their weekly schedules.
- For our clients, with a roving patrol component to their operation, we utilize our TrackTik roving patrol reports, which have been condensed into daily reports that will be emailed directly to Paseo management. On a daily basis, an automatic email will be generated that provides a .PDF summary of the day prior's entire patrol, outlining all actions our Officers took, simplifying it for your office to issue any violations, take any actions, etc., if necessary.
- For accountability purposes within our operation, TrackTik utilizes their GPS coordinated "clock in/clock out" feature for payroll purposes. We use these features to ensure Officers arrive and leave on time. We use these statistics in the event a certain Officer is "late on shift", or getting ahead of potential internal issues before they arise between Officers. Across our operation, we would have no issues with Officer's leaving before being properly relieved, because all of our employees know that would be "abandoning post", which would result in immediate termination of their Class D license.
- There is a notification feature with TrackTik where if anyone is late for shift, all of our managers receive an automatically generated email alerting everyone that an Officer is late. We are able to spring into action and utilize our Road Supervisors or trained Officers in the immediate area at our other client's locations to provide immediate coverage.
- Another great feature of TrackTik is the ability to upload our Post Orders, cheat sheets and other important documents so the Officers have this information at their fingertips. Again, we plan to have a dedicated cell phone for the roving patrol operation at Paseo, and at any time, they can retrieve these documents in the event they have a quick question or need a clarification.

COPY OF DEPARTMENT OF AGRICULTURE SECURITY AGENCY LICENSE


FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
NICOLE "NIKKI" FRIED
COMMISSIONER
DIVISION OF LICENSING

10/19/21 DATE ISSUED	12/18/24 DATE OF EXPIRATION	B 1500236 LICENSE NUMBER
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DOMESTIC PROTECTION SERVICE, LLC
4100 CENTER POINTE DRIVE
UNIT 110
FORT MYERS, FL 33916

LEVINE, ANDREW D, OTHER

THE *SECURITY AGENCY* NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF
CHAPTER 493, FLORIDA STATUTES.



Nicole Fried
NICOLE "NIKKI" FRIED
COMMISSIONER

BENEFITS PROGRAM/EMPLOYEE RECOGNITION

Benefits

- As mentioned previously, our employees are eligible to receive a host of company benefits such as a major medical healthcare plan through Florida Blue. Our employees enjoy major medical healthcare at a fraction of the cost if they had gone through a regular marketplace. In addition, we offer a dental and vision plan, along with a major accident plan. All of these programs turn out to cost our employees less than if they tried to secure the benefits themselves, and they are simply deducted on a bi-weekly basis from their pay.
- Holiday Pay is of course apart of our business to incentivize our employees to be on shift for the holidays. Vacations are granted with advance notice. We are understanding to our employee's needs, and whether it's something short notice, or with advance notice, we'll always give them the time they need, even if we were to incur costs such as overtime to accommodate.

Employee Recognition

- As mentioned earlier in regards to promoting from within, in our company, that will be the greatest recognition an employee can receive. The full vote of confidence in their abilities, increased responsibility and of course the increase in pay, has proven time and time again as a great motivator in our industry. We only promote from within for our Site-Supervisor and Road Supervisor positions. Our managers will have plenty of history with an employee and will know if the employee can handle the new position, versus hiring from outside of our company based on one or two interviews.
- Although we do provide bonuses and gift cards during the holiday periods to our Officers, we also will reward only a select few with paid vacation days. Typically, that will be a valued employee that has been in our company for long period of time, with of course no infractions or issues, and has proven to be a significant asset to our company and the client where they are stationed. In addition, we do provide yearly raises to our employees. Our goal is to always provide at least a \$1.00/hour raise annually, unless that employee shows their exceptional abilities and deserves a promotion.

TRANSITION PLAN

Development of Post Orders

- A larger discussion with our management team and yours will be needed to develop the operational guidelines for our Officers. Our expertise along with understanding your community's needs is integral in the development of Post Orders for our operation. Every community has different processes and methods that our Officers will need to understand and uphold, and all Post Orders will be finalized in advance of our first shift worked.

Officer Recruitment

- Domestic Protection Service plans to staff Paseo with a combination of Officers currently on our staff, and Officers recruited through our thorough hiring process. All Officers will have valid Class D Security Licenses. As mentioned, we always place an emphasis on gatehouse experience, with a hospitality and retail background as a plus.

Training

- In-advance training will be paramount to our success at Paseo. Domestic Protection Service has other gatehouse sites where we can train our Officers on the standard operating procedures of access control. All Officers will receive 8-16 hours of training in advance of working their first shift at Paseo. In the event that Paseo uses the same access control computer system as one of our other properties, our Officer's advance training will make for a seamless transition to Paseo.

Supervision

- Our management team will be very present in those first couple weeks to ensure efficiency. Between upper management and supervisors, there will be a significant presence on site at Paseo to oversee the operation, supervise, and answer questions and make changes in real time.

Communication

- Throughout our relationship working together, but especially in the beginning, our management team will stay in constant and consistent communication to ensure all expectations are met. Paseo management feedback will be encouraged to be able make any adjustments that may be needed instantly. Our team will be present on-site early and often to ensure a smooth transition.

REFERENCES

1)

Ranae Frazier

General Manager

Legends Golf and Country Club- Fort Myers

8600 Legends Blvd., Fort Myers, FL 33912

239.561.8740 Ext. 111

Ranae@legendsc.com

-Domestic Protection Service has been providing our 24/7 gatehouse security for Legends Golf and Country Club in Fort Myers, since 2019. Some of our job duties at the gatehouse include: access control, CCTV monitoring, golf course and special event admission, and guest services and relations for the large community.

2)

Patricia Baker

General Manager

The Place at Corkscrew Estero

19900 The Place Boulevard, Estero, FL 33928

239-317-2414

pbaker@kwpmc.com

- Domestic Protection Service has been providing our 24/7 gatehouse security for two separate gatehouses, along with a roving patrol overnight officer for **The Place at Corkscrew** since March of 2023. Some of our job duties at the gatehouse include: access control, CCTV monitoring, special event admission, and guest services and relations for the large community. We employ TrackTik for our roving patrol Officers to ensure proper reporting, accountability and overall safety of the community.

3)

Walter Rosario

Director of Access Control

Gateway Greens Community Association- Fort Myers

walter@gatewaygreens.com

239 406-1692

-Domestic Protection Service has been providing access control security service for Gateway Greens Community Association since May of 2021. We provide Officers for two gatehouses, one is manned 24/7 and the other for 8-12 hours per day. Additionally, we provide an overnight Officer as a rover for the reporting of lights out, mechanical failures, violations such as parking on the street, ensuring all gate arms are functional and looking out for any suspicious activity. We employ TrackTik for our roving patrol Officers to ensure proper reporting, accountability and overall safety of the community.

SUMMARY OF QUALIFICATIONS

~ Sales ~ Marketing ~ Operations Management

An astute, accountable and multi-faceted **Business Professional** with expertise in start-ups, sales, and marketing with a heavy emphasis on digital media marketing; offers analytical mindset with outstanding planning and implementation abilities. An expert negotiator with polished communication skills and persuasive presentation attributes; highly organized with a keen eye for detail. Well versed in developing productive ongoing professional relationships and strategic alliances, easily interfaces across all levels of an organization, including executives, clients, staff, and vendors. Strong business acumen, able to envision the big picture and grasp the details of sophisticated business challenges.

Key Areas of Expertise

- ♦ Business Operations ♦ New Business Development ♦ Sales ♦ Account Management ♦ Marketing & Digital Media Marketing
- ♦ Online Branding ♦ SEO Campaigns ♦ Creating Content ♦ Planning & Strategy ♦ Market Research
- ♦ Managing Professional Relationships ♦ Networking ♦ Negotiations ♦ Proposals ♦ Presentations ♦ Contracts

Digital Media Technology /Tools/ Software Applications

- ♦ Facebook, Twitter, LinkedIn You-Tube, Instagram, Pinterest, Tumblr, and Foursquare ♦ Hootsuite ♦ Bitly ♦ Google Alerts
- ♦ Google Analytics ♦ TweetDeck ♦ MS Office, Word, Excel, Access, PowerPoint & Outlook ♦ MLS

PROFESSIONAL EXPERIENCE

Domestic Protection Service, Fort Myers, FL

Jan 2019 - Present

Managing Member

Operating a security officer company in Southwest Florida of over 80 employees and 20 clients.

Select Accomplishments & Responsibilities

- ♦ Manage all day-to-day operations; recruit, hire and supervise personnel, manage P&L, budgets, accounts receivable/accounts payable and related accounting
- ♦ Successfully building relationships and growing client base consisting of local property managers, HOA's, condominiums and hotels by soliciting prospects, cold calling, securing appointments, making presentations, and email marketing
- ♦ Develop proposals, negotiate contracts, close sales and perform account management, including scheduling of service and maintenance, perform diagnostics as needed

FITEX, Miami, FL

June 2014 - Jan 2020

Founder

Independently started a fitness equipment sales and maintenance company which serves Southeast Florida, from Miami to West Palm Beach.

Select Accomplishments & Responsibilities

- ♦ Manage all day-to-day operations; recruit, hire and supervise personnel, manage P&L, budgets, accounts receivable/accounts payable and related accounting
- ♦ Conceptualized and assisted in the creation of the company's website and marketing materials
- ♦ Successfully building relationships and growing client base consisting of local property management organizations, real estate developers, condominiums and hotels by soliciting prospects, cold calling, securing appointments, making presentations, email marketing, and direct mailer campaigns
- ♦ Develop proposals, negotiate contracts, close sales and perform account management, including scheduling of service and maintenance, perform diagnostics as needed
- ♦ Procure equipment parts for repairs, sourcing for best pricing

AUDIMATED.COM, Miami, FL

September 2009 - Jan 2018

Founding Partner and CEO

Developed online music community where independent artists and fans alike can use the website as a tool to sell music and products for profit; the platform allows artists to sell their merchandise, such as songs, concert tickets and related products, while allowing fans to open "stores" to add their favorite bands' products for sale with a multi-level marketing component in which fans can earn commissions by selling music for the artist.

Select Accomplishments & Responsibilities

- ♦ Collaborating with business partner in the planning and re-launch of site with the goal of becoming the go-to online directory for independent musicians, 2015
- ♦ Developed business concept and plan as well as initial sales and marketing strategy for this venture in September 2009; successfully launched the official site in early 2010
- ♦ Assisted web development team with design concept, overseeing planning stages, milestones and timelines

ANDREW LEVINE

239.284.3899

- ♦ Created and reviewed content for site
- ♦ Spearheaded and implemented social media and email marketing campaigns to attract artist to join the site, successfully growing membership and driving revenue
- ♦ As the company matured we began offering social media marketing as an additional service to the artists, of which I am with responsible for personally presenting services, performing sales, managing marketing, and performing the social media service portion, including creating personalized content for the artists
- ♦ Awarded Grand Prize for the annual We Media Pitch It! Contest, 2010

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SOCIALATED, Miami, FL

2011 - 2014

Founding Partner

Successfully developed a web based marketing firm specializing in social media, search engine optimization and online brand building; sold company to a larger Miami marketing and advertising firm in 2014 for a generous profit.

Select Accomplishments & Responsibilities

- ♦ Drove sales revenue by rapidly growing clientele, from local restaurants to real estate developers, credit card processing companies, attorneys, music festivals, and charitable organizations
- ♦ Planned and performed all services for clients' marketing campaigns, such as email marketing, social media marketing, content creation, Google Analytics and SEO campaigns

Additional Professional Experience:

Perform commercial and residential real estate transactions, including leasing and sales on a **per diem** basis for the following companies:

MIAMI BROKERS GROUP, Miami, FL

2013 - 2016

Sales Associate

CERVERA REAL ESTATE, Miami, FL

2011 - 2013

Sales Associate

EDUCATION

UNIVERSITY OF MIAMI

Master of Business Administration in Finance, 2008

Coral Gables, FL

UNIVERSITY OF MIAMI

Bachelor of Business Administration in Finance, 2006

Coral Gables, FL

LICENSURE

State of Florida

Licensed Real Estate Sales Associate

Class D Security License, 2019 - Present

Class DI Security Instructor License, 2021 - Present

**REQUEST FOR PROPOSAL
SECURITY SERVICES
FOR
PASEO COMMUNITY DEVELOPMENT DISTRICT**

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REQUEST FOR PROPOSALS
SECURITY SERVICES
PASEO COMMUNITY DEVELOPMENT DISTRICT
Fort Myers, Florida

Notice is hereby given that the **Paseo Community Development District** (the "District") will accept proposals from qualified firms interested in providing Security Services for the Guardhouse at Paseo Community Development District as described below and in the project scope attached hereto as Exhibit "A".

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 scope 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 Paseo Community Development District, with verifiable references, (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 their own evaluation of the community, (vi) Proposer shall provide a price for one year commencing 60 days after proposal approval with an option for two (2) one (1) year renewals.

Firms desiring to submit proposals for this project must submit one (1) electronic copy via email to the District Coordinator, Kari Hardwick khardwick@rizzetta.com, Tuesday, April 30, 2024 at 3:00 pm. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on May 8, 2024 at 10:00 A.M.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Kari Hardwick at khardwick@rizzetta.com.

PASEO COMMUNITY DEVELOPMENT DISTRICT

SECURITY SERVICES

Instructions to Proposers

SECTION 1. DUE DATE: Electronic proposals will be received no later than by Tuesday, April 30, 2024 at 3:00 pm via email KHardwick@Rizzetta.com.

Proposals shall be submitted electronically only via email to KHardwick@Rizzetta.com.

Proposals will be considered at the next scheduled meeting of the Paseo Community Development District Board of Supervisors as referenced herein and a decision made as to the acceptance of a specific proposal or rejection of all proposals.

As referenced, the District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

The selection of the successful Proposer or rejection of all proposals will be made and announced at the Paseo Community Development District Board of Supervisors' Meeting on Wednesday, May 8, 2024.

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/her authority to do so.

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer will have the opportunity to, and is encouraged to visit the Paseo Community, located on Penzance Boulevard, north of Daniels Parkway in Fort Myers, Florida, by contacting Kari L. Hardwick, District Coordinator, at (239) 936-0913 or KHardwick@Rizzetta.com.

No additional compensation or relief from any obligations of the contract agreement will be granted because of lack of knowledge of the site or conditions.

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 and are applicable to community development district public roadways. The Proposer is also assumed to be familiar with the District's operating rules and procedures. 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 applicable 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 at the sole and absolute discretion of the District. 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 license and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Scope are to be directed in writing, via e-mail only, to Kari L. Hardwick at KHardwick@Rizzetta.com. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Request for Proposal. Answers to all questions will be provided to all proposers by e-mail. 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. 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 one hundred twenty (120) days.

SECTION 9. 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 scope 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 services to be provided and accompanying rates.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to another Proposer, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("Contractor") will execute a contract for a specified term. Upon expiration or termination of any existing contract for security and patrol services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all proposals. The District reserves the right to award by items, groups of items, or total proposal.

SECTION 11. INSURANCE. By submittal of a Proposal, all Proposers confirm the company's ability to meet the minimum insurance coverage requirements set forth below and provided herein.

General Liability Insurance: Limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.

Automobile Liability Insurance: Limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Workers Compensation Insurance: Limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.

In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees, and agents as additional insureds within five (5) 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 12. 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, reckless and/or willful misconduct as well as breach of contract.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 14. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. 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.
- B. Describe proposed staffing levels. Include information on current operations, administrative and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- C. At least 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.

D. A copy of its insurance certificate indicating the types of coverage and limits for general liability, property, umbrella, and automobile liability insurance, and worker's compensation insurance.

E. Completed copies of all other forms included within the Project Manual.

SECTION 15. NO PROTEST RIGHTS. Pursuant to the applicable Rules of the District and Section 190.033(3), *Florida Statutes*, contractual services, as proposed within this Request for Proposal, are not subject to competitive purchasing. Regardless of whether an advertisement or solicitation for Contractual services is identified as an Invitation to Bid, a Request for Proposal, an Invitation to Negotiate or a Competitive Solicitation, no rights or remedies under the District Rules, including but not limited to protest rights, are conferred on persons, firms or vendors proposing to provide contractual services to the District, as herein contemplated.

SECTION 16. EVALUATION OF PROPOSALS. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

SECTION 17. CHANGES/MODIFICATIONS. The District reserves the right to order changes in the scope of work and resulting contract. The successful Proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Proposer. Price adjustments will be based on the unit prices proposed by the Proposer in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 18. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black-out period, any attempt to influence the thinking of District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to contract negotiations or communications with staff not concerning this solicitation.

SECTION 19. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, insurance, overhead and profit. Proposers will not be allowed to make any substitutions during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

SECTION 20. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations.

References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

SECTION 21. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal.

SECTION 22. PUBLIC RECORDS. All proposals submitted are public records subject to production unless specifically exempt by Florida Statutes or additional applicable law.

**PASEO COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: Interlock Security Group A Partnership
[Company Name] A Corporation
 A Subsidiary Corporation
2. Parent Company Name: Interlock Security Group
3. Parent Company Address:
Street Address 4235 4th Ave SE
P.O. Box (if any) _____
City Naples State FL Zip Code 34117
Telephone 239-331-3552 Fax no. _____
1st Contact Name Derrick Lopez Title President
2nd Contact Name Erin Hoekstra Title Account Acquisitions
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 the Paseo Community Development District.
Street Address 4235 4th Ave SE
City Naples State FL Zip Code 34117
Telephone 239-331-3552 Fax No. _____
1st Contract Name Derrick Lopez Title President

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 7-14-2015 Charter No. P15000059969

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 () 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 security and patrol 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. By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. 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 NIA

State the period(s) of debarment or suspension NIA

10. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes () No () If so, where and why? _____
11. 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. _____
12. List any and all litigation to which the Proposer, any personnel to work at Paseo, any officer and/or employee of the Proposer has been a party in the last five (5) years.
Muro v. Interlock Security Group - FLSA
Ferraro v. Interlock Security Group - FLSA
13. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No () If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____
14. List three (3) current clients including contact persons and telephone numbers as well as their length of service:
Belladonna Resort - Mary Harvey - 239-919-0782 - Started in 2019.
Raffia Preserve - Robert Kurtz - 518-796-3175 - Started in 2020.
Naples Five Star - Michelle Shashy - 909-635-5574 - Started in 2018.
15. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
Retreat at Bentley Village - Lindsey Ruiz - 239-947-4552 - went in-house
Vanderbilt Beach and Harbour Club - Denise Viteri - 239-340-0391 - Contract ended

16. 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.
17. 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.
18. Key Personnel: Describe experience of the principal individuals (Supervisors etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

<u>Derrick Lopez</u>	<u>President</u>	
Name	Position	
<u>owner / Former FL Law Enforcement</u>	<u>15</u>	<u>9</u>
Type of Work	Yrs. Exp.	Yrs. With Firm
<u>Brandon Abrams</u>	<u>Assistant Director</u>	
Name	Position	
<u>Security / Navy veteran</u>	<u>10</u>	<u>6</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 Paseo Community Development District or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Paseo Community Development District should consider the Proposer for award of the contract for Security Services including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

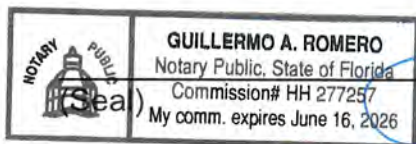
Interlock Security Group
Name of Proposer

By: *Derrick Lopez*
Derrick Lopez, President
[Type Name and Title of Person Signing]

This 01ST day of May, 2024

(Corporate Seal)

Sworn to before me this 1ST day of May, 2024



Guillermo Romero
Notary Public/Expiration Date 06/16/2026

END

CORPORATE OFFICERS

Company Name Interlock Security Group Date 4-30-2024

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
Derrick Lopez	President	Day to Day operations, management of Staff	Naples, FL
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR CORPORATION

State of Florida SS:

County of Collier

Derrick Lopez
(title) President
of the Interlock Security Group, Inc.

(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.

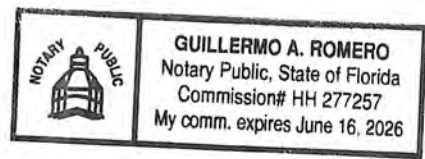
Derrick Lopez
(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 1ST day of May, 2024.

Guillermo A. Romero 06/16/2026
Notary Public/Expiration Date:

(SEAL)



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

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

1. This sworn statement is submitted to Paseo Community Development District.

2. This sworn statement is submitted by Interlock Security Group
[Print Name of Entity Submitting Sworn
Statement] whose business address is 4235 4th Ave SE Naples, FL 34117

and (if applicable) its Federal Employer Identification Number (FEIN) is 47-4475311

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

3. My name is Derrick Lopez and my relationship to the entity named above is president

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

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

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

1. A predecessor or successor of a person convicted of a public entity crime; or,

2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a

joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

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

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

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

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

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

Derrick Lopez

Date: 5-1-2024

STATE OF FL
COUNTY OF Collier

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Derrick Lopez who, after first being sworn by me, affixed his/her signature (name of individual signing)

in the space provided above on this 1ST day of May 2024.

[Signature]
NOTARY PUBLIC

My commission expires: 6/16/2026

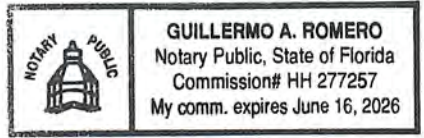


EXHIBIT A
PASEO COMMUNITY DEVELOPMENT DISTRICT
SECURITY SERVICES PROPOSAL
SCOPE OF SERVICES

1. Provide one (1) licensed security guard per shift (2 shifts per day totaling 16 hours. The District has one guardhouse facility. The Front Gate operation is for twenty-four (24) hours per day seven days per week. **The night shift, 10:00 p.m. through 6:00 a.m., coverage is provided via remote guard.**
2. Provide one (1) overnight guard as needed and requested by the District.
3. Provide a visible security presence & deterrent at and around the Security Guardhouse Facilities.
4. Adherence to and enforcement of all community access documentation procedures related to vehicles entering through Guardhouse Facilities. All security guard personnel will be charged with maintaining accurate and legible records of vehicular ingress/egress at each facility. As the District roadways are public, ACCESS WILL BE MONITORED BUT NOT DENIED.
 - a. Driver's Name
 - b. Vehicle Make
 - c. Vehicle Model
 - d. Vehicle Plate
 - e. Time of Entry
5. Watch for suspicious and/or unauthorized activity on site and notify District Management and/or the proper authorities of any serious issues as they occur.
6. Note any out of the ordinary occurrences or discoveries by properly noting them in the Shift Activity Report Log and/or in an Unusual Incident Report.
7. Night shift guard shall ensure the kiosk is functional at the end of shift, and report such in daily report. Should kiosk not function, guard to leave visitor gate arm in up or open position.
8. Observe and review all security surveillance monitors.
9. Answering the phone. The guardhouse facility phone is for official Paseo CDD business only. No personal telephone calls may be made, except in an emergency. No personal long-distance calls may be made.
10. All security guard personnel will be responsible for the issuance of guest passes. Security guard personnel must become familiar with the community street names and layout. When asked, security guard personnel must be able to give directions.
11. Placement of Resident Access transponders.
12. Enforcement of the District rules and policies
13. Security guard personnel shall stand up, emerge from facility, and greet/welcome all guest or residents that approach the guardhouse facilities.
14. Reporting of all nonfunctioning or malfunctioning equipment to District Staff (e.g. Gate Arms, Surveillance Equipment, etc.).
15. Basic cleaning of the guardhouse facilities on a regular basis (e.g. Wiping down desk space, sweeping of work areas, etc.). Cleaning supplies will be provided by the District.
16. BIDDERS must be available to attend meetings of the District at no additional charge when requested by District Management.

JOB REQUIREMENTS:

1. The security guardhouse facilities are to be staffed at all times (6:00 a.m. through 10:00 p.m..
2. All security guard personnel must be fluent in the English language.
3. All security guard personnel must be able to read and write.
4. All security guard personnel must be able to assist law enforcement officers, within reason.
5. All security guard personnel will maintain and demonstrate a professional appearance at all times.
6. All security guard personnel must wear a name tag/badge at all times during their respective shift.
7. All security guard personnel will maintain and demonstrate a courteous attitude at all times.
8. All security guard personnel will maintain a neat, clean, and orderly facility appearance at all times.
9. No security guard personnel will be allowed to consume alcoholic beverages during their respective shift.
10. No security guard personnel will utilize any type of tobacco product during their respective shift.
11. The use of illegal drugs is prohibited, and drug testing will be performed as allowed by applicable law. It will be mandatory that all security guard personnel are drug tested on an annual basis (October) and the reports submitted to the District Management Office within thirty (30) days of testing. The annual drug testing costs will be incurred by the PROPOSER. The District reserves the right to request random additional drug testing of all security guard personnel throughout the contractual term. Should the District exercise this right, the District will incur the cost of the additional testing.

EXHIBIT B

SCHEDULE OF SERVICE, HOURS AND BILLING RATES

PASEO COMMUNITY DEVELOPMENT DISTRICT

SECURITY SERVICES PROPOSAL EXCLUDING THE NIGHT SHIFT

Base Proposal:

<u>Position:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per week	\$ <u>27.00</u> Hour	\$ <u>1,080.00</u>
Gate Officers	72 Hours per Week	\$ <u>25.26</u> Hour	\$ <u>1,818.72</u>

Total Base Annual Cost \$ 150,733.40 (112 HOURS PER WEEK X 52 WEEKS)

Holiday Pay Costs \$ Included in rate

Total Annual Cost \$ 150,733.40

Profit and Loss

Interlock Security Group, Corporate Office

Date Range: Jan 01, 2023 to Dec 31, 2023



ACCOUNTS

Jan 01, 2023
to Dec 31, 2023

Income

Sales \$2,415,056.39

Total Income \$2,415,056.39

Total Cost of Goods Sold \$0.00

Gross Profit \$2,415,056.39
As a percentage of Total Income 100.00%

Operating Expenses

Advance Payment \$12,631.04

Advertising & Promotion \$363.80

Bank Service Charges \$370.50

Credit Cards, Loans, Etc. \$173,172.47

Employee Benefits \$34,509.30

Equipment, Uniforms, Cleaning, Etc. \$26,380.62

Insurance Payment \$131,091.22

Legal Defense/Membership Fees \$2,560.00

Licensing Costs \$3,599.35

Meals and Entertainment \$2,393.47

Merchant Account Fees \$4.92

Office Expense/Supplies \$24,155.59

Operating Expenses

Payroll Employer Taxes	\$376,314.90
Payroll – Salary & Wages	\$1,409,843.54
Postage	\$167.12
Professional, Regulatory, Renewal Fees	\$3,102.75
Repairs & Maintenance	\$4,521.88
Service, Membership, and Other Fees	\$4,570.38
Telephone – Wireless	\$9,149.10
Training, Certifications	\$714.60
Travel Expense	\$5,482.48
Utilities	\$343.82
Vehicle Payment	\$114,864.20
Vehicle – Fuel	\$6,078.14
Vehicle – Repairs, Maintenance, and Modifications	\$28,398.23
Total Operating Expenses	\$2,374,783.42
Net Profit	\$40,272.97
As a percentage of Total Income	1.67%

Derrick Lopez
4235 4th Ave SE
Naples, FL 34117

Phone: [239-331-3552](tel:239-331-3552) Email: interlockcorporate@gmail.com

Summary:

Career goal is to progress in position and rank, allowing me to achieve varying roles within, that would enrich my career. I am dedicated to learning and developing my skills in order to effectively address the ever growing demands of this field.

Work History:

Interlock Security Group
4235 4th Ave SE Naples, FL 34117
7/2015 – Current

Owner, President – Full Time

Duties: Owner of the agency. Completes operation of the agency, payroll, insurance, agency property, expansion, ensures all state laws are followed, the agency manual is enforced, signing off on new hires, signing off on terminations, contract evaluations, client needs, meeting with clients, private investigations overview, and all licensing evaluations. Create and maintain all agency manuals. Agency shares holder. Renew Agency and Branch Licensing. Provide testimony under oath. All duties listed but will not be restricted by the description and can incorporate any agency needs at any given time. Prepare any and all incidents and investigative reports.

State of Florida, Department of Corrections, Charlotte Correctional Institution
33123 Oil Well Rd. Punta Gorda, FL 33955
12/2015 – 5/2016

Transportation Correctional Officer –Full Time

Duties: Supervise inmates. Care, custody, and control of Inmates. Security of facility. Investigate inmate conduct and behavior for state law and institution violations. Collect, analyze, and review evidence for Disciplinary Reports. Transport inmate to various locations. Assign housing to institutional inmates.

Reason for leaving: Unsafe conditions, understaffed shifts, low morale, unethical practices.

Universal Protection Services
6150 Diamond Center Dr. Suite 1000 Ft. Myers, FL 33912
6/2014 – 11/2015

Post Captain, Site Commander – Full Time

Duties: Supervise post, schedules, disciplinary action, investigate complaints, time sheets, train new hires, handle resident complaints. Supervise 5 employees assigned to post.

Allow only authorized individuals to enter the premises, check driver's licenses for validity, enter license plate numbers in computer, enter information into computer regarding residence/guests, maintain daily activity log, notify emergency services when needed (police, fire, ems, public works, ect).

Reason for leaving: Utilizing until a transition back into Law Enforcement.

Pelican Bay Foundation

6251 Pelican Bay Blvd Naples, FL 34108

11/2014 – 11/2014

Security Officer – Seasonal/Part time

Duties: Check foundation member's membership cards for validity, scan membership cards, allow only foundation members access to property and amenities. Provide first aid to injured staff, members, and or anyone in need. Enforce rules and regulations. Notify emergency services as needed. Secure, set alarms, to buildings on property that are owned by the foundation. Write incident reports, accident reports, and daily activity reports.

Reason for leaving: Lack of professionalism, schedule conflicts with full time job, employer has policies that conflict with statue laws.

Monroe County Sheriff's Office

5525 College Road Key West, FL 33040

06/08/2011 – 6/29/2014

Detention Deputy – Full Time

Duties: Supervise inmates. Care, custody, and control of Inmates. Security of facility. Investigate inmate conduct and behavior for state law and institution violations. Collect, analyze, and review evidence for Disciplinary Reports.

Reason for leaving: Could not continue the 266 miles one-way commute.

Westin Hotel & Resort

245 Front Street Key West, FL 33040

05/2013 – 12/2013

Host – Part Time

Duties: Answering phone calls, seating customers, handling complaints to better suit guests needs, and pre-planning the floor plan for large parties/shift.

Reason for leaving: Moved to Naples.

State of Florida, Department of Corrections, Baker Correctional Institution

20706 Us Hwy 90 Sanderson, FL 32087

07/24/2009 – 06/02/2011

Correctional Officer – Full Time

Duties: Supervise inmates. Care, custody, and control of Inmates. Security of facility. Investigate inmate conduct and behavior for state law and institution violations. Collect, analyze, and review evidence for Disciplinary Reports.

Reason for leaving: Seeking to advance my career and education.

T&J Trim, INC.

4839 Outrigger Drive Jacksonville, FL 32225

06/2007 – 07/2009

Office Manager – Full Time

Duties: Bank runs, bank deposits, submit payroll hours, deliver payroll to employees, pick-up and drop off plans from contractors. Organize and file papers. Submit invoices.

Reason for leaving: Looking for a career in Law Enforcement.

Crawford Services

775 Plaza Road Atlantic Beach, FL 32233

06/2004 – 01/2009

Payroll Delivery – Part Time

Duties: Deliver payroll to companies and contractors.

Reason for leaving: Payroll decreased.

HMS Host

2400 Yankee Clipper Dr. Jacksonville, FL 32218

4/2008 – 8/2008

Line Cook – Part Time

Duties: Cooked food orders for customers.

Reason for leaving: Management couldn't handle their job.

Sticky Fingers

13150 City Station Dr Jacksonville, FL 32218

1/2008 – 5/2008

Dish Washer – Part Time

Duties: Washed dirty dishes, broke down boxes, and prepped food.

Reason for leaving: Not enough hours, over staffed.

Salsarita's

840 Nautica Dr Suite 131 Jacksonville, FL 32218

02/2007 – 06/2007

Cashier/Cook – Full Time

Duties: Processed customers payment for their order, cooked food orders.

Reason for leaving: Better job offer.

Elmo's Oyster Bar & Grill

731 Duval Station Dr Jacksonville, FL 32218

8/2006 – 2/2007

Line Cook – Full Time

Duties: Cooked food orders.

Reason for leaving: Parents sold restaurant.

McDonald's

12311 Sago Road Jacksonville, FL 32218

12/2005 – 8/2006

Drive-thru – Full Time

Duties: Took food orders, received payment, and presented food to customers.

Reason for leaving: Parents opened restaurant.

Education:

High School Diploma - Florida Department of Education (5/2008)

Training Academy:

Florida Corrections Academy, (Correctional Academy) 10/2009 - 2/2010 Raiford, FL 32026

Florida Keys Community College, (Law Enforcement Academy) 11/2011- 02/2012, 08/[2013-11/2013](#) Key West, FL 33040

Certifications:

Florida Correctional Compliance State Certification 2/23/2010 (289461)

Florida Law Enforcement State Certification 12/18/2013 (313099)

Florida Class D Security License 5/2014 (D1413097)

Florida Class G Security License 5/2016 (G1602343)

Florida Class M Agency Management License 7/2015 (M1500027)

Florida Class DI Instructor License 7/2015 (DI1500163)

Achievements/Certificates/Accommodations:

Promotion to Captain Certificate

Introduction to Internet Investigations

Taser X26

Crisis Intervention Team (C.I.T.)

Court Room Security and Bailiff Procedures

Silver Alert Program

CJIS Access Certification (8/2011 – 8/2015)

CPR/AED Certified (since 11/2009)

First Responder Certified

Thirteen (13) logged flight hours towards Private Pilot's License

Florida Boater's License

Certificate of Appreciation – Collier County Sheriff Office, Warrant Division

Memo of Appreciation – Monroe County Sheriff Office, Sheriff Ramsey

Memo of Appreciation – Monroe County Sheriff Office, Honor Guard
Citizenship Award
Florida Ready to Work - Silver Credential
Air Force Junior Recruit Officer Training Course - 3yr completion
Florida Drivers License “Motorcycle Also”
Florida Concealed Weapons License
Monroe County Sheriff Office Honor Guard “Taps” trumpet player (9/2011 – 6/2014)

Federal Emergency Management Agency Certificates (7) – “National Incident Management System An Introduction, Introduction to the ICS for Law Enforcement, An Introduction to Incident Command System, Telecommunicators Emergency Response Taskforce, An Introduction to NET Guard, Resilient Accord - Exercising Continuity Plans for Cyber Incident, First three to five seconds Arabic & Muslim Culture Awareness for Law Enforcement”

South Florida University Training Certificates (11) - “Introduction to the Baker Act, Emergency Medical Condition and the Baker Act, Individual Rights and the Baker Act, Law Enforcement and the Baker Act, Long Term Care and the Baker Act, Minor and the Baker Act, Suicide Prevention, Trauma Series, Why People Die by Suicide, Baker Act & Marchman Act Comparison and Co-Occurring Disorder, Seclusion & Restraint”

Brandon Abrams

4235 Wilson Blvd N, Naples, FL, 34120

1(239)296-0696 lsmajor@gmail.com

Summary

-Client satisfaction focused Assistant Director, with 5+ years experience in the security operations field. Goal driven, and passionate about team management. Excels in managing and developing team skills, and consistently meeting operational goals.

Skills

- Microsoft Office/ Adobe
- Team Collaboration
- Security Procedure Development/ Implementation
- Continual Staff Training
- CCTV
- Active Shooter Training
- CPR/ AED
- Staff Retention
- Staff Performance Assessment
- Payroll
- Scheduling
- Law Enforcement coordination
- Liability Assessment
- Effective Communication
- Team Management

Experience

Assistant Director:

Interlock Security Group

Mar 2018 - Present · 2018 - Present

Duties: Protection of life, property, and all assets of client and agency. Guard, patrol, or monitor premises to prevent theft, violence, or infractions of rules. Supervise all employees, monitor status of contracts, monitor employees progress, employee evaluations, complete all required state forms and paperwork, process payroll for branch office, create and implement

employee schedules, write and monitor disciplinary actions. monitor employee's reports, Assure all employees are properly trained for all assignments and know their duties. Monitoring all employees' licenses and training for compliance with state laws and agency requirements. Provide testimony under oath. Various HR duties.

Securitas Electronic Security, Inc logo

Flex Officer

Apr 2017 - Mar 2017 - Mar 2018

Duties: Support staffing requirements at accounts during shortages due to vacations, call-offs, no shows, suspensions, holidays, etc. Assist in start-ups at new accounts to include: working the site, writing post orders and training checklists and training newly assigned permanent Security Officers.

US Navy

Hull Technician

Jun 2002 - Aug 2004

Duties: Responsible for maintaining shipboard plumbing. Marine sanitation system maintenance. Shipboard equipment fabrication to include pipe welding, and brazing. Performed Sound and Security rotations. Member of various emergency teams. SCATT/ FLYING SQUAD. Performed armed shipboard security watches internationally.

“Interlocking All Security Aspects”

“Courage, Safety, Integrity”



Interlock Security Group

GENERAL INFORMATION



Date: 4-30-2024

Proposal

Prepared by: Derrick Lopez, Branch Director

Corporate Email: interlockcorporate@gmail.com

Direct Phone: 239-331-3552



CAPABILITY OF SERVICES:

I.S.G. provides services ranging from Access Control, Monitoring Surveillance Equipment, Building/Site Checks, Building/Site Security, Roving Patrol, Private Investigations, Background Checks, Record Recovery, Unarmed and Armed Services, Executive Protection, K-9 Detection and Prevention/Apprehension, Crime Prevention, Psychological Services, Property Management Services, and more. All services are customized to meet Client's desires and needs.

PARTNERSHIPS:

ISG offers additional services through partnerships with other companies, allowing ISG to become a full service Security Agency. This allows ISG to have resources for any request. These partners range from Access Control (Systems, Software, and Maintenance), Security Systems and Alarms (Suppliers, Installers, and Maintenance), K-9 Industry, to the Insurance Industry, along with many more.

Through this partnership program clients are able to contact one agency (ISG) twenty four hours, seven days a week to ensure that their needs are addressed, fixed within a timely manner, and in most cases pay only one entity. Thus enabling, "Interlocking All Security Aspects" in the security industry, into one agency. Clients are not obligated to use this partnership, though this is available at anytime upon request.

EXPERIENCE:

ISG Staff has over 30 years combined experience in Law Enforcement, Psychology, Security, and Investigations.

Interlock Security Group is designed to reduce employee turnover rates by utilizing management methods similar to a Law Enforcement Agency.

SPECIALTIES:

Investigation: Locate, Abuse, and Criminal

Security: Armed, Traffic Enforcement, and Roving Patrol

LICENSING AND JURISDICTION:

Florida License Numbers: Investigation: A1500188 Security: B1500157

Florida Community Association Management Firm: CAB5355

I.S.G. is licensed in accordance with the Laws and Regulations with the jurisdiction to provide services anywhere within the State. All licenses Interlock Security Group operate are insured.



EMPLOYEE SCREENINGS:

I.S.G.'s potential employees are screened prior to appointment, by our on staff agency Psychologist to ensure the best trustworthy, qualified candidates for client protection. All employees must uphold our three core values: Courage, Safety, Integrity. Employees must meet the state requirements for licensing and hold active licenses in relation to their assigned duties. In addition, all ISG employees are required to have First Aid certification with CPR/AED qualification. ISG focus to suit client needs and demands are accomplished by aiming for diversity in employee skill sets.

ISG conducts extensive background investigations on each potential employee. We do this to understand whom we are hiring to ensure the employee has a high morale of character. ISG is designed to be held to a higher standard in our Industry, this results in a reduction of employee turn overs.

At the request of the Client, we do not permit employees to have tattoos visible below the elbow or use tobacco products while on duty.

FIELD TRAINING OFFICER PROGRAM:

All Officers must go through an FTO Program and pass the program to remain employed. This program provides extensive training to our employees. Most of the training is mandatory annual retraining.

This is a short example of the training provided to all employees:

- Use of Force
- Report Writing (Uniformed Standard)
- Life and Fire Safety
- Crisis Intervention Techniques
- Drug and Human Trafficking
- Bomb Threats
- Active Shooter
- Vehicles: Approach, Take Downs, and Operations
- Investigation Tactics
- Radio Procedures
- Special Training needed for assignment





MANDATED OFFICER TRAINING:

Security Officers are First Responders to accidents, incidents, crime scenes, and all the other things that can and will happen in a shopping mall, a residential area, outlets, commercial complexes, bars and nightclubs. The number of Security Officers killed or injured far exceeds the number of Law Enforcement Officers. Security Officers are usually closer, they're more accessible, and the response threshold over the Police is much lower. Resulting a need for Mandated Annual Training.



- **Defensive Tactics**

- **Tasers**

- **Chemical Agent**

- **Batons**

- **Handcuffs**

- **Traffic Enforcement**

- **Vehicle Operations**

- **First Aid**

- **Report Writing**

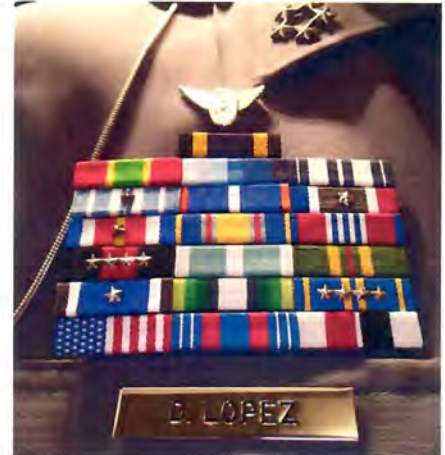




EMPLOYEE BENEFITS:

Full Time Employees are offered these benefits as they progress and invest their service.

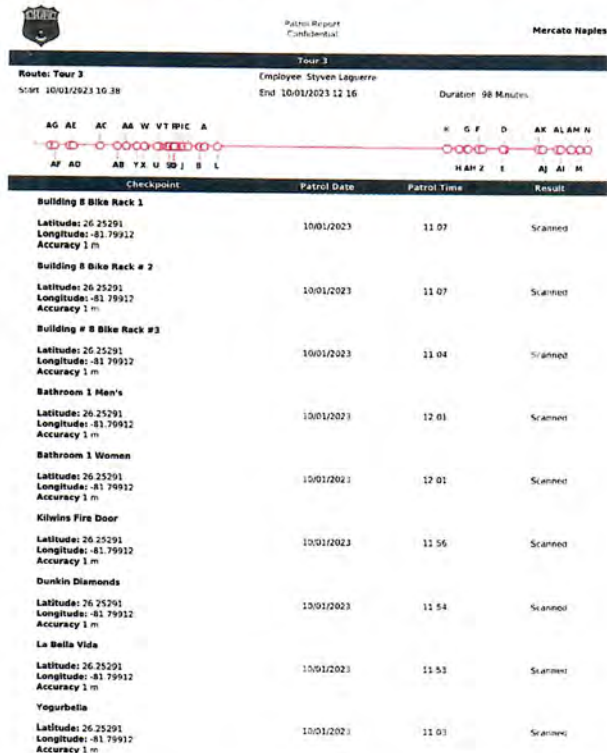
- 52 Hours Annual Paid Time Off Accrual, 18 Hours Annual Sick Time Accrual
- Uniform Ribbon Awards
- Promotions by Oral Board
- 6 Agency Recognized Holidays
- Step plan pay raise, Bi-Lingual Pay
- Employer Health and Wellness Plans (Health, Dental, and Vision, etc.)
- Retirement Plan
- More



INTEGRATED TECHNOLOGY:

ISG offers different technology applications as an Integration of Services. Additional cost may apply depending on the services being rendered. ISG Standards (as stated) are provided with all levels of services at no additional cost.

Tour Tracking Systems:



**DVR and NRV Camera Systems:
(Not Standard)**





INTEGRATED TECHNOLOGY (CONTINUED):

Radio Contact: (ISG Standard)

Radio contact is maintained and monitored 24/7 with ISG employees through a radio channel. Through technology, the channel is not limited to geographical locations. This channel also allows Officers to submit their GPS location.



Live Monitoring with Current Client's System: (ISG Standard)



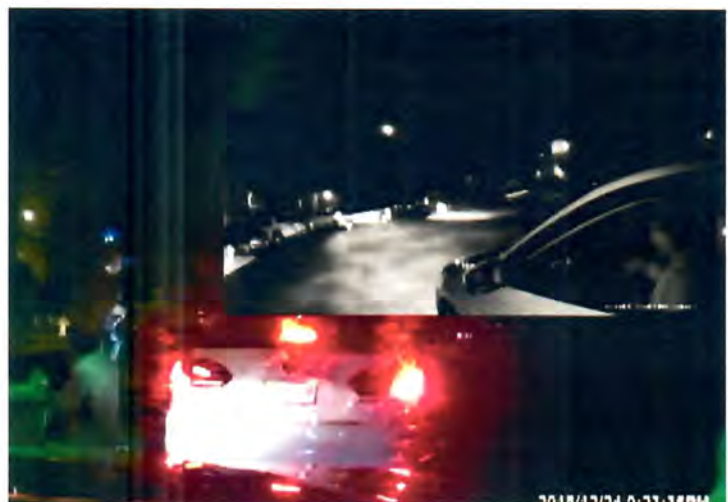
Drones:





IN-CAR VIDEO SYSTEMS: (ISG Standard in ISG Patrol Vehicles)

I.S.G. uses In-Car Video Systems on our Agency Patrols Vehicles. This records critical incidents inside and outside the vehicle eliminating the worry of doubt. A secondary purpose helps I.S.G. Management monitor Officers activity inside the vehicles as they are being recorded. The systems allow for off site remote viewing of our team with access to video files immediately. The best combination is the In-Car Videos and Body Cameras.



(Actual Footage in inclement weather)

BODY CAMERAS: (ISG Standard)

I.S.G. uses body cameras in the field to capture critical information. This allows our Officers to document a situation immediately without delay and collection of information for clear, concise, and accurate reports. Clients get a first hand perspective of situations that transpire. This eliminates the "Hear Say" allegations and allows for facts to be the decider. I.S.G. has a strict policy on the use of the body cameras to protect privacy rights, retention of footage, along with the disseminations of any video. The standards we use are established by Florida Law and Administrative Codes for Law Enforcement Agencies. Photographs and Video Recordings are possession of Security Agency and may be released in compliance with State Laws. Photographs and Video Recordings are subject to Public Records.



(Actual Footage)





ISG VEHICLES:

All vehicles I.S.G. use are equipped with SAE Class 1 and SAE J595 Certified warning lights. These ensure the highest safety currently available for visibility. The use and color of these lights are in compliance with State Laws. I.S.G. vehicles are outfitted for Security and Investigation applications and are modified for functionality, which may include a speed measuring devices, computers, power sources, and other useful tools.

Marked Units:

Identifiable vehicles are available for a low cost all inclusive fee for roving patrols and other needs. These are equipped with Security Lights and Siren. Officers use a mixture of high visibility (Security Lights On) and low visibility (Security Lights Off) methods throughout patrols reducing the likelihood of being timed, and location being given to those in the area spotting for Security, giving Security the advantage. Below is an example of Marked Units:



Unmarked Units:

Unmarked vehicles are available to assist with Traffic Enforcement and Surveillance. These vehicles have no markings but resemble a Law Enforcement Traffic Unit Vehicle. The methods ISG uses to accomplish this task produce results based on "Command Presence". When an operator commits a Traffic Violation or other Association Violation (Speeding, Failure to Stop, Etc.) Officer record their license plate, completes a Violation Ticket, and forwards to the Association to submit a fine or take other action. ISG does not conduct an actual traffic stop. These vehicles are equipped with Security Lights and Siren, but are only used in emergency or compliance situations. This method reduces cost from hiring Law Enforcement and allows the Association to recover the expenses of Traffic Enforcement through issued violations. Below is an example of an Unmarked Unit:





ISG UNIFORMS:

Class A: Long Sleeves, Black Tie, Ribbons, Rank Pins, Name Plate, Patches, Specialty Pins, Veteran Pin (DD-214 employees).

Class B: Short Sleeves, Rank Pins, Name Plate, Patches, Specialty Pins and Ribbons (employee optional), Veteran Pin (DD-214 employees). (Standard Uniform)

Class C: Other ISG uniforms such as Suits and Polo's.

Shoes must be tactical style boots or Corfam Shoes for all uniforms.





TRANSITION PLAN:

Upon selection of Interlock Security Group, ISG will transition in the following steps up to the Start Date, with the approximate time frames, if advance notice of award is given:

Meet with Client: 20-10 Days to Start

Site Observation of Operations: 20-10 Days

Applicant Interviews and Selection, if needed: 17-0 Days

Finalize Post Orders or Amend Post Orders: 3 Days and On Going throughout Contract



Georges Remboulis shared a video.

JUST NOW · 🌐

A good security company is key to a good quality of life in any community.



Interlock Security Group is at Interlock Security Group.

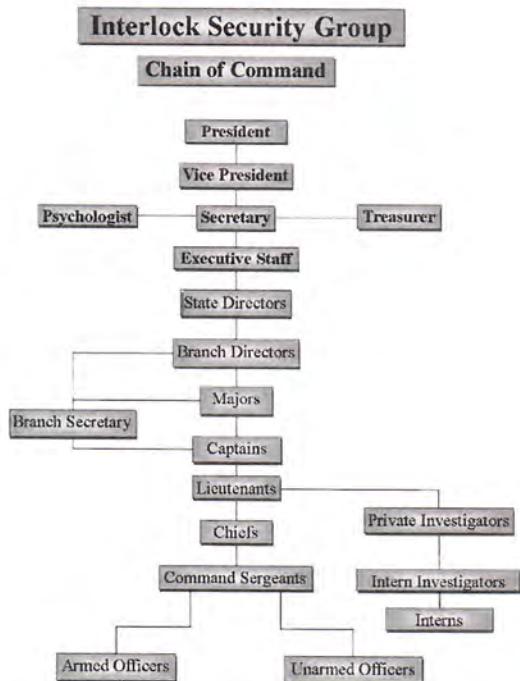
6 hrs · Naples, FL, United States · 🌐

Officer responding to a Residential Fire on site with Occupants stuck on their 3rd floor balcony.



8 Views

👍 Like 💬 Comment ➦ Share



"Courage, Safety, Integrity"

"Interlocking All Security Aspects"





REPORTS USED:

Interlock Security Group has forms and procedures established for communicating daily logs, immediate notifications, and documenting incidents. Officers are required to complete their paperwork and email the reports to the authorized recipients at the end of each day. Incident Reports are to be completed and sent with all required attachments as soon as they are completed, not to exceed 24 hours from the incident transpiring. ISG will be able to review reports and retain those records in our Office daily.

Officer's are trained to write reports in a fashion that ensures uniformity and professionalism regardless of which Officer writes a report. ISG uses the Standard 24 Hour time format for all reports. We have electronic reporting capabilities, allowing Officer's to email reports directly to designated personnel. ISG documentation strategy and report writing meets Law Enforcement Accreditation Standards set forth by CALEA for Public Safety. Here are some examples of reports:

Interlock Security Group Bellasera Resort and Condominium Association

Daily Site Report Bellasera Resort and Condominium Association 05/29/2023 07:00 - 05/30/2023 07:00



Time	Action	Details
	Clocked in	Clocked in
	#9563 Logbook	<p>Entry On Duty</p> <p>Narrative Officer Eberlein on property. Briefed. Red key fob and cell phone accounted for.</p> <p>Signature</p>
	#9564 Logbook	<p>Entry Security Round</p> <p>Narrative Security round. Lobby front door locked. Spillars bar and storage checked. Lobby back door locked. Claw Bar doors locked. Kitchen entrance door locked. Pool area secured. Laundry room locked. Maintenance room locked. Parking lot checked.</p> <p>Signature</p>
	Checkpoint Scan	<p>Checkpoint Name: South Court Yard Extra Scan Option: Exception Multi-Question</p>
	Checkpoint Scan Question	<p>South Court Yard Checklist</p> <p>Any movement in the court yard? <input checked="" type="checkbox"/> No</p>

Interlock Security Group
4235 4th Ave SE
Naples Florida 34117
United States of America (the)

Picayune Strand - DN Higgins
19770 Tamiami Trail East
Naples Florida 34114
United States of America (the)

Incident Report	
Report #	9915
Report Date	05/29/2023
Report Time	20:52
Created By	Osbert Palmer #1032
Position	Officer
Client	Picayune Strand - DN Higgins

Information	
Date of incident	05/29/2023
Time of incident	20:30
Incident Type	Accident / Property Damage
Address of incident	US 41 - Traffic Pattern Change
Reporting Employee	Dakota Palmer #1032
Supervisor Notified	Derrick Lopez #1032
Police Involved	
EMS Involved	
Fire Rescue Involved	
Arrest Made	

Narrative
On 5/29/2023 at approximately 20:30 hours, I (Sergeant Palmer) was on duty at Picayune Strand (US 41). A black Chevrolet Colorado hit the traffic sign, jamming into the barrier. I walked up to the vehicle to get help for the vehicle driver and they sped off. (S/O) officer was notified shortly after. I was not able to get a picture of the vehicle make or vehicle due to them driving off abruptly.





REFERENCES:

1. Convergence Employee Leasing — Lane Feezor (904) 731-9014, Manager (Investigation Service)
2. A&S Custom Motorsports — Andrew Deibis (239) 300-5313, Owner (Security Service)
3. Naples Boat Club Master Association — Andy Hjortaas (239) 263-4168, Property Manager (Security & Investigation Service)
4. Retreat at Bentley Village Homeowners Association — Lindsay Ruiz (239) 947-4552, Property Manager (Security Service)
5. Bellasera Resort and Condominium Association — Megan Miller (239) 919-0782, General Manager (Security Service)
6. The Enclave at Naples Condo Association — Kathleen Janeski (609) 660-8443, Former BOD President (Security Services)
7. Five Star Gourmet Foods — Michelle Shoshan (909) 390-0032, Owner (Security Services)
8. Collage Construction — Steve Pinyot (407) 829-2257, Vice President (Project at Southwest Florida International Airport)
9. Vanderbilt Beach and Harbour Club — Denise Vaters (239) 340-0391, Property Manager (Security Services)
10. Vanderbilt Beach Resort (Turtle Club) — Mick Moore (239) 597-3144, General Manager (Security Service)
11. Sun Communities — Michael Safranek (239) 961-0040, District Maintenance Manager (Security Services)
12. 3570 Bayshore LLC — Nev Avci (973) 220-8269, Former Owner (Security Service)
13. Mercato — Jameson Telusma (239) 254-1080, Assistant General Manager (Security Services)

PAST PERFORMANCE:

Human Trafficking:

<http://www.naplesnews.com/news/crime/collier-county-sheriffs-office-announces-human-trafficking-arrests-29112e2d-91db-3113-e053-0100007f1-364886211.html>

Missing Person:

<http://naplesherald.com/2016/03/11/missing-persons-truck-found-near-super-8-naples/>

Recovered Golf Cart Prior to Being Reported Stolen:

Collier County Sheriff's Offense Report Number: 16-261241

Grand Theft Auto, Burglary, and Assault:

Collier County Court Case Number: 11-2017-CF-000785

Grand Theft Auto, Stolen Property, False Pawn:

Collier County Court Case Number: 11-2017-CF-001702

Found Fleeing Suspect of Battery:

Collier County Court Case Number: 11-2017-MM-002502

Driving Under the Influence with Property Damage:

Collier County Court Case Number: 11-2018-CF-001076

Aggravated Assault with Deadly Weapon:

Collier County Court Case Number: 11-2018-CF-001135

Branch Director Signature, License Number: *Derrick Lopez, M1500027*



Paseo Community Development District

Attn: Kari Hardwick, District Coordinator

9530 Marketplace Rd. Suite 206

Ft. Myers, FL 33912

(239) 936-0913

khardwick@rizzetta.com

Good afternoon, Ms. Hardwick.

Thank you so much for the opportunity to submit a formal proposal from RAMCO to Paseo Community Development District Please find the following attachments:

- Introduction to RAMCO Protective
- RAMCO Protective Formal RFP Submittal to Paseo Community Development District
- RAMCO Protective Pricing Proposal

Just as a quick note to share with your Team, I have been a Director of Operations for eight (8) years managing Community Associations and Amenities for the largest developers in the U.S.A. such as Pulte/Del Webb, Lennar Homes, and D.R. Horton, meaning that I intimately understand your needs and goals in Private Security Services. Now with RAMCO, we have a new secret for our success that is better and different than the rest in our industry.

Please know that Joey Cuce and I (Director of Operations, RAMCO Protective SW Florida Division) and I would love the opportunity to meet with you, your Board of Directors and/or your committee(s) to discuss how we may be of service and reveal to you how RAMCO can bring the benefits listed below to Paseo Community Development District right now:

- Bringing peace to your community
- Bringing value to your community
- Bringing a deterrent to decrease the propensity for crime
- Delivering the "Welcome Home" culture to support sales and resales
- Saving you money so you can spend it on efforts to achieve your next goals

Please find the attached introduction to RAMCO Protective and our formal proposal for Paseo Community Development District in support of how we can be the perfect fit for your Private Security needs. I look forward to hearing from you in the near future!

Ramco provides integrated and innovative security solutions ranging from cameras, access control software, automated gate systems/service, custom gates, Professional Live Guard Services, Professional Virtual Gate Service, and so much more. With an executive Team boasting over a century of combined experience in the Private Security Industry, we understand our clients' needs and specialize in formulating solutions. This makes your day-to-day Community Access Control processes much easier to manage. Our goal and promise are to become your one-stop, one-source company.

Sincerely,

Mick Toscano

Mick Toscano, LCAM, CMCA, AMS

8961 Quality Road * Bonita Springs, FL 34135

www.RamcoProtective.com * 888.398.9700

REQUEST FOR PROPOSAL
SECURITY SERVICES
FOR
PASEO COMMUNITY DEVELOPMENT DISTRICT

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REQUEST FOR PROPOSALS
SECURITY SERVICES
PASEO COMMUNITY DEVELOPMENT DISTRICT
Fort Myers, Florida

Notice is hereby given that the **Paseo Community Development District** (the "District") will accept proposals from qualified firms interested in providing Security Services for the Guardhouse at Paseo Community Development District as described below and in the project scope attached hereto as Exhibit "A".

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 scope 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 Paseo Community Development District, with verifiable references, (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 their own evaluation of the community, (vi) Proposer shall provide a price for one year commencing 60 days after proposal approval with an option for two (2) one (1) year renewals.

Firms desiring to submit proposals for this project must submit one (1) electronic copy via email to the District Coordinator, Kari Hardwick khardwick@rizzetta.com, Tuesday, April 30, 2024 at 3:00 pm. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on May 8, 2024 at 10:00 A.M.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Kari Hardwick at khardwick@rizzetta.com.

PASEO COMMUNITY DEVELOPMENT DISTRICT

SECURITY SERVICES

Instructions to Proposers

SECTION 1. DUE DATE: Electronic proposals will be received no later than by Tuesday, April 30, 2024 at 3:00 pm via email KHardwick@Rizzetta.com.

Proposals shall be submitted electronically only via email to KHardwick@Rizzetta.com.

Proposals will be considered at the next scheduled meeting of the Paseo Community Development District Board of Supervisors as referenced herein and a decision made as to the acceptance of a specific proposal or rejection of all proposals.

As referenced, the District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with an award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion, whether or not reasonable, it is in the District's best interest to do so.

The selection of the successful Proposer or rejection of all proposals will be made and announced at the Paseo Community Development District Board of Supervisors' Meeting on Wednesday, May 8, 2024.

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/her authority to do so.

SECTION 3. PRE-PROPOSAL VISIT & FAMILIARITY WITH THE PROJECT: The Proposer will have the opportunity to, and is encouraged to visit the Paseo Community, located on Penzance Boulevard, north of Daniels Parkway in Fort Myers, Florida, by contacting Kari L. Hardwick, District Coordinator, at (239) 936-0913 or KHardwick@Rizzetta.com.

No additional compensation or relief from any obligations of the contract agreement will be granted because of lack of knowledge of the site or conditions.

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 and are applicable to community development district public roadways. The Proposer is also assumed to be familiar with the District's operating rules and procedures. 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 applicable 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 at the sole and absolute discretion of the District. 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 license and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Scope are to be directed in writing, via e-mail only, to Kari L. Hardwick at KHardwick@Rizzetta.com. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Request for Proposal. Answers to all questions will be provided to all proposers by e-mail. 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. 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 one hundred twenty (120) days.

SECTION 9. 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 scope 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 services to be provided and accompanying rates.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to another Proposer, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("Contractor") will execute a contract for a specified term. Upon expiration or termination of any existing contract for security and patrol services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all proposals. The District reserves the right to award by items, groups of items, or total proposal.

SECTION 11. INSURANCE. By submittal of a Proposal, all Proposers confirm the company's ability to meet the minimum insurance coverage requirements set forth below and provided herein.

General Liability Insurance: Limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.

Automobile Liability Insurance: Limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

Workers Compensation Insurance: Limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.

In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees, and agents as additional insureds within five (5) 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 12. 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, reckless and/or willful misconduct as well as breach of contract.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 14. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. 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.
- B. Describe proposed staffing levels. Include information on current operations, administrative and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- C. At least 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.

D. A copy of its insurance certificate indicating the types of coverage and limits for general liability, property, umbrella, and automobile liability insurance, and worker's compensation insurance.

E. Completed copies of all other forms included within the Project Manual.

SECTION 15. NO PROTEST RIGHTS. Pursuant to the applicable Rules of the District and Section 190.033(3), *Florida Statutes*, contractual services, as proposed within this Request for Proposal, are not subject to competitive purchasing. Regardless of whether an advertisement or solicitation for Contractual services is identified as an Invitation to Bid, a Request for Proposal, an Invitation to Negotiate or a Competitive Solicitation, no rights or remedies under the District Rules, including but not limited to protest rights, are conferred on persons, firms or vendors proposing to provide contractual services to the District, as herein contemplated.

SECTION 16. EVALUATION OF PROPOSALS. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the disqualification of the proposal response.

SECTION 17. CHANGES/MODIFICATIONS. The District reserves the right to order changes in the scope of work and resulting contract. The successful Proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Proposer. Price adjustments will be based on the unit prices proposed by the Proposer in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 18. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black-out period, any attempt to influence the thinking of District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to contract negotiations or communications with staff not concerning this solicitation.

SECTION 19. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, insurance, overhead and profit. Proposers will not be allowed to make any substitutions during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

SECTION 20. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations.

References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

SECTION 21. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal.

SECTION 22. PUBLIC RECORDS. All proposals submitted are public records subject to production unless specifically exempt by Florida Statutes or additional applicable law.

**PASEO COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: RAMCO Protective / / A Partnership
[Company Name] /X/ A Corporation
/ / A Subsidiary Corporation

2. Parent Company Name: RAMCO Protective

3. Parent Company Address:

Street Address 8961 Quality Road

P.O. Box (if any) _____

City Bonita Springs State FL Zip Code 34135

Telephone 239.237.0048 Fax no. _____

1st Contact Name Mick Toscano Title Vice President, Business Development

2nd Contact Name Sam Negri Title Owner/Founder

4. Proposer Company Address (if different):

Street Address 8961 Quality Road

P. O. Box (if any) _____

City Bonita Springs State FL Zip Code 34135

Telephone 239.237.0048/585.351.8069 Fax no. _____

1st Contact Name Mick Toscano Title Vice President, Business Development

2nd Contact Name Sam Negri Title Owner/Founder

5. List the location of the office from which the proposer would provide services to the Paseo Community Development District.

Street Address 8961 Quality Road

City Bonita Springs State _____ Zip Code 34135

Telephone 239.237.0048 Fax No. _____

1st Contract Name Joey Cuce Title Director of Operations

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 09.08.2008 Charter No. P08000082415

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? Florida

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

If no, please explain _____

- Date incorporated same as above Charter No. same as above

- 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 security and patrol services.

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

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. By submittal of a Proposal, Proposer confirms that Insurance Limits stated under Section 11 of Instructions to Proposers is the minimum coverage carried by the Proposer.

9. 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 _____

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

11. 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. _____

12. List any and all litigation to which the Proposer, any personnel to work at Paseo, any officer and/or employee of the Proposer has been a party in the last five (5) years.
N/A _____

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

14. List three (3) current clients including contact persons and telephone numbers as well as their length of service:
Timber Creek - Lorie DeMorest 239.834.1687 (3 years) _____
RiverHall - Vania Peal 239.634.0320 (6 years) _____
Rapallo - Jim Matzke 239.963.6305 (6 years) _____

15. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
Genova - Luci Guillen 305.318.0391 - Genova went 24hr Virtual Guard _____
Azure - Alaura DeRouen 239.300.7096 - Azure went 24hr Virtual Guard _____
Good Samaritan Society - Travis Staples 407.933.3213 - Good Samaritan had a budget reduction _____

16. 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.
17. 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.
18. Key Personnel: Describe experience of the principal individuals (Supervisors etc.) who would be responsible for and/or who will be assigned to this contract if awarded to the Proposer.

Joey Cuce	Director of Operations	
Name	Position	
Gate Access Control/Roaming Patrol	13	13
Type of Work	Yrs. Exp.	Yrs. With Firm
Fabian Ferguson	Road Supervisor	
Name	Position	
Gate Access Control/Roaming Patrol	15	1
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 Paseo Community Development District or their authorized agents, deemed necessary to verify the statements made in Proposer's submittal, or necessary to determine whether the Paseo Community Development District should consider the Proposer for award of the contract for Security Services including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

RAMCO Protective
Name of Proposer

By: [Signature]
Mick Toscano
[Type Name and Title of Person Signing]

This 30th day of April, 2024.

(Corporate Seal)

Sworn to before me this 30th day of April, 2024.



RYAN MORRIS
Notary Public
State of Florida
Comm# HH392862
Expires 5/1/2027

[Signature] 5/1/2027
Notary Public/Expiration Date

END

CORPORATE OFFICERS

Company Name: RAMCO Protective Date: 11.12.24

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
Mick Toscano	VP Business Development	Business Development	Florida
Adam Walfish	Vice President	Daily Operations	Florida
Corey Negri	President	Universal Responsibility/Authority	Florida
Sam Negri	Owner/Founder	Universal Responsibility/Authority	Florida
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of Florida

County of Manatee

Mick Toscano, 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 30th day of April, 2024.

R M 5/1/2027

Notary Public/Expiration Date:

(SEAL)



RYAN MORRIS
Notary Public
State of Florida
Comm# HH392862
Expires 5/1/2027

AFFIDAVIT FOR PARTNERSHIP

State of Florida

County of Manatee

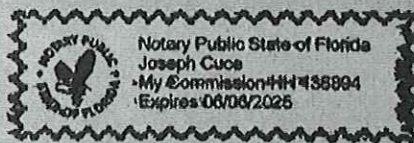
Sam Negri, is a member of the firm of RAMCO Protective, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional 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.

Sam Negri

(Signature of a General Partner is Required)

Sworn to before me this 30th day of April, 2024

6-5-2025
Notary Public/Expiration Date:



AFFIDAVIT FOR CORPORATION

State of FLORIDA

SS:

County of Lee

Sam Negri

(title) Founder
of the Ranco Protective

(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 30th day of April, 2024

6-5-2025
Notary Public/Expiration Date:

(SEAL)



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

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

1. This sworn statement is submitted to Paseo Community Development District.
2. This sworn statement is submitted by RAMCO Protective
[Print Name of Entity Submitting Sworn
Statement] whose business address is 8961 Quality Rd. Bonita Springs, FL 34135

and (if applicable) its Federal Employer Identification Number (FEIN) is 26-3803223

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

3. My name is Mick Toscano and my relationship to the entity named above is VP/Business Development.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a

joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)


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

W/NO The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

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

W/NO The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

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



Date: 4.30.24

STATE OF Florida
COUNTY OF Manatee

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Mick
Toscano who, after first being sworn by me, affixed his/her signature (name of individual signing)

in the space provided above on this 30th day of April ~~2021~~ ²⁰²⁴ *RM*.



NOTARY PUBLIC

My commission expires: 5/1/2027


 RYAN MORRIS
Notary Public
State of Florida
Comm# HH392862
Expires 5/1/2027

EXHIBIT A
PASEO COMMUNITY DEVELOPMENT DISTRICT
SECURITY SERVICES PROPOSAL
SCOPE OF SERVICES

1. Provide one (1) licensed security guard per shift (2 shifts per day totaling 16 hours. The District has one guardhouse facility. The Front Gate operation is for twenty-four (24) hours per day seven days per week. **The night shift, 10:00 p.m. through 6:00 a.m., coverage is provided via remote guard.**
2. Provide one (1) overnight guard as needed and requested by the District.
3. Provide a visible security presence & deterrent at and around the Security Guardhouse Facilities.
4. Adherence to and enforcement of all community access documentation procedures related to vehicles entering through Guardhouse Facilities. All security guard personnel will be charged with maintaining accurate and legible records of vehicular ingress/egress at each facility. As the District roadways are public, ACCESS WILL BE MONITORED BUT NOT DENIED.
 - a. Driver's Name
 - b. Vehicle Make
 - c. Vehicle Model
 - d. Vehicle Plate
 - e. Time of Entry
5. Watch for suspicious and/or unauthorized activity on site and notify District Management and/or the proper authorities of any serious issues as they occur.
6. Note any out of the ordinary occurrences or discoveries by properly noting them in the Shift Activity Report Log and/or in an Unusual Incident Report.
7. Night shift guard shall ensure the kiosk is functional at the end of shift, and report such in daily report. Should kiosk not function, guard to leave visitor gate arm in up or open position.
8. Observe and review all security surveillance monitors.
9. Answering the phone. The guardhouse facility phone is for official Paseo CDD business only. No personal telephone calls may be made, except in an emergency. No personal long-distance calls may be made.
10. All security guard personnel will be responsible for the issuance of guest passes. Security guard personnel must become familiar with the community street names and layout. When asked, security guard personnel must be able to give directions.
11. Placement of Resident Access transponders.
12. Enforcement of the District rules and policies
13. Security guard personnel shall stand up, emerge from facility, and greet/welcome all guest or residents that approach the guardhouse facilities.
14. Reporting of all nonfunctioning or malfunctioning equipment to District Staff (e.g. Gate Arms, Surveillance Equipment, etc.).
15. Basic cleaning of the guardhouse facilities on a regular basis (e.g. Wiping down desk space, sweeping of work areas, etc.). Cleaning supplies will be provided by the District.
16. BIDDER must be available to attend meetings of the District at no additional charge when requested by District Management.

JOB REQUIREMENTS:

1. The security guardhouse facilities are to be staffed at all times (6:00 a.m. through 10:00 p.m..
2. All security guard personnel must be fluent in the English language.
3. All security guard personnel must be able to read and write.
4. All security guard personnel must be able to assist law enforcement officers, within reason.
5. All security guard personnel will maintain and demonstrate a professional appearance at all times.
6. All security guard personnel must wear a name tag/badge at all times during their respective shift.
7. All security guard personnel will maintain and demonstrate a courteous attitude at all times.
8. All security guard personnel will maintain a neat, clean, and orderly facility appearance at all times.
9. No security guard personnel will be allowed to consume alcoholic beverages during their respective shift.
10. No security guard personnel will utilize any type of tobacco product during their respective shift.
11. The use of illegal drugs is prohibited, and drug testing will be performed as allowed by applicable law. It will be mandatory that all security guard personnel are drug tested on an annual basis (October) and the reports submitted to the District Management Office within thirty (30) days of testing. The annual drug testing costs will be incurred by the PROPOSER. The District reserves the right to request random additional drug testing of all security guard personnel throughout the contractual term. Should the District exercise this right, the District will incur the cost of the additional testing.

EXHIBIT B

SCHEDULE OF SERVICE, HOURS AND BILLING RATES

PASEO COMMUNITY DEVELOPMENT DISTRICT

SECURITY SERVICES PROPOSAL EXCLUDING THE NIGHT SHIFT

Base Proposal:

<u>Position:</u>	<u>Hours per Week</u>	<u>Rate</u>	<u>Weekly Total</u>
Supervisor	40 Hours per week	<u>\$35.82</u> Hour	<u>\$1,432.84</u>
Gate Officers	72 Hours per Week	<u>\$26.87</u> Hour	<u>\$1,934.33</u>

Total Base Annual Cost	<u>\$175,092.54</u>	(112 HOURS PER WEEK X 52 WEEKS)
Holiday Pay Costs	<u>\$2,149.25</u>	
Total Annual Cost	<u>\$177,241.79</u>	

Contact: Kari Hardwick
 239.936.0913
 khardwick@rizzetta.com

Paseo Community Development District
 9530 Marketplace Rd., Suite 206
 Ft. Myers, FL 33912

2024*
 Submittal Date:
 04/16/24

Exhibit "B"

Service Type	Weekly Hrs	Hourly Rate	Weekly Costs	Annual Cost	Rate Schedule
Professional Site Director (Hourly Fee)	40.0	\$35.82	\$1,432.84	\$74,507.46	Full Time (Hours Determined by Demand)
Site Director Holiday Rate (Hourly Fee)	48.0	\$17.91		\$859.70	6 Holidays/8 Hours/1 Shift Daily
Professional Gate Attendant (Hourly Fee)	72.0	\$26.87	\$1,934.33	\$100,585.07	Main Gate (6:00am-10:00pm)
Gate Attendant Holiday Rate (Hourly Fee)	96.0	\$13.43		\$1,289.55	6 Holidays/8 Hours/2 Shift(s) Daily
Sub-Total			\$3,367.17	\$177,241.78	
Taxes			\$0.00	\$0.00	Tax Exempt
* Rates expire for 90 days from date of submittal					
Total			\$3,367.17	\$177,241.78	

REQUEST FOR PROPOSAL: Paseo Community Development District

01

Our Approach To Providing Paseo Community Development District Safety And Security

1. RAMCO PROTECTIVE Personnel

RAMCO Protective personnel/employees shall meet the following requirements as permitted by law: All employees of RAMCO Protective coming onto Client's property shall be well groomed and uniformed. RAMCO Protective shall be responsible for the purchase and maintenance of said uniforms. Replacement uniforms shall be the responsibility of RAMCO Protective. The uniform shall clearly identify the employees as RAMCO Protective security officers. An identification badge will further identify the security officer for RAMCO Protective with his or her name clearly printed. Said uniforms are subject to the approval of Client. RAMCO Protective employees shall park their private vehicles only where designated by Client and said employees shall not enter or remain on Client's property except when on active duty. All vehicles used by RAMCO Protective for patrol purposes shall be clean, fully operable and be marked as RAMCO Protective patrol. RAMCO Protective shall be exclusively responsible for the recruiting, screening, testing, investigating, training and/or supervision of its employees. RAMCO Protective personnel shall be always drug free and shall have had a background check (including, but not limited to, criminal history and I-9 compliance)

performed and the results available and reviewed prior to being assigned to any portion of your community. RAMCO Protective personnel assigned to road patrol shall have successfully completed training courses in cardiopulmonary resuscitation and basic first aid. RAMCO Protective personnel shall also be familiar with the rules of the road and RAMCO Protective personnel shall have both a valid driver's license and clean driving records. RAMCO Protective personnel shall be unarmed. RAMCO Protective personnel shall possess the following: (a) good general health without physical defects, which would interfere with the fulfillment of guard duties; (b) binocular vision correctable with glasses to read all normal correspondence without further magnification; (c) ability to discriminate standard colors; (d) hearing capability in the normal range; (e) capability of standing or walking for extended periods; (f) capability of climbing stairs; (g) ability to read, write and speak English clearly; and (h) high school diploma or GED equivalent. RAMCO Protective personnel shall be instructed to not smoke and/or use any tobacco products and/or electronic cigarettes while on duty and male personnel shall not exhibit any visible piercing (including ear lobes) while on duty.

2. Security Officer (Professional Gate Attendant & Professional Roaming Patrol)

- At RAMCO Protective we pride ourselves in the image and customer service our professional guards deliver to our customers. We know our clients demand highly skilled individuals that represent and exceed their expectations.
- For nearly 25 years RAMCO PROTECTIVE has provided D and G Licensed guard services to Commercial Facilities, Malls, Hospitals, HOA's, Condominiums and more.
- We trust in our ability to adapt and innovate in the guard service space, by providing our staff with the unique technology, knowledge, and training which enables them to better serve our clients.

- All personnel of RAMCO Protective conduct themselves in a professional and courteous manner, with respect for the property and privacy of the residents of Client, and the decorum thereof. RAMCO Protective shall upon inception of the contract provide a roster of all employees to be assigned to the account, and all supervisors including at least one supervisor who will be available on a 24 hour / 7 day a week basis for emergencies by phone.

3. EMT coverage overnight

- Emergency Medical Technician is available upon request
- RAMCO PROTECTIVE Roaming Patrol Professionals shall have successfully completed training courses in CPR and basic First Aid

4. Console Operator (Virtual Gate Professionals)

- The RAMCO PROTECTIVE, virtual guard is a series of innovations perfected over the past few years. With endless research and development by our technical staff, RAMCO PROTECTIVE provides a comprehensive, scalable approach to virtually guarding your property.
- With five (5) variations of entry systems with pass printing capabilities, driver's license scanning, barcode scanning and more, RAMCO PROTECTIVE will secure your entry and beyond. In addition, RAMCO PROTECTIVE implores an innovative talk-down system for any size building. Remotely RAMCO PROTECTIVE will secure your property using the latest video analytics and voice over IP technology.

5. Shift Supervisor

- Superior service and profits depend on making the most of the people on your staff. RAMCO PROTECTIVE encourages empowerment for each Supervisor while giving them challenging opportunities, recognition for achievement, job enrichment, and responsibility.
- RAMCO PROTECTIVE includes managers in management decisions while providing them with projects to study and carry out. This acts as a multiplier their abilities to manage each Teammate in achieving all Professional Guard Service goals and strategies.
- It is vitally important to encourage free communication upward. Encourage your people to be candid with you. Ask their advice and listen to it.
- We are fellow professionals, dedicated to the service of our customers.

6. Account Manager

- Dependable, organized professionals that oversee the entire, day-to-day operation, both physical (buildings, hardware and software) and financial, for each community within their Division
- Payroll, Scheduling, Hiring, Firing, Training, Rewarding, Recognizing, etc.
- Attend Access Control Committee/BOD Meetings
- Ensures Customer Service Quality Control, Compliance, Consistency and Communication

7. Include overtime policies, holiday policies and rates

- Overtime is covered by RAMCO Protective
- Holiday Pay is 1.5 times ("time and a half") hourly rate per employee included in the service agreement paid by client
 - Holidays are as follows: Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Day, New Year's Day
- Rates vary per position and budget by the client



Company History And Organization

1. Explain ownership (private or public)

RAMCO Protective is Family Owned and Operated

Over a decade of serving the State of Florida is a statement of not only our rich history, but of the diversified company Ramco Protective is today. Comprised of leading brand products and services, that serve our diverse statewide markets. Since our establishment we continued to expand, grow, and innovate. We are a quite different company than we were in 2008. Yet the same passion for innovation and leadership that drove our early success continues throughout the organization. We've positioned ourselves as leaders in the various markets of Guard Service, Access Control Systems, Cameras, Gates, and more. A model that has been shaped by our commitment to providing products and services that help our customers be successful. Our products and services are diverse but the passion to solve problems for our customers resonates throughout the organization, in the leadership of all of our associates. No matter what we provide or where we provide it, we share a spirit and culture that unite us.

Its our people and our culture that make the difference. We believe that everyone's job is equally important to the ultimate success of the business and have created an organization where individuals can truly make an impact. The ability to adapt, innovate, and improve has been central to our success over the last 10 years and this will continue to drive us as we strive to be better today than we were yesterday and better tomorrow than we are today.

Ramco Protective Services has been a leading security force since 2008, with established operations in more than one third of Florida's counties. A single source provider of comprehensive security and access control solutions, Ramco operates through its Guard, Gate, and Intelligence divisions. The organization fortifies residential and corporate security with a complete range of physical and technology-based packages that tailor to the client's needs. Family-owned and operated, Ramco prides itself on its team-wide dedication to professionalism and integrity, and commitment to secure residences, corporations, malls, hospitals, and many more with honor and treat all with respect.



2. Include brief biographical information regarding the personnel who would be personally responsible for the management and local supervision of this project.

This information will be available upon hiring the Team responsible for the day-to-day operations of this community.

At RAMCO Protective Services we know how to achieve a transfer of operations, retain qualified talent, and form the basis for a close working relationship between our client representatives.

We form a transition team for each site that includes key directors, lieutenants, and corporate support. Our transition team works with retained officers or new to create a site-specific transition.

RAMCO PROTECTIVE Leadership Team maintains a strong presence on-site during the start of service (30- days) to provide additional support for security officers in training and clients, to confirm the effectiveness of site-specific security, and to establish concierge customer service standards. We will continue to meet weekly with the client for their feedback.

A Site Director will be assigned to a community to handle the day-to-day operations. We support our site directors as much as possible; to take action, resolution and promote the site team's ownership of the operation. The site leader reports to a branch manager, who operates and manages all client sites within his or her respective territory.

At RAMCO Protective Services, we offer our clients additional support. We employ highly trained road captains. Road captains provide quality control to each site. Our road captains will visit the site three times a day during 1st 2nd & 3rd shift to ensure that all officers are in proper uniform and ensure that all community rules are being followed.

The ROAD CAPTAINS will also check in with the Site Director to inform him/her of any issues that might have been observed during his/her visit. The ROAD CAPTAIN will always follow up to ensure satisfaction.

At RAMCO Protective we offer our clients the secret shopper program. On a quarterly basis RAMCO Protective will send three different subjects with three different scenarios to try and attempt to enter a community. The site director is also unaware of the secret shoppers. An honest report will be provided to the board of directors. If for any reason our secret shopper does enter the community, he will immediately make a U-turn and exit the community. The employee who allowed improper access will face administrative action that could lead to suspension or termination.

1. Structure of the local servicing office and regional support.

- RAMCO PROTECTIVE is founded upon the basis of providing the highest standards of Guard Service while planning, adapting and catering to your specific needs within the Security Industry.
- RAMCO PROTECTIVE Mission Statement: Building lifelong relationships with the country's largest developers, distinguished corporations and respectable business firms while assisting each in reaching their maximum, security goals and objectives through innovation and planning.

- 1 Bringing value to your community
- 2 Bringing peace to your community
- 3 Bringing a deterrent to decrease the propensity for crime
- 4 We help sell homes for New Home Builders
- 5 Saving you money so you can spend it on efforts to achieve your next goals

2. Resolve some issues and free yourself up to get back to working ON Your Business as opposed to working IN the Business...so you are not confusing your Activities with your Accomplishments.

- As a Leader, you must have an open-door policy when it comes to having your Team feel comfortable bringing issues to light without fear of losing their jobs
- Earn Trust by acknowledging issues yourself as well...be in this together
- Set timeframes and responsibility for resolutions, so these issues do not remain unresolved holding everyone back

- 1 Identify
- 2 Discuss
- 3 Solve

3. Accomplish great things, make great changes, be great...and you just might turn a Raging Maniac into a Raving Fan!

4. RAMCO PROTECTIVE teaches the difference between working IN the Business (which we are all in this business together) as opposed to working ON the Business:

- Translate this in terms of Problem Solving...or simply...offering solutions
- This will help you with the "Review" segment to determine if your Teammates utterly understand the job.
- Understanding the job has much to do with bringing solutions to the table...and solving problems in an effort not to confuse "Activity with Accomplishment!"
- **We need innovations, not excuses!**
- **We need to challenge our own Team to come up with solutions and innovations!**
- Here are examples of some solutions that may or may not work:
 - Overcome frustrations of long lines at the gates with the introduction to handheld tablets to issue passes and QR Codes
 - Overcome overtime frustrations by hiring part-time/on-call teammates that can float and fill in spaces
 - Mandate that all Managers/Supervisors must carry, what they call at Disney, a "magic pouch" of quick fixes...or at least have one nearby at arm's length
 - non-emergency contact list that you can text while you are speaking to a resident
 - carry blank name badges so you don't have to send someone home for not being in uniform
 - carry extra ties and buttons for shirts with a pocket sewing kit
 - carry Band-Aids for a child
 - carry a notebook to record future rewards for a Teammate when you catch them doing something great...you shouldn't have to look too far
 - Etc.
- You truly need to believe that your ability to succeed is in direct relation to your ability to solve problems.

04

Personnel Selection Process

a. Describe how recruitment and selection of security officers is accomplished.



01

Some of the questions to be asked in the hiring process:

- o Do you want this job?
- o Do you get it / understand the job?
- o Are you capable of doing the job?



02

Are you approachable?

- o To your team...do they think they can come to you?
- o Do residents and guests?
- o Do people think you are a resource?



03

Are you using and respecting your teams' talents and suggestions?

- o When is the last time you asked?
- o Who solved the last problem?
- o Did you solicit input from your Team or even the client or residents (through a survey)?
- o Do you have daily line ups?
- o Thought of the day



04

Lead by example

- o Passion
- o Confidence
- o Trustworthy



05

Provide feedback

- o Immediately
- o Both positive and negative feedback



06

Encourage growth

- o Continuing Education
- o Recommend books
- o Attain more credentials/licenses



07

Share accomplishments

- o They are a result of our culture
- o They are a result of our leadership
- o It is because of who we are and what we represent
- o Is it Party time when you do? Celebrate with your Team
- o Are you REVERED as the best in the business?
- o Sometimes you should feel like being a dime...thrown in a pile of nickels.
- o It is a privilege to work with RAMCO PROTECTIVE...believe it!

b. A written description of the bidder's employment process and qualifications is to be included in the response.

01. Recruitment

Receive, review and screen resumes received from multiple employee recruitment sites such as indeed and monster, walk ins and/or employee referrals

02. Interview/screening

Once individual is selected, he/she will be asked to come in for two pre-employment assessments. The first assessment will be a test that will test the individual's knowledge of the security industry. The next assessment will test the individual's customer service skills. Each assessment must be passed with an 80% or better. If both tests are passed with a satisfactory score, he/she will then be asked to interview with the director of operations. If individual is selected by the director of operations, we will check references. If references are satisfactory, he/she will be asked to complete a drug screening as well and a background check. Once screening is complete and in good standing employee will be asked to come back in for orientation.

03. Uniform fitting & legal paperwork

After employee has completed the interview/screening process, he/she will then be asked to complete new employee hire packet which contains all of the legal www.RAMCOprotective.com State of FL Certified documents required to work in the U.S.A. Once, completed employee will undergo a uniform fitting and be issued uniforms.

04. Orientation

RAMCO Protective employee orientation will take about 16 hours to complete. It starts with a company overview and employee expectations. Followed by three workplace knowledge videos. The three videos will contain a basic security/access control training video, a workplace safety video and a terrorism/violence awareness video. Next, the new hire will be asked to review our employee handbook outlining the RAMCO Protective policies and procedures.

05. 40-hour on-site training

Employee will be required to complete 40 hours of on-site training with the site director. The new employee will be trained how to interact with residents and other people entering and exiting the community. The new employee will be given all the community rules and regulations and be asked to memorize them. He/she will also be taught how to properly answer incoming phone calls. Next the employee will undergo in depth training on how to use the RAMCO Protective computer system. He/she will also be taught how to properly document and report incidents within the community. The site director will also go over access control procedures with the new hire. Employee will then be shadowed by the site director for the remaining 40-hour training week. On the new hires last day of training, the site director will reach out to the director of operations and discuss the new hires progress. The director of operations will then come to the new hires assigned post and test the new employee on what they have learned, if the new hire is ready to start working alone, the director of operations will sign off on the completion of training form and the site director will be given permission to add the new hire to the schedule.

05

Development And Retention Of Personnel

a. Describe your company's succession planning and development of officers, supervisors and managers.

- o Our on-boarding process consists of 40hrs of training in the field regarding customer service guidelines, general security and access control procedures, and site-specific guidelines. (Please refer to our employee hiring and training process)
- o RAMCO Protective provides training for each department that an officer is projected to perform in. Access control training focuses the training on the field to assess the abilities and obtain the knowledge required for customer interaction and proper access control guidelines. Various other positions such as patrol and supervision training will focus the training on the field but does provide training in the office detailing on the importance of communications and self-confidence to function in the selected positions.
- o RAMCO Protective utilizes a Road Supervision department that operates on a 24/7 basis. This supervision department is dedicated asset that only goes from site to site in their district. The goal of this department is to visit each site located in their district to verify the officer on duty is in proper attire, is knowledgeable to the procedures of the community, and is interacting with all guests in a professional manner. The Road Supervision department will also verify if there are any equipment issues that may need to be addressed for repair and future repairs.

b. Describe your "bench strength." How will sick leave, vacations, other vacancies and potential periodic need for additional coverage be handled?



800+
Employees



1,200+
Gates
Protected



300+
Communities
Served



18
Cities in 3 States...
& Counting



RAMCO Protective is deep in support, and all shifts will be covered per the signed Service Agreement



Sick Leave, Vacations, etc. will all be covered in the fees listed in the signed Service Agreement

c. Describe methods and initiatives designed to promote employee retention.

1. Pay Rates are predetermined by the signed Service Agreement, and these pay rates are used to promote employment with RAMCO Protective

2. RAMCO PROTECTIVE offers competitive Insurance and Benefits within the Private Security Industry

3. Honorable Mention Reward Program:

10 Honorable Mentions: \$ 50 Gift Card

20 Honorable Mentions: \$ 100 Gift Card

30 Honorable Mentions: \$ 200 Gift Card

4. Definition: Honorable Mention: Each Outstanding Service Comment constitutes one (1) Honorable Mention

6. Comment on Outstanding Performance from RAMCO PROTECTIVE Supervisor for achieving all minimums listed below:

5. Comment (written, verbal, text, etc.) on Outstanding Service from:

- o Resident/Homeowner
- o Guest
- o Board or Committee Member
- o Developer or Client
- o Five (5) Consecutive Shifts of Perfect Service

- o Perfect Attendance for one (1) week
- o Perfect Uniform for one (1) week
- o No negative comments or complaints filed for one (1) week
- o Clipboard Reports filed on each shift for one (1) week (Gate Attendants)
- o Shift Reports filed on each shift for one (1) week (Roaming Patrol)

06

Total Quality Management Program

Include methods of quality control, contract administration, audits, management inspection programs, conduct and job performance standards, corrective action planning and follow-up reporting.

i

The leader in the industry in the principles of:

- o Customer Service
- o Communication
- o Safety/Security
- o Consistency

ii

Weekly Onsite Team Meetings

iii

Monthly Manager Meetings

iv

Quarterly Leadership Team **"State of the Company"** Address

v

Daily Shift Clipboard Walkthrough Inspections

vi

Daily Gate Attendant **"Hot Topics"** Review with Community Management

vii

Framed and Posted **Do's and Do Not's** at each Gate House

07

Cost Proposal And Invoicing

Propose invoicing frequency and procedures and applicable discounts.



All fees and pay rates will be predetermined by the signed Service Agreement



Invoicing per the Service Agreement will be weekly for all services



Discounts (TBD) are negotiable upon request by the BOD and/or agreed upon by both the BOD and RAMCO Protective

Training And Certification Programs



a. Pre-Assignment Training and certification



b. All RAMCO PROTECTIVE security officers in the state are certified through the State Law Enforcement Division. Requirements for certification include

- i. Fulfillment of a four-hour training course
- ii. Completion of the SLED certification exam
- iii. Background check conducted by the state licensing division
- iv. Drug Test Screening
- v. Job and Task Specific Training (OJT)



c. RAMCO Protective access control task training includes but is not limited to

- i. Community guidelines and regulations
 - o Paseo Community Development District approved Post Orders
 - o Paseo Community Development District approved Standard Operating Procedures
- ii. Security protocols for guests and vendors
- iii. Emergency Protocols
- iv. Incident Reporting
- v. Customer Service
- vi. Formal Continuous Training



d. RAMCO Protective has implemented on-site continuing education that includes:

- i. Daily Activity Reports completed on each shift and reviewed daily by the site supervisor.
 - o Allows for clear communication of actions taken by officers on each shift.
 - o Allows supervision to address questions or concerns on an individual basis to promote success and growth.
- ii. Annual Performance Reviews to provide feedback on strengths and areas for improvement.
- iii. Annual Retraining and Recertification

e. Annual license renewal is required through SLED for each security officer

f. Certified Instructors require a four-hour continuing education course annually

- i. Supervisory Development Training (Describe the program that your company utilizes that leads to a professional credential for supervisors)

g. At RAMCO Protective we believe a great security team begins with a strong, well-informed leader. At our monthly manager meetings and our quarterly leadership team address we cover topics ranging from:



- i. How to use Positive Counseling to improve performance
- ii. Situational Leadership Skills
- iii. Qualities of a Good Security Officer
- iv. Officer Development and Training
- v. Proactive Threat Assessment
- vi. How to Engage and Question
- vii. Performance Reviews for Quality Assurance
- viii. Describe in detail the training and certification programs in place to support the proposed Valley Security team members. Include the following:

h. The training and certification program is a combination of SLED requirements as listed in Section A and RAMCO Protective job specific training as outlined in Section B.

- i. Include the name, contact information (including email address) and qualifications of the local or regional trainer(s) who will conduct training for your company and the manner in which your company documents training, paper records, online, web-accessible, etc.

i. Primary Contact: Joey Cuce –Director of Operations: Southwest FL Division

Email: j.cuce@ramcoprotective.com

Phone: 802.999.7905

- o 40-hour course completed through Trident Technical College
- o Fifteen (15) years of security experience

j. Training documents and certification information is submitted to Florida Department of Agriculture and Consumer Services Division of Licensing per state guidelines.

k. RAMCO Protective retains hard copy documentation for licensing and training on each security officer.

09

Computer Management System

Describe productivity and technology applications utilized to enhance and improve business processes, integration of scheduling, payroll and billing systems or other benefits of computerization.

- i. Our Exclusive relationship with ABDI, allows us to **bring the industry's foremost community management software to you at NO COST**. The CMS allows managers to maintain their resident database and all access control for their property from anywhere in the world on one simple and integrative system.
- ii. Applications by Design, Inc. (ABDi) is a software development company that specializes in **highly customizable community management and access control solutions for gated communities**, condominiums, high-rise apartments and country clubs throughout the country. ABDi is the service leader in the industry due to consistently reaching the goal of exceeding the expectations of community managers, Board/committee members, security professionals and residents!

10

Insurance

A

Ramco shall purchase and maintain throughout the term of this Agreement the following insurance issued in amounts required by law, but in no event less than those specified below, and no work shall be commenced under this Agreement until Ramco shall have obtained all requisite insurance coverage, providing proof of that coverage to Client, and Client shall have approval:

B

Workers' Compensation and Employer's Liability insurance in accordance with the laws of the State of Florida, but in at least an amount of not less than ONE MILLION (\$1,000,000.00) DOLLARS per each occurrence.

C

Comprehensive General Liability as follows: (i) Bodily Injury Liability in an amount not less than THREE MILLION AND NO/100 (\$3,000,000.00) DOLLARS for injuries sustained by one or more persons in any one accident, but in any event not less than the limits provided by applicable law, statute or ordinance; and (ii) Property Damage Liability in an amount not less than TWO MILLION AND NO/100 (\$2,000,000.00) DOLLARS for each accident and THREE MILLION AND NO/100 (\$3,000,000.00) DOLLARS aggregate for each year of the policy period;

D

Comprehensive Automobile Liability as follows: (i) Bodily Injury Liability in an amount not less than ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for injuries sustained by each person in any one accident and ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for each accident; and (ii) Property Damage Liability in an amount not less than ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for each accident; and (iii) Above to include employer's owned, non-owned, leased and hired car coverage.

E

Fidelity/Crime Employee Dishonesty insurance in the sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS coverage. This policy, if available without significant increase in premium, shall include coverage for Client's Property.

F

The above required Comprehensive General Liability Insurance Policy and Comprehensive Automobile Liability Policy shall each be written on an occurrence form and contain a clause providing that Client is included as an additional insured.

G

Ramco shall name Client and/or its designees as additional insured under the Comprehensive General Liability and Automobile Liability policies. Additionally, such policies shall be noncancelable by the insured. Any replacement policy of any type must be submitted to Client for approval in advance. All insurance shall be underwritten with responsible insurance carriers rated not less than A.M. Best's rating of A-1. Certificates of insurance evidencing compliance with this Agreement, specifically stating that the insurance evidenced thereby is primary to any valid and collectible insurance and naming the additional insured required hereunder, shall be presented to Client prior to commencement of the work. Ramco shall be required to obtain a waiver of subrogation of all claims that may be brought by such insurance companies against Client.

H

Prior to the effective date of this Agreement, and thereafter not later than 30 days prior to the expiration of any insurance policy Ramco shall furnish certificates of insurance to Client together with certified copies of all required policies and together with written requests to each insurance company for a waiver of subrogation as to any claims against Client by such insurance companies. Unless the waiver of subrogation is automatic upon request, Ramco shall also deliver evidence that the request for waiver of subrogation has been approved. Notwithstanding any term to the contrary, if Client should, in Client's sole opinion determine, that the insurance maintained by Ramco does not afford appropriate coverage on account of (i) coverage exclusions, (ii) deductibles, or (iii) any other reason, then no later than sixty (60) days after Client notifies Ramco of any objection, Ramco shall (i) obtain an amendment to the policy(ies); (ii) procure new insurance, or (iii) procure supplemental insurance coverage addressing the concerns, and within said time provide copies of same to Client, or Client may terminate this Agreement.

11

Limitation Of Liability

Client understands that Ramco is not an insurer and is not responsible for acts of others or events beyond the control of Ramco. Ramco's fees are in no way related to or intended to cover in whole or in part, any loss, damage, injury or death which might result to Client, Client's property or to any other person or property from any hazard or event or the consequence of any hazard or event which Ramco's service is designed to detect, avert or deter. Ramco does not guarantee or warrant that the service supplied will prevent burglary, fire or other occurrences or the consequences from such occurrences which the service is designed to detect, and the Client acknowledge that it is not entering into this Agreement with the expectation that Ramco will issue or reimburse the Client or any other person for losses from such occurrence. RAMCO SHALL BE LIABLE FOR ANY AND ALL EVENTS, LOSS, DAMAGE, INJURY AND/OR DEATH RELATED TO, CAUSED BY AND/OR ARISING FROM RAMCO'S BREACH OF THIS AGREEMENT, ITS WILLFUL CONDUCT, OMISSIONS AND/OR NEGLIGENCE, AND RAMCO SHALL INDEMNIFY AND HOLD CLIENT HARMLESS FOR ANY AND ALL LOSS, DAMAGE, INJURY AND/OR DEATH CAUSED BY, RELATED TO AND/OR ARISING FROM RAMCO'S BREACH, WILLFUL CONDUCT, OMISSIONS AND/OR NEGLIGENCE. THIS PARAGRAPH SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT.

12

Employee Recognition Programs

A

Honorable Mention Reward Program

A

10 Honorable Mentions
\$50 Gift Card

B

20 Honorable Mentions
\$100 Gift Card

C

30 Honorable Mentions
\$200 Gift Card

B

Each Outstanding Service Comment constitutes one (1) Honorable Mention

Comment (written, verbal, text, etc.) on Outstanding Service from:

- o Resident/Homeowner
- o Board or Committee Member
- o Guest
- o Developer or Client

C

Five (5) Consecutive Shifts of Perfect Service constitutes one (1) Honorable Mention

Comment (written, verbal, text, etc.) on Outstanding Service from:

- o Perfect Attendance for one (1) week
- o No negative comments or complaints filed for one (1) week
- o Perfect Uniform for one (1) week
- o Clipboard Reports filed on each shift for one (1) week (Gate Attendants)
- o negative comments or complaints filed for one (1) week
- o Shift Reports filed on each shift for one (1) week (Roaming Patrol)

13

Transition Plan

A

Submit a projected Transition Plan for implementation if awarded the contract to include tasks and time frames. Include a list of all individuals assigned to your transition team.

- o Equipment, Hardware and Software will be predetermined ownership and compatibility prior to RAMCO PROTECTIVE's arrival
- o New Hardware and Software will be installed as written in the Service Agreement signed by the BOD/Owner at the cost also predetermined by the same Service Agreement
- o equipment will be utilized until all new, agreed upon equipment, hardware and software is fully installed

B

Describe plans to employ or replace existing on-site staff.

The BOD and RAMCO Protective will offer the right to interview the existing staff and will agree on the Team that will remain onsite with RAMCO PROTECTIVE

Client: Talis Park

 **Contact**
Butch Stewart

 **Phone**
239.250.6886

 **Email:**
bstewart@kitsonpartners.com

Client: Heathrow Community

 **Contact**
Deanna Simms

 **Phone**
407.333.0884

 **Email:**
heathrow@cbsonline.net

Client: Sawgrass Country Club

 **Contact**
Ruffin Beckwith

 **Phone**
904.838.7079

 **Email:**
erb0603@gmail.com

Minto

 **Contact**
Lara Mitchell

 **Phone**
727.512.8369

 **Email:**
lconnolly@mintofla.com

Sentry Management

 **Contact**
Lindsey Thigpen

 **Phone**
407.948.0122

 **Email:**
lthigpen@sentrymgt.com

The Club at Rapallo

 **Contact**
Jim Matzke

 **Phone**
239.949.3347

 **Email:**
gm@rapallo.net

Pelican Sound Golf & River Club

 **Contact**
Erik Long

 **Phone**
239.289.5580

 **Email:**
elong@psgrc.com

Welcome to the leading expert in professional security!

RAMCO
PROTECTIVE

"Driven to give our clients the most revolutionary security experience through innovative design and exceptional service..."

A QUICK INTRODUCTION

Building lifelong relationships with the country's largest developers, distinguished corporations and respectable business firms while assisting each in reaching their maximum, security goals and objectives through innovation and planning.

RAMCO
PROTECTIVE





OUR MISSION

RAMCO is founded upon the basis of providing the highest standards of Guard Service while planning, adapting and catering to your specific needs within the Security Industry.

RAMCO'S LEADING PRINCIPLES



Customer Service



Safety/Security



Communication



Consistency

- 01 Daily Gate Attendant "Hot Topics" Review with Community Management
- 02 Framed and Posted Do's and Do Not's at each Gate House
- 03 Quarterly Leadership Team "State of the Company" Address
- 04 Daily Shift Clipboard Walkthrough Inspections
- 05 Weekly Onsite Team Meetings
- 06 Monthly Manager Meetings

COMPETITIVE ADVANTAGE



Bringing value to your community



Bringing a deterrent to decrease the propensity for crime



Bringing peace to your community



Saving you money so you can spend it on efforts to achieve your next goals



We help sell homes for New Home Builders

ACCOLADES



900+

Employees



18

Cities in **3** States...
and Counting



1,500

Gates Protected



8

Nation's Largest Home
Builders Served



300+

Communities Serviced



12

Most Distinguished Security
Companies Aligned

OUR LOCATIONS

FLORIDA

- Ft. Lauderdale
- Ft. Meyers
- Miami
- Naples
- Sarasota
- Tampa
- Daytona
- Destin
- Jacksonville
- Orlando
- Tallahassee
- West Palm Beach

GEORGIA

- Atlanta
- Augusta
- Savannah

SOUTH CAROLINA

- Charleston
- Columbia
- Hilton Head
- Greenville

Our Services



Professional Guard Service



Video Surveillance System



Assessment and Consulting



Virtual Guard



Community Management System



Elevator Control



Access Control Integration



Integration and Software



Alarms and Fire



Gate Automation



Financing



Active Shooter Detection

PROFESSIONAL GUARD SERVICES



At RAMCO Protective we pride ourselves in the image and customer service our professional guards deliver to our customers. We know our clients demand highly skilled individuals that represent and exceed their expectations.



For nearly 25 years RAMCO has provided D and G Licensed guard services to Commercial Facilities, Malls, Hospitals, HOA's, and more.

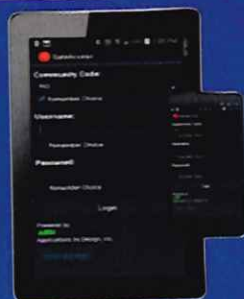


We trust in our ability to adapt and innovate in the guard service space, by providing our staff with the unique technology, knowledge, and training which enables them to better serve our clients.



Ramco – CMS (Community MGT System)

The GateAccess.net subscription provides the following benefits:



Guest List: Manage their guest information. Multiple party/event guest lists can be easily entered for the date of the event *

FastAccess: Send electronic passes directly to guests via email or text

Contact Information: Update their email addresses & telephone numbers

Guest Arrival Notification: Elect to receive automatic arrival notifications via email, text message and/or push notifications when their guests are checked in

Entry Records: View a report on who has been granted access to their property. The report can be filtered to show the specific information desired *

Vacation Notification: Notify security of when they are out of town

Pet Information: Register their pets including uploading pictures

Resident Directory: Select information that their neighbors can view

Login Information: Change their username and password

Mass Notification System: Receive email, text or telephone (voice recorded) messages from the community manager (additional per message charges apply)

Overview: View community news, telephone directory and document library (financial reports, community rules/regulations, emergency preparedness, etc.)

Read Only: View occupants and vehicles registered with the community

Help: Each screen includes a Help Button for instructions on using the system.

ACCESS CONTROL SYSTEMS

- Access control and security systems are a popular solution for any size business, such as an access control entry system into office buildings, industrial sites, gated communities, hotels, apartment complexes, colleges and casinos. They can be either a "stand-alone" and/or "computer-based" access control security solution which enable an authority to control access to an area.
- Our ability to integrate systems has been paramount for our customers. In most cases this integration has led to consolidation of multiple systems into one. The process of consolidating systems has simplified access control for our customers by providing them one database for all their needs.



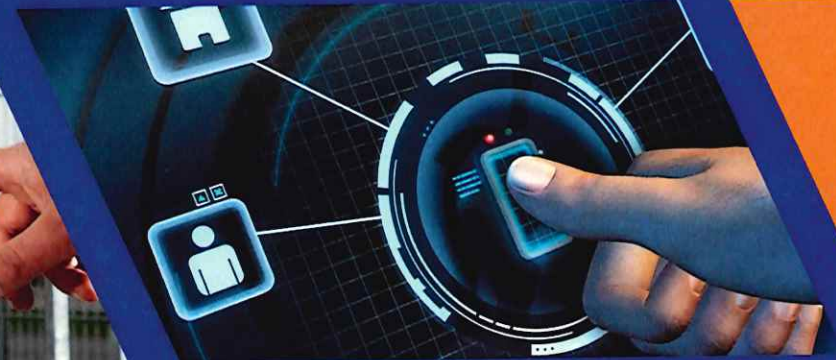
We install and repair pedestrian Access Control systems

- Proximity Card & Keypad systems, Biometric fingerprint scanners, Call Boxes, Remote Gate Entry systems.



We install and repair vehicle access control systems with the following technologies

- RFID systems (Radio Frequency Sticker System), Telephone Voice Over IP entry systems and Bar Code Entry systems.



VIDEO SURVIELANCE SYSTEMS



PROTECT YOUR PROPERTY AND HAVE PIECE OF MIND

Think about Video Surveillance not as security cameras, monitors, and recorders, but as a new set of eyes watching over your business 24/7. Our Security Cameras can help provide you with peace of mind, helping you always know what is happening at your business. Ramco Protective is the Florida security camera experts in HD security cameras giving you remote access and control from the palm of your hands. At Ramco Protective we will design a Video Surveillance system specifically to meet your needs.

- Smartphone Accessibility
- Pan/Tilt/Zoom Cameras
- Licence Plate Cameras
- Video Analytics
- Receive Email Alerts
- Infrared Cameras



RAMCO VIRTUAL PROFESSIONAL (RVP)

01

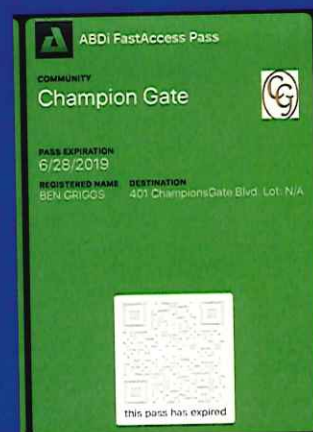
RVP is the foundation of the 5th evolution of our virtual guard platform at Ramco.

02

RVP is equipped and fully integrated to our ABDI Community Management System. Send your guests boarding passes and skip any wait. You set the dates for entry and when it expires they no longer can obtain entry without being reissued a pass.

03

Much like the rest of the Ramco model everything we provide is customizable to end user needs.



GATE AUTOMATION AND SERVICE

RAMCO Protective offers a large selection of high-quality Gate Automation Solutions. Whether it's from residential gates to heavy-duty, commercial gates, RAMCO will deliver the gate automation quality for which you are looking. Gates we offer include: Entry Gates, Driveway Gates, Automatic Gates, Iron Gates, Apartment Gates, Wrought Iron Gates, Rolling Gates, Custom Gates, etc.



Let's Talk Today

From the RAMCO Protective Team to yours, we would like to extend a sincere "Thank You" for the opportunity to introduce ourselves and submit our proposal to partner with your well respected and established community. We look forward to a mutually beneficial and long-lasting relationship. Please find my contact information below, and we look forward to hearing back from you in the very near future.

Mick Toscano
Vice President of Business Development
8961 Quality Road • Bonita Springs, FL 34135
Phone: 585.351.8069
Email: mtoscano@RamcoProtective.com
Website: www.RAMCOProtective.com

Tab 3

GATEHOUSE CAMERA SYSTEM REPLACEMENT PROPOSALS

	LPR's	Bullet IP Camera	Dome Camera	Battery Backup	16 Channel Network Video Recorder	Pricing
CounterStrike	4	2	2		1	\$ 14,895.72
Integrated Fire and Security Solutions (IFSS)	3		4	1	1	\$ 9,758.65
Integrated Fire and Security Solutions (IFSS)	4		8	1	1	\$ 13,190.69

Existing Gateouse Cameras (Arlo): Qty 1 Guest Lane License Plate
 Qty 1 Resident Lane License Plate
 Qty 1 Left Exit Lane License Plate
 Qty 1 Kiosk/Driver
 Qty 1 Overhead looking N beyond gates
 Qty 1 Interior Gatehouse

 Qty 6 Total Cameras

*IFSS Camera Pricing: Dome: \$1,100 +/-
 LPR: \$1,950 +/-



Paseo Surveillance System

A PROPOSAL FOR

Kari Hardwick

Paseo Community
KHardwick@rizzetta.com
(239) 936-0913

11611 Paseo Grande Boulevard
Fort Myers, FL 33912

PREPARED BY LINDSAY BLIER



CounterStrike Security and Sound
counterstrikes.com
(239) 772-0155

503 SW 2nd Street
Cape Coral, FL 33991
FL LIC # EF20000754

About Us



LUXURY LIVING, SIMPLIFIED BY SMART HOME AUTOMATION

At CounterStrike Security & Sound, we provide tailored technology solutions that cater to your specific needs. We offer a range of services, including alarm systems, monitoring, and video surveillance. Our expertise extends beyond security, as we also specialize in whole-home automation, indoor/outdoor audio-video solutions, and lighting control. Let us help you make your home safer and more efficient.

Our service area includes all of SW Florida such as: Cape Coral, Port Charlotte, Fort Myers, Bonita Springs, Estero, Naples and surrounding areas.

SERVICES INCLUDE

- » ALARM SYSTEMS
- » SURVEILLANCE SYSTEMS
- » INDOOR & OUTDOOR AUDIO SYSTEMS
- » INDOOR & OUTDOOR TVS
- » CUSTOM HOME THEATERS
- » SMART HOME AUTOMATION
- » WHOLE HOME WI-FI
- » MOTORIZED SHADES
- » LIGHTING CONTROL SYSTEMS
- » LANDSCAPE LIGHTING, SMART FANS, & MORE!

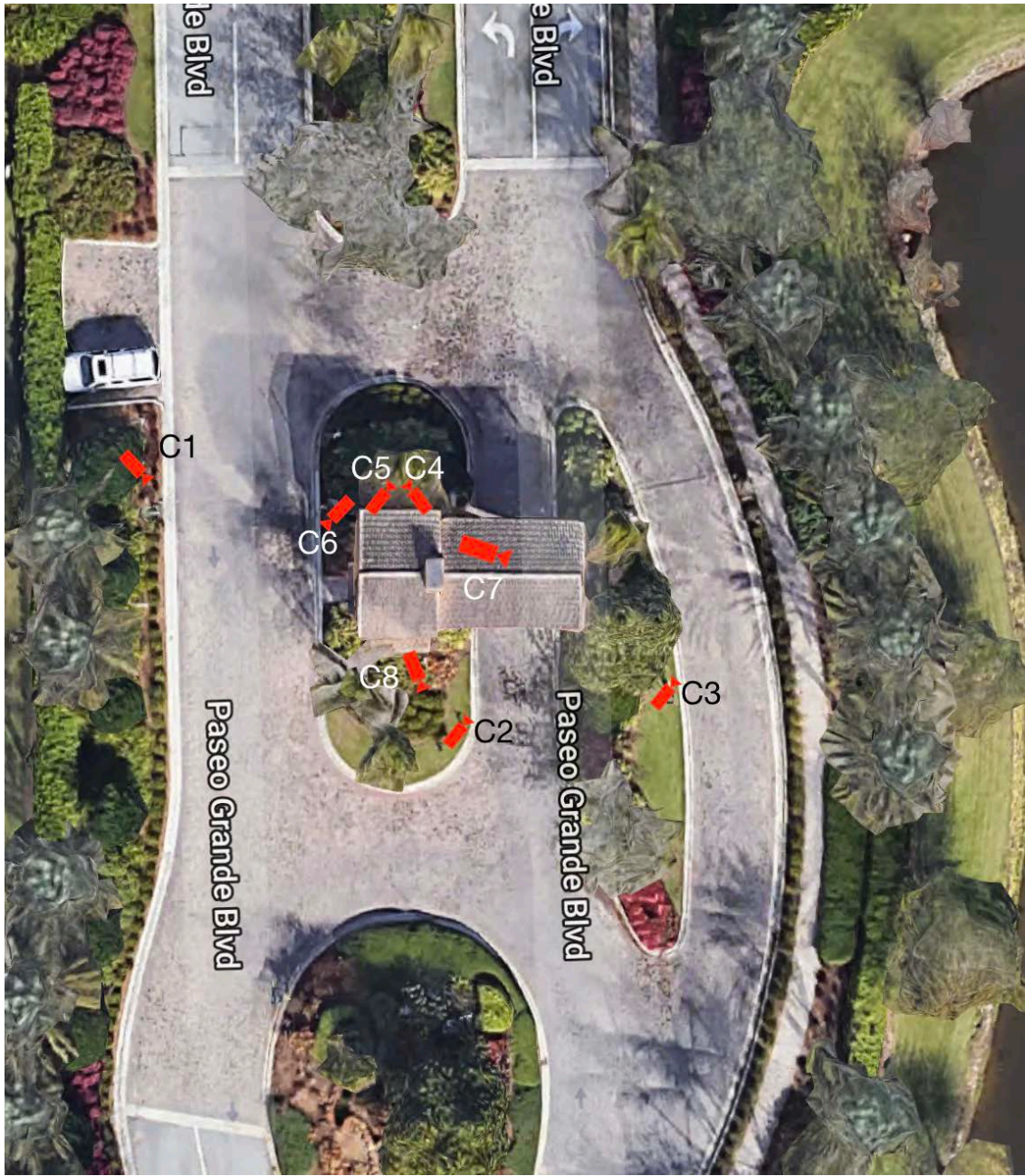
BRANDS WE TRUST



239.772.0155
COUNTERSTRIKES.S.COM

LIC # EF20000754

Project Description



Areas & Items

Gatehouse Surveillance

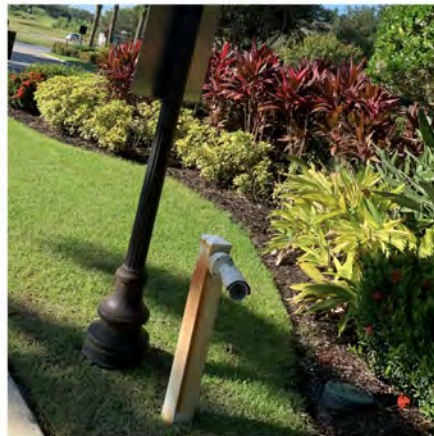
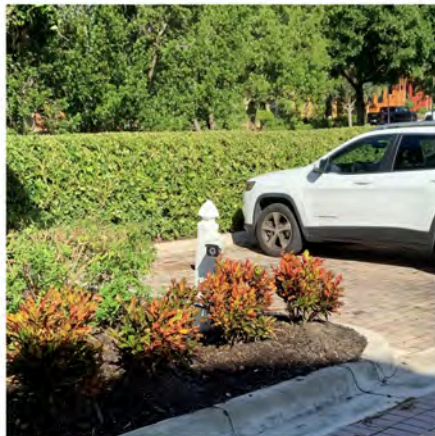
Gatehouse has an existing system which has only about 50% functional cameras. All camera locations are run with either cat5e or cat6 to the 16CH NVR. New NVR will be installed as the existing unit only supports up to a 5MP camera. New NVR will support the new 4K cameras being installed. (3) 10TB hard drives are included on this proposal, and a 4th can be added in the future if additional record time is desired. 6 out of the 8 cameras will go in existing wired location.

There is also 1 camera mounted inside the gatehouse which is functional, and the client would just like this unit to be connected as it to the new recorder. CSS cannot guarantee functionality of this camera with the new recorder. CSS will ensure we have an additional basic function camera to replace this in case its not compatible. The extra camera will be \$250 plus any additional labor associated with swapping it out.

C1, C2, C3 License plate cameras in existing locations (4mp LPR)

C6 (not pictured) will now also be a LPR camera, this will be a [new camera location](#).

Client is to install a post for CSS to mount the camera to, prior to our installation. CSS will run the wiring and conduit from inside the gatehouse to the post to install the camera.



C4 & C5 - Gatehouse rear bullet cameras (8MP/4K cameras)



(top left camera pictured below) will no longer be used, this used to be near C1. This can either be left there or CSS can remove the camera, leaving the post.

-C7 - (top right pictured below) will be a varifocal (zoom) turret style Camera (8MP/4K camera)

(bottom left camera pictured below) will no longer be used, this used to be between the 2 entry lanes. This can either be left there or CSS can remove the camera and conduit, we do not patch/paint.

Another varifocal (zoom) turret style camera will be added as a new location **C8** on the front of the gate house, aiming towards the entrance road.



In the event additional parts or labor are needed for installation, client will be billed accordingly.

Counterstrike warranty on labor is 30 days.

Items

Qty



Hikvision

32MP 16-Channel Embedded Plug-and-Play NVR, 1.5U, HDD Not Included

x1



Hikvision

HDD, 10TB, SURVEILLANCE

x3



Hikvision

4mp Lpr, 2.8-12mm, Darkfighter, 140db Wdr, Ip67, I
C1, C2, C3, C6

x4

Items

Qty



Hikvision

Hikvision DS-2CD3688G2T-LIZS 8MP Dual Light Bullet IP Camera, 2.7-13.5mm Motorized Varifocal Lens, White
C4, C5

x2



Hikvision

Bracket, Conduit Base, 130mm

x2



Hikvision

Hikvision DS-2CD2H83G2-IZS 8MP AcuSense Motorized Varifocal Turret IP Camera, 2.8-12mm Lens
C7, C8

x2



Hikvision

BRACKET, PTZ, CONDUIT BASE

x2



CounterStrike

Cat6 Cable for IP Security Cameras

x2



CSS

Misc Parts including Connectors, Power Supplies, Cabling, and Conduit

x1



ACC

Consumable Parts/Materials for Project Installation

Tax Exempt

x1



Labor CounterStrike Custom Team Installation & Programming Labor

Gatehouse Surveillance Total : \$14,895.72

Financial Summary

Subtotal	\$14,895.72
Proposal Total	\$14,895.72

Payment Schedule

Payment Due Date: Payment is due on Receipt.

Payment Method: Payment shall be made by Card, Check or ACH, All Card Payments will incur a 3.5% convenience fee.

Late Payment: In the event of late payment, the client shall be responsible for paying interest on the outstanding amount at a rate of 1.5% per month or the maximum rate allowable by law, whichever is lower.

Invoice Submission: Invoices shall be submitted to the client once work is complete, If payment request is not completed within 24hrs of payment request the card on file will be charged and will include a 3.5% convenience fee.

Milestone Payments: If this contract includes milestone payments, they will be outlined in the "Payment Schedule" Section of Proposal and clearly specify the conditions and amounts for each milestone.

Currency: All payments shall be made in US Dollars (USD).

Taxes: The client is responsible for any applicable taxes and shall pay them in addition to the contract amount.

Withholding Payments: The client may not withhold payment for work completed unless there is a written agreement from an Officer of CounterStrike.

Non Payment: In the Event of non Payment , or Dispute, both parties agree to binding arbitration chosen by Counterstrike.

Cancellation or Termination: In the event of contract cancellation or termination, the client shall pay for all work completed and equipment that CounterStrike has purchased up to the point of cancellation or termination, as specified in the agreement.

Change Orders: Any changes to the scope of work or additional work requested by the client may result in adjustments to the payment terms, which shall be mutually agreed upon in writing.

By Accepting this proposal, both parties acknowledge and agree to these payment terms and conditions.

PAYMENT SCHEDULE

Payment 1	75% of Proposal Total • \$11,171.79	Due Upon Proposal Acceptance
Payment 2	Outstanding Proposal Balance • \$3,723.93	Due Upon Substantial Job Completion

Project Terms

Payment Due at time of Purchase - All Sales are final. All Purchase of Equipment and Merchandise are final. Any defects in products are the responsibility of the manufacturer. Returns or Defects on Equipment provided by CounterStrike Security and Sound (CSS) will be tendered to the Manufacture by a representative of CSS. CSS is not responsible for Client provided Equipment.

Disposal of Equipment - I herby authorize CSS to dispose of any and all equipment removed throughout the project.

Special Orders - Payment for Special Order Equipment, Merchandise, Shipping, Return Shipping and Products must be tendered at time of Placing order. Once the Order is Placed, All Special Order Sales are final.

Equipment/Parts Upgrade - Client agrees that in the event of old/outdated equipment/parts removal from job site that CounterStrike Security and Sound reserves the right at our discretion to recycle or discard equipment/parts or materials removed and brought back to our shop. If the client wants to retain any old equipment, the client will make the on-site technicians aware at that time.

Limitation of Equipment Warranty - All Products are sold as Brand New, unless otherwise noted. All Brand New Products include the Manufacturer's Warranty. When noted any Used products are sold as is with no warranty. Warranty Claims on Equipment

provided by CounterStrike Security and Sound (CSS) will be tendered to the Manufacture by a representative of CSS for RMA or Replacement Approval, RMA and Replacement terms vary by Manufacturer. CSS will not warranty any Client Provided Equipment.

Labor Warranty - CSS Guarantees Quality Craftsmanship/Workmanship and Warranties Service and Installation Labor for 30 Days - Any Calls to Service outside of the Labor Warranty Period will be billed at our Current Portal to Portal Hourly Service Call Rate. There is No Labor Warranty on Client Provided Equipment, Parts or Material.

Outdoor TV Installation - CSS Does not recommend the use of Indoor TVs in Outdoor Applications - we will however, recommend a TV that is brighter, safer and reliable for Outdoor use. CSS Will not warranty any Indoor TV installed in an Outdoor Application.

Equipment Failure - All Electronics has required operating conditions (Temperature, Voltage, Air Quality, weather/waterproofing etc.) to function properly. In the event of Equipment Failure for any reason including Lightning, Surges, Client Neglect, Acts of God etc. labor diagnostics and/or removal/replacement of Equipment will be billed to the Client.

Choice of Law - Both parties agree to binding arbitration chosen by CounterStrike

Attorney's Fees - The parties agree that the prevailing party in an action to enforce this agreement shall be awarded reasonable attorney's fees and court costs. Any action by either party to enforce this agreement shall only be brought in the Courts located in Lee County, Florida.

Equipment Security Agreement - In the event that any Equipment is Installed or Delivered prior to or after payment the client agrees to grant a Security interest on all Equipment. The Security agreement shall remain in effect until full Payment for All equipment is made to CSS.

Adequate Cooling - It is the Client's responsibility to provide adequate cooling and ventilation for all installed Equipment. Ventilation includes frequent dusting and cleaning of Equipment for proper airflow. Air Temperature in or around the Equipment Chamber should be Eighty (80) degrees Fahrenheit.

Internet and TV Services - CSS will not be held responsible for any issues or problems arising out of Internet or TV Services failures or disruption. The Client will contact said Service Provider for troubleshooting prior to contacting CSS. Service calls that determine that failure or interruption is not directly related to CSS installed Equipment will be subject to hourly Service Call rates.

Surge Protection - In an effort to aid in protecting Equipment from Surges, CSS will recommend Surge Protection, Power Filtration and/or Battery Backup devices. While these devices do not make your Equipment immune to Surges and Lightning it is an aid in an effort to Protect said Equipment. Failure to install/purchase adequate surge protection in some cases may indeed void some warranties. I understand that I have been offered Surge Protection for my Equipment and retain the right to decline such recommendation. I understand that when Equipment Failure is determined to have been caused by a Surge or Lightning by a Technician, I will release CSS from any liability on said equipment.

Scope of Work - Installation Phases will consist of one of the Following Options;

- Retrofit - Refers to an Installation in an existing Structure for Full installation all wiring, installation and programming will be done as one phase. Payments for Retrofits are due at the Close of the Installation
- Prewire/Roughin - This is when all wiring infrastructure for Proposed Equipment and system will be installed
- Trim/1st Trim/2nd Trim - This is when devices such as Speakers, Keypads, Cameras, Wall Plates etc will be delivered and installed
- Final - This is when equipment such as TVs, racks, electronics etc will be installed and programmed

Construction Jobs Timeline - Any construction Jobs that are Scheduled by Builder, Job Supervisor, Client or and other Construction Rep must have electrical and mechanical Rough In Complete before CounterStrike can rough in, If a Job is getting Alarm System or Pool Alarm System, Doors and Windows must be installed. All Trim out Work must be scheduled when Job has been painted and Electrical Trim is over 80% Complete or Later. Failure to Follow this Timeline will result in a "Job not ready" back charge to the builder with a Minimum of \$500, in the event our Crew(s) are dispatched to the Jobsite and the Job is not ready. Builder will be invoiced at time of occurrence.

Limits to Installation and Scope of Work - CSS will not be held liable for Drywall repair, painting, touch ups and patching.

Unknown conditions or of a Workspace or Structure exist and will include conditions created by the Client or other contractors including but not limited to Drywall, Existing Plumbing, existing wiring etc. CSS will provide our best judgement in these cases. All work that exceed CSS's Scope, expertise and Licensing will be subcontracted to and Independent contractor and in some cases those fees will will included in CSS's proposal. When fees for other contractors are not included, it will be noted in CSS's proposal. Maintenance of System - Unless otherwise stated, it is not CSS's responsibility to Maintain Client's Systems. It is the responsibility to ensure and verify proper operation of Systems. Access during Installation - In the event that I agree to allow CSS to effectuate an installation in which I am not present i will not hold CSS Liable for any Claims to unknown damage. It is understood that most Installations and Some Service work requires 2 Technicians. The Client Will be responsible for all Labor rates. In some cases a Proposed System and design may not be practical as far as Installation - I agree that in this case CSS will offer an alternative Solution (if Any), and I agree to pay or accept credit for any differences.

Change orders - Change orders for Extra Work and Products will be documented and billed to the Client upon Completion.

Notice to Owner/Construction Lien - According to Florida's construction lien law (sections 713.001-713.37, florida statutes), those who work on your property or provide materials and services and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, those people who are owed money may look to your property for payment, even if you have already paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. To protect yourself, you should stipulate in this contract that before any payment is made, your contractor is required to provide you with a written release of lien from any person or company that has provided to you a "notice to owner."

By Accepting this Proposal you are agreeing to CSS Project Terms and Conditions.

REV6.1 4/29/24

Scope of Work



Customer Information

Project Name	Paseo Gatehouse CCTV
Customer Name	Rizzetta & Company
Address	0
Attention	Belinda Blandon
Phone	239-936-0913 ext: 0303
Email	bblandon@rizzetta.com

Contractor Information

Company	IFSS
Name	Zach Price
Address	1970 Dana Dr.
City, State ZIP	Fort Myers, FL 33907
Phone	(239) 415-4374 X121
Email	

Scope of Work

In a world of many choices, IFSS would like to thank you for trusting us with all your Security needs. As requested, we have designed a CCTV system based on our findings from site visit on 9/22/2021. IFSS is proposing new cameras to replace the cameras that are not working. There are three License Plate Readers that are not functioning as well as 4 Dome Cameras that need replaced. IFSS will also replace the Network Video Recorder and the Battery Back-up/Surge Protector as both of those pieces of equipment seem to be failing as well. The new network video recorder has 4TB of storage. There is a chance the older cameras still working will not connect to the new Network Video Recorder, if that happens, IFSS will propose a price to replace those cameras.

1. IFSS will use the existing cable that is in place for each of the cameras being replaced - no new cable included
2. IFSS will provide and install a new Network Video Recorder with 4TB of Storage
3. Hanwha cameras are being provided, recording on motion for 21 days.
4. Any changes in scope or additional cameras needed will be handled via change order

Exclusions

- A. All POE switches, network racks, patch panels and patch cords are to be provided by the owner.
- B. After hours and weekend work.
- C. Conduit and 120V requirements
- D. Aerial lifts and or scaffolding
- E. CAD Drawings
- F. Bill of materials subject to change based of post sales engineering review

Company Proposal

Proposal is valid for 60 days without IFSS officer approval. Please review supplemental pages and bill of materials for quantities, specific models, and descriptions.



Date: 5/16/24
Version: 1
Total: \$9,758.65

Project Name: Paseo Gatehouse CCTV
Customer: Rizzetta & Company
Address: 0
Attention: Belinda Blandon
Contact Info: bblandon@rizzetta.com

IFSS Rep: Zach Price

QTY	Part Number	Product Description
3	DWC-MB45WI650	License Plate Reader
4	QNV-6012R1	2MP Dome Camera with IR
1	XRN-1620SB1	16 Channel NVR with 4TB of Storage
1	OE-625V8LCD2	UPS - Battery Back-up

Total \$9,758.65

Thank you for the opportunity, we look forward to working together in the future!

INTEGRATED FIRE & SECURITY SOLUTIONS, Inc
1970 Dana Drive
Fort Myers FL, 33907
Voice (239) 415-4374 fax (239) 415-4378
EC0001085

Version: 1
Integrated Fire & Security Reference: Rizzetta & Company
Date: 5/16/24
Sale Price: \$9,758.65

INTEGRATED FIRE & SECURITY SOLUTIONS Terms and Conditions of Sale

1. DEFINITIONS:

- a. Integrated Fire and Security Solutions, Inc. will be referred to as IFSS.
- b. The signor of this Agreement will be referred to as the Purchaser.
- c. The end user of the software and/or equipment will be referred to as the Customer.
- d. In some cases, the Customer and the Purchaser are one and the same.

2. **LIMITATION OF WARRANTY:** Purchaser understands that Integrated Fire and Security Solutions, Inc. (hereinafter known as IFSS) is not an Insurer. Subject to the limitations below, IFSS warrants that the Product (as distinguished from Software) be free from defects in material and workmanship under normal use for a period of one year from the date of first beneficial use of all or any part of this Product or 18 months after Product shipment whichever is earlier. However, IFSS's sole liability, and purchaser's sole remedy, under said warranty, shall be limited to the repair or replacement of any Product, or part thereof, which IFSS determines to be defective at IFSS's sole option and subject to the availability of service personnel and parts, as determined by IFSS. IFSS's expendable items including, but not limited to, video and print heads, batteries and certain other products in accordance with the applicable manufacturer's warranty. IFSS does not warrant devices designed to fail in protecting a system such as, but not limited to fuses and circuit breakers. IFSS warrants that any IFSS Software described in this Agreement, as well as that Software contained in or sold as part of any Product described in this Agreement, will reasonably conform to its published specifications in effect at the time of delivery and for ninety (90) days after delivery. However, Purchaser agrees and acknowledges that the Software may have inherent defects because of its complexity. IFSS sole obligation with respect to Software, and purchasers sole remedy, shall be to make available published modifications, designed to correct inherent defects, which become available during the warranty period.

3. **VALIDITY PERIOD:** The price quotes provided are valid for 30 days unless otherwise specified in writing by IFSS.

4. **INTEGRATED FIRE & SECURITY SOLUTIONS:** Purchaser and others agrees that IFSS offers various levels of services and that the Purchaser, after reviewing the same, has contracted with IFSS to perform only those services described in writing in this Agreement. IFSS denies liability for materials, supplies or work provided by other persons, unless that work is specifically contracted. IFSS denies any supervisory role and this Agreement shall not commit IFSS to any supervisory role, including, but not limited to the placement or routing of any wires or other product. If this Agreement includes a quote for Monitoring Services to be supplied by IFSS, purchaser agrees for himself, and any assignees to this Agreement that IFSS shall have no duty to perform such Monitoring Services until and unless the Purchaser, and any assignee including but not limited to the end-user, agree to and sign an approved IFSS Monitoring Agreement.

5. **CANCELLATION:** Any cancellation must be made in writing. Recognizing that any damages affecting IFSS arising from cancellation will be difficult to estimate or determine, the following changes shall be construed as liquidated damages representing an approximation of the administrative, engineering, and other costs IFSS will actually incur in reliance upon this Agreement and not as a penalty: If, prior to shipment purchaser cancels this Agreement or any portion thereof, for any reason not attributable to any action of IFSS, Purchaser agrees to pay IFSS an amount equal to 20% of the price of the products canceled if the cancellation occurs more than 21 days after IFSS receives Purchaser's order or Purchaser accepts this Agreement. If Purchaser cancels after shipment, Purchaser agrees to pay the aforementioned 20% damages plus freight charges for the shipment, return the products already shipped at Purchaser' expense, and additionally pay any incurred restocking fees.

6. **LIMITATION OF LIABILITY:** It is understood and agreed that since it is impractical and extremely difficult to fix actual damages, if any, or ascertain what, if any, portion of any loss of would be proximately caused by the failure of IFSS Product and/or Software to operate, or to operate properly, or IFSS to perform any of its obligations or services described herein. UNDER NO CIRCUMSTANCES WILL IFSS'S LIABILITY FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO THOSE ARISING IN ANY WAY OUT OF THE INSTALLATION USE DESIGN, FUNCTION OR FAILURE TO FUNCTION OF ANY PRODUCT AND/OR SOFTWARE SOLD BY IFSS BE IN EXCESS OF THE PURCHASE PRICE PAID FOR THE PRODUCT, SOFTWARE AND/OR SERVICES. IN NO CIRCUMSTANCES SHALL IFSS BE HELD LIABLE FOR ANY CLAIMS, LOSSES, DAMAGES OR INJURIES ARISING FROM OR CAUSED BY THE PURCHASER'S OR ANY OTHER PARTY'S MATERIAL, EQUIPMENT, ACTIONS, OR OMISSIONS. If Purchaser wishes for IFSS to increase the amount of liability over the limitation as stated above, Purchaser may inquire about obtaining an increase to this amount in exchange for an increased purchase or contract price. Under no circumstances will it be construed to mean that IFSS is an insurer or that the obligations of obtaining and maintaining insurance are not with the Purchaser

7. **CONSEQUENTIAL DAMAGES:** IFSS and Purchaser agree to a mutual waiver of consequential damages.

8. **INSURANCE OBLIGATIONS:** It is understood and agreed by the Purchaser that IFSS is not an insurer and that it is the Purchaser's obligation to obtain and maintain any insurance covering any losses to property or personal injury or any other damage which may occur at the premises where IFSS's Product, Software or Services is being installed, assembled, utilized, and or performed. The Purchaser agrees to list IFSS as an additional insured on all such policies and to provide IFSS a copy of the Certificate of Insurance upon request. Purchaser further agrees that the Certificate of Insurance shall contain a provision that coverage afforded under these policies will not be canceled or materially discontinued until at least thirty (30) days after written notice is given to IFSS.

9. **WAIVER OF SUBROGATION:** Purchaser does hereby for itself, and all other parties claiming under it to release and discharge IFSS from and against all hazards covered by Purchaser's insurance. It being expressly agreed and understood that no insurance company insurer, or any other third party will have any right of subrogation against IFSS.

10. **LIMITATION OF ACTIONS:** The Purchaser hereby agrees that no claim, suit or action of any kind shall be brought against IFSS, its agents, employees, and/or officers more than one year after the incident, which is subject to the claim, suit or action, whether known or unknown at the time of incident. If there is a claim, suit, or cause of action arising under the Warranty, it must be brought, if at all, within six months of expiration of the Warranty period stated above. This clause is in no way to be interpreted as an extension of the Express Warranty stated in paragraph 1 above. □

11. **DRUG FREE WORKPLACE POLICY:** IFSS has a written drug free workplace policy available for review by written request.

12. **INSTALLATION:** The installation of any Product is NOT INCLUDED unless specifically provided for in this Agreement.

13. **TITLE:** The Software and any relevant Product as described in this Agreement shall remain the property of IFSS, even if attached to real or other property owned by the Customer or others. Customer shall not sell, assign, encumber or remove from the premises as installed the Product or Software without the prior written consent of IFSS. Customer shall perform all necessary acts to preserve and protect the rights, title and interest of IFSS in the Product and Software including but not limited to signing any financing statements or other documents requested by IFSS or its agents. IFSS may inspect the product and/or Software during normal business hours and may affix labels or notices of ownership on the Product and Software.

14. **FORCE MAJEURE:** IFSS shall not be liable for any loss or damage of any kind resulting from delay, inability to deliver, or install, or to perform any other work under this Agreement on account of fire, flood, labor problems, access to premises, accidents, acts of civil or military authorities, acts of God, or from any other causes beyond IFSS control. □

15. **DRAWINGS:** All drawings and wiring diagrams provided by IFSS in connection with this Agreement are protected under United States Copyright Laws and Intended solely for the use of the installing contractor as a general guide for the installation of the System. Those drawings and wiring diagrams were prepared in accordance with the project plans available to IFSS at the time of the bid and are NOT intended to be System design or approval documents. Unless explicitly contracted to provide system design, IFSS is not to be considered a design professional and under no circumstances is any clause in this agreement or any actions taken by IFSS to be construed in such a way as to impose upon IFSS the duties or liabilities of a design.

16. **CHANGE ORDERS:** This Agreement can be modified, amended or altered only by an Agreement in writing, signed by both parties or their duty authorized representatives

17. **SOFTWARE LICENSE AND USE:** Software Products provided by IFSS are licensed, not sold. The Customer has only a non-exclusive, non-transferable license to use the software ('License'). IFSS retains all rights, title and interest to the Software. In some cases, IFSS may have a right to re-license the Software. 'Software' shall mean any part of Software provided by IFSS or contained in any IFSS product covered by this Agreement or to be subsequently ordered, as well as any modified versions and all related documentation. Customer shall use the Software only on the Product and all the Product Sites listed herein. Any Software received by the Customer at any time is subject to this Agreement. The License term begins upon delivery of the Software and continues until the last use of the Software with the Product, unless terminated. IFSS may terminate this License if the Customer.: (1) Fails to perform any obligation under the Agreement; (2) ceases to do business as a going concern; (3) has its assets assigned or attached by law.

within five (5) days after the License terminates, Customer shall, at its expense, return any physical media containing Software to IFSS and destroy all virtual or stored copies of the Software, including copies in memory or otherwise stored. □

18. PROTECTION AND NON-DISCLOSURE OF SOFTWARE: Customer shall maintain the Software in strict confidence and shall disclose it only to its employees requiring access. Customer shall utilize adequate procedures controlling access to and use of the Software consistent with the protection of IFSS's rights. Customer may duplicate Software only for internal use on the Product according to IFSS instructions.

THIS QUOTATION AND ANY RESULTING CONTRACT SHALL BE SUBJECT TO THE GENERAL TERMS AND CONDITIONS CONTAINED HEREIN

<p>Order By: Integrated Fire & Security Solutions 1970 Dana Drive Fort Myers FL, 33907 Voice (239) 415-4374 fax (239) 415-4378 Representative Name: Zach Price Representative Signature: Date: 5/16/2024</p>	<p>Accepted By: Company Name: Address: Representative Name: Representative Signature: _____ Title: P.O. # : Date: Sale Price: \$9,758.65</p>
--	--

Scope of Work



Customer Information

Project Name	<u>all gate cameras</u>
Customer Name	<u>Rizzetta & Company</u>
Address	<u>0</u>
Attention	<u>Belinda Blandon</u>
Phone	<u>239-936-0913 ext: 0303</u>
Email	<u>bblandon@rizzetta.com</u>

Contractor Information

Company	<u>IFSS</u>
Name	<u>Zach Price</u>
Address	<u>1970 Dana Dr.</u>
City, State ZIP	<u>Fort Myers, FL 33907</u>
Phone	<u>(239) 415-4374 X121</u>
Email	<u></u>

Scope of Work

In a world of many choices, IFSS would like to thank you for trusting us with all your Security needs. As requested, we have designed a CCTV system based on our findings from site visit on 9/22/2021. IFSS is proposing new cameras to replace the cameras all 12 cameras at the Gatehouse. There are four License Plate Readers as well as 12 Dome Cameras currently on the system. IFSS will also replace the Network Video Recorder and the Battery Back-up/Surge Protector as both of those pieces of equipment seem to be failing as well. The new network video recorder has 4TB of storage.

1. IFSS will use the existing cable that is in place for each of the cameras being replaced - no new cable included
2. IFSS will provide and install a new Network Video Recorder with 4TB of Storage
3. Hanwha cameras are being provided, recording on motion for 21 days.
4. IFSS will replace all 12 cameras at the Gate under this proposal.

Exclusions

- A. All POE switches, network racks, patch panels and patch cords are to be provided by the owner.
- B. After hours and weekend work.
- C. Conduit and 120V requirements
- D. Aerial lifts and or scaffolding
- E. CAD Drawings
- F. Bill of materials subject to change based of post sales engineering review

Company Proposal

Proposal is valid for 60 days without IFSS officer approval. Please review supplemental pages and bill of materials for quantities, specific models, and descriptions.



Date: 5/16/24
Version: 1
Total: \$13,190.69

Project Name: Paseo Gatehouse CCTV - Replace all gate cameras
Customer: Rizzetta & Company
Address: 0
Attention: Belinda Blandon
Contact Info: bblandon@rizzetta.com

IFSS Rep: Zach Price

QTY	Part Number	Product Description
4	DWC-MB45WI650	License Plate Reader
8	QNV-6012R1	2MP Dome Camera with IR
1	XRN-1620SB1	16 Channel NVR with 4TB of Storage
1	OE-625V8LCD2	UPS - Battery Back-up

Total \$13,190.69

Thank you for the opportunity, we look forward to working together in the future!

INTEGRATED FIRE & SECURITY SOLUTIONS, Inc
1970 Dana Drive
Fort Myers FL, 33907
Voice (239) 415-4374 fax (239) 415-4378
EC0001085

Version: 1
Integrated Fire & Security Reference: Rizzetta & Company
Date: 5/16/24
Sale Price: \$13,190.69

INTEGRATED FIRE & SECURITY SOLUTIONS Terms and Conditions of Sale

1. DEFINITIONS:

- a. Integrated Fire and Security Solutions, Inc. will be referred to as IFSS.
- b. The signor of this Agreement will be referred to as the Purchaser.
- c. The end user of the software and/or equipment will be referred to as the Customer.
- d. In some cases, the Customer and the Purchaser are one and the same.

2. **LIMITATION OF WARRANTY:** Purchaser understands that Integrated Fire and Security Solutions, Inc. (hereinafter known as IFSS) is not an Insurer. Subject to the limitations below, IFSS warrants that the Product (as distinguished from Software) be free from defects in material and workmanship under normal use for a period of one year from the date of first beneficial use of all or any part of this Product or 18 months after Product shipment whichever is earlier. However, IFSS's sole liability, and purchaser's sole remedy, under said warranty, shall be limited to the repair or replacement of any Product, or part thereof, which IFSS determines to be defective at IFSS's sole option and subject to the availability of service personnel and parts, as determined by IFSS. IFSS's expendable items including, but not limited to, video and print heads, batteries and certain other products in accordance with the applicable manufacturer's warranty. IFSS does not warrant devices designed to fail in protecting a system such as, but not limited to fuses and circuit breakers. IFSS warrants that any IFSS Software described in this Agreement, as well as that Software contained in or sold as part of any Product described in this Agreement, will reasonably conform to its published specifications in effect at the time of delivery and for ninety (90) days after delivery. However, Purchaser agrees and acknowledges that the Software may have inherent defects because of its complexity. IFSS sole obligation with respect to Software, and purchasers sole remedy, shall be to make available published modifications, designed to correct inherent defects, which become available during the warranty period.

3. **VALIDITY PERIOD:** The price quotes provided are valid for 30 days unless otherwise specified in writing by IFSS.

4. **INTEGRATED FIRE & SECURITY SOLUTIONS:** Purchaser and others agrees that IFSS offers various levels of services and that the Purchaser, after reviewing the same, has contracted with IFSS to perform only those services described in writing in this Agreement. IFSS denies liability for materials, supplies or work provided by other persons, unless that work is specifically contracted. IFSS denies any supervisory role and this Agreement shall not commit IFSS to any supervisory role, including, but not limited to the placement or routing of any wires or other product. If this Agreement includes a quote for Monitoring Services to be supplied by IFSS, purchaser agrees for himself, and any assignees to this Agreement that IFSS shall have no duty to perform such Monitoring Services until and unless the Purchaser, and any assignee including but not limited to the end-user, agree to and sign an approved IFSS Monitoring Agreement.

5. **CANCELLATION:** Any cancellation must be made in writing. Recognizing that any damages affecting IFSS arising from cancellation will be difficult to estimate or determine, the following changes shall be construed as liquidated damages representing an approximation of the administrative, engineering, and other costs IFSS will actually incur in reliance upon this Agreement and not as a penalty: If, prior to shipment purchaser cancels this Agreement or any portion thereof, for any reason not attributable to any action of IFSS, Purchaser agrees to pay IFSS an amount equal to 20% of the price of the products canceled if the cancellation occurs more than 21 days after IFSS receives Purchaser's order or Purchaser accepts this Agreement. If Purchaser cancels after shipment, Purchaser agrees to pay the aforementioned 20% damages plus freight charges for the shipment, return the products already shipped at Purchaser' expense, and additionally pay any incurred restocking fees.

6. **LIMITATION OF LIABILITY:** It is understood and agreed that since it is impractical and extremely difficult to fix actual damages, if any, or ascertain what, if any, portion of any loss of would be proximately caused by the failure of IFSS Product and/or Software to operate, or to operate properly, or IFSS to perform any of its obligations or services described herein. UNDER NO CIRCUMSTANCES WILL IFSS'S LIABILITY FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO THOSE ARISING IN ANY WAY OUT OF THE INSTALLATION USE DESIGN, FUNCTION OR FAILURE TO FUNCTION OF ANY PRODUCT AND/OR SOFTWARE SOLD BY IFSS BE IN EXCESS OF THE PURCHASE PRICE PAID FOR THE PRODUCT, SOFTWARE AND/OR SERVICES. IN NO CIRCUMSTANCES SHALL IFSS BE HELD LIABLE FOR ANY CLAIMS, LOSSES, DAMAGES OR INJURIES ARISING FROM OR CAUSED BY THE PURCHASER'S OR ANY OTHER PARTY'S MATERIAL, EQUIPMENT, ACTIONS, OR OMISSIONS. If Purchaser wishes for IFSS to increase the amount of liability over the limitation as stated above, Purchaser may inquire about obtaining an increase to this amount in exchange for an increased purchase or contract price. Under no circumstances will it be construed to mean that IFSS is an insurer or that the obligations of obtaining and maintaining insurance are not with the Purchaser

7. **CONSEQUENTIAL DAMAGES:** IFSS and Purchaser agree to a mutual waiver of consequential damages.

8. **INSURANCE OBLIGATIONS:** It is understood and agreed by the Purchaser that IFSS is not an insurer and that it is the Purchaser's obligation to obtain and maintain any insurance covering any losses to property or personal injury or any other damage which may occur at the premises where IFSS's Product, Software or Services is being installed, assembled, utilized, and or performed. The Purchaser agrees to list IFSS as an additional insured on all such policies and to provide IFSS a copy of the Certificate of Insurance upon request. Purchaser further agrees that the Certificate of Insurance shall contain a provision that coverage afforded under these policies will not be canceled or materially discontinued until at least thirty (30) days after written notice is given to IFSS.

9. **WAIVER OF SUBROGATION:** Purchaser does hereby for itself, and all other parties claiming under it to release and discharge IFSS from and against all hazards covered by Purchaser's insurance. It being expressly agreed and understood that no insurance company insurer, or any other third party will have any right of subrogation against IFSS.

10. **LIMITATION OF ACTIONS:** The Purchaser hereby agrees that no claim, suit or action of any kind shall be brought against IFSS, its agents, employees, and/or officers more than one year after the incident, which is subject to the claim, suit or action, whether known or unknown at the time of incident. If there is a claim, suit, or cause of action arising under the Warranty, it must be brought, if at all, within six months of expiration of the Warranty period stated above. This clause is in no way to be interpreted as an extension of the Express Warranty stated in paragraph 1 above. □

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13. **TITLE:** The Software and any relevant Product as described in this Agreement shall remain the property of IFSS, even if attached to real or other property owned by the Customer or others. Customer shall not sell, assign, encumber or remove from the premises as installed the Product or Software without the prior written consent of IFSS. Customer shall perform all necessary acts to preserve and protect the rights, title and interest of IFSS in the Product and Software including but not limited to signing any financing statements or other documents requested by IFSS or its agents. IFSS may inspect the product and/or Software during normal business hours and may affix labels or notices of ownership on the Product and Software.

14. **FORCE MAJEURE:** IFSS shall not be liable for any loss or damage of any kind resulting from delay, inability to deliver, or install, or to perform any other work under this Agreement on account of fire, flood, labor problems, access to premises, accidents, acts of civil or military authorities, acts of God, or from any other causes beyond IFSS control. □

15. **DRAWINGS:** All drawings and wiring diagrams provided by IFSS in connection with this Agreement are protected under United States Copyright Laws and Intended solely for the use of the installing contractor as a general guide for the installation of the System. Those drawings and wiring diagrams were prepared in accordance with the project plans available to IFSS at the time of the bid and are NOT intended to be System design or approval documents. Unless explicitly contracted to provide system design, IFSS is not to be considered a design professional and under no circumstances is any clause in this agreement or any actions taken by IFSS to be construed in such a way as to impose upon IFSS the duties or liabilities of a design.

16. **CHANGE ORDERS:** This Agreement can be modified, amended or altered only by an Agreement in writing, signed by both parties or their duty authorized representatives

17. **SOFTWARE LICENSE AND USE:** Software Products provided by IFSS are licensed, not sold. The Customer has only a non-exclusive, non-transferable license to use the software ('License'). IFSS retains all rights, title and interest to the Software. In some cases, IFSS may have a right to re-license the Software. 'Software' shall mean any part of Software provided by IFSS or contained in any IFSS product covered by this Agreement or to be subsequently ordered, as well as any modified versions and all related documentation. Customer shall use the Software only on the Product and all the Product Sites listed herein. Any Software received by the Customer at any time is subject to this Agreement. The License term begins upon delivery of the Software and continues until the last use of the Software with the Product, unless terminated. IFSS may terminate this License if the Customer.: (1) Fails to perform any obligation under the Agreement; (2) ceases to do business as a going concern; (3) has its assets assigned or attached by law.

within five (5) days after the License terminates, Customer shall, at its expense, return any physical media containing Software to IFSS and destroy all virtual or stored copies of the Software, including copies in memory or otherwise stored. □

18. PROTECTION AND NON-DISCLOSURE OF SOFTWARE: Customer shall maintain the Software in strict confidence and shall disclose it only to its employees requiring access. Customer shall utilize adequate procedures controlling access to and use of the Software consistent with the protection of IFSS's rights. Customer may duplicate Software only for internal use on the Product according to IFSS instructions.

THIS QUOTATION AND ANY RESULTING CONTRACT SHALL BE SUBJECT TO THE GENERAL TERMS AND CONDITIONS CONTAINED HEREIN

<p>Order By: Integrated Fire & Security Solutions 1970 Dana Drive Fort Myers FL, 33907 Voice (239) 415-4374 fax (239) 415-4378 Representative Name: Zach Price Representative Signature: Date: 5/16/2024</p>	<p>Accepted By: Company Name: Address: Representative Name: Representative Signature: _____ Title: P.O. # : Date: Sale Price: \$13,190.69</p>
--	---

Tab 4

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.paseocdd.org

Landscape lighting is being proposed for Penzance East, Penzance West, Monuments, and the Esperanza Bridge:

Quote 130	Esperanza Bridge	\$67,404.46
Quote 131	Monuments	\$24,566.30
Quote 127	Penzance East	\$97,939.62
Quote 128	Penzance West	\$86,721.41
	Total	\$276,631.79

Joey Gamez

Spectrum Nightscapes

3/26/2024 | 15 Photos



LANDSCAPE LIGHTING MONUMENTS AND ES- PERANZA WALKWAY

Section 1



1

6-MEDJOOOL - 2 LIGHTS EACH
3-COCONUT-2 LIGHTS EACH

Project: Esperanza Walkway
Date: 3/20/2024, 2:17pm
Creator: Joey Gamez



2

4-BISMARK- 2 LIGHTS EACH 4000K +
3-COCONUT- 2 LIGHTS EACH

Project: Esperanza Walkway
Date: 3/20/2024, 2:17pm
Creator: Joey Gamez



3

12-COCONUT- LIGHTS EACH

Project: Esperanza Walkway
Date: 3/20/2024, 2:17pm
Creator: Joey Gamez



4

4-BISMARK- 2 LIGHTAS EACH 4000K+

Project: Esperanza Walkway
Date: 3/20/2024, 2:17pm
Creator: Joey Gamez



13-COCONUT- 2 LIGHTS EACH

Project: Esperanza Walkway
Date: 3/20/2024, 2:18pm
Creator: Joey Gamez



6-BISMARK- 2 LIGHT EACH
9- COCONUT-2 LIGHTS EACH

Project: Esperanza Walkway
Date: 3/20/2024, 2:18pm
Creator: Joey Gamez



60 LIGHTS UPLIGHTS

Project: Esperanza Walkway
Date: 3/20/2024, 2:19pm
Creator: Joey Gamez



MERCADO RIGHT
10 UPLIGHTS FOR PALMS AND PLANTS
2 WASH LIGHTS FOR SIGN

Project: Esperanza Walkway
Date: 3/19/2024, 1:32pm
Creator: Joey Gamez



MERCADO LEFT
 7 UPLIGHTS FOR PALMMS AND PLANTS
 2 WASH LIGHTS FOR SIGN

Project: Esperanza Walkway
 Date: 3/19/2024, 1:32pm
 Creator: Joey Gamez



SERITA RIGHT
 4 UPLIGHTS FOR PALMS
 2 WASHLIGHT FOR SIGN

Project: Esperanza Walkway
 Date: 3/19/2024, 1:33pm
 Creator: Joey Gamez



SERITA LEFT
 5 UPLIGHTS FOR PALMS
 2 WASH LIGHTS FOR SIGN

Project: Esperanza Walkway
 Date: 3/19/2024, 1:34pm
 Creator: Joey Gamez



PROVENCIA RIGHT
 10 UPLIGHTS FOR PALMS AND PLANTS
 2 WASHLIGHTS FOR SIGN

Project: Esperanza Walkway
 Date: 3/19/2024, 1:36pm
 Creator: Joey Gamez

13



PROVENCIA LEFT
5 UPLIGHTS FOR PALMS
2 WASHLIGHTS FOR SIGN

Project: Esperanza Walkway
Date: 3/19/2024, 1:36pm
Creator: Joey Gamez

14



ROSALINDA RIGHT
8 UPLIGHTS FOR PALMS AND PLANTS
2 WASHLIGHTS FOR SIGN

Project: Esperanza Walkway
Date: 3/19/2024, 1:37pm
Creator: Joey Gamez

15



ROSALINDA LEFT
6 UPLIGHTS FOR PALMS
2 WASH LIGHTS FOR SIGN

Project: Esperanza Walkway
Date: 3/19/2024, 1:37pm
Creator: Joey Gamez



4174 16th Avenue Northeast | Naples, Florida 34120
 2393515555 | customercare@spectrumnightscapes.com |
 spectrumnightscapes.com

RECIPIENT:

Paseo CDD

9530 Marketplace Rd suite 206
 Ft myers, Florida 33912
 Phone: (239) 601-0939

SERVICE ADDRESS:

Paseo Grande Boulevard
 Fort Myers, Florida 33912

Quote #130	
Sent on	Apr 03, 2024
Total	\$67,404.46

Product/Service	Description	Qty.	Total
16" LARGE UPLIGHT COCONUTS	D6B1-10W-30K-A LAB-052 ABR STAKE	80	\$25,113.44
8" LARGE UPLIGHT MEDJOOL	D6B1-10W-30K-A LAB-051 ABR STAKE	12	\$3,539.02
8" MEDIUM UPLIGHT BISMARK-COOL	D7B1-10W-A LAB-051 ABR STAKE	28	\$9,310.00
PRO FORCE 600 W TRANSFORMER	600IF-PRO SS TRANSFORMER 2 PER SIDE	4	\$5,352.00*
PRO FORCE 300 W TRANSFORMER	300 W SS TRANFORMER CENTER ISLAND	1	\$885.00*
UNIQUE SATELLITE HUB		30	\$1,377.00*
UNIQUE INTELLI-HUB		10	\$828.00*
12/2 low voltage	wire	1	\$3,000.00*
Labor	FIXTURE INSTALLATION HUB INSTALLATION WIRE TRENCHING TRANSFORMER INSTALLTION TRANSFORMER PROGRAMMING NIGHTIME WALTHROUGH AND ADJUSTMENT 3 guys x 2 weeks @\$75 each	1	\$18,000.00*

A deposit of \$33,702.23 will be required to begin.



4174 16th Avenue Northeast | Naples, Florida 34120
2393515555 | customercare@spectrumnightscapes.com |
spectrumnightscapes.com

Total

\$67,404.46

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____



4174 16th Avenue Northeast | Naples, Florida 34120
2393515555 | customercare@spectrumnightscares.com |
spectrumnightscares.com

RECIPIENT:

Paseo CDD

9530 Marketplace Rd suite 206
Ft myers, Florida 33912
Phone: (239) 601-0939

SERVICE ADDRESS:

Paseo Grande Boulevard
Fort Myers, Florida 33912

Quote #131	
Sent on	Apr 04, 2024
Total	\$24,566.30

Product/Service	Description	Qty.	Total
MERCADO	(17)-M4B1-3.5-30K-40-A (LAB-164, LAB-172, LAB-052) (4)-M4B1-5.5-30K-60-A(LAB-164,LAB-172, LAB-051) WIRE LABOR	1	\$7,273.70
SERITA	(9)-M4B1-3.5-30K-40-A (LAB-164, LAB-172, LAB-052) (4)-M4B1-5.5-30K-60-A(LAB-164,LAB-172, LAB-051) WIRE LABOR	1	\$4,517.70
PROVENCIA	(15)-M4B1-3.5-30K-40-A (LAB-164, LAB-172, LAB-052) (4)-M4B1-5.5-30K-60-A(LAB-164,LAB-172, LAB-051) WIRE LABOR	1	\$6,584.70
ROSALINDA	(14)-M4B1-3.5-30K-40-A (LAB-164, LAB-172, LAB-052) (4)-M4B1-5.5-30K-60-A(LAB-164,LAB-172, LAB-051) WIRE LABOR	1	\$6,190.20

A deposit of \$12,283.15 will be required to begin.

Total **\$24,566.30**

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____



4174 16th Avenue Northeast | Naples, Florida 34120
 2393515555 | customercare@spectrumnightscapes.com |
 spectrumnightscapes.com

RECIPIENT:

Paseo CDD

9530 Marketplace Rd suite 206
 Ft myers, Florida 33912
 Phone: (239) 601-0939

SERVICE ADDRESS:

Paseo Grande Boulevard
 Fort Myers, Florida 33912

Quote #127	
Sent on	Apr 03, 2024
Total	\$97,939.62

Product/Service	Description	Qty.	Total
18" PALM UPLIGHT	BIGB-12-L730 12"RISER AND 6" RISER COMBINED TO CREATE 18" ABR STAKE	16	\$7,920.00
18" OAK TREE UPLIGHT	BIGB-12-L730 12"RISER AND 6" RISER COMBINED TO CREATE 18" ABR STAKE	19	\$9,405.00
8" ACCENT FLOOD	8" RISER M4B1 -5.5W-30K-60-A LAB-51 LAB-164 LAS-004 LAB-072	14	\$3,617.60*
16" MEDIUM UPLIGHT	D6B1-10W-30K-A LAB-052 ABR STAKE	79	\$24,799.52
COLUMN LIGHT FLOOD	M4B1-5.5W-30K-40-A LAB-164 LAB-172 ABR STAKE	17	\$3,876.00
PRO FORCE 300 W TRANSFORMER	300 W SS TRANSFORMER	6	\$5,934.00*
PRO FORCE 600 W TRANSFORMER	600IF-PRO SS TRANSFORMER (TRANSFORMER 1 & 2)	1	\$1,338.00*
UNIQUE INTELLI-HUB		30	\$2,484.00*
UNIQUE SATELLITE HUB		45	\$2,065.50*
12/2 low voltage	wire	1	\$5,000.00*



4174 16th Avenue Northeast | Naples, Florida 34120
2393515555 | customercare@spectrumnightscapes.com |
spectrumnightscapes.com

Product/Service	Description	Qty.	Total
Labor	FIXTURE INSTALLATION HUB INSTALLATION WIRE TRENCHING TRANSFORMER INSTALLTION TRANSFORMER PROGRAMMING NIGHTIME WALTHROUGH AND ADJUSTMENT 3 guys x 3.5 weeks @\$75 each	1	\$31,500.00*

A deposit of \$48,969.81 will be required to begin.

Total	\$97,939.62
--------------	--------------------

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____



4174 16th Avenue Northeast | Naples, Florida 34120
 2393515555 | customercare@spectrumnightscapes.com |
spectrumnightscapes.com

RECIPIENT:

Paseo CDD

9530 Marketplace Rd suite 206
 Ft myers, Florida 33912
 Phone: (239) 601-0939

SERVICE ADDRESS:

Paseo Grande Boulevard
 Fort Myers, Florida 33912

Quote #128	
Sent on	Apr 03, 2024
Total	\$86,721.41

Product/Service	Description	Qty.	Total
8" ACCENT FLOOD	8" RISER M4B1 -5.5W-30K-60-A LAB-051 LAB-164 LAS-004 LAB-072	38	\$9,819.20*
16" MEDIUM UPLIGHT	D6B1-10W-30K-A LAB-052 ABR STAKE	95	\$29,822.21
COLUMN LIGHT FLOOD	M4B1-5.5W-30K-40-A LAB-164 LAB-172 ABR STAKE	20	\$4,560.00
PRO FORCE 600 W TRANSFORMER	600IF-PRO SS TRANSFORMER (TRANSFORMER 1 & 2)	6	\$8,028.00*
UNIQUE INTELLI-HUB		20	\$1,656.00*
UNIQUE SATELLITE HUB		40	\$1,836.00*
Labor	FIXTURE INSTALLATION HUB INSTALLATION WIRE TRENCHING TRANSFORMER INSTALLTION TRANSFORMER PROGRAMMING NIGHTIME WALTHROUGH AND ADJUSTMENT 3 guys x 3 weeks @\$75 each	1	\$27,000.00*
12/2 low voltage	wire	1	\$4,000.00*

A deposit of \$43,360.71 will be required to begin.



4174 16th Avenue Northeast | Naples, Florida 34120
2393515555 | customercare@spectrumnightscapes.com |
spectrumnightscapes.com

Total

\$86,721.41

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

Tab 5

ELITE PAINTING AND DESIGN PROPOSAL FOR PASEO CDD SECTION WEST LIGHT POLES AND STREET/STOP/YIELD/MPH SIGNS

Customer:	PASEO CDD FT MYERS
	1980 PASEO GRAND BLVD FT MYERS FL 33912
	ATTN : KARI HARDWICK

JOB DETAILS AND BREAKDOWN FOR WEST SECTION :

1. PRESSURE WASHING: PRESSURE WASH EACH LAMP POST/STREET SIGNS ALL WILL BE CLEANED WITH BLEACH AND WATER OR SIMPLE GREEN IN AREAS WITH HEAVY VEGETATION TO REMOVE DIRT AND MOLD
2. PLEASE REFER TO SHERWIN WILLIAMS SPEC THAT IS ATTACHED IN EMAIL ON ALL PRODUCT INFORMATION AND MANUFACTURERS WARRANTY ,JOB DETAILS ON PAINTING PROCESS ARE LISTED BELOW (ALL AREAS SURROUNDING THE POST ARE TO BE PROTECTED FROM OVER SPRAY AND OR POSSIBLE DAMAGE
3. WARRANTY DETAILS FOR LABOR ARE FOR ONE YEAR OF COMPLETION ,DOES NOT INCLUDE NORMAL WEAR AND FADING DUE TO WEATHER ELEMENTS ,WARRANTY INCLUDES ANY FAILURE OF PRODUCT ON LIGHT POLES SUCH AS PEELING. SCRAPES ON LOWER SECTION OR UP SECTIONS AND CAUSED BY OTHERS ARE NOT COVERED IN LABOR WARRANTY
4. DEPOSIT AND PAYMENT REQUIREMENTS :

1ST DEPOSIT TO BE PAID WEEK OF JOB STARTING :\$12,570
2ND DEPOSIT TO BE PAID AFTER HALF OF ALL LIGHT POLES ARE COMPLETED :
\$12,570
3RD AND FINAL PAYMENT TO BE PAID AT COMPLETION OF JOB : \$12,575

SCOPE OF JOB FOR WEST SECTION :

NOTE : THIS IS 2 COAT PROCESS CLEAR SEALER FOR ANY AREAS WITH CHAULK AND FINAL COAT OF INDUSTRIAL METAL PAINT

NOTE : THERE ARE 151 LIGHT POLES IN WEST AND 78 STREET/STOP/YIELD/MPH SIGNS IN WEST

PRESSURE WASHING :

1. ALL LIGHT POLES (151) AND (78) STREET/STOP/YIELD/MPH SIGNS ARE TO BE PRESSURE WASHED : PRESSURE WASH EACH POLE PER SPEC AND SITE VISIT. REMOVE DIRT, MOLD AND MILDEW IF PRESENT ON ALL LIGHT POLES AND SIGNS BEFORE PAINTING (229 AREAS TO WASH POLES AND SIGNS)

NOTE : A WATER TRAILER AND TRUCK WILL BE NEEDED FOR ALL PRESSURE WASHING

TOTAL LABOR AND MATERIAL FOR PRESSURE WASHING IN WEST AREA :
\$6,875

PAINTING : LIGHT POST/STREET SIGNS FOR EAST SECTION : THIS IS A 2 COAT PROCESS : AFTER PRESSURE WASHING ALL POLES AND STREET SIGNS, APPLY SHERWIN WILLIAMS LOXCON CLEAR SEALER (FOR AREAS WITH CHALK) TO ALL LIGHT POLES AND SIGNS , TO REMOVE CHALKY SURFACES THAT ARE PRESENT AND TO SEAL FOR LONGER PROTECTION AGAINST OXIDATION.

2. AFTER SEALER IS APPLIED ,LIGHTLY SCUFF AND SAND WERE NEEDED OR IF ANY LOOSE OLD PAINT IS PRESENT, SO THAT PAINT WILL BOND TO SURFACE BETTER.

3. THEN APPLY SHERWIN WILLIAMS WATER BASED ALKYD URETHANNE TO ALL LIGHT POLES AND STREET SIGNS IN WEST AREA SECTION (COLOR SHERWIN WILLIAMS SW 6258 TRICORN BLACK GLOSS)

ALL LIGHT POST GLASS MUST BE MASKED OFF BEFORE PAINTING AND THEN PAPER REMOVED ON ALL 151 POLES, THIS INCLUDES ALL SIGNS TO BE MASKED

NOTE : MANY POLES HAVE PEELING FAILING PAINT, IN AREAS WHERE PEELING PAINT IS BAD, A BONDING PRIMER WILL BE NEEDED, THOSE AREAS WILL NEED TO BE SPOT PRIMED, THIS ALSO APPLYS FOR ALL STREET SIGNS

TOTAL LABOR AND MATERIAL FOR ALL LIGHT POLES (151) AND FOR ALL STREET/STOP/YIELD/MPH SIGNS (78) : \$28,690

LIFT RENTAL 1 MONTH AND FUEL : \$2,150

TOTAL FOR PAINTING LABOR AND MATERIALS AND LIFT : \$30,840

A SMALL LIFT WILL BE NEEDED FOR ENTIRE JOB

BREAKDOWN :

1. TOTAL FOR PRERSSUREWASHING : \$6,875
2. TOTAL FOR 151 LIGHT POST AND 78 SIGNS (TOTAL 229) AND LIFT : \$30,840

TOTAL FOR ALL ITEMS LISTED ABOVE FOR WEST AREA SECTION CLEANING AND PAINTING AND LIFT IN PASEO : \$37,715

ELITE PAINTING AND DESIGN PROPOSAL FOR PASEO CDD SECTION EAST LIGHT
POLES AND STREET/STOP/YIELD/MPH SIGNS
INCLUDES GUARD HOUSE AREA AND FRONT OF HERMINIA

Customer:	PASEO CDD FT MYERS
	1980 PASEO GRAND BLVD FT MYERS FL 33912
	ATTN : KARI HARDWICK

JOB DETAILS AND BREAKDOWN FOR EAST SECTION :

1. PRESSURE WASHING: PRESSURE WASH EACH LAMP POST/STREET SIGNS ALL WILL BE CLEANED WITH BLEACH AND WATER OR SIMPLE GREEN IN AREAS WITH HEAVY VEGETATION TO REMOVE DIRT AND MOLD
2. PLEASE REFER TO SHERWIN WILLIAMS SPEC THAT IS ATTACHED IN EMAIL ON ALL PRODUCT INFORMATION AND MANUFACTURERS WARRANTY ,JOB DETAILS ON PAINTING PROCESS ARE LISTED BELOW (ALL AREAS SURROUNDING THE POST ARE TO BE PROTECTED FROM OVER SPRAY AND OR POSSIBLE DAMAGE
3. WARRANTY DETAILS FOR LABOR ARE FOR ONE YEAR OF COMPLETION ,DOES NOT INCLUDE NORMAL WEAR AND FADING DUE TO WEATHER ELEMENTS ,WARRANTY INCLUDES ANY FAILURE OF PRODUCT ON LIGHT POLES SUCH AS PEELING. SCRAPES ON LOWER SECTION OR UP SECTIONS AND CAUSED BY OTHERS ARE NOT COVERED IN LABOR WARRANTY
4. DEPOSIT AND PAYMENT REQUIREMENTS :

1ST DEPOSIT TO BE PAID WEEK OF JOB STARTING :\$13,880

2ND DEPOSIT TO BE PAID AFTER HALF OF ALL LIGHT POLES ARE COMPLETED :
\$13,880

3RD AND FINAL PAYMENT TO BE PAID AT COMPLETION OF JOB : \$13,875

SCOPE OF JOB FOR EAST SECTION :

NOTE : THIS IS 2 COAT PROCESS CLEAR SEALER FOR ANY AREAS WITH CHAULK AND FINAL COAT OF INDUSTRIAL METAL PAINT

NOTE : THERE ARE 171 LIGHT POLES IN EAST AND 81 STREET/STOP/YIELD/MPH SIGNS IN EAST

PRESSURE WASHING :

1. ALL LIGHT POLES (171) AND (81) STREET/STOP/YIELD/MPH SIGNS ARE TO BE PRESSURE WASHED : PRESSURE WASH EACH POLE PER SPEC AND SITE VISIT. REMOVE DIRT, MOLD AND MILDEW IF PRESENT ON ALL LIGHT POLES AND SIGNS BEFORE PAINTING (252 AREAS TO WASH POLES AND SIGNS)

NOTE : A WATER TRAILER AND TRUCK WILL BE NEEDED FOR ALL PRESSURE WASHING

TOTAL LABOR AND MATERIAL FOR PRESSURE WASHING IN EAST AREA :
\$7,985

PAINTING : LIGHT POST/STREET SIGNS FOR EAST SECTION : THIS IS A 2 COAT PROCESS : AFTER PRESSURE WASHING ALL POLES AND STREET SIGNS, APPLY SHERWIN WILLIAMS LOXCON CLEAR SEALER (FOR AREAS WITH CHALK) TO ALL LIGHT POLES AND SIGNS , TO REMOVE CHALKY SURFACES THAT ARE PRESENT AND TO SEAL FOR LONGER PROTECTION AGAINST OXIDATION.

2. AFTER SEALER IS APPLIED ,LIGHTLY SCUFF AND SAND WERE NEEDED OR IF ANY LOOSE OLD PAINT IS PRESENT, SO THAT PAINT WILL BOND TO SURFACE BETTER.
3. THEN APPLY SHERWIN WILLIAMS WATER BASED ALKYD URETHANE TO ALL LIGHT POLES AND STREET SIGNS IN EAST AREA SECTION (COLOR SHERWIN WILLIAMS SW 6258 TRICORN BLACK GLOSS)

ALL LIGHT POST GLASS MUST BE MASKED OFF BEFORE PAINTING AND THEN PAPER REMOVED ON ALL 171 POLES ,THIS INCLUDES SIGNS TO BE MASKED

NOTE : MANY POLES HAVE PEELING FAILING PAINT, IN AREAS WERE PEELING PAINT IS BAD, A BONDING PRIMER WILL BE NEEDED, THOSE AREAS WILL NEED TO BE SPOT PRIMED, THIS ALSO APPLYS FOR ALL STREET SIGNS

TOTAL LABOR AND MATERIAL FOR ALL LIGHT POLES (171) AND FOR ALL STREET/STOP/YIELD/MPH SIGNS (81) : \$31,500

LIFT RENTAL 1 MONTH AND FUEL : \$2,150

TOTAL FOR PAINTING LABOR AND MATERIALS AND LIFT : \$33,650

A SMALL LIFT WILL BE NEEDED FOR ENTIRE JOB

BREAKDOWN :

1. TOTAL FOR PRERSSUREWASHING : \$7,985
2. TOTAL FOR 171 LIGHT POST AND 81 SIGNS (TOTAL 252) AND LIFT : \$33,650

TOTAL FOR ALL ITEMS LISTED ABOVE FOR EASTAREA SECTION CLEANING AND PAINTING , THIS INCLUDES GUARD HOUSE AREA AND FRONT OF HERMINIA IN PASEO : \$41,635

ELITE PAINTING AND DESIGN PROPOSAL FOR PASEO CDD SECTION ESPERANZA
LIGHT POLES AND STREET/STOP/YIELD/MPH SIGNS

Customer:	PASEO CDD FT MYERS
	1980 PASEO GRAND BLVD FT MYERS FL 33912
	ATTN : KARI HARDWICK

JOB DETAILS AND BREAKDOWN FOR ESPERANZA SECTION :

1. PRESSURE WASHING: PRESSURE WASH EACH LAMP POST/STREET SIGNS ALL WILL BE CLEANED WITH BLEACH AND WATER OR SIMPLE GREEN IN AREAS WITH HEAVY VEGETATION TO REMOVE DIRT AND MOLD
2. PLEASE REFER TO SHERWIN WILLIAMS SPEC THAT IS ATTACHED IN EMAIL ON ALL PRODUCT INFORMATION AND MANUFACTURERS WARRANTY ,JOB DETAILS ON PAINTING PROCESS ARE LISTED BELOW (ALL AREAS SURROUNDING THE POST ARE TO BE PROTECTED FROM OVER SPRAY AND OR POSSIBLE DAMAGE
3. WARRANTY DETAILS FOR LABOR ARE FOR ONE YEAR OF COMPLETION ,DOES NOT INCLUDE NORMAL WEAR AND FADING DUE TO WEATHER ELEMENTS ,WARRANTY INCLUDES ANY FAILURE OF PRODUCT ON LIGHT POLES SUCH AS PEELING. SCRAPES ON LOWER SECTION OR UP SECTIONS AND CAUSED BY OTHERS ARE NOT COVERED IN LABOR WARRANTY
4. DEPOSIT AND PAYMENT REQUIREMENTS :

1ST DEPOSIT TO BE PAID WEEK OF JOB STARTING :\$7,540

2ND DEPOSIT TO BE PAID AFTER HALF OF ALL LIGHT POLES ARE COMPLETED :
\$7,540

3RD AND FINAL PAYMENT TO BE PAID AT COMPLETION OF JOB : \$7,540

SCOPE OF JOB FOR ESPERANZA SECTION :

NOTE : THIS IS 2 COAT PROCESS CLEAR SEALER FOR ANY AREAS WITH CHALK AND FINAL COAT OF INDUSTRIAL METAL PAINT

NOTE : THERE ARE 78 LIGHT POLES IN ESPERANZA AND 34 STREET/STOP/YIELD/MPH SIGNS IN ESPERANZA

PRESSURE WASHING :

1. ALL LIGHT POLES (78) AND (34) STREET/STOP/YIELD/MPH SIGNS ARE TO BE PRESSURE WASHED : PRESSURE WASH EACH POLE PER SPEC AND SITE VISIT. REMOVE DIRT, MOLD AND MILDEW IF PRESENT ON ALL LIGHT POLES AND SIGNS BEFORE PAINTING ,
NOTE : A WATER TRAILER AND TRUCK WILL BE NEEDED FOR ALL PRESSURE WASHING (112 AREAS TO BE CLEANED)

TOTAL LABOR AND MATERIAL FOR PRESSURE WASHING IN ESPERANZA :
\$5,485

PAINTING : LIGHT POST/STREET SIGNS FOR EAST SECTION : THIS IS A 2 COAT PROCESS : AFTER PRESSURE WASHING ALL POLES AND STREET SIGNS, APPLY SHERWIN WILLIAMS LOXCON CLEAR SEALER (FOR AREAS WITH CHALK) TO ALL LIGHT POLES AND SIGNS ,TO REMOVE CHALKY SURFACES THAT ARE PRESENT AND TO SEAL FOR LONGER PROTECTION AGAINST OXIDATION.

2. AFTER SEALER IS APPLIED ,LIGHTLY SCUFF AND SAND WERE NEEDED OR IF ANY LOOSE OLD PAINT IS PRESENT, SO THAT PAINT WILL BOND TO SURFACE BETTER.
3. THEN APPLY SHERWIN WILLIAMS WATER BASED ALKYD URETHANNE TO ALL LIGHT POLES AND STREET SIGNS IN ESPERANZA AREA SECTION (COLOR SHERWIN WILLIAMS SW 6258 TRICORN BLACK)
ALL LIGHT POST GLASS MUST BE MASKED OFF BEFORE PAINTING AND THEN PAPER REMOVED ON ALL 78 POLES, ALSO INCLUDES ALL SIGNS TO MASKED OFF
NOTE : MANY POLES HAVE PEELING FAILING PAINT, IN AREAS WHERE PEELING PAINT IS BAD, A BONDING PRIMER WILL BE NEEDED, THOSE AREAS WILL NEED TO BE SPOT PRIMED, THIS ALSO APPLYS FOR ALL STREET SIGNS

TOTAL LABOR AND MATERIAL FOR ALL LIGHT POLES (78) AND FOR ALL STREET/STOP/YIELD/MPH SIGNS (34) : \$14,985
LIFT RENTAL 1 MONTH AND FUEL : \$2,150
TOTAL FOR PAINTING LABOR AND MATERIALS AND LIFT : \$17,135

A SMALL LIFT WILL BE NEEDED FOR ENTIRE JOB

BREAKDOWN :

1. TOTAL FOR PRERSSUREWASHING : \$5,485
2. TOTAL FOR 78 LIGHT POST AND 34 SIGNS (TOTAL 112) AND LIFT : \$17,135

TOTAL FOR ALL ITEMS LISTED ABOVE FOR EESPERANZA AREA SECTION IN PASEO :
\$22,620



! Not enough storage to back up →



Share

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Lens

Delete





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Delete

REFERRALS :

1. JERRY BOUCHE , BENDERSON DEVELOPMENT AND KIMCO REALTY 1-813-455-1916,COMMERCIAL SHOPPING CENTERS AND MALLS
2. ANDREW DAVIS GREYHAWK LANDINGS 1-941-228-6084
3. JILL AND GREAG DESMONE RESIDENTAL :
1-609-577-8644
3. DOUG AND BARB SMESTAD : RESIDENTIAL LAKEWOOD RANCH 1-612-333-6644

4. BETH ORBELIE SARASOTA ,EXTERIOR 1-214-325-2658

4. DARWIN AND KEN SEARING , HEAD REPS FOR SHERWIN WILLIAMS : 1-941-650-0629

5. JOSEPH KIEFFER : RESIDENTIAL AND COMMERCIAL
. 1-716-863-0087

6. MR AND MRS LANDMAN : 1-215-498-3703 RESIDENTIAL

7. ELAINE ADAIR : RESIDENTIAL 1-993-3334

8. TONY BATISTA : COMMERCIAL BENDERSON AND RESIDENTIAL 1-716 998-9918
9. LISBETH AND JAMIE : MIRAMAR WAY FULL INTERIOR PAINTING : 1-941-807-7207
10. SUE HARRIS : RESIDENTAL 941-780-8718
- 11.ANDY SORENSEN LAKEWOOD RANCH EXT AND INT 330-5975
12. KEITH AND PEGGY MOODY : RESENDITIAL 1-813-928-7086
13. ADAM RIMER COMMERCIAL AND RESIDENTIAL 941-920-0773
14. ED MARO COMMERCIAL 941 962 4131

Pressure Wash Meet 12:15 Tampa
Apr 11, 10:37 AM Edit





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/15/2024

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

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

PRODUCER Boyd Insurance & Investment Services, Inc. 717 Manatee Avenue West #300 Bradenton FL 34205	CONTACT NAME: Bethany Smith PHONE (A/C. No. Ext): 941-745-8300 E-MAIL ADDRESS: info@boydinsurance.com		FAX (A/C. No.): 941-782-6293
	INSURER(S) AFFORDING COVERAGE INSURER A : Southern Owners Insurance Company		NAIC # 10190
INSURED Elite Painting and Design, LLC Matthew Facciolla 8458 Miramar Way Lakewood Ranch FL 34202	ELITPA1	INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 804014243

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			20716286-24	2/5/2024	2/5/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			20716286-24	2/5/2024	2/5/2025	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"/> RETENTION \$ 10,000			4789887601	2/5/2024	2/5/2025	EACH OCCURRENCE	\$ 2,000,000
							AGGREGATE	\$ 2,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

CERTIFICATE HOLDER**CANCELLATION**

Greyhawk CDD
 12350 Mulberry Ave
 Bradenton FL 34212

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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SHERWIN-WILLIAMS®

Paint Schedule/Specification

Paseo Grand Blvd

Presented By:

Darwin Perez

SALES- Sales Representative PC Residential
Repaint

+1 (941) 650-0629

darwin.j.perez@sherwin.com

SHERWIN-WILLIAMS
7470 49TH ST N UNIT 7
PINELLAS PARK, FL 33781 3434
(727) 471-0595

June 13, 2024



SHERWIN-WILLIAMS®

Paint Schedule/Specification

Project: Paseo Grand Blvd
1980 Paseo Grand Blvd, Fort Myers, FL

Dear MATT'S ELITE PAINTING:

Thank you for considering Sherwin-Williams products for the Paseo Grand Blvd project. Included in this package is the Sherwin-Williams submittal for the above referenced project.

Should you require assistance or have any questions or concerns, please contact me at +1 (941) 650-0629 or e-mail me at darwin.j.perez@sherwin.com.

Darwin Perez

SALES- Sales Representative PC Residential Repaint

+1 (941) 650-0629
darwin.j.perez@sherwin.com

SHERWIN-WILLIAMS
7470 49TH ST N UNIT 7, PINELLAS PARK, FL 33781 3434



Exterior Finishes

Previously Coated Surfaces

Primer: LX03V0100 - LXN CONDITION CLR

- Secondary Location: Outdoor Patio

Notes: Light Poles, Street/Stop/Yield Signs

Topcoat: B65T01124 - PI PRE WB UR GL UD

- Secondary Location: Outdoor Patio

Notes: Light Poles, Street/Stop/Yield Signs



SHERWIN-WILLIAMS.

Basic Surface Preparation

Coating performance is directly affected by surface preparation. Coating integrity and service life will be reduced because of improperly prepared surfaces. As high as 80% of all coating failures can be directly attributed to inadequate surface preparation that affects coating adhesion. Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.

The majority of paintable surfaces are concrete, ferrous metal, galvanizing, wood and aluminum. They all require protection to keep them from deteriorating in aggressive environments. Selection of the proper method for surface preparation depends on the substrate, the environment, the coating selected, and the expected service life of the coating system. Economics, surface contamination, and the effect on the substrate will also influence the selection of surface preparation methods. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Verify the existence of lead based paints on the project. Buildings constructed after 1978 are less likely to contain lead based paints. If lead based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting and all applicable state and local regulations. State and local regulations may be more strict than those set under the federal regulations. Verify that Owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings. Concluding that no lead based paints were found on project site, delete paragraph regarding lead based paints.

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.

No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless the products to be used are designed to be used in those environments.

Aluminum – S-W 1: Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP1, Solvent Cleaning.

Block (Cinder and Concrete) – S-W 3: Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement, and hardeners. Concrete and mortar must be cured at least 28 days at 75°F. The pH of the surface should be between 6 and 9. On tilt-up and poured-in-place concrete, commercial detergents and abrasive blasting may be necessary to prepare the surface. Fill bug holes, air pockets, and other voids with a cement patching compound (per ASTM D4261).

Brick – S-W 4: Must be free of dirt, loose and excess mortar, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner.

Concrete and Masonry – Concrete, Poured – Exterior or Interior – S-W 5: The preparation of new concrete surfaces is as important as the surface preparation of steel. The following precautions will help assure maximum performance of the coating system and satisfactory coating adhesion:

1. Cure – Concrete must be cured prior to coating. Cured is generally defined as concrete poured and aged at a material temperature of at least 75°F for at least 28 days unless specified products are designed for earlier application.

2. Moisture – Reference ASTM F1869-98 Moisture Test by use of Calcium Chloride or ASTM D4263 Plastic Sheet Method. Concrete must be free from moisture as much as possible (it seldom falls below 15%). Vapor pressures, temperature, humidity, differentials, and hydrostatic pressures can cause coatings to prematurely fail. The source of moisture, if present, must be located, and the cause corrected prior to coating.

3. Temperature – Air, surface and material temperatures must be in keeping with requirements for the selected product during and after coating application, until coating is cured.

4. Contamination – Remove all grease, dirt, paint, oil, laitance, efflorescence, loose mortar, and cement by the recommendations listed in the surface preparation section.

5. Surface Condition – Hollow areas, bug holes, voids, honeycombs, fin form marks, and all protrusions or rough edges are to be ground or stoned to provide a continuous surface of suitable texture for proper adhesion of the coating. Imperfections may require filling, as specified, with a recommended Sherwin-Williams product.

6. Concrete Treatment – Hardeners, sealers, form release agents, curing compounds, and other concrete treatments should be removed to ensure adequate coating adhesion and performance.

Methods of Surface Preparation on Concrete per SSPC-SP13/NACE 6 or ICRI 03732 Surface Cleaning Methods: Vacuum cleaning, air blast cleaning, and water cleaning per ASTM D4258.

Used to remove dirt, loose material, and/or dust from concrete.

Detergent water cleaning and steam cleaning per ASTM D4258.

Used to remove oils and grease from concrete. Prior to abrasive cleaning, and after abrasive cleaning, surfaces should be cleaned by one of the methods described above.

Mechanical Surface Preparation Methods:

Dry abrasive blasting, wet abrasive blasting, vacuum assisted abrasive blasting, and centrifugal shot abrasive blasting per ASTM D4259. Used to remove contaminants, laitance, and weak concrete, to expose subsurface voids, and to produce a sound concrete surface with adequate profile and surface porosity.

High-pressure water cleaning or water jetting per SSPC-SP12-NACE5.

Used to remove contaminants, laitance, and weak concrete, to expose subsurface voids, and to produce a sound concrete surface with adequate profile and surface porosity.

Impact tool methods per ASTM D4259.

Used to remove existing coatings, laitance, and weak concrete. Methods include scarifying, planing, scabbling, and rotary peening. Impact tools may fracture concrete surfaces or cause microcracking requiring surface repair.

Power tool methods per ASTM D4259.

Used to remove existing coatings, laitance, weak concrete, and protrusions in concrete. Methods include circular grinding, sanding, and wire brushing. These methods may not produce the required surface profile to ensure adequate adhesion of subsequent coatings.

Chemical Surface Preparation Methods:

Acid etching per ASTM D4260. Use to remove some surface contaminants, laitance, and weak concrete, and to provide a surface profile on horizontal concrete surfaces. This method requires complete removal of all reaction products and pH testing to ensure neutralization of the acid. Not recommended for vertical surfaces. Etching with hydrochloric acid shall not be used where corrosion of metal in the concrete is likely to occur. Adequate ventilation and safety equipment required.

1. Clean surface per ASTM D4268
2. Wet surface with clean water
3. Etch with 10-15% muriatic acid solution at the rate of 1 gallon per 75 square feet
4. Scrub with stiff brush
5. Allow sufficient time for scrubbing and until bubbling stops
6. If no bubbling occurs, surface is contaminated. Refer to ASTM D4258 or ASTM D4259
7. Rinse surface two or three times. Remove acid/water each time.
8. Surface should have a texture similar to medium grit sandpaper.
9. Neutralize surface with a 3% solution of tri-sodium phosphate and flush with clean water.
10. Allow to dry and check for excess moisture.

Cement Composition Siding/Panels – S-W 6: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Pressure clean, if needed, with a minimum of 2100 psi pressure to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, many times the pH may be 10 or higher.

Composition Board (Hardboard) – S-W 9: Some composition boards may exude a waxy material that must be removed with a solvent prior to coating. Whether factory primed or unprimed, exterior composition board siding (hardboard) must be cleaned thoroughly and primed with an alkyl primer.

Copper – S-W 7: Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP2, Hand Tool Cleaning.

Drywall—Interior and Exterior – S-W 8: Must be clean and dry. All nail heads must be set and spackled. Joints must be taped and covered with a joint compound. Spackled nail heads and tape joints must be sanded smooth and all dust removed prior to painting. Exterior surfaces must be spackled with exterior grade compounds.

Galvanized Metal – S-W 10: Allow to weather a minimum of 6 months prior to coating. Clean per SSPC-SP1 using detergent and water or a degreasing cleaner, then prime as required. When weathering is not possible or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test area, priming as required. Allow the coating to dry at least one week before testing. If adhesion is poor, Brush Blast per SSPC-SP16 is necessary to remove these treatments.

Plaster – S-W 11: Must be allowed to dry thoroughly for at least 30 days before painting. Room must be ventilated while drying; in cold, damp weather, rooms must be heated. Damaged areas must be repaired with an appropriate patching material. Bare plaster must be cured and hard. Textured, soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with clear water and allow to dry.

Steel/Ferrous Metal Substrates

SSPC-SP1- Solvent Cleaning: Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation. Follow manufacturer's safety recommendations when using solvents. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.1. (Refer to each products cleaning instructions. Many acrylic coatings will state; When cleaning the surface per SSPC-SP1, use only an emulsifying industrial detergent, followed by a water rinse. **Do not use hydrocarbon solvents for cleaning.**)

SSPC-SP2 - Hand Tool Cleaning: Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mil scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.2.

SSPC-SP3 - Power Tool Cleaning: Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mil scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.3.

SSPC-SP5 / NACE 1 - White Metal Blast Cleaning: A White Metal Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP5/ NACE No.1.

SSPC-SP6 / NACE 3 - Commercial Blast Cleaning: A Commercial Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 33 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP6/NACE No.3.

SSPC-SP7 / NACE 4 - Brush-Off Blast Cleaning: A Brush-Off Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, loose mill scale, loose rust, and loose paint. Tightly adherent mill scale, rust, and paint may remain on the surface. Mil scale, rust, and coating are considered adherent if they cannot be removed by lifting with a dull putty knife. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP7/NACE No.4.

SSPC-SP10 / NACE 2 - Near-White Blast Cleaning: A Near White Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 5 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPCSP10/ NACE No.2.

SSPC-SP11 - Power Tool Cleaning to Bare Metal: Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or grease by any of the methods specified in SSPC-SP 1, Solvent Cleaning, or other agreed upon methods. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.11.

SSPC-SP12 / NACE 5 - Surface Preparation and Cleaning of Metals by Waterjetting Prior to Recoating: High- and Ultra-High Pressure Water Jetting for Steel and Other Hard Materials This standard provides requirements for the use of high- and ultra-high pressure water jetting to achieve various degrees of surface cleanliness. This standard is limited in scope to the use of water only, without the addition of solid particles in the stream. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP12/NACE No.5.

SSPC-SP13 / NACE 6 or ICRI 03732 - Surface Preparation of Concrete: This standard gives requirements for surface preparation of concrete by mechanical, chemical, or thermal methods prior to the application of bonded protective coating or lining systems. The requirements of this standard are applicable to all types of cementitious surfaces including cast-in-place concrete floors and walls, precast slabs, masonry walls and shotcrete surfaces. An acceptable prepared concrete surface should be free of contaminants, laitance, loosely adhering concrete, and dust, and should provide a dry, sound, uniform substrate suitable for the application of protective coating or lining systems. Depending upon the desired finish and system, a block filler may be required. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP13/NACE No.6 or ICRI 03732

SSPC-SP14 / NACE 8 – Industrial Blast Cleaning: This standard gives requirements for industrial blast cleaning of unpainted or painted steel surfaces by the use of abrasives. This joint standard allows defined quantities of mill scale and/or old coating to remain on the surface. An industrial blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, and dirt. Traces of tightly adherent mill scale, rust, and coating residue are permitted to remain on 10% of each unit area of the surface. The traces of mill scale, rust, and coating shall be considered tightly adherent if they cannot be lifted with a dull putty knife. Shadows, streaks, and discolorations caused by stains of rust, stains of mill scale, and stains of previously applied coating may be present on the remainder of the surface.

SSPC-SP16 Brush-Off Blast Cleaning of Coated and Uncoated Galvanized Steel, Stainless Steels, and Non-Ferrous Metals: This standard covers the requirements for brush-off blast cleaning of uncoated or coated metal surfaces other than carbon steel by the use of abrasives. These requirements include visual verification of the end condition of the surface and materials and procedures necessary to achieve and verify the end condition. A brush-off blast cleaned non-ferrous metal surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, metal oxides (corrosion products), and other foreign matter. Intact, tightly adherent coating is permitted to remain. A coating is considered tightly adherent if it cannot be removed by lifting with a dull putty knife.

High- and Ultra-High Pressure Water Jetting for Steel and Other Hard Materials:

SSPC-SP WJ-1/NACE WJ-1: Clean to Bare Substrate (WJ-1) is intended to be similar to the degree of surface cleanliness of SSPC-SP 5/NACE 1, except that stains are permitted to remain on the surface. This standard is used when the objective is to remove every trace of rust and other corrosion products, coating and mill scale.

SSPC-SP WJ-2/NACE WJ-2: Very Thorough Cleaning (WJ-2) is intended to be similar to the degree of surface cleanliness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objective is to remove almost all rust and other corrosion products, coating, and mill scale.

SSPC-SP WJ-3/NACE WJ-3: Thorough Cleaning (WJ-3) is intended to be similar to the degree of surface cleanliness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objective is to remove much of the rust and other corrosion products, coating, and mill scale, leaving tightly adherent thin films.

SSPC-SP WJ-4/NACE WJ-4: Light Cleaning (WJ-4) is intended to be similar to the degree of surface cleanliness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objective is to allow as much of the tightly adherent rust and other corrosion products, coating, and mill scale to remain as possible, Discoloration of the surface may be present.

Water Blasting NACE Standard RP-01-72: Removal of oil grease dirt, loose rust, loose mill scale, and loose paint by water at pressures of 2,000 to 2,500 psi at a flow of 4 to 14 gallons per minute.

Stucco S-W 22 : Must be clean and free of any loose stucco. If recommended procedures for applying stucco are followed, and normal drying conditions prevail, the surface may be painted in 30 days. The pH of the surface should be between 6 and 9.

Wood—Exterior – S-W 23: Must be clean and dry. Prime and paint as soon as possible. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth. Caulk should be applied after priming.

Wood—Interior – S-W 24: All finishing lumber and flooring must be stored in dry, warm rooms to prevent absorption of moisture, shrinkage, and roughening of the wood. All surfaces must be sanded smooth, with the grain, never across it. Surface blemishes must be corrected and the area cleaned of dust before coating.

Vinyl Siding, Architectural Plastics, PVC & Fiberglass: – S-W 24: Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe® Colors are not used and darker colors lower than an LRV of 56 are, the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Previously Coated Surfaces – S-W 12: Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Glossy surfaces of old paint films must be clean and dull before repainting. Thorough washing with an abrasive cleanser will clean and dull in one operation, or, wash thoroughly and dull by sanding. Spot prime any bare areas with an appropriate primer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system. Check for compatibility by applying a test patch of the recommended coating system, covering at least 2 to 3 square feet. Allow to dry one week before testing adhesion per ASTM D3359. If the coating system is incompatible, complete removal is required per ASTM D4259.

Touch-Up, Maintenance and Repair

For a protective coating system to provide maximum long-term protection, regularly scheduled maintenance is required. Maintenance includes inspection of painted areas, cleaning of surfaces to remove oils, chemicals, and other contaminants, and touch-up of areas where the coatings have been damaged. Highly corrosive areas, such as those subjected to frequent chemical spillage, corrosive fumes, and/or high abrasion or temperature areas should be inspected frequently – every six months, for example. Areas exposed to less severe conditions, such as interiors and exteriors of potable water tanks, may be inspected annually to assess the condition of the coating system.

The SSPC-VIS 2, Standard Method for Evaluating Degree of Rusting on Painted Steel Surfaces, can be used as a guide to determine appropriate touch-up and repairs maintenance schedules. Touch-up would be suggested when the surface resembles Rust Grade 5-S (Spot Rusting), 6-G (General Rusting), or 6-P (Pinpoint Rusting). Surface preparation would generally consist of SSPC-SP2, SP3, SP11, or SP12. Overcoating a well protected, but aged steel surface showing no evidence of rusting, may be achieved by Low Pressure Water Cleaning per SSPC-SP12/WJ4, and applying an appropriate coating system.

Full removal of the existing coating system by abrasive blasting would be recommended when the surface resembles Rust Grade 3-S (Spot Rusting), 4-G (General Rusting), or 4-P (Pinpoint Rusting). When the coating system has deteriorated to encompass approximately 33% of the surface area, it is always more economical to consider full removal and reapplication of the appropriate protective coating system.

Mildew –Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.



SHERWIN-WILLIAMS®

Reference Pages

Data Pages

Loxon® Acrylic Conditioner

LX03W0100 Guide Coat White, LX03V0100 Clear



**SHERWIN
WILLIAMS®**

CHARACTERISTICS

Loxon Acrylic Conditioner is a 100% acrylic emulsion conditioner that will penetrate and seal interior and exterior surfaces and bond light chalk to the surface. With excellent alkali and efflorescence resistance, this sealer allows new concrete, stucco, and other cementitious surfaces to be coated prior to a 30-day cure, and will adhere to new or existing concrete with a pH of 6 to 13.

For use on these surfaces:

Concrete, Concrete Block, Brick, Stucco, Fiber Cement Siding, Plaster, Mortar, EIFS Exterior Wall Cladding

Color: Guide Coat White & Clear

Coverage:

Coverage sq.ft. per gallon 200-300

Do not build a surface glaze.

Drying Schedule 77° F @ 50% RH:

Drying and recoat times are temperature, humidity and film thickness dependent.

Touch: 30 minutes

Tack free: 1 hour

Recoat: 3 hours

Tinting with CCE only:

Requires ColorCast Ecotoner colorant for tinting. If desired, up to 1 oz per gallon of ColorCast Ecotoner colorant can be used to approximate the topcoat color. Check color before use.

Clear LX03V0100

V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs.per gallon
As per 40 CFR 59.406

Volume Solids: 15 ± 2%

Weight Solids: 17 ± 2%

Weight per Gallon: 8.43 lb

Flash Point: N/A

Vehicle Type: Proprietary

Shelf Life: 36 months,unopened

Guide Coat White LX03W0100

V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs.per gallon
As per 40 CFR 59.406

Volume Solids: 17 ± 2%

Weight Solids: 24 ± 2%

Weight per Gallon: 8.92 lb

Flash Point: N/A

Vehicle Type: Proprietary Acrylic

Shelf Life: 36 months,unopened

WVP Perms (US): 27.55 grains/(hr ft² in Hg)

COMPLIANCE

As of 09/23/2021, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	No
MPI®	N.A.

APPLICATION

Temperature:
minimum 50°F

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: No reduction necessary

Airless Spray:

Pressure 700-1000 p.s.i.

Tip .015-.019 inch

Brush Use a nylon/polyester or foam brush.

Roller Cover Use a 3/8 to 3/4 inch nap synthetic cover.

If the surface requires a full bodied prime/block filler coat rather than a thin penetrating sealer, use Loxon Concrete & Masonry Primer or Loxon Acrylic Block Surfacer.

Apply at temperatures above 50°F. When the air temperature is at 50°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 50°F and at least 5°F above the dew point.

Do not apply if the surface temperature is below 50°F, when rain is expected within 3 hours, or when the relative humidity is 90% or more.

Do not paint in direct sun or on a hot surface.

Do not reduce.

APPLICATION TIPS

Do not build a surface glaze.

Do not apply to a damp surface.

Do not apply over heavy chalk.

For maximum resistance to efflorescence, you must topcoat with one of the Loxon Masonry Finishes.

On exterior applications, Loxon Acrylic Conditioner must be topcoated within 7 days or the surface may need to be re-cleaned.

RECOMMENDED SYSTEMS

Masonry, Concrete, Stucco, Block,
1 coat Loxon Acrylic Conditioner
2 coats Appropriate topcoat

Fiber Cement Siding, EIFS:
1 coat Loxon Acrylic Conditioner
2 coats Appropriate topcoat

Previously Painted:
1 coat Loxon Acrylic Conditioner
2 coats Appropriate topcoat

Recommended Architectural Topcoats:

Loxon Masonry Coatings
ConFlex Masonry Coatings
A-100 Exterior Latex
Duration Exterior & Duration Home Interior
Emerald Exterior & Interior
SuperPaint Exterior & Interior
ProMar Interior

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

New and Previously Painted:

Remove all surface contamination (peeling paint, heavy chalk, efflorescence, laitance, concrete dust, etc.) by washing or pressure washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Masonry, Concrete, Stucco:

All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.

Concrete and mortar must be cured at least 7 days at 75°F. Moisture content must be 15% or lower. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets and other voids with an elastomeric patch or sealant.

Plaster

Must be cured, usually 30 days, and hard. If painting cannot wait, allow the surface to dry 7 days (within a pH range of 6 to 13) and prime with Loxon Acrylic Conditioner. **Do not build a surface glaze.** If the surface requires a full bodied prime coat rather than a thin penetrating sealer, use Loxon Concrete & Masonry Primer. Soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with water and allow to dry before painting.

Brick

Must be free of dirt, loose and excess mortar, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Acrylic Conditioner.

SURFACE PREPARATION**Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

CAUTIONS

For interior or exterior use.

Protect from freezing.

Not for use on floors

Before using, carefully read **CAUTIONS** on label.

CRYSTALLINE SILICA: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW	09/23/2021	LX03W0100	17 00
HOTW	09/23/2021	LX03V0100	13 00
FRC, SP			

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Pro Industrial™

Pre-Catalyzed Waterbased Urethane

B65–1100 Series



**SHERWIN
WILLIAMS.**

CHARACTERISTICS

Pro Industrial Pre-Cat Waterbased Urethane is a single component, high performance, interior or exterior water based acrylic polyurethane. It provides toughness, flexibility, abrasion resistance, and excellent UV resistance. Exterior performance comparable to two component water based urethanes.

Features:

- Excellent UV resistance
- Excellent gloss and color retention
- Easy application and cleanup
- Abrasion resistant
- Suitable for use in USDA inspected facilities

For use on properly prepared: Steel, Galvanized & Aluminum Concrete and Masonry, Drywall

Finish: 70° + units @ 60° Gloss

Colors: Most Colors

Recommended Spreading Rate per coat:

Wet mils: 6.0-12.0
 Dry mils: 2.2-4.4
 Coverage: 134-267 sq. ft. per gallon
 Theoretical Coverage: 593 sq. ft. per gallon @ 1 mil dry
 Approximate spreading rates are calculated on volume solids and do not include any application loss.

Apply paint at the recommended film thickness and spreading rate. Application of coating below minimum recommended spreading rate will adversely affect coating performance.

Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 6.0 mils wet, @ 50% RH:
 Drying and recoat times are temperature, humidity, and film thickness dependent.

		@77°F
To Touch:		1 Hour
To Recoat:	min	8 Hours
To Recoat:	max	30 Days
To Cure:		3 Days

Tinting with CCE Only:

Base	oz. per gallon	Strength
Extra White	0-4	SherColor
Deep Base	8-12	SherColor
Ultradeep Base	8-12	SherColor

Extra White B65W01121

(may vary by color)

V.O.C. (less exempt solvents): As Mixed

77 grams per litre; 0.65 lbs. per gallon
 As per 40 CFR 59.406

Volume Solids: 37 ±2%
Weight Solids: 47 ±2%
Weight per Gallon: 9.76 lbs
Flash Point: N/A
Vehicle Type: Acrylic Polyurethane
Shelf Life: 36 months, bases

COMPLIANCE

As of 03/12/2024, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	No
LEED® v4 & v4.1 Emissions (CDPH V1.2 B65W01121)	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	Yes
MPI®	No

APPLICATION

Temperature:
 minimum 50°F / 10°C
 maximum 120°F / 44.4°C

air, surface and material
 At least 5°F / -15°C above dew point

Relative humidity: 85% maximum
 The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Water

Airless Spray:

Pressure 1500-1800 p.s.i.
 Hose 1/4 inch I.D.
 Tip .015-.019 inch
 Filter 60 mesh

Reduction: As needed up to 5% by volume

Brush: Nylon-polyester

Roller Cover: 3/8 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted. Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

When using spray equipment, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle. Apply coating evenly while maintaining a wet edge to prevent lapping.

Overspray landing on hot surfaces may adhere to these surfaces. Immediately remove overspray from hot surfaces before adhesion occurs.

No painting should be done immediately after a rain or during foggy weather.

Check adhesion by applying a test strip to determine the readiness for painting.

SPECIFICATIONS

Steel:

1 coat Pro Industrial Pro-Cryl Primer
 Or Pro Industrial Kem Bond HS Primer
 2 coats Pro Industrial Pre-Cat Urethane

Aluminum & Galvanizing:

1 coat Pro Industrial Pro-Cryl Primer
 2 coats Pro Industrial Pre-Cat Urethane

Concrete Block (CMU):

1 coat Pro Industrial Heavy Duty Block Filler
 Or Loxon Acrylic Block Surfacers
 2 coats Pro Industrial Pre-Cat Urethane

Drywall:

1 coat ProMar 200 Zero V.O.C. Primer
 1-2 coats Pro Industrial Pre-Cat Urethane

Wood – Exterior:

1 coat Exterior Wood Primer
 2 coats Pro Industrial Pre-Cat Urethane

The systems listed above are representative of the product's use, other systems may be appropriate. Other primers may be appropriate.

Pro Industrial™

Pre-Catalyzed Waterbased Urethane

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel – Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, Commercial Blast Cleaning per SSPC-SP6. Primer recommended best performance. Prime any bare steel within 8 hours or before flash rusting occurs.

Aluminum - Remove all oil, grease, dirt, oxide, and other foreign material per SSPC-SP1. Prime the area the same day as cleaned.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2. Prime the area the same day as cleaned.

Concrete Block - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F before filling. Use Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Masonry - All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13/Nace 6/ ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

Wood - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked. Sand to remove any loose or deteriorated surface wood and to obtain a proper surface profile.

SURFACE PREPARATION

Previously Painted Surface - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Mildew - Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PERFORMANCE

Extra White B65W01121

System Tested: (unless otherwise indicated)

Substrate: Steel

Surface Preparation: SSPC-SP10

Finish: 1 coat Pro Industrial Pro-Cryl Primer @ 2.3 mils D.F.T.
2 coats Pro Industrial Pre-Cat Urethane @ 2.2 mils D.F.T. per coat

Abrasion Resistance:
Method: ASTM D4060, CS17 wheel,
1000 cycles, 500 g load
Result: 15.3 mg loss

Adhesion:
Method: ASTM D4541
Result: 1457 p.s.i.

Scrub Resistance:
Method: based on: ASTM D2486
Result: 4000 cycles, no shim

Dry Heat Resistance:
Method: ASTM D2485
Result: 250°F

Flexibility:
Method: ASTM D522, 1/8 inch mandrel
Result: Pass

Accelerated Weathering QUV:
Method: ASTM D4587, QUV-A, 3,000 hours
Result: Pass

Pencil Hardness:
Method: ASTM D3363
Result: HB

**Chemical Resistance Rating:
(1 hour direct exposure to dry film)**

10% Acetic Acid	Excellent
10% Sulfuric Acid	Excellent
Ethanol	Excellent
10% Sodium Hydroxide & MEK	Slight color change
Motor Oil 10W30	Excellent
Water	Excellent

Direct Impact Resistance:
Method: ASTM D2794
Result: greater than 176 inch lb.

WVP Perms (US):
Method: ASTM D1653, grains/(hr ft² in Hg)
Result: 26.00 perms

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

CLEANUP INFORMATION

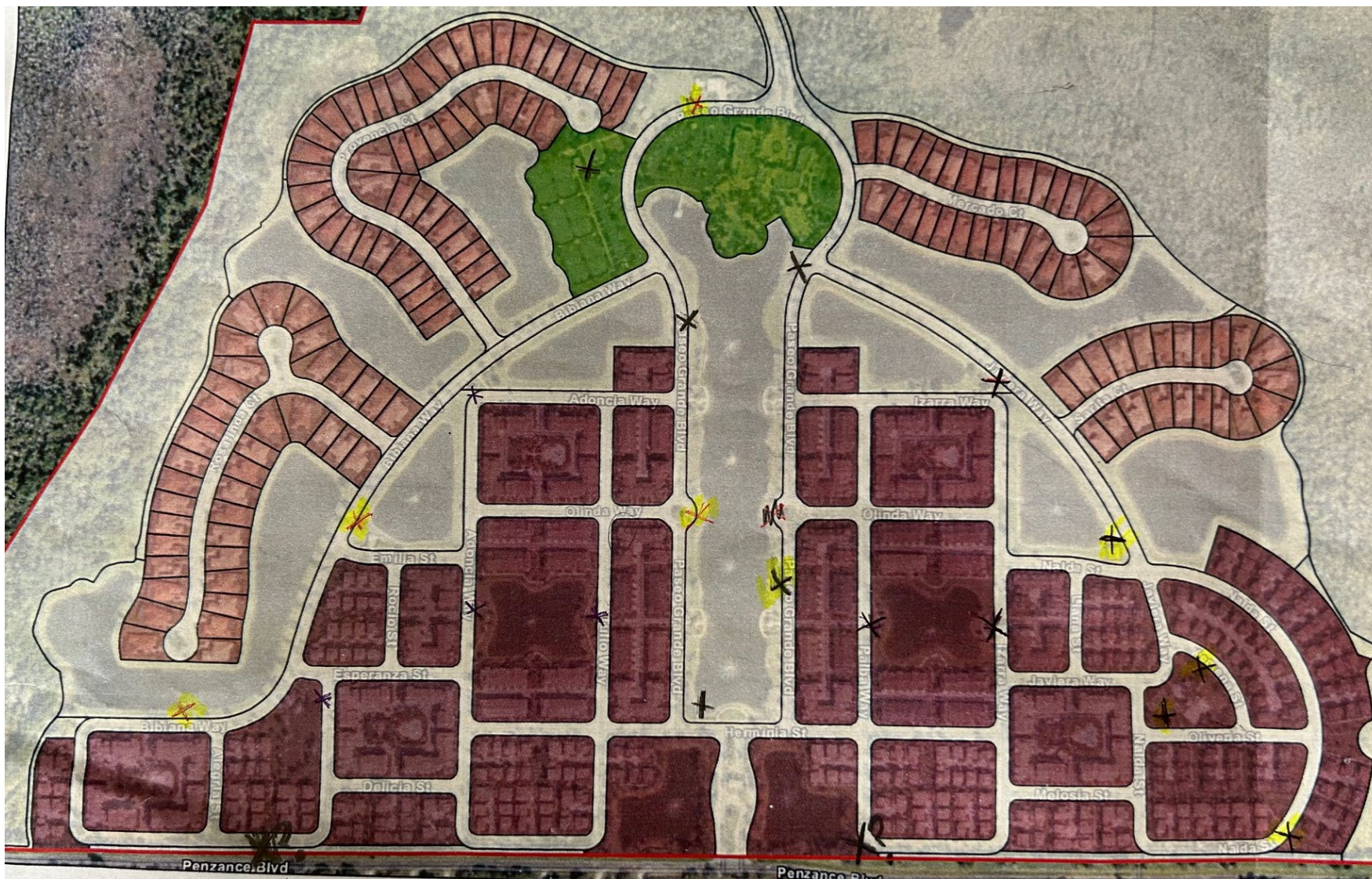
Clean spills, spatters, hands, and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW 03/12/2024 B65W01121 11 77
FRC, SP

Tab 6

Supervisor Cabell received the below map from a condo resident asking if the CDD would consider adding more dog stations to the south end of Paseo. The x's highlighted in yellow are existing. The other X's penciled in are what this particular resident proposed.

The stations currently cost \$288 + shipping to purchase, Tom would install, there would be a cost for the concrete for setting the posts. Pinnacle would charge \$85.00 monthly per station for three times per week service. There is also the ongoing maintenance and/or replacement of the stations.



Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**PASEO
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, May 8, 2024 at 10:00 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Cabell **Board Supervisor, Chairman**
Debra Johnson **Board Supervisor, Vice Chair**
Ian Noy **Board Supervisor, Assistant Secretary**

Also present were:

Belinda Blandon **District Manager, Rizzetta & Company, Inc.**
Kari Hardwick **District Coordinator, Rizzetta & Company, Inc.**
Andrew Cohen **District Counsel**
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
John Fowler **Landscape Inspection Services, Rizzetta & Company, Inc.**
(via Teams)
Frank Savage **Barraco & Associates, Inc.**
Ted Galeano **Pinnacle Landscapes**
Audience

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Blandon called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Cabell opened the floor to audience comments.

Ms. Abbott addressed the Board regarding the potential sale of CDD land to the Master Association and delays caused by the Master Association.

Mr. Heether addressed the Board regarding the potential hog fence location and recommended moving the fence line back to the brush line of the preserve. He further spoke regarding the potential sale of CDD land to the Master Association,

Mr. Buchinski addressed the Board regarding the berm repair email sent to the community on behalf of the Board and inquired as to why there were no Esperanza berms noted for repair. He further inquired as to the budget for the berm repairs.

49 Mr. Brown addressed the Board regarding the candidate list and recommended
50 tabling certain agenda items until the new appointees could bring themselves up to speed
51 regarding certain issues. He further spoke regarding the proposed budget and the Tree
52 Removal Policy contained within the agenda package.

53
54 **THIRD ORDER OF BUSINESS**

**Appointment of Supervisors to Fill
Vacant Seats 3 and 4, with Terms to
Expire November 2024; Administration
of Oath of Office; Consideration of
Resolution 2024-03, Redesignating
Officers of the District; and
Redesignation of Liaisons**

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61
62 Mr. Cohen reviewed the process to appoint new Supervisors to the vacant seats; he
63 advised that should the Board choose to do so, they may vote via ballot although the ballots
64 will be read on the record at the meeting and kept in the public records of the District.

65
66 Each candidate was provided two minutes to provide a brief introduction of
67 themselves; each candidate also responded to questions from the Board.

68
69 Mr. Cabell nominated Mr. Kent Gammon to fill seat 3. Three were in favor.

70
71 Ms. Johnson nominated Mr. Gordon Russell to fill seat 4, Mr. Cabell nominated Mr.
72 Robert "Chris" Shimer to fill seat 4. Mr. Noy nominated Ms. Kimberly Voss to fill seat 4. After
73 a vote of two in favor and one opposed, Mr. Chris Shimer was appointed. Mr. Shimer was
74 not present and was not administered his Oath of Office.

75
76 Ms. Blandon administered the Oath of Office to Mr. Gammon and advised Mr.
77 Gammon that as a Board Supervisor he is entitled to receive compensation for his
78 attendance at meeting. She asked Mr. Gammon if he would like to receive or decline
79 compensation. Mr. Gammon advised that he elects to receive compensation.

80
81 Mr. Cohen provided a brief overview of Sunshine Laws, Public Records
82 considerations, and the Ethics Course as required by Florida Statutes.

83
84 Mr. Cohen provided an overview of Resolution 2024-03, Redesignating Officers of
85 the District, advising that it is appropriate after appointments to redesignate the Officers. He
86 advised the Board can leave the appointments as they currently stand and add the new
87 Supervisors as Assistant Secretaries or the Board can redesignate all Officers.

88
89
90

<p>On a Motion by Mr. Noy, seconded by Mr. Cabell, with all in favor, the Board Adopted Resolution 2024-03, Redesignating Officers of the District as Follows: Mr. Cabell to Serve as Chairman, Ms. Johnson to Serve as Vice Chair, and Mr. Gammon, Mr. Shimer, Mr. Noy, Ms. Blandon, Mr. Huber, and Ms. Dobbins to Serve as Assistant Secretaries, for the Paseo Community Development District.</p>

91 Ms. Blandon advised that with the new Supervisors being appointed, the Board can
92 adjust liaisons. Mr. Cabell advised that he would like to relinquish some of his liaison duties.
93 Ms. Johnson advised that she will be the liaison to the Master Association and Mr. Gammon
94 advised that he will be back up liaison to the Presidents Council.
95

96 **FOURTH ORDER OF BUSINESS**

Staff Reports

97
98 A. Landscape Inspection Services

99 Mr. Fowler provided a brief overview of the April 12, 2024 Landscape
100 Inspection Report and responded to questions from the Board. Mr. Cabell
101 reviewed his comments to the Inspection Report. Board discussion ensued
102 regarding fertilization of the Foxtail Palms. Mr. Fowler advised that he would
103 review the contract related to the number of fertilizer applications per year.
104 The Board asked that Staff obtain a proposal to remove the Pygmy Date
105 Palms transferred by the Master Association to the dumpster enclosure
106 area. Mr. Noy inquired as to the correlation between reports as Mr. Cabell
107 had items in his report that were not captured in Mr. Fowler's report. Ms.
108 Blandon advised that Mr. Fowler's inspection was conducted on April 12th
109 and Mr. Cabell's inspection was conducted on May 7th.
110

111 B. Landscape Liaison
112 No Report.

113
114 C. Condo Assoc. Liaison
115 No Report.
116

117 D. Master Assoc. Liaison
118 Mr. Cabell advised that the Master Association liaison report is an item on
119 the agenda. The sale of CDD land to the Master Association be discussed
120 during the agenda item.
121

122 E. Chairman
123 Mr. Cabell reviewed ongoing projects and proposals executed.
124

125 Mr. Cohen was asked to define the role of liaisons. He advised that the
126 liaison is a go between and provides a report back to the CDD Board, they
127 convey information but do not act nor speak on behalf of the Board.
128

129 F. District Engineer

130 Mr. Savage advised that regarding the Mitchell & Stark repair, it was
131 partially successful, and they will bill only for the successful work. He
132 advised that the water line patch was not successful; he reviewed the
133 available options for repairs and recommended monitoring the structure as
134 currently only water is infiltrating. Mr. Savage further recommended leaving
135 the temporary road patch until after rainy season. Mr. Savage advised that
136 the lake bank inspection has been completed and a report is being
137 prepared. He advised that he is still working on the phase one roadway
138 inventory. Mr. Savage advised that he has reviewed the CDD assets located

139 on non CDD property to determine possible easements needed and that
140 report should be completed early next week.

141
142 Discussion ensued regarding berm staking and repairs. Ms. Blandon
143 advised that a majority of the berm repairs have been conducted and
144 reminded the Board that only repairs required per the SWFWMD permit are
145 being conducted as the Board previously determined that cosmetic repairs
146 are not being performed.

147
148 G. District Counsel
149 Mr. Cohen advised that as of October 1st, CDD Boards are required to set
150 goals and objectives for the ensuing fiscal year and then create an annual
151 report as to the status of those goals and objectives.

152
153 B. District Manager
154 Ms. Blandon advised the next regular meeting of the Board of Supervisors
155 is scheduled for Wednesday, June 26, 2024 at 10:00 a.m. She advised that
156 per Florida Statute she is required to announce the number of registered
157 voters residing within the District, she stated that as of April 15, 2024 there
158 were 1,123 registered voters residing within the Paseo Community
159 Development District.

160
161 Ms. Blandon advised that she received a request from the Condo
162 Association to modify the CDD Transponder Policy to allow only two
163 transponders per condo unit. She advised that she responded advising that
164 she cannot modify the CDD policy as the Board would need to consider the
165 request and vote on any modifications. She asked that the Condo Liaison
166 discuss the request with the Condo Association and report back.

167
168 Ms. Blandon advised that the Insurance Adjuster for the City of Fort Myers
169 reached out to her with an offer for the streetlight damaged by the garbage
170 truck; she advised that she rejected the offer as the Insurance Adjuster
171 depreciated the light post and was not offering full replacement cost.

172
173 Ms. Blandon advised that there was confusion regarding the Hoover
174 proposal previously approved by the Board as the pricing provided was to
175 add one well to the Flowguard and not all wells. She recommended tabling
176 this item. The Board concurred.

177
178 The Board took a brief recess at 11:32 a.m. and was back on the record at 11:43 a.m.

179
180 **FIFTH ORDER OF BUSINESS** **Review and Consideration of Master**
181 **Association Request Related to**
182 **Potential Sale of CDD Land**

183
184 Ms. Johnson read a prepared statement (attached to these minutes) that reviewed
185 all steps and action taken by both the CDD and Master Association. After reading the
186 statement, Ms. Johnson made a motion to table this item, with no second, the motion failed.

187
188 Board discussion ensued regarding requirements as set forth by the CDD Board of
189 Supervisors in order for the Master Association to purchase the land.
190

On a Motion by Mr. Noy, seconded by Mr. Cabell, with three in favor and one opposed, the Board Accepted the Proposed Lot Split of Tract E1, as Marked in the Drawing Prepared by Grady Minor and Provided by the Master Association in its Latest Submission, Approved Engagement of Maxwell Hendry Simmons to Appraise the Value of the Land to be Sold, based on the Grady Minor Property Description, the Cost of Which is to be Reimbursed by the Master Association, and that a Sales Agreement be Drawn Up by District Counsel Incorporating the Property Description and Appraised Value of the Parcel to be Sold, to be Presented for Approval to the CDD Board at a Future Meeting of the Board, for the Paseo Community Development District.

191
192 Mr. Cohen advised that the cost of the appraisal could cost more than the \$2,900
193 previously anticipated. Ms. Johnson inquired as to whether the appraiser should be in
194 communication with member of either the CDD or Master Board. Mr. Cohen advised that
195 Board members should not be in discussions with the appraiser.
196

197 **SIXTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget
for Fiscal Year 2024/2025 and
Consideration of Resolution 2024-04,
Approving a Proposed Budget for
Fiscal Year 2024/2025 and Setting a
Public Hearing Thereon**

198
199
200
201
202
203
204 Ms. Blandon addressed the public comment related to interest earnings; she advised
205 both the General Fund and Reserve Fund are considered one fund. She advised that she
206 can split the interest earnings between the general fund and reserve fund should the Board
207 provide that direction. Mr. Cabell asked that the interest earnings be split for clarity.
208

209 Ms. Blandon advised that she has not made any changes to the proposed budget
210 since the workshop was held.
211

212 Mr. Cohen advised that the budget approved today is considered a not to exceed
213 budget; he advised that the Board could move funds within the budget but cannot increase
214 the budget after approval of the proposed budget.
215

On a Motion by Ms. Johnson, seconded by Mr. Gammon, with all in favor, the Board Adopted Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025, and Setting a Public Hearing Thereon for Wednesday, August 21, 2024 at 10:00 a.m. to be held at the Paseo Village Center, Theater, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912, for the Paseo Community Development District.

216
217 **SEVENTH ORDER OF BUSINESS**

**Presentation of and Discussion
Regarding Draft Tree Removal Policy
and List of Approved Trees and**

218
219

220 **Consideration of Resolution 2024-05,**
221 **Adopting the Tree Removal Policy, and**
222 **Providing an Effective Date**
223

224 Ms. Blandon advised that the draft Tree Removal Policy and tree list was previously
225 sent to the Board for review. Ms. Johnson reviewed the tree list contained within the agenda
226 package and responded to questions from the Board. Ms. Johnson further asked that the
227 policy be updated to replace Lee County with City of Fort Myers.
228

229 Mr. Cabell asked that appeal language be added to the policy.
230

On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board Adopted Resolution 2024-05, Adopting the Tree Removal Policy, and Providing an Effective Date, Subject to Corrections Noted on the Record, for the Paseo Community Development District.

231 **EIGHTH ORDER OF BUSINESS**

232 **Consideration of Pressure Washing**
233 **Proposals**
234

235 Ms. Blandon advised that the Board previously approved the ProClean proposal
236 however, when the contract was sent to the vendor, they advised that a section was
237 missed and a new proposal totaling \$37,058.00 was provided. She advised that the
238 Premier Pressure Cleaning proposals total \$23,642.80 including the gatehouse roof.
239 Discussion ensued.
240

On a Motion by Mr. Noy, seconded by Ms. Johnson, with all in favor, the Board Approved the Premier Pressure Cleaning Proposals, Totaling \$23,642.80, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

241 **NINTH ORDER OF BUSINESS**

242 **Review and Discussion Regarding**
243 **Survey for Potential Hog Fence**
244

245 Ms. Johnson advised that she met with Staff to create an updated survey with
246 additional questions. Mr. Cabell asked if Barraco & Associates could meet the Water
247 Management District to inquire as to pushing the fence line to the preserve wood line. Ms.
248 Blandon advised that Staff previously met with SFWMD, and those conversations dictated
249 the current fence layout; she advised that she will re-circulate the email detailing those
250 conversations. The Board asked that a note be added to the pictures clarifying that the
251 pictures are to identify a sample of the fence and not the location. Mr. Noy stated he is
252 against the fence survey.
253

On a Motion by Ms. Johnson, seconded by Mr. Gammon, with all in favor, the Board Tabled the Survey for the Potential Hog Fence, for the Paseo Community Development District.

257 **TENTH ORDER OF BUSINESS**

**Discussion Regarding Multi-Use Path
Lighting Vandalism**

258
259

260 Ms. Blandon advised that due to the current vandalism that has occurred, Ms.
261 Hardwick has reached out to FMPD and LCSO to ask for increased patrols. Ms. Blandon
262 recommended the installation of cameras. Mr. Cabell recommended installing signage
263 advising that the area is under video surveillance. Ms. Hardwick was asked to research trail
264 cameras. Mr. Cabell and Ms. Hardwick will meet with Lieutenant Vaughn of the Lee County
265 Sheriff's Department.

266

267 **ELEVENTH ORDER OF BUSINESS**

**Ratification of the Audit for Fiscal Year
2022/2023 as Prepared by Grau &
Associates**

268
269
270

271 Ms. Blandon advised the audit for fiscal year end September 30, 2023 is a clean audit
272 and asked for a motion to ratify the acceptance. Board discussion ensued.

273

On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Ratified the Acceptance of the Audit for Fiscal Year 2022/2023, as Prepared by Grau & Associates, for the Paseo Community Development District.

274

275 **TWELFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
March 27, 2024**

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278

279 Ms. Blandon provided an overview of the Minutes of the Board of Supervisors
280 meeting held on March 27, 2024 and asked if there were any questions, comments, and/or
281 changes. There were none.

282

On a Motion by Mr. Noy, seconded by Mr. Cabell, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on March 27, 2024, for the Paseo Community Development District.

283

284 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Budget Workshop held on April 12,
2024**

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286
287

288 Ms. Blandon provided an overview of the Minutes of the Budget Workshop held on
289 April 12, 2024 and asked if there were any questions, comments, and/or changes. There
290 were none.

291

On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board Approved the Minutes of the Budget Workshop held on April 12, 2024, for the Paseo Community Development District.

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FOURTEENTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of March 2024**

Ms. Bandon advised that the Operations and Maintenance expenditures for the period of March 1-31, 2024 totaled \$125,955.85 and asked if there were any questions. There were none.

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of March 2024, totaling \$125,955.85, for the Paseo Community Development District.

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FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Bandon opened the floor to Supervisor requests.

Ms. Johnson advised that the CDD Board previously denied a request for a bus to park on CDD property, but the bus parked on CDD property anyway; she advised this is a Master issue and not a CDD issue.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Ms. Bandon advised there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Noy, seconded by Mr. Gammon, with all in favor, the Board adjourned the meeting at 12:50 p.m., for the Paseo Community Development District.

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319

Secretary/Assistant Secretary

Chairman/Vice Chairman

CDD/MASTER – Parcel Discussion Timeline

I heard those in support of pickleball were encouraged to attend today and wear Ts to show their support. Note that I'm wearing a pickleball T, too. Until an injury stopped me two years ago, I tried to play daily, year round. I also worked with the Master to design landscape plans when Court 3 was being developed. And I've committed to continue to work with them should the sale of the parcel in question go through. I agree there is a need for more courts. But the topic on our agenda today is related to the sale of land to the Master Association – not pickleball.

For the benefit of our newly seated members who may not know the history, bear with me while I review the timeline and clarify a few points of what's transpired over the past 14 months. Despite the perception you may have been given, this Board has been agreeable to the sale of land to the Master. We've been cooperative and timely with our communications. Much of the timeline I'll be laying out comes directly from our minutes.

These discussions began over a year ago at our March 23rd, 2023 MEETING

- During Supervisor Comments Supervisor Cabell advised that a homeowner had reached out to him regarding using CDD land to build more pickleball courts. Discussion ensued. (He was advised the Master should submit a formal request)

Four months later at the July 26th, 2023 MEETING

- During Member speaking time Mr Pawielski addressed the Board regarding Master Association request to purchase CDD land and the need for amenities; he encouraged residents to reach out to KW to express interest in amenities they would like to see.
- 4th Order of Business -
 - On a Motion by Mr Brown, seconded by Ms Johnson, with all in favor, the Board tabled this item for one month and appointed Ms Schulman as the liaison to work with the Master Association to address items of concern and bring back to the next meeting.
- Mr Kane of Barraco inquired as to any potential conflict with him working with the Master on the parcel drawing as he is the engineer for the CDD. Counsel advised re: the potential for conflict of interest should the project move forward.

Aug 23rd MEETING

- During Member speaking time Mr Pawielski addressed the Board regarding the Master Association Town Hall held the previous week. He urged the Board to vote in favor of the land transfer to the Master Association.
- District Engineer Tarn advised that Engineer Kane of his office recently submitted his letter of resignation to the Master Association regarding the potential land transfer.
- 14th Order of Business -
 - On a Motion by Mr Noy, seconded by Mr Cabell, with all in favor the Paseo CDD Board will support, sell, and collaborate with the Master HOA in the conveyance of specific lands on Tract E1 for the purposes of enhancing the Paseo Community amenities, as proposed, subject to legal, engineering, and permitting requirements, and approved landscaping measures, all of which District expenses will be borne by the Master Association, for the Paseo CDD.
 - Following the unanimous decision to sell "On a Motion by Ms Johnson, seconded by Mr Cabell, with all in favor, the Board will allow the Master Association to begin landscape improvements to the land, prior to the sale, subject to an agreement regarding the status of the landscaping should the sale not go through, for the Paseo CDD.
 - I was designated as the liaison to work with Master on the Landscaping elements; John Lines was my point of contact

Aug 28 and 29th

- One of the first landscape initiatives for this project was to transplant palms from the back of the Tiki to the E-1 parcel. I provided in writing to the vendor and John the exact locations where the palms should be placed and hammered stakes into the ground to mark the spots. On the 28th I discovered the palms were not installed where we had agreed upon. The next day I emailed John and copied Rizzetta and Counsel to say, "Given that the first step of this project requires a "do-over" to ensure a clear separation between CDD and Master property in front of the compactor, it is my recommendation that engineering/surveying is complete and proposed property lines are clearly marked onsite before any additional projects commence."
- Despite the outcome of the first project, I continued to work with the Master to draw up preliminary landscape plans so that John could get a cost estimate for the project. It was a phased-in approach that would allow some landscaping to be done once the engineering piece was resolved and a license agreement was in place, as per our August 23rd decision.

Sep 19th

- In a discussion with John regarding landscape costs, he addressed the status of the license agreement that had been prepared by CDD Counsel and sent to the Master. John emailed to say, "Our attorney said it was OK but I pushed back."

Sep 27th MEETING

- CDD Counsel advised he drafted the license agreement with the Master as per our request at the August meeting but had no response from the Master Association. I don't think the Master ever responded to Counsel; landscape improvements could not move forward.

Nov 8th, 2023 MEETING

- Having heard nothing from the Master for a couple of months on their request to purchase the parcel, I reached out to John to inquire about the status of the legal description; he responded that the Master had not yet received the legal description from their civil engineering firm. I provided that update to Counsel and this Board during Supervisor comments

Skip forward to Jan 11th, 2024

- Still having heard nothing from the Master, when I bumped into John at the Meet the Candidates event in the Bistro I asked about the status. He replied, "It's on hold pending the survey. We may have to move a drain." I provided that update to this Board at the Jan 24th meeting during Supervisor comments
- That same evening on social media in a response related to the cost of the proposed pickleball project, John posted, "Current estimate with many firm quotes is \$205,167 including a transfer of \$30,000 for land between related parties. The net cost to members would be \$175,167. We may have to move a drain and that could be another \$25,000."

On February 24th, six months after this Board conditionally approved the sale, the Master finally provided a legal description for consideration.

February 28th MEETING

- 15th Order of Business -
- Mr Cohen advised he was able to obtain a proposal from Maxwell Hendry Simmons for an appraisal of the land the Master Association would like to purchase from the District. Board discussion ensued regarding the sketch and legal description for the CDD parcel received from the Master Association. The Board advised the Master Association will need to have the sketch redone based on discussion held by the Board. Mr Brown advised he will draw in the changes and Ms Blandon will provide the changes to the Master Association." That communication from Belinda was provided to the Master Board members THE VERY NEXT DAY. In the email the Master was told, "In addition to the updated sketch, please also provide a superimposed drawing showing the location of the trash transfer facility in relation to this area, including distances from the eastern boundary line, as well as the location of the storm water drain that may need to be relocated and how it could be relocated. Upon completion of the updated sketch the Paseo CDD would

like Grady Minor to survey and stake the boundaries of this area so that the supervisors can physically see the outlines of the land to be surveyed.”

- From this point forward our Board has been clear and consistent in our expectations. Our “asks” were to ensure we would have all the info necessary to make the best decisions for the District and to move forward with the next steps without additional delays.

March 20th

- Board package for the March meeting became available to the Supervisors. Included was an accompanying document from the Master along with the **exact same map** that was rejected at our previous meeting.
- Document stated
 - The site plan was generated by Barraco to allow for a “lot split” instead of a replating of the parcel. A replating of the parcel would require additional cost and ultimately would have to go to the city council for approval. Barraco, Grady Minor, and our land use attorney put a high priority on having a lot split vs. a replat.
 - From the Grady-Minor CE “I have reviewed the redlines. The reason that we had the descriptions with a gap along Lot 72 is to make it 2 lots for the Lot Split. By extending the pickleball court future lot over to Lot 72, you are really creating 3 lots”
 - To address the concerns brought up by the supervisors at the February 28, 2024 meeting, the Master Association proposed that a license agreement be executed simultaneously with the lot sale, indicating the Master Association would be responsible for landscape improvement, landscape maintenance, and sound mitigation.
- Because I didn’t fully understand “lot split” vs “replat,” and because the Master’s document didn’t define what the “additional cost” would be for a replat, I visited the CFM Planning office on March 25th to get a better understanding. I spoke with Taryn Thomas, Senior Planner, who happened to be the same person the Master had met with in the fall. I learned:
 - Lot split (One lot divided into two lots)
 - Cost - \$125 for “Letter of No Objection” from CoFM for Lee County Property Appraiser
 - Timeline – 2 to 3 weeks
 - Replat (One lot into 3 or more lots)
 - Cost - \$5K deposit (city engineers to redraw; if < than \$5K it’s refunded; could be a little over \$5K)
 - Timeline – 3 to 4 months because it requires city council approval

Two days later at our March 27th MEETING

Thirteenth Order of Business –

- Based on the material in the Board package and prior to any discussion, Supervisor Cabell made a motion to continue the process for the sale of a portion of tract E1 to the Paseo Master Association as described by the drawings described as “parcel 1” dated January 24, 2024 as prepared by Grady Minor by 1.) executing a fair market value appraisal of the property by Maxwell Hendry Simmons in the amount of \$2,900.00 to be reimbursed by the Paseo Master Association, 2.) prepare a legal document agreeable to both the CDD and the Master Association stating that landscape installation, maintenance, and sound barrier issues will be the responsibility of the Master Association as shown in the highlighted areas on “attachment B” and 3.) prepare a legal document that the CDD has an easement on “parcel 1” for the storm water drain pipe; both legal documents to be executed simultaneously with the sale of “parcel 1”. Mr. Noy seconded the motion. Ms. Johnson stated that five elements were asked of the Master Association, one was answered, and she is not amenable unless all asks are responded to. Board discussion ensued. With two in favor and three opposed, the motion failed.
- At immediate issue was 10’ stretch of land
 - Attachment B referenced in Supervisor Cabell’s motion had a notation that highlighted the 10’ section and read, “Highlighted areas to be maintained by Master Assn via license agreement”

- Licensors are responsible for enforcing their own license agreements; CDD has no power of enforcement; Counsel advised the CDD would ultimately be responsible and advised against it
- Even if the 10' stretch hadn't been at issue, we couldn't have moved forward without the requested drawings showing the location of the trash transfer facility and the location of the storm water drain that may need to be relocated and how it could be relocated. That piece is vital as the CDD Engineer will need to review the complete plans and report back to the CDD before an appraisal can be obtained.
- After discussion and vote by majority, staff was directed to inform the Master the elements originally requested in February need to be provided for review by the District, and a representative of the Master should be invited to attend the next meeting.

April 17

At the Master Board Meeting as part of the Pickleball Committee update Mike reported to the Board and the membership that following the March CDD meeting they brainstormed with their civil engineer and came up with a new drawing that "addresses everything the CDD asked for" and "Allows us to do a lot split and not a replat which would probably take 6 months and cost \$40K."

- Those comments were misleading
 - The proposal in our package today DOES address the issue of abutting up to Lot 72 and it DOES address the jut out in front of the compactor area
 - It does NOT satisfy our request for a superimposed drawing showing the location of the trash transfer facility, as well as location of the storm water drain that may need to be relocated, nor has the parcel been surveyed and staked for Supervisor review
- As for the cost stated for a replat, to get to \$40K they must have bundled in the cost of the replat (that \$5K deposit) and the expense to move the drain line, as the Master's engineer likely advised the City may require them to move the drain line as part of the sale; a cost estimated by John at one point to be "another \$25K."

And here we are. In today's package we have

- A letter from Rosa Nieves on behalf of the Master Board along with a revised map and legal description
 - I'm happy to say the map does satisfy our previous concerns about the 10' strip between Lot 72 and land the Master would purchase
 - It differs from the original in that it proposes the Master buys almost double the amount of land to avoid doing a replat.
 - This acquisition would include the land on which the lift station is located. The City of Fort Myers has an easement for the station. The easement would have to transfer to the Master.
 - Unfortunately, neither the letter nor the drawings submitted address the 15+ year old drain infrastructure that traverses the parcel and would run under the pickleball courts, should they be built there. Had the Master provided, as requested in February and again in March, a drawing showing the location of the storm water drain that may need to be relocated, we could have moved forward today with the next step, which is to have Barraco review the proposed plans, their impact on the infrastructure, and to ensure there are no deviations that could affect our permits with South Florida Water Management District.
 - It is our responsibility as Supervisors on this Board to do due diligence and act in the best interest of the District without influence from the HOAs or special interest groups. This Board is still committed to sell the parcel to the Master. While none of us want another delay, we must be thoughtful and methodical, and attentive to every detail. The Master must do their part to get it right, too. With an incomplete package to provide to our District Engineer, we have no choice but to table the request. **I move** this discussion be tabled until the Master provides a superimposed drawing showing the location of the storm water drain that may need to be relocated and how it could be relocated.

Tab 8

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.paseocdd.org

Operation and Maintenance Expenditures
April 2024
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2024 through April 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$149,480.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CenturyLink	20240403-1	311416420 04/24 ACH	Telephone Service 04/24	\$ 547.02
City of Fort Myers	20240408-1	1-015317-00 02/24 ACH	Compactor 11604 Paseo Grande Blvd 02/24	\$ 4,619.10
City of Fort Myers	20240408-1	1-015317-00 03/24	Compactor 11604 Paseo Grande Blvd 03/24	\$ 5,610.31
CNB Mechanical Inc	100679	695	Repairs 03/24	\$ 1,850.00
Crystal Clean Inc.	100697	N6826	Monthly Cleaning 04/24	\$ 973.96
David W Cabell	20240402-4	DC032724	Board of Supervisors Meeting 03/27/24	\$ 200.00
David W Cabell	20240416-1	DC41224 ACH	Board of Supervisors Meeting 04/12/24	\$ 200.00
Debra Johnson	20240402-3	DJ032724	Board of Supervisors Meeting 03/27/24	\$ 200.00
Debra Johnson	20240416-3	DJ041224 ACH	Board of Supervisors Meeting 04/12/24	\$ 200.00
Disclosure Services, LLC	100680	05-300	Amortization Schedule Series 2018	\$ 100.00
Florida Department of Revenue	20240417-1	48-8015667667-8 03/24 ACH	Quarterly Sales Tax 03/24	\$ 334.89
Florida Power & Light Company	100681	FPL Summary 03/24 300	FPL Summary 03/24	\$ 12,935.53

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20240412-1	28467-91263 03/24	11170 Paseo Dr. #SL 03/24	\$ 45.24
Florida Power & Light Company	20240412-1	76250-95372 03/24	11047 Esteban Dr. #FNTN 03/24	\$ 587.25
Hands Free Security, LLC	100675	13701459	Transponders 01/24	\$ 3,688.50
Hands Free Security, LLC	100682	13702264	Guest Entrance Gate Service Call 03/24	\$ 495.00
Hotwire Communications, LTD	100683	30210660 04/24	Internet Services 04/24	\$ 229.99
Ian Y Noy	20240402-2	IN032724	Board of Supervisors Meeting 03/27/24	\$ 200.00
Ian Y Noy	20240416-2	IN041224 ACH	Board of Supervisors Meeting 04/12/24	\$ 200.00
Johnson Engineering, Inc.	100684	20097877-024 3	WUP Compliance Monitoring 03/24	\$ 882.00
New IQ, LLC	100698	41146	Operator Replacement - 50% Deposit 04/24	\$ 8,057.50
New IQ, LLC	100698	41148	Annual Gate Maintenance 04/24	\$ 1,420.00
Paseo CDD	DC 042424	DC 042424	Debit Card Replenishment	\$ 1,047.76
Passarella & Associates, Inc.	100685	19PCD3028 Invoice 2C	Professional Services Through 03/31/24	\$ 3,587.50

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	100686	4927	Legal Services 03/24	\$ 157.00
Persson, Cohen & Mooney, P.A.	100693	4928	Legal Services 03/24	\$ 4,631.50
Pinnacle Landscapes, Inc.	100676	16129	Plant Install 03/24	\$ 1,270.00
Pinnacle Landscapes, Inc.	100676	16130	Foxtail Palm 03/24	\$ 640.00
Pinnacle Landscapes, Inc.	100676	16132	Plant Removal & Replacement 03/24	\$ 1,960.00
Pinnacle Landscapes, Inc.	100676	16133	Plant Removal & Replacement 03/24	\$ 1,535.00
Pinnacle Landscapes, Inc.	100676	16134	Annual Installation 03/24	\$ 760.00
Pinnacle Landscapes, Inc.	100687	16085	General Monthly Maintenance 03/24	\$ 26,666.25
Pinnacle Landscapes, Inc.	100687	16150	Treat Foxtail Palms 04/24	\$ 11,610.00
Pinnacle Landscapes, Inc.	100687	16155	Tree Removal 04/24	\$ 800.00
Pinnacle Pest Management Services, Inc.	100688	8392	Pest Control 03/24	\$ 72.00
Provencia at Paseo	100694	40924	Reimbursement for Hog Trapping 04/24	\$ 340.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100673	INV0000088649	Personnel Reimbursement 03/24	\$ 5,464.29
Rizzetta & Company, Inc.	100674	INV0000088541	District Management Fees 04/24	\$ 12,194.17
Rizzetta & Company, Inc.	100678	INV0000088677	Out of Pocket Expenses 03/24	\$ 50.00
Rizzetta & Company, Inc.	100692	INV0000088728	Amenity Management & Personnel 04/24	\$ 3,744.10
Sharon E. Schulman	20240402-5	SS032724	Board of Supervisors Meeting 03/27/24	\$ 200.00
Solitude Lake Management, LLC	100701	PSI062656	Monthly Maintenance 04/24	\$ 2,367.87
Steven A. Brown-Cestero	20240402-1	SB032724	Board of Supervisors Meeting 03/27/24	\$ 200.00
Suntech Electrical Contractors, Inc.	100695	5484-92	Gate Maintenance 05/24	\$ 2,250.00
Suntech Electrical Contractors, Inc.	100695	5484-93	Lighting Repair 03/24	\$ 466.00
Superior Waterway Services, Inc.	100689	95429	Install New Pump 03/24	\$ 4,948.66
TEM Systems, Inc.	100690	i5164	OPEX 18 Vehicle Sensor 03/24	\$ 726.58
TEM Systems, Inc.	100699	i5224	Software Subscription Renewal 05/01/24 - 07/31/24	\$ 4,980.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2024 Through April 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tower Compactor Rentals, LLC	100672	RENTAL-24-05866	Trash Compactor 04/24	\$ 333.90
Weiser Security Services, Inc	100677	1156075	Guard Weekly Billing 03/08/2024- 03/14/2024	\$ 2,459.90
Weiser Security Services, Inc	100691	1156945	Guard Weekly Billing 03/15/2024- 03/21/2024	\$ 2,719.59
Weiser Security Services, Inc	100691	1158390	Guard Weekly Billing 03/22/2024 - 03/28/2024	\$ 2,555.44
Weiser Security Services, Inc	100696	1159010	Guard Weekly Billing 03/29/2024 - 04/04/2024	\$ 2,577.68
Weiser Security Services, Inc	100700	1160399	Guard Weekly Billing 04/05/2024 - 04/11/2024	<u>\$ 2,588.84</u>
Report Total				<u>\$ 149,480.32</u>

PASEO COMMUNITY DEVELOPMENT DISTRICT

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Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
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Operation and Maintenance Expenditures
May 2024
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2024 through May 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$163,692.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advancetek Services, Inc.	100704	230825	Pedestrian Sign Repair 01/24	\$ 600.00
Advancetek Services, Inc.	100704	230803-SS-01	Final Payment - Signs Project 01/24	\$ 1,169.50
Advancetek Services, Inc.	100704	230822R1-TS-01	Balance Due -Design Project 02/24	\$ 2,400.00
Ameri-Scape of SW Florida, Inc.	100738	60105	Sidewalk Repair 05/24	\$ 411.00
Barraco and Associates, Inc.	100716	27879	Engineering Services 05/24	\$ 5,727.50
CenturyLink	20240507-1	311416420 05/24 ACH	Telephone Service 05/24	\$ 551.10
City of Fort Myers	20240516-1	1-015317-00 04/24 ACH	Compactor 11604 Paseo Grande Blvd 04/24	\$ 4,879.97
CNB Mechanical Inc	100732	741	A/C Repairs 05/24	\$ 325.00
CNB Mechanical Inc	100732	742	Quarterly Preventive Maintenance 05/24	\$ 250.00
Crystal Clean Inc.	100725	N6886	Cleaning Services 05/24	\$ 1,016.43
David W Cabell	20240509-2	DC050824 ACH	Board of Supervisors Meeting 05/08/24	\$ 200.00
David W Cabell	20240522-1	042924 Cabell	Ethics Training Reimbursement 04/24	\$ 79.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Debra Johnson	20240509-3	DJ050824 ACH	Board of Supervisors Meeting 05/08/24	\$ 200.00
Earth Tech Environmental, LLC	100733	10330	Semiannual Preserve Maintenance 05/24	\$ 10,700.00
Florida Power & Light Company	100726	FPL Summary 04/24 300	FPL Summary 04/24	\$ 12,451.15
Florida Power & Light Company	20240521-1	28467-91263 04/24	11170 Paseo Dr. #SL 04/24	\$ 36.68
Florida Power & Light Company	20240521-1	76250-95372 04/24	11047 Esteban Dr. #FNTN 04/24	\$ 571.57
Gannett Florida LocaliQ	100717	0006396288	Legal Advertising 04/24	\$ 440.02
Honc Docks and Lifts, Inc.	100736	ID: I-24D0100 COMPLETION	Fishing Pier 05/24	\$ 13,532.00
Hotwire Communications, LTD	100718	30210660 5/24	Internet Services 05/24	\$ 229.99
Ian Y Noy	20240509-1	IN050824 ACH	Board of Supervisors Meeting 05/08/24	\$ 200.00
Ian Y Noy	20240514-1	040524 Noy	FSU Ethics Training Reimbursement 04/24	\$ 79.00
J.A. Wheeler LLC	100739	1391	Aluminum Fence 05/24	\$ 3,240.00
Johnson Engineering, Inc.	100705	20097877-024 4	WUP Compliance Monitoring 04/24	\$ 882.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, Inc.	100740	20097877-024 5	WUP Compliance Monitoring 05/24	\$ 882.00
Kent Gammon	20240522-2	KG050824	Board of Supervisors Meeting 05/08/24	\$ 200.00
McShea Contracting, LLC	100719	R249996-07	Pavement Markings 05/24	\$ 2,101.00
Naples Christmas Lighting	100727	501	50% Deposit Christmas Lighting 2024	\$ 2,187.50
New IQ, LLC	100720	41391	Operator Replacement - 05/24	\$ 8,057.50
New IQ, LLC	100728	41408	Gate Maintenance 05/24	\$ 950.00
New IQ, LLC	100728	41474	Gate Repair 05/24	\$ 580.00
Paseo CDD	DC 050924	DC 050924	Debit Card Replenishment	\$ 577.94
Paseo CDD	DC 052424	DC 05242	Debit Card Replenishment	\$ 1,260.42
Passarella & Associates, Inc.	100734	19PCD3028-Invoice3C	Professional Services Through 04/30/24	\$ 1,225.00
Persson, Cohen & Mooney, P.A.	100721	5016	Legal Services 04/24	\$ 235.50
Persson, Cohen & Mooney, P.A.	100721	5017	Legal Services 04/24	\$ 1,648.50

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Landscapes, Inc.	100713	16183	General Monthly Maintenance 04/24	\$ 26,666.25
Pinnacle Landscapes, Inc.	100729	16227	Irrigation Repairs 04/24	\$ 1,228.75
Pinnacle Pest Management Services, Inc.	100706	8482	Pest Control 04/24	\$ 72.00
Pinnacle Pest Management Services, Inc.	100741	8587	Pest Control 05/24	\$ 72.00
Provencia at Paseo	100742	050924	Reimbursement for Hog Trapping 05/24	\$ 340.00
Rizzetta & Company, Inc.	100702	INV0000089365	District Management Fees 05/24	\$ 12,194.17
Rizzetta & Company, Inc.	100703	INV0000089472	Personnel Reimbursement 04/24	\$ 247.56
Rizzetta & Company, Inc.	100723	INV0000089504	Cell & Mileage 04/24	\$ 50.00
Rizzetta & Company, Inc.	100724	INV0000089529	Amenity Management & Personnel Reimbursement 05/24	\$ 3,734.62
Rizzetta & Company, Inc.	100737	INV0000090127	Personnel Reimbursement 05/24	\$ 2,842.39
Solitude Lake Management, LLC	100735	PSI070521	Monthly Maintenance 05/24	\$ 2,367.87
Spectrum Nightscapes, LLC	100707	93-300	Repair Damaged Pathlights 04/24	\$ 1,125.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2024 Through May 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suntech Electrical Contractors, Inc.	100743	5484-94	Lighting Repair 05/24	\$ 7,210.00
Superior Waterway Services, Inc.	100708	96068	Quarterly Fountain Maintenance 05/24	\$ 2,625.00
Superior Waterway Services, Inc.	100708	96635	Fountain Repair - Install Bolt Breaker 04/24	\$ 796.79
Superior Waterway Services, Inc.	100730	95431	Install LED Light Fixtures 03/24	\$ 8,896.28
Tim Amann Pressure Cleaning	100709	042224 Paseo	Pressure Washing Services 04/24	\$ 50.00
Tower Compactor Rentals, LLC	100710	RENTAL-24-08207	Trash Compactor 05/24	\$ 333.90
Weiser Security Services, Inc	100711	1161191	Guard Weekly Billing 04/12/2024 - 04/18/2024	\$ 2,549.51
Weiser Security Services, Inc	100714	1161833	Guard Weekly Billing 04/19/24- 04/25/24	\$ 2,552.29
Weiser Security Services, Inc	100722	1162424	Guard Weekly Billing 04/26/24- 05/02/24	\$ 2,555.44
Weiser Security Services, Inc	100731	1163850	Guard Weekly Billing 05/03/24 - 05/09/24	\$ 2,549.51
Weiser Security Services, Inc	100744	1165039	Guard Weekly Billing 05/10/24- 05/16/24	<u>\$ 2,555.44</u>

Report Total

\$ 163,692.04