MIAMI WORLD CENTER

COMMUNITY DEVELOPMENT DISTRICT

October 15, 2019

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

Miami World Center Community Development District

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

October 8, 2019

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Miami World Center Community Development District

Dear Board Members:

The Board of Supervisors of the Miami World Center Community Development District will hold a Regular Meeting on October 15, 2019 at 11:00 a.m., at the offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Ratification of Coastal/Tishman Change Orders *(support documentation available upon request)*

   A. Number 035

   B. Number 037

   C. Number 038

   D. Number 039

   E. Number 040

   F. Number 041

   G. Number 042

   H. Number 043

   I. Number 044

4. Execution and Ratification of Coastal/Tishman Change Order Number 045 for Additional General Conditions and Contract Time Extension to 12/31/19 *(support documentation available upon request)*

5. Status of Approved Service Agreements

   A. Security Guard Services: *Beau Security & Investigation* (*over budgeted Security Services; difference will offset overage in Security Camera Services and Internet for Security Cameras)

- Fiscal Year 2019: No Activity and No Expense
- Fiscal Year 2020: NTE $183,768/Budget $450,000

B. Security Camera Maintenance Program: *Siemens Corporation*

- Fiscal Year 2019: No Activity and No Expense
- Fiscal Year 2020: NTE $27,028/Budget $20,000 (*see Security Services)

C. Additional Janitorial Services: *A&S Total Cleaning*

- Fiscal Year 2019: No Activity and No Expense
- Fiscal Year 2020: NTE $173,688/Budget $189,000 (remaining budget to be used for pressure cleaning)

D. Rodent Pest Control Services: *Bugs Berger/Truly Nolan*

- Fiscal Year 2019: No Activity and No Expense; PIA is dissatisfied with Service; District Wants to Proceed with Truly Nolen in 2020
- Fiscal Year 2020: NTE $8,995/Budget $14,000

E. Additional Landscape Services: *Brightview Landscape Services, Inc.*

- Fiscal Year 2019: No Activity and No Expense
- Fiscal Year 2020: $64,175/Budget $47,500 Landscape Services; $2,500 Irrigation Maintenance - Total $50,000

6. Consideration of Continuing Service Agreement

- Property Management Services: *Square Edge*
  - Fiscal Year 2019: $69,159 Total/Budget $175,000 + Reimbursables $8,500 - Total $183,500
  - Fiscal Year 2020: $193,500 + Reimbursables $15,600, Total $208,650 /Budget $237,378 + Reimbursables $15,600 - Total $241,878

7. Consider Recommendation to Award New Service Agreement(s)

A. Waste Recycling Management: *Waste Management*

- Fiscal Year 2019: No Activity and No Expense
- Fiscal Year 2020: NTE $3,480/Budget $10,000

B. Internet for Security Cameras

8. Discussion/Consideration: RFP for Security Services and Janitorial Services

9. Update: District Engineer and Status of Substantial Completion of District Improvements

10. Acceptance of Unaudited Financial Statements as of August 31, 2019

11. Approval of August 21, 2019 Public Hearings and Regular Meeting Minutes

12. Staff Reports

    A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

    B. District Engineer: *Kimley-Horn and Associates, Inc.*

    C. Operations Manager: *Square Edge Inc.*

    D. District Manager: *Wrathell, Hunt and Associates, LLC*

    - NEXT MEETING DATE: November 19, 2019 at 11:00 A.M. *(Landowners' Meeting and Regular Meeting)*
      - QUORUM CHECK

John Chiste	☐ **YES**	☐ **NO**	☐ **PHONE**
Peter Brown	☐ **YES**	☐ **NO**	☐ **PHONE**
Stephen Colamarino	☐ **YES**	☐ **NO**	☐ **PHONE**
Joe DiCristina	☐ **YES**	☐ **NO**	☐ **PHONE**
Cora DiFiore	☐ **YES**	☐ **NO**	☐ **PHONE**

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,

Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 2144145

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3A

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 035
DATE: 6/1/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 72,83,131,138,149,157,158,159R1, 161, 165 and 176

COR#	Description	Amount
72	GCC-Costs NE 8th ST and NE 10th ST along NE 1st Ave (CONT $ 12,185.59)	$ -
83	GCC - RFI 154 Modification of S21 (CONT $2,818.29) signed	$ -
131	BVLD - Landscape, & Irrigation changes per Bulletin 25 (Transfer to16-999 $ 79,121.91)	$ -
138	UPC - NE 2nd Ave Concrete Restoration on Eastside of NE 8th ST and NE 9th ST (CONT$12,310)	$ -
149	GCC-Black Round Signage Posts SK 71 (CONT $8,988)	$ -
157	GCC - Permit Fee Reimbursement - Saving Allow $31,044.40	$ -
158	GCC - MH Adjustments (Sub Surface Allow $13,000)	$ -
1591	UCC - CDD Barrier 1 - K4 Bollards - 8th Street (B24) Bollards (CONT $7,204.85)	$ -
161	UCC & BVIEW - SK 67 Landscape Cut Outs at Block G (saavings-overrun $ 12,058.62)	$ -
165	UCC - SK 82 D Curb Adjacent to Paramount Entrance (CONT $5,499.31)	$ -
176	BVLD - Licuala Relocation (CONT $470.80)	$ -
	Total:	**$ -**

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(906,377)
The Contract Price prior to this Change Order was	$	32,330,249
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	32,330,249

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George P. Adornato
Title: Sr. VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: Kevin Davis
Title: Pr VP

OWNER:

Miami World Center Community Development District

By: _____
Name: J Christo
Title: Chairman
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: Aaron Buchler
Title: CDD Engineer

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3B

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 37
DATE: 6/1/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 146, 155, 174, 179 and 180

COR#	Description	Amount
146	SFEC - 2nd Ave PC Communication Conduit to Paseo Manhole (16-999 $13,000)	$ -
155	SFEC - Bull 25 Update (16-999 $14,800)	$ -
174	SFEC - Elec Conduit Relo Plat 2 NE 8th ST (CONT$4,922)	$ -
179	UPC - RFI 344 - ADDL SOFT DIGS FOR NE 2ND AVE AND NE 10TH ST (CONT $4,387)	$ -
180	UPC - RFI 352 - ADDL WIRE FROM NE 1ST AVE AND NE 10TH ST TO NE 9TH ST - (CONT $4,911)	$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$ 33,236,625
The net change by previously authorized Change Orders	$ (1,207,658)
The Contract Price prior to this Change Order was	$ 32,028,968
The Contract Price will be increased by this Change Order in the amount of	$ -
The new Contract Price including this Change Order will be	$ 32,028,968

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George P. Adorni
Title: 2nd VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: Kevin Daniel
Title: 1st VP

OWNER:

Miami World Center Community Development District

By: _____
Name: John Christ
Title: Chairman

CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn

By: _____
Name: Aaron Buchler
Title: CDD Engineer

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3C

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 38
DATE: 6/1/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 188

COR#	Description	Amount
188	CT - Transfer of Funds to Owner on Void Contract for Water Feature	$ (366,065.00)
	Total:	**$ (366,065.00)**

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$ 33,236,625
The net change by previously authorized Change Orders	$ (1,207,658)
The Contract Price prior to this Change Order was	$ 32,028,968
The Contract Price will be increased by this Change Order in the amount of	$ (366,065)
The new Contract Price including this Change Order will be	$ 31,662,903

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George P. Adamth
Title: SR-VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: Kevin Davis
Title: 1st VP

OWNER:

Miami World Center Community Development District

By: _____
Name: John Clark
Title: Chairman
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: Aaron Buchler
Title: CDD Engineer

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3D

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 39
DATE: 6/1/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 18 7

COR#	Description	Amount
187	CT - Transfer of Funds to Savings Overrun 16-999	$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(1,573,723)
The Contract Price prior to this Change Order was	$	31,662,903
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	31,662,903

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

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NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George P Adamut
Title: SR VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: Kevin Davis
Title: 1st VP

OWNER:

Miami World Center Community Development District

By: _____
Name: John Chasteen
Title: Chairman
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: Aaron Buchler
Title: SVP CDD Engineer

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3E

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 40
DATE: 7/1/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 135, 162, 178, 189 and 190

COR#	Description	Amount
135	UCC- Scope Update Hardscape Bulletin 25 (Transfer to 16-999 $13,048.62)	$ -
162	162 GCC - SK 81 & 81R2 - NE 1ST AVE DRIVEWAYS (SOUTH OF RR TRACKS) - (TRSF from 16-999 $76,957.76)	$ -
178	UPC - RFI 339 - Signalization Items not Captured in Bull 24/25/26 (TRSF from 16-999 $18,047.79)	$ -
189	GCC - Adjust Manholes at Various Locations (Transfer from 02-999 - $3K)	$ -
190	GCC - Installation of Temp SIdewalk along N MIami Ave (Transfer from 16-999 $4,381.60)	$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(1,573,723)
The Contract Price prior to this Change Order was	$	31,662,903
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	31,662,903

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George P. Adamito
Title: SR VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: Keum Davis
Title: 1st VP

OWNER:

Miami World Center Community Development District

By: _____
Name: John Cheney
Title: Chairman
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: Aaron Boehler
Title: CDD Engineer.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3F

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 41
DATE: 9/12/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 182

COR#	Description	Amount
182	SIEMENS - DPO # 6 CREDIT	$ (281,429.22)
		$ -
		$ -
		$ -
		$ -
	Total:	**$ (281,429.22)**

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$ 33,236,625
The net change by previously authorized Change Orders	$ (1,573,723)
The Contract Price prior to this Change Order was	$ 31,662,903
The Contract Price will be increased by this Change Order in the amount of	$ (281,429)
The new Contract Price including this Change Order will be	$ 31,381,473

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George P Adamotis
Title: SVP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: ERIC J. NELSON
Title: VICE PRESIDENT.

OWNER:

Miami World Center Community Development District

By: _____
Name: _____
Title: _____
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: Aaron Buchler
Title: SVP

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3G

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 42
DATE: 9/12/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 191

COR#	Description	Amount
191	UCC - DPO Credit for Wausau Benches	$ (90,383.20)
		$ -
		$ -
		$ -
		$ -
	Total:	**$ (90,383.20)**

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$ 33,236,625
The net change by previously authorized Change Orders	$ (1,855,153)
The Contract Price prior to this Change Order was	$ 31,381,473
The Contract Price will be increased by this Change Order in the amount of	$ (90,383)
The new Contract Price including this Change Order will be	$ 31,291,090

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George C Adamo
Title: SVP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: ERIC J. NELSON
Title: VICE PRESIDENT

OWNER:

Miami World Center Community Development District

By: _____
Name: _____
Title: _____
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: Aaron Buchler
Title: SVP

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3H

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 43
DATE: 9/12/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 167,169,171,194,195,201,208 and 215

COR#	Description	Amount
167	GCC - Civil Scope Update Bulletin 26	$ -
169	BVIEW Bull 26 changes	$ -
171	BVIEW - Gumbo Limbo Demo at NE 1st Ave and NE 7th ST (Transfer from 16-999 $4,040.10)	$ -
194	GCC - Fill Parallel Parking Voids at NE 2nd Ave (CONT $1,548.68)	$ -
195	SFEC - N Miami Ave Addl Scope for FPL Services - CONT ($14,670.17)	$ -
201	GCC- ADA Drainage Grates Adjacent to TPSS Station (CONT $1,303.67)	$ -
208	BVLD - Sod at N Miami Ave Deferred Area (CONT $600.91)	$ -
215	UPC - Nighttime Fee for Opening Concrete Plant (CONT $4,922.00) AB	$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(1,945,536)
The Contract Price prior to this Change Order was	$	31,291,090
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	31,291,090

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is TBD

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George R Adamek
Title: SVP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: Eric J. Wilson
Title: Vice President.

OWNER:

Miami World Center Community Development District

By: _____
Name: _____
Title: _____
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: Aaron Buchler
Title: SVP

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

3I

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 44
DATE: 7/16/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 151 A

COR#	Description	Amount
151 A	CT - General Conditions Extension of Time thru 12.31.19	$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(1,945,536)
The Contract Price prior to this Change Order was	$	31,291,090
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	31,291,090

The Contract Time will be increased by Two Hunderd and ninety two (292) days.
The date of Substantial Completion as of the date of this Change Order therefore is 12/31/19

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: George P Adornato
Title: Sr VP

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: ERIC J. NELSON
Title: VICE PRESIDENT.

OWNER:

Miami World Center Community Development District

By: _____
Name: _____
Title: _____
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: Aaron Buchler
Title: CDD Engineer.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

4

CHANGE ORDER

PROJECT:
09-5564 Phase One Public Improvements
Miami WorldCenter Development

CHANGE ORDER NUMBER: 45
DATE: 7/16/2019

CONTRACTOR:
Coastal/Tishman, a Joint Venture, a Florida General Partnership

OWNER:
Miami World Center Community Development District

Title: COR's # 151 B

COR#	Description	Amount
151 B	CT - General Conditions Extension of Time thru 12.31.19	$ -
	Total:	$ -

THE CONSTRUCTION AGREEMENT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Change Directives)

The original Contract Price was	$	33,236,625
The net change by previously authorized Change Orders	$	(1,945,536)
The Contract Price prior to this Change Order was	$	31,291,090
The Contract Price will be increased by this Change Order in the amount of	$	-
The new Contract Price including this Change Order will be	$	31,291,090

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is 12/31/19

NOTE: This Change Order does not include changes in the Contract Price or the Contract Time, which have been authorized by Change Directive until the cost and time have been agreed upon by both Owner and Contractor, in which case a Change Order is executed to supersede the Change Directive.

This Change Order constitutes a full settlement, satisfaction and accord with respect to all matters relating to the subject matter of this Change Order, including, without limitation, the adjustments, if any, in the Contract Price and/or the Contract Time.

NOT VALID UNTIL SIGNED BY CONTRACTOR AND DEVELOPER.

CONTRACTOR:

Coastal/Tishman, a Joint Venture, a Florida general partnership,

By: Coastal Construction of Miami Dade County, Inc., a Florida corporation, its general partner,
By: _____
Name: _____
Title: _____

By: Tishman Construction Corporation of Florida, a Florida corporation, its general partner,
By: _____
Name: _____
Title: _____

OWNER:

Miami World Center Community Development District

By: _____
Name: _____
Title: _____
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: _____
Name: _____
Title: _____

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

5A

SQUARE EDGE

September 17, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Additional scope for Security Guard Services

This recommendation letter is for the revised proposal from Beau Dietl & Associates, which includes all the areas that would be turn over to the CDD in October 01, 2019. The services primarily will be provided during off-hours mainly due to the site being under construction. Some of these hours will be dedicated toward staffing the Security Operations Center as it becomes more functional over the next few months. The hourly rate increase from $18/hr. to $19/hr. due to the fact that the area will require a higher quality guard than currently deployed for the construction site. Additionally, with the increasing opportunities in the economy, this rate will lessen the challenges currently facing attracting and retaining reliable guards for the site.

* Please note that previous approved amount was not spent

Approved proposals

* Amount not spent

Description	CDD Adopted Budget FY 2019	Proposed cost Phase I (3 months)
Security Services	$ 300,000.00	$ 42,408.00

All areas :
186 @ per week @ $19/hr. Total $3,534
Year of service total estimated $183,768.00

Description	CDD Proposed Budget FY 2020	Proposed cost FY 2020
Security Services	$ 450,000.00	$ 183,768.00

* Allocate $7,027.36 to Camera Maintenance
$ 442,972.64

Sincerely,

Glenn Fidje
Square Edge, Inc

B E A U D I E T L & A S S O C I A T E S

15800 Pines Boulevard Suite 318
Pembroke Pines, FL 33027

September 24, 2019

Paola Lamprea
Miami World Center Community Development District
600 N.E. 1st Avenue
Miami, Florida 33132

Paola,

Beau Dietl & Associates (BDA, Florida Security Agency License B 1400286) was founded in 1985 by Richard "Bo" Dietl, one of the most highly decorated Detectives in NYPD history. For more than 30 years our company has provided security services, consulting services and investigative expertise to private and public clients throughout the United States. We currently employ over 700 people in a variety of security roles.

Our senior staff is comprised of experienced former senior law enforcement and military officers, security and investigations professionals whose experience is second to none. Utilizing an "all-hazards" approach, we are highly skilled at understanding each client's unique security needs and providing customized solutions, including hand-selected personnel and state-of-the-art countermeasures, to effectively and efficiently mitigate risk providing safe, secure and welcoming environments. Additionally, our team of highly-trained analysts can perform in-depth due diligence for any situation and are currently supporting Fortune 100 companies, major financial institutions and top law firms around the globe.

As requested, please see our enclosed proposal to provide security guarding services for the Miami World Center Community Development District (CDD) from October 1, 2019 to September 30, 2020.

Please feel free to contact me with any questions you may have.

Sincerely,

Patrick Hurley
Executive Vice President
212.557.3334
patrick@investigations.com

Proposal

Location: Miami World Center Community Development District (CDD)

1. **Term:** October 1, 2019 – September 30, 2020 (1-year)

2. **Assumptions:**
   - Security Operations center located in Block D-East will be operational.
   - CCTV system will provide coverage for CDD and PIA areas as designed.
   - CCTV system will have basic analytics operational including motion detection and line crossing.
   - Services set-forth in this proposal are commensurate with existing and anticipated security risks at in-scope areas of the Miami World Center site only through September 30, 2020.
   - Miami World Center Community Development District is assumed to be tax exempt as per Certificate Number 85-8016801735C-0 (Exp. 8/31/2020) issued by Florida Department of Revenue.

3. **Areas in Scope:** CDD Areas in scope are depicted in Blue, Purple and Red in Exhibit A.

4. **Services:** Unarmed Security Officer Services:

Day/s	Posistion	Schedule	Rate/Hour	Hours/Day	Costs (est)
Sunday	SOC	0000-2400	19.00	24.00	456.00
	Rover	0000-0900	19.00	9.00	171.00
Monday	SOC	0000-2400	19.00	24.00	456.00
Tuesday	SOC	0000-2400	19.00	24.00	456.00
Wednesday	SOC	0000-2400	19.00	24.00	456.00
Thursday	SOC	0000-2400	19.00	24.00	456.00
Friday	SOC	0000-2400	19.00	24.00	456.00
Saturday	SOC	0000-2400	19.00	24.00	456.00
	Rover	0000-0900	19.00	9.00	171.00
		Totals (est):	**Weekly:**	**186.00**	**3,534.00**
			Annual:	**9,672.00**	**183,768.00**

* Overtime rates of 1.5 times based rate will apply for recognized holidays as agreed by Client and set-forth in Security Services Agreement (SSA)

5. **Qualifications:** State of Florida Class D Security Officer License

6. **Uniforms:** As prescribed by client

7. **Payment Terms**
   - Client will be invoiced weekly for security officer services.

Exhibit A

Sheet 1405
Sheet 4302
sheet-2303
BLOCK C WEST
BLOCK C EAST
BLOCK D WEST
BLOCK D EAST
NAP CENTER
BLOCK E
BLOCK F WEST
BLOCK F EAST
BLOCK G
BLOCK H
LUMA
NE 9TH STREET
NE 8TH STREET
NE 7TH STREET PEDESTRIAN PROMENADE
H-1300
H-1400
H-1401
H-1402
H-1403
H-1404
H-1405
STAGE 1
STAGE 2
STAGE 3
STAGE 6
STAGE 7
STAGE 8
GRIDLINE P.6
1.1
1.2
1.3
1.4
1.5
1.6
1.7
1.8
1.9 North
1.9 South
1.10
1.11
1.12
1.13
2.1 North
2.1 South
2.2
2.3
2.4
2.5
4.1
4.2
4.3
R/W

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

5B

SQUARE EDGE

September 17, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Recommendation to award Siemens Camera Maintenance Program

Square Edge Inc. recommends Siemens to provide the first year of the camera maintenance. The reason for this recommendation is that Siemens was the installer and equipment vendor. As such any and all warranty items that may arise will be covered by Siemens. The monthly estimate cost is based on coverage service from Monday thru Sunday, 24 Hours per day online/phone response and on-site response. The proposed cost is for FYI 2020. (12 Months)

* Please note that previous approved amount was not spent

Approved proposals * Amount not spent

Description	CDD Adopted Budget FY 2019	Proposed cost (3 months)
Siemens	0	7,548

Description	CDD Proposed Budget FY 2020	Proposed Cost FY 2020
Siemens	$20,000	$27,027.36

* Allocate $7,027.36 from Guard Service budget

Month Fee $2,252.28

Sincerely,

Glenn Fidje
Square Edge, Inc

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PROPOSAL

Miami World Center Command SOC & Common Area Maintenance Service Agreement

PREPARED BY

Siemens Industry, Inc.

Gino Ezzo

PREPARED FOR

Miami World Center Wold Center Community Development District

DELIVERED ON

September 8, 2019

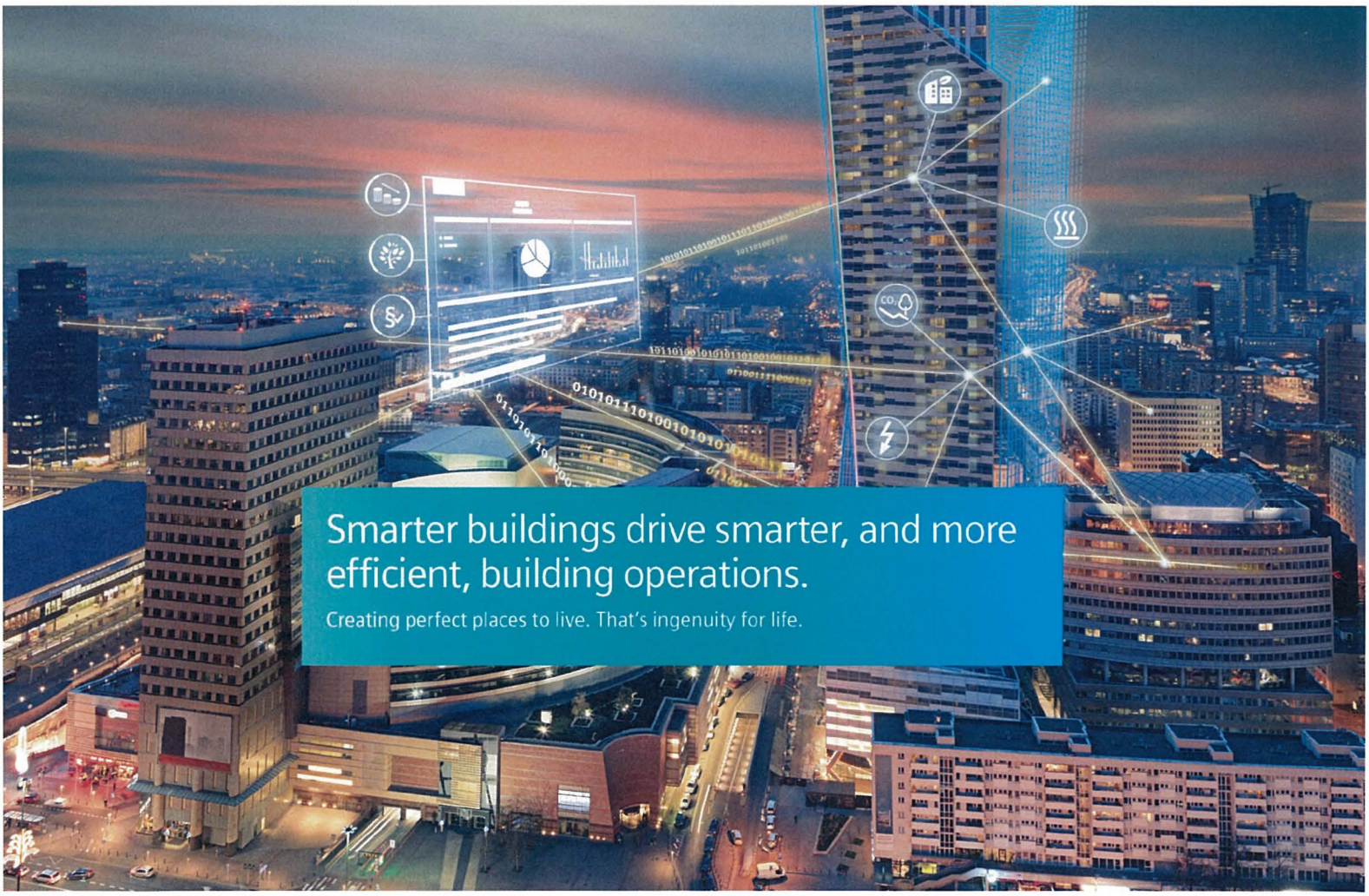

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Table of Contents

INTRODUCTION 1
- Proposal Information 1
- Contact Information 3

CUSTOMER OVERVIEW 4
- Executive Summary 4

SERVICE SOLUTION 5
- Building Services – Security 5
- Exclusions and Clarifications 8

SERVICE IMPLEMENTATION PLAN 9
- Connectivity and Communications 9
- Service Agreement Contract Characteristics 10
- Maintained Equipment Table 11
- Service Team 14

TERMS AND CONDITIONS 15
- Terms and Conditions 15
- Agreement Terms for Investments 15

SIGNATURE PAGE 16
- Signature Page 16

APPENDICES 17
- Appendix A: Siemens Service Portfolio 17

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Contact Information

Proposal #:	3725414
Date:	September 8, 2019

Sr Account Sales Executive:	Gino Ezzo
Branch Address:	3021 N. Commerce Parkway Miami, Florida, 33025
Telephone:	561-239-2064
Email Address:	gino.ezzo@siemens.com

Miami Customer Contact:	Miami World Center
Customer:	Miami World Center Wold Center Community Development District
Address:	
Services shall be provided at:	Miami World Center Wold Center Community Development District

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Executive Summary

Customer Needs

The Services proposed in this agreement are specifically designed for Miami World Center, and the services provided herein will help you in achieving your facility goals. The Proven Outcomes Services proposed in this agreement are specifically designed for Miami World Center in order to meet their unique business needs. The top priority business needs were identified and agreed to in a series of discussions with Miami World Center and their teams.

Our Services

Siemens will provide the following services.

Service Description

- Software Subscription Service - SiVeillance**Our Approach**
- Operator Coaching**Our Approach**
- Preventive Maintenance – Security**Our Approach**
- Repair & Replace**Our Approach**

Siemens Industry, Inc. is a leading single-source provider of cost-effective facility performance solutions for the comfort, life safety, security, energy efficiency and operation of some of the most technically advanced buildings in the world. For more than 150 years, Siemens has built a culture of long-term commitment to customers through innovation and technology. Siemens is a financially strong global organization with a Branch network that delivers personalized service and support to customers in multiple industries and locations.

Our Proven Outcomes Service Framework has three primary components:

Define

We work with you to understand your goals and strategies, and ultimately Key Performance Indicators (KPI's). By establishing KPI's, we ensure that a service program is designed with them in mind, so the expected results will be achieved and measured.

Deliver

We deliver services that are directly aligned with the expected outcomes (KPI's). This helps to ensure that the services and tasks are aligned with your goals. In addition, we provide transparency to the services as they are performed.

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Demonstrate

We quantify performance against your KPI's and review this performance with you on a *quarterly* basis. We also review any recommendations for improvement and establish next steps with you. This keeps the services we provide relevant to your needs. The Proven Outcomes Service Framework is a collaborative approach which ensures that we work together and ultimately help you achieve organizational outcomes.

Building Services – Security

Services that deliver the outcomes you want to achieve.

Through the Siemens Building Security Services we are pleased to offer the following services:

- Protect Lifecycle Investment
- Optimize Performance & Productivity
- Manage System Operation & Compliance

Emergency Online/Phone Response

Premium
Monday through Sunday, 24 Hours per Day System and software troubleshooting and diagnostics will be provided remotely to enable faster response to emergency service requests and to reduce the costs and disruptions of downtime. Siemens will respond within 2 hours, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency, as determined by your staff and Siemens. Where applicable, Siemens will furnish and install the necessary online service technology to enable us to remotely access into your system, through a communications protocol (internet connection or dedicated telephone line) that will be provided by the facility. Where remote access is not available to the system, Siemens will provide phone support to your staff to assist in their onsite troubleshooting and diagnosis. If remote diagnostics determine a site visit is required to resolve the problem, a technician can be dispatched. Depending on your contract coverage, the on-site dispatch will be covered or will be a billable service call.

Emergency On-site Response

Premium
Monday through Sunday, 24 hours a day, Emergency Onsite Response will be provided to reduce the costs and disruptions of downtime when an unexpected problem does occur. Siemens will provide this service between scheduled service calls and respond onsite at your facility within 4 hours for emergency conditions, as determined by your staff and Siemens, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency. Non-emergency conditions, as determined by your staff and Siemens, may be incorporated into the next scheduled service call.

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Manage System Operation & Compliance

Preventive Maintenance – Security

Siemens will perform predetermined and/or condition-based maintenance to all components designated in the List of Maintained Equipment, as detailed in this service agreement. Preventive maintenance is performed in accordance with a program of standard routines as determined by technology, application, location, and our experience. These services help preserve the integrity of the customer's equipment, prevent premature failure and assure that code and compliance requirements are met.

Repair & Replacement Services – Labor

Repair & Replacement Services: To reduce the unexpected costs of unbudgeted repairs, Siemens will provide the labor only to repair or replace failed or worn components. Prior to beginning any repair or replacement, Siemens will troubleshoot the system to diagnose your system's problem. Components that are suspected of being faulty may be repaired or replaced in advance to minimize the occurrence of system interruptions. Equipment covered under this agreement is itemized in the List of Maintained Equipment, unless otherwise noted. Items not covered will be brought to the owner's attention.

Protect Lifecycle Investment

Software Subscription Service - SiVeillance

Siemens will provide you with software upgrades to your existing Security software as they are released. These upgrades include both Service Releases and all New Version Releases of Software. Siemens will also provide corresponding support documentation outlining the features of the releases. Included is onsite training to help to familiarize you with the new features along with their associated benefits. These updates will act to deliver the benefits of Siemens' commitment to compatibility by design, a commitment unique in our industry. Workstations covered under this service are itemized in the List of Maintained Equipment. (Upgrades to PC's and related workstation hardware are excluded unless specified elsewhere.)

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Optimize Performance & Productivity

Operator Coaching

Through our individual Operator Coaching, we will review and reinforce learned skills, leading to greater operator knowledge and productivity. Siemens will assist your operators in identifying, verifying and resolving problems found in executing tasks. During the coaching sessions, we can address log book issues, assist your operators in becoming more self-sufficient, and improve the skills of your operators to better meet the needs of your facility and their specific job responsibilities. This will promote better utilization of systems and applications implemented in your facility. Under this agreement we shall provide coaching, which will be conducted on normal business days and hours, during scheduled visits.

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Exclusions and Clarifications

- Unless expressly stated otherwise, Services do not include and Siemens is not responsible for: (a) service or provision of consumable supplies, including but not limited to batteries and wiring; (b) reinstallation or relocation of Equipment; (c) painting or refinishing of Equipment or surrounding surfaces; (d) changes to Services; (e) parts, accessories, attachments or other devices added to Equipment but not furnished by Siemens; (f) failure to continually provide suitable operating environment including, but not limited to, adequate space, ventilation, electrical power and protection from the elements; (g) installation / removal, and / or rental fees for any temporary HVAC equipment if necessary; or (h) latent defects in the Equipment that cannot be discovered through the standard provision of the Services. Siemens is not responsible for services performed on any Equipment other than by Siemens or its agents. Siemens is not responsible for repairs, replacements or services to Equipment due to corrosion, acts of GOD

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Connectivity and Communications

Data security as a basic requirement

We value confidentiality and long-term partnerships. That is why we give the security of your data the highest priority. Before we implement an enhanced service package with remote support, we conduct an in-depth analysis of the situation, taking into account national and international regulations, technical infrastructures and industry specifics. Our service employees carefully evaluate your needs on an individual basis with a view toward information security.

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Service Agreement Contract Characteristics

Description	SECURITY
Hours of Coverage	24 x 7
Response Times (Phone/Online)	2 Hours
Response Times (Onsite/Emergency)	4 Hours
Remote Services	No
Third Party Systems	No
Monitoring	No
Additional Labor Discount	10.0%
Additional Material Discount	10.0%

*Labor and material costs for troubleshooting problems and repairing or replacing components are handled separately. These costs can be billable or included within your Repair and Replacement Coverage. See List of Maintained Equipment to view your current Repair and Replacement Coverage.

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Maintained Equipment Table

SECURITY

Service Equipment	Qty	Service/ Description	Frequency Per Year	Year	Location	
Main Server - VMS	1	Software Subscription Service - SiVeillance	1	1,2,3,4,5	Onsite	Labor Only
Work Station - VMS	1	Software Subscription Service - SiVeillance	1	1,2,3,4,5	Onsite	Labor Only
NEMA Enclosure Weatherproof	10	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
NEMA Enclosure Weatherproof	10	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
499440 CLESP Surge protector	104	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
499440 CLESP Surge protector	104	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Network Switches power supply	52	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Network Switches power supply	52	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Network Switch Hardend Unmanaged	52	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only

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Network Switch Hardend Unmanaged	52	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Color Monitor	8	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Color Monitor	8	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
Video Wall Prosesser Redundancy power supply	1	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Video Wall Prosesser Redundancy power supply	1	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
Receiver / Transmitter with power supply	1	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Receiver / Transmitter with power supply	1	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
360 Video Camera	52	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
360 Video Camera	52	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
Desktop Work Station - VMS	4	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Desktop Work Station - VMS	4	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
Video Wall Work Station - VMS	2	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Video Wall Work Station - VMS	2	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
2U Rack Mounted UPS 1000VA	4	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only

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2U Rack Mounted UPS 1000VA	4	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
22" Desktop Color Monitor	8	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
22" Desktop Color Monitor	8	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only
2U Rack Mounted 2000VA for VW Workstation	3	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
2U Rack Mounted 2000VA for VW Workstation	3	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Network SFP (LC) Fiber modules	20	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Network SFP (LC) Fiber modules	20	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Rack Mounted Network Switch 24-Port	3	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Rack Mounted Network Switch 24-Port	3	Repair & Replace	2	1,2,3,4,5	Onsite	Labor Only
Network Video Recorder	1	Preventive Maintenance – Security	2	1,2,3,4,5	Onsite	Labor Only
Network Video Recorder	1	Repair & Replace	1	1,2,3,4,5	Onsite	Labor Only

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Service Team

An important benefit of your Service Agreement derives from having the trained building service personnel of Siemens Industry, Inc. familiar with your building systems. Our implementation team of local experts provides thorough, reliable service and scheduling for the support of your system.

Added to the team is a team of building experts at our Digital Service Center. The benefits you receive are less disruption to your employees at the site, less intrusive on the system at peak hours, fewer emissions for trucks rolled, and real time analytics with digital workspace hours.

The following list outlines the service team that will be assigned to the service agreement for your facility

Your Assigned Team of Service Professionals will include:

Gino Ezzo - gno.ezzo@siemens.com **Sr Account Representative** manages the overall strategic service plan based upon your current and future service requirements.

David Caraza - Service Operations Manager is responsible for managing the delivery of your entire support program and service requirements.

Brian Bray - brianbray@siemens.com **Service Account Team Leader** is responsible for ensuring that our contractual obligations are delivered, your expectations are being met, you are satisfied with the delivery of our services and is responsible for all service invoicing including both service agreement and service projects.

Ivonne Ruiz - Ivonne.ruiz@siemens.com **Service Coordinator** is responsible for scheduling your planned maintenance visits, and handling your emergency situations by taking the appropriate action.

Primary Service Specialist is responsible for performing the ongoing service of your system.

Secondary Service Specialist who will be familiarized with your building systems to provide in-depth backup coverage.

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Terms and Conditions

http://w3.usa.siemens.com/buildingtechnologies/us/en/legal_information/Documents/Siemens-Projects-Business-Standard-Terms-and-Conditions-FINAL-US.pdf

Agreement Terms for Investments

Services shall be provided at:

Miami World Center

Siemens Industry, Inc. shall provide the services as identified in this Proposal and pursuant to the associated terms and conditions contained within.

Duration (Initial Term and Renewal): This Agreement shall remain in effect for an Initial Term of 5 Periods beginning 2019-10-01. After the expiration of the Initial Term, this Agreement shall automatically renew for successive one year periods. The Investments for each year after the Initial Term of the Agreement and each year of each renewal of this Agreement shall be determined as the immediate prior year's Investment plus an escalator of 3%. In addition, each renewal term pricing shall be adjusted for any additions or deletions to services selected for the renewal term.

Initial Term Investments:

Billing Frequency	Period Range	Period	Sell Price
ANNUALLY	Oct 1, 2019 - Sept 30, 2020	1	$27,027.36
ANNUALLY	Oct 1, 2020 - Sept 30, 2021	2	$34,171.08
ANNUALLY	Oct 1, 2021 - Sept 30, 2022	3	$35,196.21
ANNUALLY	Oct 1 ,2022 - Sept 30, 2023	4	$36,251.21
ANNUALLY	Oct 1, 2023 - Sept 30, 2024	5	$37,339.37

Total Quote Price	**$169,985.23**

***Amount Due In Advance Based On Billing Frequency**

Applicable sales taxes are excluded from the Investments. The pricing quoted in this Proposal are firm for 30 days.

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Signature Page

The Buyer acknowledges that when accepted by the Buyer as proposed Siemens Industry, Inc., this Proposal and the Standard Terms and Conditions of Sale for Services, (together with any other documents incorporated into the forgoing) shall constitute the entire agreement of the parties with respect to its subject matter.

BY EXECUTION HEREOF, THE SIGNER CERTIFIES THAT (S)HE HAS READ ALL OF THE TERMS AND CONDITIONS AND DOCUMENTS, THAT SIEMENS INDUSTRY, INC. OR ITS REPRESENTATIVES HAVE MADE NO AGREEMENTS OR REPRESENTATIONS EXCEPT AS SET FORTH THEREIN, AND THAT (S)HE IS DULY AUTHORIZED TO EXECUTE THE SIGNATURE PAGE ON BEHALF OF THE BUYER.

Proposed by:	**Accepted by:**
Siemens Industry, Inc.	Miami World Center
Company	Company
Gino Ezzo	
Name	Name (Printed)
3725414	
Proposal #	Signature
$169,985.23	
Proposal Amount	Title
September 8, 2019	
Date	Date
	Purchase Order #

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Appendix A: Siemens Service Portfolio

Advisory and Performance Services

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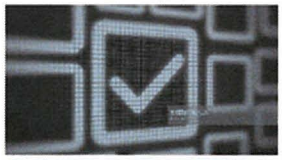


Manage System Operation & Compliance

Services that keep systems performing at their best, as designed and intended to operate, help you achieve:

- **Optimized comfort, safety, and security**
- **Fulfilled regulatory requirements**
- **Greater transparency into critical systems**
- **Reduced operating risk**

Facility Assessment & Planning
In-depth building system assessment and recommendations, definition of relevant KPIs, and development of your service program

Test & Inspection
Regular check-ups to measure system performance compared to your defined facility and regulation requirements and risks

Preventive Services
Services performed on a regular schedule or based on data analytics to verify and improve system state

Documentation Management
Management of critical building system and compliance information, with organization and access determined by your needs

Corrective Services
Immediate response to system failures or faults to restore functionality and integrity to desired state

Optimize Performance & Productivity

Enhance building performance with improvement measures that increase productivity and efficiency; common outcomes include:

- **Enhanced system performance**
- **Streamlined operational processes**
- **Improved decision-making through data analytics**

Optimization Planning
Planning and prioritization of improvement measures to increase building and/or process performance and efficiencies

Predictive Services
Systems are audited and monitored to detect abnormalities or faults, with recommendations provided and/or corrective actions taken

System Improvements & Integration
Enhancements or additions to your current system to increase staff productivity, system performance, and operational/energy efficiencies

Training & Operational Support
Training, coaching, and on-site support to increase staff productivity and knowledge

Managed Services
On-site and/or remote resources monitor system events and alarms, and take appropriate action

Protect Lifecycle Investment

Leverage past investments and address future requirements with advanced and proven technology, to achieve outcomes such as:

- **Extended system life**
- **Maximized return on investment**
- **Realized benefits of new technology**

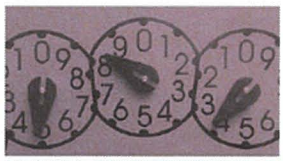
Technology Planning
Consulting services identify technology improvement opportunities that help achieve performance goals while leveraging past investments

System Updates / Upgrades
Software upgrades and firmware updates are provideded, delivering the most current technology and functionality

System Migration / Modernization
Enhancements to your systems by elevating them to the most current hardware and software platforms, resulting in increased functionality and performance levels

Retrofits & Extensions
Modifications are made to existing systems to accommodate changes to your facility usage and footprint

New Installation Services
Startup, commissioning, and other installation services are completed to ensure new equipment operates at maximum performance



Enhance Energy Management & Sustainability

Increase the value and competitiveness of buildings and infrastructure by delivering solutions that:

- **Conserve energy**
- **Maximize efficiency**
- **Minimize operating costs**
- **Reduce environmental impact**

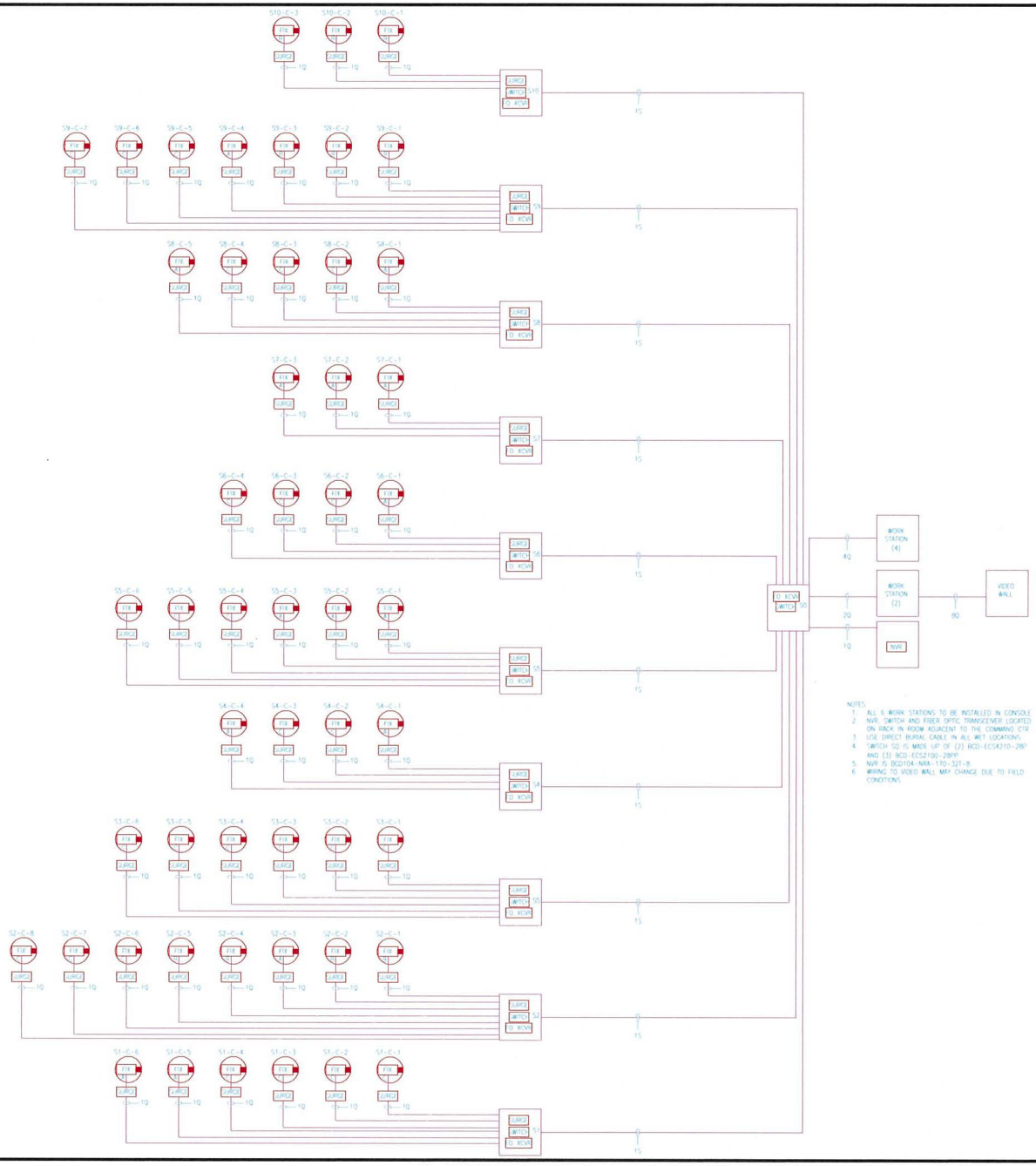
Energy & Sustainability Master Planning
Strategy and planning services provide a detailed master plan to provide budget transparency, enable improved performance and sustainability, reduce energy consumption, and minimize operational costs

Energy Conservation
Implementing energy conservation strategies reduces total carbon emissions through efficiency measures and minimizes energy spend by optimizing consumption

Energy Production & Storage
Using innovative design and simulation tools, energy production and storage solutions improve energy efficiency, energy availability, security of supply, and carbon reduction

Energy Procurement
With advanced procurement technologies and beneficial contract terms, these tailored procurement and supply services reduce costs, reduce risks, and create certainty

Digital Services



NOTES:
1. ALL 6 WORK STATIONS TO BE INSTALLED IN CONSOLE
2. NVR, SWITCH AND FIBER OPTIC TRANSCEIVER LOCATED ON RACK IN ROOM ADJACENT TO THE COMMAND CTR
3. USE DIRECT BURIAL CABLE IN ALL WET LOCATIONS
4. SWITCH S2 IS MADE UP OF (2) BCD-ECS4310-28P AND (3) BCD-ECS2100-28PP
5. NVR IS BCD104-NRA-170-321-B
6. WIRING TO VIDEO WALL MAY CHANGE DUE TO FIELD CONDITIONS

THE DRAWING AND DESIGN HEREIN SHALL NOT BE DUPLICATED, USED OR DISCLOSED TO OTHERS FOR PROCUREMENT OR OTHER PURPOSE (EXCEPT AS OTHERWISE AUTHORIZED BY CONTRACT) WITHOUT WRITTEN PERMISSION OF SIEMENS BUILDING TECHNOLOGIES, INC. FIRE SAFETY DIVISION. ALL OTHER REPRODUCTIONS SHALL BEAR THIS NOTICE.

REVISIONS

No.	Revision	By	Date
0	ISSUED FOR REVIEW	RSS	09.13.18
1	ISSUED FOR CONSTRUCTION	RSS	09.18.18
2	AREA NAME/NUMBERS ADDED	GWP	04.08.19

PROFESSIONAL ENGINEERS APPROVAL STAMP:

FREIJO ENTERPRISES
No. 32578
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DESIGN ENGINEERS:

CONTRACTOR'S NAME & ADDRESS:

PRODUCT MANUFACTURER:

SIEMENS
Siemens Industry, Inc.
Building Technologies Division
MIAMI BRANCH
3021 N COMMERCE PARKWAY
Miramar, Florida 33025
Tel (954) 364-6600
Fax (954) 430-7552
Florida State EC License No. EC0001881
U.L. Certificate ID No. 603981-030

JOB NAME & LOCATION (STREET ADDRESS)

MIAMI WORLD CENTER
1011 BRICKELL AVENUE
MIAMI, FL 33130

SHEET CONTENTS:

CCTV RISER DIAGRAM

INSTALLATION TYPE:
- ☐ NEW INSTALLATION
- ☐ DESIGN/BUILD
- ☐ PER CONTRACT DOCUMENT
- ☐ EXISTING BASE JOB # N/A
- ☒ OTHERS

SYSTEM SALES REP.: GINO EZZO
PROJECT MANAGER: DAVID GONZALEZ
DRAWN BY: RORY SAMUELS
CAD FILENAME: 44op-243739.dwg
SCALE: Not Applicable
DATE DRAWN: October 17, 2011
PLOT DATE:

SHEET SE-10 OF 13 JOB NUMBER 44OP-243739

C:\Users\pdada\appdata\local\temp\AcPublish_10463\44OP-243739 GWP.dwg

IF DRAWING IS SMALLER THAN 24" X 36" IT IS A REDUCED COPY

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

5C

SQUARE EDGE

September 19, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Recommendation for additional Janitorial Services
Original approved proposal for Phase I of janitorial services included only three areas (1.3, 1.10, 2.4 and 2.5) and it was estimated for 8 months of service and them for 3 months. As the areas become available there will be required additional services. This letter provides the cost for 2020 FY of service for all the expected areas to be turned over. The service is estimated with 4 porters, 7 days a week, for 6 hours a day with the same hourly rate as previously approved $18.00. See below total estimated monthly cost:

* Please note that previous approved amount was not spent

Approved proposals:

Area	Sheet	Monthly
1.3, 1.10, 2.4 and 2.5	H-1301, H-1400 and H-2300	$8,424
	Monthly Total	**$8,424**
	Additional liners for trash receptacles for 8 months	$600

* Amount not spent

Description	CDD Adopted Budget FY 2019	Proposed cost Phase I (8 months)
Janitorial Services	$175,000	$67,992

* Amount not spent

Description	CDD Adopted Budget FY 2019	Proposed cost for turned over areas as of Sept 2019 (3 months services)
Janitorial Services	$175,000	$40,272

Remaining areas and revised proposal:

Address	Area	Sheet
NE 10th ST From NE 1ST Ave thru NE 2ND Ave	1.3 and 1.4	H-1301- Phase 1
NE 1ST Ave From FEC Railway thru NE 8th ST	1.10, 1.9N & *1.9S-excluded	H-1400 - Phase 1
NE 1ST Ave From NE 8th ST thru NE 9th ST	1.12 and 1.1	H-1401- Phase 1
NE 1ST Ave From NE 9th ST thru NE 10th ST	1.13 and 1.2	H-1402- Phase 1
NE 2ND Ave From FEC Railway thru NE 8th ST	1.7	*H-1403-Excluded Phase 3
NE 2ND Ave From NE 8th ST thru NE 9th ST	1.6	H-1404- Phase 1
NE 2ND Ave From NE 9th ST thru NE 10th ST	1.5	H-1405- Phase 1
NE 8th ST From N Miami Ave thru NE 1ST Ave	2.4 and 2.5	H-2300- Phase 1
N Miami Ave From FEC Railway thru NE 8th ST	2.1N and *2.1S-excluded	H-2303- Phase 1
NE 9th ST From NE 1ST Ave thru NE 2ND Ave	4.1 and 4.2	*H-4302A Excluded Phase 2
NE 2ND Ave From FEC Railway thru Pedestrian P.	4.3	*H-4301B Excluded Phase 3
All Areas Phase 1	**Monthly Total**	**$13,423.90**

Description	CDD Adopted Budget FY 2019	Proposed cost FY 2020
Janitorial Services	$175,000	$161,086.79

Days per week	7	Additional estimated liners for trash receptacles	
4 Porters @ 6 hrs. per day	24	2 bags per day per can (total cans 32)	64 per day
Estimate hours per week	168	1 months	30 days
Hourly rate	$18.00	Estimated liners for 1 months (8 cases)	1920
Total average per week	$3,024	250 liners per case	$40/ per case
Total average per month	**$13,104**	**Estimated monthly cost**	**$320.00**
		Monthly Total	**$13,423.90**
		Year Total	**$161,086.79**

*Pressure Cleaning service is additional per request- Remain budget Janitorial $13,913.21

Sincerely,

Glenn Fidje
Square Edge, Inc

CDD Deferred Work Exhibit Issued: 3/06/19

A & S TOTAL CLEANING
TOTAL CLEAN, TOTAL CARE

9/17/2019

Miami World Center Community Development District

MIAMI WORLDCENTER

Price Summary

EXHIBIT B

A & S Total Cleaning is responsible to provide for all insurance, workman's compensation, disability and benefits within the prescribed fixed fee.
A & S Total Cleaning shall provide all site specific supervision, equipment, chemicals, material and labor, to successfully clean the contracted facilities.

Janitorial Professional Services	Pricing (plus sales tax)
Janitorial Porter Cleaning Services Seven (7) Days per week Four (4) Day Porters Six (6) hours per day each Labor, Supervision, Chemicals, Equipment, Health Ins., Overhead & Profit.	**$13,104.00** Per Month Start Date _____2019
Janitorial Pressure Cleaning Services Pressure Cleaning (entire site) (per scope of work) ☐ **Option: $1,050.00 per month** (per request)	**$12,600.00** Per Occurrence _____Initial
Engaged Experienced Motivated Uniformed Staff and Supervision Cleaning Chemicals & Equipment Included	Consumable Products Billed Separately

3350 NW 53rd Street Suite 106 Fort Lauderdale, FL 33309
Broward: 954 570-1165 – Boca: 561 852-9299 - Fax 954 570 8736
E-Mail: info@totalcleaning.com – web: www.totalcleaning.com

A&S Total Cleaning Bidding Summary

9/17/2019

Miami World Center Community Development District

600 NE 1st Avenue
Miami, FL 33132
(786) 442-7978

Presented by

A&S Total Cleaning

Todd Wolf

3350 NW 53rd Street, Suite 106 – Fort Lauderdale, FL 33309
Broward: 954 570-1165 - Fax 954 570 8736
E-Mail: info@totalcleaning.com – web: www.totalcleaning.com

TOTAL CLEANING

PROUDLY SERVING SOUTH FLORIDA SINCE 1989

Work Load Specifications

Miami World Center Community Development District

Exhibit A

9/17/2019

1. Empty all trash receptacles.
2. Replace liners.
3. Clean all trash receptacles daily. Polish weekly.
4. Trash/litter pick up in all exterior common areas of the property.
5. Police all burms for trash daily.
6. Patrol the river rock of debris daily.
7. Clean all benches, bike racks and light fixtures throughout the common area of dirt and webbing daily.
8. Mechanical blow all walking common area to remove leaves, sand and debris as needed
9. Remove all palm fronds from roadways and walking common area and place in dumpsters
10. Any regular or bagged trash in dumpster enclosure to be placed inside of dumpster.
11. Maintain and clean recycle receptacles and empty in provided dumpsters.
12. Removal of all fliers and other posted material in common area of the property as needed.
13. Patrol all common areas for service and report back to property management
14. Removal of all stickers from any signage throughout the property
15. Clean directories daily.
16. Patrol water fixtures and remove floating debris.
17. Our staff members will be in company uniform with ID Badges at all times
18. We will provide knowledgeable staff with daily guidelines and commitments
19. We maintain a work ticket program for all request, complaints and recommended improvement plans
20. Area manger oversite and weekly inspection program with client rating to ensure delivery.
21. A&S will provide at addition labor to support special events at an agreed upon hourly rate
22. Polish Blast Poles – Light Poles (up to six (6) feet) weekly

3350 NW 53rd Street, Suite 106 – Fort Lauderdale, FL 33309
Broward: 954 570-1165 - Fax 954 570 8736
E-Mail: info@totalcleaning.com – web: www.totalcleaning.com

TOTAL CLEANING
PROUDLY SERVING SOUTH FLORIDA SINCE 1989

Restrooms – Five Exterior Restrooms – (Single Stall)

- Clean toilets and urinals using a non-abrasive cleaner/disinfectant in a solution of water mix. Pay close attention to the rim, sides, and front of the fixture down to the floor. Clean top and sides of tank, wiping off handles to dry. Clean and disinfect seat tops, and undersides. Dry seat so as no watermarks will be seen.
- Using disinfectant cleaner deodorizer and a Johnny Mop™ in bowl of toilets and urinals, clean each fixture.
- Wipe down partition walls and doors, inside and out with disinfectant cleaner and water solution.
- Empty trash and napkin disposal receptacles in stalls as well as sink area. Weekly, clean out with a deodorizer disinfectant all dispensers to eliminate any hint of odor.
- Fill all toilet room dispensers with paper, tissues, towels, soap and sanitary napkin/tampons.
- Clean all stainless steel with a cleaner designed for the purpose. Wipe dry with a lint free cloth and buff to shine.
- Clean and polish mirrors
- Clean all sinks and counters with a non-abrasive cleaner, rinse and dry. Clean with a solution of disinfectant deodorizer all counters. Pay close attention to the corners of the counters so that there is not a buildup of cleaner.
- Polish all fixtures.
- Spot clean tile walls.
- Clean baseboards on a monthly basis.

Graffiti Remove on Benches and walls is included:

- As long as the Graffiti is the size of a fist
- No higher than five (5) feet
- Larger Graffiti removal will be quoted and approved
- (Special Equipment Will Be Needed, Pressure Washing, Ladders and Chemicals)

Pressure Cleaning Services: (per request /see price summary/ per occurrence)

- Pressure Cleaning of all curbing.
- All Common area and pavers' pressure cleaned.
- All entrance monument sign cleaned.
- All Car stops bleached.
- Gum removal with steam pressure.
- All awnings pressure cleaned.
- All Buildings pressure cleaned to remove cobwebs, hornets' nest and mold.

3350 NW 53rd Street, Suite 106 – Fort Lauderdale, FL 33309
Broward: 954 570-1165 - Fax 954 570 8736
E-Mail: info@totalcleaning.com – web: www.totalcleaning.com

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

5D

SQUARE EDGE

September 16, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Recommendation to award Rodent Pest Control

This recommendation letter is for the revised proposal from Truly Nolen of America, Inc which includes all the areas that would be turn over to the CDD in October 01, 2019 the areas will be added as they are delivered. Current we have a small area with the company Bugs Burger Bug Killers,Inc (8 stations). We will not add more areas to this contract due to the quality of the service. For the moment we are going to install 51 stations in total. It depends on the number of rodents in the area, more stations are added if necessary. Each Station has a bar code for tracking activity.

Area	Area	Sheet	# Stations	Monthly Restocking Fee per Station	Monthly Fee	First Year Cost Service	Second Year Cost
NE 10th ST From NE 1ST Ave thru NE 2ND Ave	1.3 and 1.4	L-1301 - Phase 1	8	$ 6.00	$ 48.00	$ 528.00	$ 576.00
NE 1ST Ave From FEC Railway thru NE 8th ST	1.10, 1.9N & *1.9S-excluded	L-1400 - Phase 1	8	$ 6.00	$ 48.00	$ 528.00	$ 576.00
NE 1ST Ave From NE 8th ST thru NE 9th ST	1.12 and 1.1	L-1401 - Phase 1	6	$ 6.00	$ 36.00	$ 396.00	$ 432.00
NE 1ST Ave From NE 9th ST thru NE 10th ST	1.13 and 1.2	L-1402 - Phase 1	6	$ 6.00	$ 36.00	$ 396.00	$ 432.00
NE 2ND Ave From FEC Railway thru NE 8th ST	1.7-excluded	L-1403 - Excluded Phase 2	4	$ 6.00	$ 24.00	$ 264.00	$ 288.00
NE 2ND Ave From NE 8th ST thru NE 9th ST	1.6	L-1404- Phase 1	4	$ 6.00	$ 24.00	$ 264.00	$ 288.00
NE 2ND Ave From NE 9th ST thru NE 10th ST	1.5	L-1405- Phase 1	3	$ 6.00	$ 18.00	$ 198.00	$ 216.00
NE 8th ST From N Miami Ave thru NE 1ST Ave	2.4 and 2.5	L-2300- Phase 1	8	$ 6.00	$ 48.00	$ 528.00	$ 576.00
N Miami Ave From FEC Railway thru NE 8th ST	2.1N and *2.1S-excluded	L-2303 - Phase 1	4	$ 6.00	$ 24.00	$ 264.00	$ 288.00
NE 9th ST From NE 1ST Ave thru NE 2ND Ave	4.1 and 4.2	L-4302A - Phase 1	4	$ 6.00	$ 24.00	$ 264.00	$ 288.00
NE 2ND Ave From FEC Railway thru Pedestrian Promenade	4.3-excluded	L-4301B - Excluded Phase 2	4	$ 6.00	$ 24.00	$ 264.00	$ 288.00
All Phase 1 Total			**51**		**$ 306.00**	**$ 3,366.00**	**$ 3,672.00**

Rodents Treatment:

Buy 51 stations x $29.80 each:	*$*	*1,519.80*
Initial cleanout (one time payment):	*$*	*750.00*
Monthly & First Year Service: $306 x 11:	*$*	*3,366.00*
Total First Year Cost:	*$*	*5,635.80*
** Additional service roaches, ants & spiders treatment:*	*$*	*3,360.00*
Total all Services:	*$*	*8,995.80*

* Amount not expense

Description	CDD Adopted Budget FY 2019	Proposed cost FY 2019
Pest Control	2,100	8,000

Description	CDD Proposed Budget FY 2020	Proposed cost FY 2020
Pest Control	$14,000	$8,995.80

Sincerely,

Glenn Fidje
Square Edge, Inc

CDD Deferred Work Exhibit Issued: 3/06/19

TRULY NOLEN
PEST CONTROL
TERMITES

TRULY NOLEN OF AMERICA, INC.

September 17, 2019

Service and Price Summary

Miami World Center - CDD Operations
Phases 1 through 3 (1, 2, 5, 5.1, 6, 7, 8, 12, 13, 14, 17, 21, 21.1, 22, 23, 24, 25, 29, 30, 31 32, 33)

Pest Control

Service: Treat all Public, Common and Green areas for Crawling Insects monthly.

Price: $280.00 plus tax per month
$3360.00 plus tax per year

Rodent Control

Service: Service and maintain 59 Landscape Rock Style Rodent Bait Stations monthly. Each Bait Station will have its own unique barcode for real time tracking.

Price: $750.00 plus tax for the first month. Delivery, Installation (secure bait stations), and set up.
$354.00 plus tax per month ($6 per station)
$4,644.00 plus tax for the year

$1,758.20 plus tax one time retail charge for the 59 bait stations ($29.80 per station)

Annual Service Totals

1st Year Investment: $9,762.20 plus tax *
2nd Year Investment: $7,608.00 plus tax **

* Annual service investment prepaid total = $9,362 plus tax
** Annual service investment prepaid total = $7,227.60 plus tax

Provide Miami World Center - CDD with a Service Log Book which includes the following: licensing, insurance, contact numbers of Inspector, Branch Manager, District Manager, VP of Commercial Division, and Scott Nolen President, service tickets, Scope of Service, schedule of service of when each area will be serviced, product labels, and SDS information.

Truly Care Warranty

In the event that emergency service is necessary for normal common pests, Truly Nolen agrees to be on-site within 24 hours to resolve the issue. Truly Nolen guarantees, your "Satisfaction." If there is a problem with any part of your service, we will continue to service your property at no extra charge until you are "satisfied"

COMMERCIAL SERVICES AGREEMENT

A Division of Truly Nolen of America, Inc.
www.trulynolen.com 888-GO-TRULY

Brn# 086 Rte #
Start Dt Time
Follow Up Dates
Acct # 86015541

Service Address

Business Name: Miami World Center - CDD Operations
Property Address: 600 NE 1st Street
City/St/Zip: Miami, FL 33132
Phone Number: 305-496-3903
Fax Number:
Contact Name: Paola Lampert
Business Type: City Sq. Ft.

Billing Information

Billing Name:
Billing Address:
City/St/Zip:
Billing Phone:
Fax Number:
E-Mail Address: paola@miamiworldcenter.com
National Account: ☐ Yes ☑ No

Annual/Seasonal Pest Management Programs

☐ **Progressive Commercial Pest Program** ☐ 12 Step Restaurant Pest Management Program ☐ Fly Control Program ☐ Fruit Fly Program
☑ Progressive Commercial Exterior Only Pest Program ☐ Exterior Rodent Baiting Program ☐ Other Annual Service Program:

Service Instructions:

Monthly Treatment of All CDD Public, Common and Green Areas for General Pests (Roaches, Ants, Spiders)

Scheduled service months: ■ Jan ■ Feb ■ Mar ■ Apr ■ May ■ June ■ July ■ Aug ■ Sep ■ Oct ■ Nov ■ Dec

Frequency of Service ☑ # of services each month 1 ☐ Quarterly ☐ Special Service

Type of Guarantee ☑ Annual ☐ 30 days ☐ Seasonal ☐ Other:

The pest management plan selected may include the utilization of pesticide products, mechanical devices and exclusionary materials. At the end of each visit, the service technician will provide the customer with a service ticket that outlines his/her findings and actions taken. Truly Nolen realizes that any successful pest management program is based on a true partnership between the customer and his/her Truly Nolen team.

Our annual pest management plan, includes written sanitation reports regularly or on an as-needed basis to help him/her stay on top of cleanliness and maintenance issues that may affect the overall pest situation in the customer's commercial environment. For the customer's convenience, his/her account information can be accessed on-line at **https://trulyaccess.tnolen.com**. Please contact the account representative or local branch office to activate this complimentary service.

Customer's Initials _____

Terms of Agreement This agreement covers area(s) as defined within the original scope of work as indicated in the accepted proposal and/or this agreement and the terms & conditions for this service as indicated on the reverse side of this agreement. By the presence of his/her initials, the customer acknowledges that he/she has read, understands and agrees to the stated terms & conditions. Truly Nolen reserves the right to reject the submitted proposal unless accepted within 30 days from the date of inspection.

Disclaimer This agreement does not cover any structural interior, exterior, or contents damage that has and may occur as a result of the pest infestation. Truly Nolen is not liable for any claims of personal injury or other bodily harm that may result from pest activity on the property. Truly Nolen is not responsible for any claim(s) that a pest was transported from the customer's location to another location, resulting in a secondary infestation. Truly Nolen may subcontract any or all of the work herein described.

Warning Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated, or aerated. Any person sensitive to chemicals should check with his/her physician before treatment. Truly Nolen will provide technical information about products used upon the customer's request.

Initial Amount Due	$ 280.00
Cost $280.00 x 11	$ 3,080.00
Sub Total	$ 3,360.00
Sales Tax (if applicable)	$ 235.20
Total Value	$ 3,595.20

Cash Receipt # Check Number
Amount Paid: $
Credit/Debit Card: ☐ MC ☐ Visa ☐ Discover ☐ AmEx
Name on Card
Card # Exp Date /

☐ ASI PAYMENT SELECTION
5% Discount for ASI Payment $ -179.76
Annual Service Investment$ 3,415.44

Payment Terms
☐ Full year with ASI discount
☐ Pay at the time of service
☐ 15 days from receipt of invoice
☐ Special billing (PO required)
PO#

☐ AUTO PAY MONTHLY ☐ ACH DEDUCTION

Initial amount due $ Svc deduction $

Name on Account **Account #**

Bank Name **Routing #**

I authorize: Signature

Description of Equipment Needed	
Total Equipment Cost	$
Sales tax (if applicable)	$
Total Equipment Investment	$

Branch Address: 5931 Hallandale Beach Blvd.
City/State/Zip: West Park, FL 33023
Phone Number: 954-987-7278 Insp Dt: 9/17/19
Inspector's Name: Brett Eiseman Lic #: JB851

FOR TRULY NOLEN OF AMERICA, INC.

By: Inspector
By: Manager

ACCEPTED BY:*

Signature (Owner/buyer or authorized agent)
Print Name

*The Buyer may cancel this transaction at any time prior to midnight of the third business day after the date listed on this transaction. By signing the agreement, Buyer acknowledges that he/she has read and understands the applicable guarantee, terms and conditions that appear on the reverse side of this agreement.

TN153
2/15

Commercial Terms, Conditions & Guarantees by Service Type

✔ **Below are Truly Nolen's guarantees, including that for the service(s) you are purchasing today. Please take a moment to review this information. If you have any questions, please contact your inspector or the branch manager serving your area.**

Truly Nolen guarantees your satisfaction. We provide complimentary callbacks with a guaranteed 24 hour response time should your pest issue persist between routine service intervals. If there is a problem with any part of your service, the technician will continue to service your property at no extra charge until you are satisfied. We guarantee your satisfaction, or you will be issued a full credit for your last scheduled service (not applicable to special services or monitoring programs). Truly Nolen reserves the right to reject the submitted proposal unless accepted within 30 days from inspection date.

Annual agreements are in effect for a twelve month period for the covered area(s) and/or structures as defined in the original scope of work, while Seasonal agreements cover the area(s) and/or structures as defined in the original scope of work for a specific portion of the year.

The following service types provide a monthly service program. Unless written notice is provided by either party thirty days prior to the anniversary date of the agreement, this contract automatically renews on a month-to-month basis.

- **Truly Progressive Commercial Pest Program**
- **Truly Progressive Commercial Exterior Only Pest Program**
- **Truly Progressive Restaurant Pest Management Program**
- **Commercial Stored Product Pests Program**
- **Commercial Exterior Rodent Baiting Program**

The following service types provide a monthly service program. These fly reduction programs do not guarantee the elimination of all flying pests. Unless written notice is provided by either party thirty days prior to the anniversary date of the agreement, this contract automatically renews on a month-to-month basis.

- **Commercial Fly Control Program**
- **Commercial Fruit Fly Control Program**

Other service types in this category include:

Preventative Bee Monitoring Solutions - Scout or Swarm Trap Placement & Monitoring A quarterly service program. If a bee hive appears on the property, it is covered under this quarterly service plan at no additional cost for the duration of this agreement. Unless written notice is provided by either party thirty days prior to the anniversary date of this agreement, this contract automatically renews on a quarterly basis.

Commercial Mosquito Mitigation Program A seasonal service program. While Truly Nolen can significantly impact a mosquito population, it cannot promise that the customer will never again experience another mosquito bite, or that a customer or employee will never be infected with a mosquito-borne disease. With this control program, it is Truly Nolen's goal is to reduce the customer's mosquito population by 75%. Unless written notice is provided by either party thirty days prior to the anniversary date of this agreement, this contract automatically renews on a seasonal basis.

Special services have a limited guarantee from the date of the initial service for the covered area(s) only as defined in the original scope of work. If there is a problem with any part of the service during the guarantee period, then Truly Nolen will continue to service the covered affected area(s) at no extra charge until the infestation is under control.

A 30 day guarantee for the affected area is provided with the following services types:

- **Bee Swarm Extermination**
- **Flea or Tick Control Special Service**
- **Rodent Trapping and Removal Only**

The following special service types are guaranteed for one year, covering re-infestation, workmanship and materials within the original scope of work. If the initial exclusion efforts fail during the guarantee period, then Truly Nolen will inspect and repair or replace damaged materials at no additional charge. If the structure is re-infested during the guarantee period due to damaged or defective exclusion materials, then Truly Nolen will render services needed to control the infestation (e.g., trapping, etc.) at no additional charge.

- **Rodent Trapping and Exclusion Program**
- **Rodent Trapping, Exclusion, Nest Removal & Remediation**

The following special service types are guaranteed for 30 days. These reduction programs do not guarantee the elimination of all flying pests.

- **Fly Control Special Service**
- **Fruit Fly Control Special Service**

Bee Extermination and Hive Removal This special service is guaranteed for 30 days. Note that, after a bee colony is eliminated, the hive or honey comb will begin to degrade and melt. Truly Nolen recommends that it be removed so that the decaying process does not damage the structure and attract other pests. If the hive is readily accessible without the need for structural alterations to the building, then Truly Nolen will remove the hive as part of the colony extermination price. If the hive is not accessible, then it is the responsibility of the owner/manager to engage a contractor to perform needed alterations in order to access the hive and make repairs to the structure after the hive is removed. Truly Nolen is not responsible for the costs associated with the removal of the hive or any damage or subsequent infestation(s) that may result from the owner/manager's failure to remove the hive in a timely manner.

Other special service types are:

Bird Control Special Service This special service is guaranteed for 30 days. Includes repairs to any defective or failing control measures at no additional cost to the customer. Note: Re-infestation due to intentional damage (vandalism) or removal of control measures may result in an additional charge.

Fire Ant Special Service This special service when using Top Choice or a similar product is guaranteed for one year.

Monitoring Program after Bird Control Service This monitoring program extends the 30 day special service guarantee on the covered structure and/or property. Monitoring coverage must be enacted during the special service guarantee period to provide consecutive pest coverage. Inspections are done quarterly. If repairs are needed due to damaged or failing control measures, they will be made at no additional cost to the customer. If there is a problem with any part of the service during the guarantee period, then Truly Nolen will continue to service the customer's property at no extra charge until the infestation is under control. Note: Re-infestation due to intentional damage (vandalism) or removal of control measures may result in an additional charge. At the end of the monitoring guarantee period, the customer can renew the agreement at a prescribed annual rate. Payment of a renewal fee re-establishes the guarantee as provided for in the first year. Subsequent renewal periods may be offered to the customer at a rate to be determined.

Payment Terms and Conditions

Invoices are due upon receipt.

INTEREST ON UNPAID AMOUNT A late payment fee of 1% per month (12% per year) will be charged on any unpaid balance that remains on the account for more than 60 days and continue until said amount is paid in full. Note that interest accrued is added to the principal amount.

ELECTRONIC FUNDS TRANSFER NOTICE When Buyer provides a check as payment, he/she authorizes Truly Nolen of America, Inc. to either use the check information to make a one-time electronic funds transfer from Buyer's account or to process the payment as a check transaction. When Truly Nolen uses information from the check to make an electronic transfer, funds may be withdrawn from the Buyer's account as soon as the same day that payment was received, and Buyer will not receive his/her check back from the financial institution. For inquiries, please call the company phone number of the front of the contract.

COLLECTION FEES & RETURNED PAYMENTS If agreed upon terms are not met, Buyer agrees to pay all reasonable attorney's fees and court costs, in addition to any other necessary collection fees. Buyer agrees to pay a $20.00 fee (or maximum allowed by law) for any returned payments. Pursuant to the terms stated above when making payment by check, Buyer authorizes Truly Nolen of America, Inc. to debit his/her account for the original amount plus the fee outlined above.

It is mutually agreed that any dispute under the terms of the agreement shall be submitted on an individual basis to arbitration pursuant to the rules of the American Arbitration Association. Arbitration shall take place in or near to the county and state in which the Truly Nolen branch office that provides the services described in this Agreement is located.

The Buyer may cancel this transaction at any time for any reason or no reason prior to midnight of the third business day after the date listed on this transaction and Truly Nolen shall issue a refund to the Buyer provided that Truly Nolen has not commenced any work. By signing this agreement, Buyer acknowledges that he/she has read and understands the applicable guarantee and terms that appear on this agreement.

TRULY COMMERCIAL RODENT CONTROL

Branch # 086 Location # 86015441

License # JB 851 Route # _____

Today's date 9/17/19 Start date _____ Follow-up date(s) _____ / _____

This agreement is made between TRULY NOLEN OF AMERICA, INC. and Miami World Center (Buyer's Name)

Service address 600 NE 1st Street City Miami State FL Zip 33132

Billing address (if different) _____

Phone(s) 305-496-3903 Email Address paolal@miamiworldcenter.com

SERVICE OPTIONS

- [ ] $_____ **Complete Rodent Control** Truly's best value - includes exclusion, trapping, vector control and sanitation!
- [ ] $_____ **Trapping & Exclusion** Eliminate rodent access openings in conjunction with trapping & removal service until structure is rodent-free. One year renewable warranty available.
- [ ] $_____ **Parasite/Vector Treatment** Treatment performed to stop the spread of parasites due to rodent activity.
- [ ] $_____ **Sanitation** Treatment to rodent infected surfaces to prevent spread of disease and other heath issues. Applied to accessible areas only.
- [ ] $_____ **Trapping Only** - No guarantee
- [ ] $_____ **#1 Partial Insulation Replacement** Spot remove & replace impacted insulation. SF removed _____ SF replaced _____
- [ ] $_____ **#2 Complete Insulation Replacement** Complete attic remediation, including R factor, insulation removal, replacement, or cap. SF removed _____ SF replaced _____ Existing R factor _____ Depth desired _____ R-19 Cap Only R-30 (circle one)
- [x] $ 750.00 **Monthly Bait Box Service** Most effective when done in conjunction with mechanical trapping and exclusion. # 59 ☒ Buy ☐ Lease - $30 replacement cost.

Special Instructions Installation & Reinforcement of 59 Landscape Rock Style Rodent Bait Stations Around CDD Areas.
Service and Maintain All Stations Monthly at a Rate of $6 Each.

Guarantee Agreement carries a one year guarantee covering re-infestation, workmanship, and materials within original scope of work. If the initial exclusion effort fails, then TRULY NOLEN will re-inspect and repair or replace damaged materials at no additional charge. If structure is re-infested, TRULY NOLEN will render services needed to control the infestation (e.g., trapping, etc.) at no additional charge. Guarantee excludes any property or contents damage sustained due to a rodent infestation. Guarantee does not cover additional trapping and/or exclusion work beyond original scope of work. Should BUYER remodel or construct an addition, etc. and wish to place that addition under contract after the original agreement was enacted, then he/she may contract for rodent service for that specific area under a new and separate agreement and for an additional fee. At the end of the guarantee period, BUYER can renew the agreement at a rate of $ N/A. Payment of this renewal fee re-establishes the guarantee as provided for in the first year and includes an annual inspection of the structure. After the first renewal year, TRULY NOLEN may modify the renewal fee amount.

TRULY NOLEN'S Rodent Exclusion Program does not cover the removal of rodent-related debris, such as feces and nesting materials, whether deposited previously or subsequent to the exclusion work unless rodent debris removal was specifically contracted for by the BUYER at an additional fee. If debris removal was contracted for, then TRULY NOLEN is responsible for clean-up of previously deposited debris and/or any deposited subsequent to the initial work while the premises is under warranty.

Initial Amount Due	$ 750.00
Cost 354.00 x11	$ 3,894.00
Sub Total	$ 4,644.00
Sales tax 7.00%	$ 325.08
Total Value	$ 4,969.08

PAYMENT TERMS
- ☐ Full year with ASI discount
- ☐ Pay at time of service
- ☐ 15 days from receipt of invoice
- ☐ Special billing (PO required)

PO# _____

☐ **ASI PAYMENT SELECTION**
5% Discount for ASI Payment $ 232.20
Annual Service Investment $ 4,411.80

EQUIPMENT NEEDED (59) Rock Style Bait Stations ($29.80 Each)

Total Equipment Cost $ 1,758.20
Sales Tax (if applicable) 7.00 % $ 123.07
Total Equipment Investment $ 1,881.27

Cash Receipt # _____ Check # _____
Amount $ _____ Credit/Debit Card: ☐ MC ☐ Visa ☐ Discover ☐ AmEx
Expiration Date _____ / _____
Name on Card _____
Card # _____

☐ **ACH DEDUCTION** Account # _____
Name on Account _____
Banking Name _____
Routing # _____

☐ **AUTO PAY MONTHLY**
Initial amount due $ _____ Monthly Deduction $ _____ (Plus tax if applicable)

Monthly auto payment begins the second month of the agreement.

I authorize: Signature _____

By providing his/her initials, BUYER confirms that he/she has read and accepts the terms and conditions as they appear on the reverse side of this agreement. _____ (Buyer's initials here) Further, BUYER acknowledges that TRULY NOLEN of America, Inc. has the right to cancel all services and guarantees for non-payment.

FOR TRULY NOLEN OF AMERICA, INC.:

By Brett Eiseman Inspector

By _____ Manager

Address/Phone 5931 Hallandale Beach Blvd., West Park, FL 33023

ACCEPTED BY: Owner/Buyer or Authorized Agent

Signature _____

Print Name _____

LIMITATION OF LIABILITY. The BUYER is purchasing a rodent control service program and/or insulation option. The liability of TRULY NOLEN for treatment, re-inspection, re-treatment, or claims arising out of or relating to the interpretation, performance, or breach of this AGREEMENT or any claim for damages under statute or common law injury caused by performance, and/or negligence or any other tort claim in the inducement or performance of the AGREEMENT, shall not exceed the cumulative aggregate sum of $5,000.00 for the entire period covered by this AGREEMENT. In no event shall either party be liable to the other for indirect, special, or consequential damages including, but not limited to, diminished resale value of a home or its contents, loss of use of the home or its contents, punitive damages, attorneys' fees, or loss of anticipated profits.

GENERAL TERMS, CONDITIONS AND DISCLAIMERS

1. **WARNING - PESTICIDES AND TERMITICIDES CAN BE HARMFUL!** TRULY NOLEN applies EPA registered chemicals. TRULY NOLEN will, upon request, provide detailed Material Safety Data Sheets on materials to be used. Keep children and pets away from pesticide applications until dry, dissipated, or aerated. Those sensitive to chemicals should check with their physician in advance of the treatment.

2. ***INSPECTION AND EXISTING* DAMAGE.** The TRULY NOLEN RODENT EXCLUSION PROGRAM does not cover damage done to the premises or its contents by rodents and/or secondary pests prior to the exclusion work, nor any such damage that may be done subsequent to exclusion program work. The program does not cover the control of insects and/or parasites, such as fleas, carpet beetles, etc., that are/were being hosted by the rodent population unless control of these pests is specifically contracted for by the BUYER at an additional fee. All treatments and recommendations by TRULY NOLEN are based on non-destructive visual inspection. At times, TRULY NOLEN may recommend or the BUYER may choose to undertake destructive inspection measures at the BUYER'S cost. Under no circumstances will TRULY NOLEN be responsible for repairing or restoring damage caused by a destructive inspection process. TRULY NOLEN cannot and does not guarantee that any damage discovered during the initial or subsequent visual inspections of the structure(s) comprises all of the damage which may exist in the structure(s) at the time of inspection. The RODENT EXCLUSION PROGRAM does not cover the removal of rodent-related debris, such as feces and nesting materials, whether deposited previously or subsequent to the exclusion work unless rodent debris removal was specifically contracted for by the BUYER at an additional fee. If debris removal was contracted for, then TRULY NOLEN is responsible for clean-up of previously deposited debris and/or any debris deposited subsequent to the initial work while the premises is under warranty. Upon BUYER'S request, TRULY NOLEN will re-inspect the premises as soon as possible within ten (10) calendar days from receipt of a written or verbal request and, if warranted, will treat the premises as soon as possible.

3. **BUYER'S UNDERSTANDING OF INSPECTION AND RODENT EXCLUSION PROGRAM WARRANTY.** The BUYER understands that services offered on the Agreement carry a one year guarantee covering re-infestation, workmanship, and materials within the original scope of work. If the initial exclusion effort fails, then TRULY NOLEN will re-inspect and repair or replace damaged materials at no additional charge. If the structure is re-infested, TRULY NOLEN will render services needed to control the infestation (e.g., trapping, etc.) at no additional charge. Guarantee excludes any property or contents damage sustained due to rodent infestation. Guarantee does not cover additional trapping and/or exclusion work beyond the original scope of work. At the end of the guarantee period, BUYER can renew the agreement at a rate to be determined. Payment of this renewal fee re-establishes the guarantee as provided for in the first year and includes an annual inspection of the structure. After the first renewal year, TRULY NOLEN may modify the renewal fee amount.

4. **BUYER'S UNDERSTANDING OF THE PARTIAL OR COMPLETE INSULATION REPLACEMENT PROGRAM WARRANTY.** The BUYER understands that TRULY NOLEN is not an air conditioning and heating company and, therefore, makes no claims that replacement of any or all or enhancing the insulation in the BUYER'S attic will reduce the BUYER'S air conditioning and/or heating use/expense. Further, TRULY NOLEN does not inspect and is not responsible for air conditioning/heating/heat pump equipment or related components, such as ductwork. The BUYER acknowledges that holes or other defects in ductwork and transfer systems can cause new insulation dust and/or debris to enter the living space of the home and reduce the effectiveness of his/her environmental system. If BUYER is concerned about the effectiveness of his/her air conditioning/heating/heat pump equipment or related components, then BUYER is urged to contact a qualified air conditioning and heating professional for an inspection.

5. **CONDITIONS CONDUCIVE TO INFESTATION.** Not all conditions conducive to infestation may be visible during the initial or subsequent inspections. At any time, TRULY NOLEN may request that the BUYER, at BUYER'S own cost, correct conditions conducive to infestation that are known to exist, or discovered at a later date, that could adversely affect treatment and/or exclusion remedies. If TRULY NOLEN discovers a condition, it will provide verbal or written notice to BUYER within fifteen (15) days of TRULY NOLEN'S discovery so that the BUYER has an opportunity to correct that condition within thirty (30) days. Additionally, BUYER is responsible for notifying TRULY NOLEN in a timely manner of the existence of any known conducive condition(s). Upon completion of correction(s) by BUYER, TRULY NOLEN may provide additional treatment and/or exclusion remedies, as needed. If additional treatment is necessary to the affected area, TRULY NOLEN may provide said treatment at an additional expense to BUYER. BUYER'S failure to notify TRULY NOLEN of the existence of a known conducive condition or make timely correction(s) when requested will enable TRULY NOLEN, at its sole discretion, to cancel this AGREEMENT, subject only to thirty (30) days prior written notification by TRULY NOLEN.

6. **ADDITIONS AND ALTERATIONS.** The BUYER understands that the Agreement does not cover additions or alterations to the premises that create new rodent entry points into the covered structure. In the event of such alterations, BUYER should notify TRULY NOLEN so that appropriate exclusion work can be performed for an additional fee and the contract can be amended to reflect the altered premises. Should BUYER remodel or construct an addition, etc. and wish to place that addition under contract after the original agreement was enacted, then he/she may contract for rodent service for that specific area under a new and separate agreement and for an additional fee.

7. **ACCESS.** TRULY NOLEN'S liability under this Agreement shall terminate if access to the premises, structure(s), or any part of the structure is refused to TRULY NOLEN for the purpose of conducting inspections.

8. **ACTS OF GOD AND OTHER EVENTS.** Certain events beyond TRULY NOLEN'S control may affect TRULY NOLEN'S ability to perform obligations provided for under this AGREEMENT. These events include, but are not limited to, heavy rain, strong winds, hurricanes, or any other act of God or circumstances or causes beyond the control of TRULY NOLEN. TRULY NOLEN shall have no liability if, at its discretion, it becomes necessary to postpone, cancel, or terminate treatment as a result of such events.

9. **SETTLEMENT OF DISPUTES.** BUYER and TRULY NOLEN mutually agree that any dispute or controversy arising out of or relating to: (1) this AGREEMENT, (2) any treatment or service rendered by TRULY NOLEN, (3) any damage or injury to person or property, whether direct, incidental, or consequential, allegedly caused by TRULY NOLEN, (4) the enforcement of any claim under Guarantee, or (5) any claim regarding the sale shall be settled and resolved exclusively by arbitration. It is further agreed there shall be no class actions or joinder brought through the arbitration or any other proceedings. As a condition precedent to any action, the parties shall engage in a mediation and each party shall bear their own costs. The mediation shall be non-binding. It is further agreed that there shall be a single neutral arbitrator, and the National Arbitration Forum (NAF) shall conduct the arbitration under its rules. If the NAF is not available, then the American Arbitration Association may conduct the arbitration under its own rules. Discovery shall be permitted as provided for under the State Rules of Civil Procedure, except discovery shall not be permitted as to transactions with other customers. The arbitrators must apply all legal and equitable defenses. The arbitrator shall not have the authority to award indirect, special, or consequential damages including, but not limited to, diminished resale value of a house, building, or its contents, loss of use, lost anticipated profits, punitive damages, or attorney's fees, such damages being specifically waived. Any award of damages shall include a written decision that states reasons upon which the award is based, including all elements involved in the calculation of any award of damages. Either party may appeal the arbitrator's award to any court of competent jurisdiction. The court having jurisdiction over the appeal may adjudicate any issues as if the matter had been an appeal from a court of law or equity.

10. **NOTICE TO TRULY NOLEN.** Any disputes or claims under this AGREEMENT must be made promptly in writing to TRULY NOLEN OF AMERICA, INC., P.O. Box 43550, Tucson, Arizona 85733, during this AGREEMENT term or any approved extension. The BUYER agrees not to file any action against TRULY NOLEN without allowing TRULY NOLEN to first enter and re-inspect the building. The BUYER also agrees not to file any action unless the BUYER files it within one (1) year after sending a written claim.

11. **ENTIRE AGREEMENT.** This AGREEMENT, including any attached graphs and specifications, checklists, or other documents, constitutes the entire AGREEMENT between the parties, and may not be varied, altered, or modified in any way except by written agreement between the parties and approved in writing by a TRULY NOLEN corporate officer. No verbal changes in the terms of the AGREEMENT or verbal approval of deviations from performance of this AGREEMENT shall be permitted. Any provision deemed unlawful shall be considered severed. The parties agree this is an arms-length transaction and neither intends to create a fiduciary relationship.

NOTE: PLEASE REFER TO BOTH SIDES OF THIS AGREEMENT FOR ALL DETAILS OF ANY GUARANTEE AND GENERAL TERMS AND CONDITIONS. ACKNOWLEDGEMENT: BY SIGNING THE FACE OF THIS AGREEMENT, THE BUYER ACKNOWLEDGES THAT THE BUYER HAS READ, UNDERSTANDS, AND AGREES TO ABIDE BY THIS AGREEMENT AND ANY AND ALL ATTACHED CHECKLISTS, GRAPHS, SPECIFICATIONS, OR OTHER DOCUMENTS. **BUYER ACKNOWLEDGES RECEIVING THE ATTACHED DIAGRAM OF THE STRUCTURE(S) TO BE TREATED.**

TRULY NOLEN
PEST CONTROL
TERMITES

TN Branch # 086 **TN Account #** 86015541

PROPERTY USAGE STATEMENT

The undersigned hereby certifies that the property related to the above account number which is to be serviced by **Truly Nolen of America, Inc.**, is used for the following purpose as indicated in the space provided. Please indicate percentage of usage for residential and non-residential below:

_____ % **Residential -** *Homes or places of abode for persons (such as detached or single family dwellings, apartments, duplexes, triplexes, condominiums, cooperatives, nursing homes, and common areas of those named or similar facilities) which do not regularly cater to the traveling public.*

100 % **Non-Residential -** *Public lodging establishments which are advertized or generally held out to the public as places regularly rented to transients, or any property that does not fall under the Residential classification.*

Owner/Representative: _____

Address: 600 NE 1st Street, Miami, FL 33132

By: _____ **Date:** _____
(Signature)

TAX EXEMPT STATEMENT

This is to certify that all services purchased after _____ from **Truly Nolen of America, Inc.** are purchased for the following purposes as checked below:
*(**Note:** These are the only valid responses as per the State of Florida sales tax legislation.)*

☐ Use by a religious, educational, scientific, or charitable institution, or other qualified nonprofit organization under the provisions of Rule 12A-1.001, F.A.C.

☐ Use by a governmental unit under the provisions of Rule 12A-1.001, F.A.C.

☐ Use as fertilizers (including peat, topsoil, and manure, but not fill dirt), insecticides, fungicides, pesticides, and weed killers used for application on or in the cultivation of crops, groves, home vegetable gardens, and commercial nurseries.

☐ Use as insecticides and fungicides, including disinfectants used in dairy barns or on poultry farms for the purpose of protecting cows or poultry or used directly on animals.

Consumer's Certificate of Exemption No. _____ **Effective Date:** _____ **Expiration Date:** _____

Owner/Representative: _____

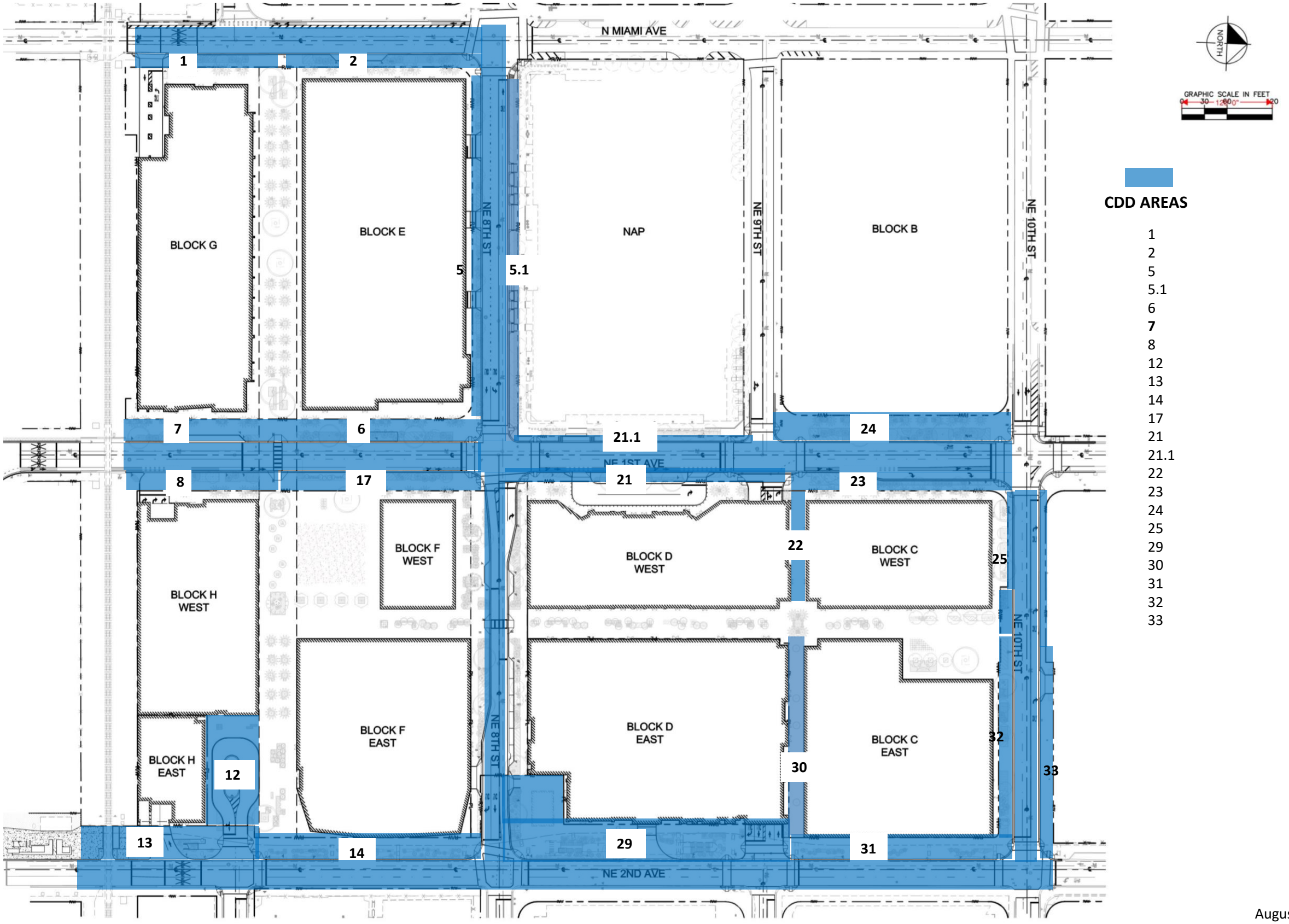
Address: _____

By: _____ **Date:** _____
(Signature) *(date)*

MasterCard VISA AMERICAN EXPRESS DISCOVER

TN153 2/15

Exhibit A
Miami World Center / CDD Operations Areas



August 23, 2019

Miami World Center Landscape Reference Plan

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

5E

SQUARE EDGE

October 7, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Additional Landscape Services

The previously approved proposals were provided for services on three (9) areas. This recommendation letter is for all the remaining areas and revises the previous approved of areas. Each specific area would be released on different dates therefore the proposals are presented by areas to allow the service to start as they are available. Below you will see the summary of previous approved proposal, which it was estimated for 3 months and the new and revised proposals estimated for 12 months (For FYI 2020 Agreement):

* Please note that previous approved amount was not spent

Approved Proposal June 12,2019

	Sheet	Area	Monthly
NE 10th ST From NE 1ST Ave thru NE 2ND Ave	L-1301	1.3	$722.50
NE 1ST Ave From FEC Railway thru NE 8th ST	L-1400	1.8, 1.10 & 1.9 North	$766.25
NE 1ST Ave From NE 8th ST thru NE 9th ST	L-1401	1.12 and 1.1	$371.50
NE 1ST Ave From NE 9th ST thru NE 10th ST	L-1402	1.13 and 1.2	$1,353.00
NE 2ND Ave From NE 8th ST thru NE 9th ST	L-1404	1.6	$756.25
NE 2ND Ave From NE 9th ST thru NE 10th ST	L-1405	1.5	$603.00
NE 8th ST From N Miami Ave thru NE 1ST Ave	L-2300	2.4 and 2.5	$505.00
N Miami Ave From FEC Railway thru NE 8th ST	L-2303	2.1 North	$414.58
NE 9th ST From NE 1ST Ave thru NE 2ND Ave	L-4302A	4.1 and 4.2	$63.17
		Monthly Total	**$5,555.25**

* Amount not spent

Description	CDD Adopted Budget FY 2019	Proposed cost for turned over areas as of Sept 2019 (3 months services)
Landscape Maintenance	$75,000	
Irrigation Maintenance	$2,500	
Total	$77,500	$16,666

Remaining areas and revised proposals:

	Sheet	Area	Monthly	Year
NE 10th ST From NE 1ST Ave thru NE 2ND Ave	L-1301- Phase 1	1.3 and 1.4	$ 722.50	$ 8,670.00
NE 1ST Ave From FEC Railway thru NE 8th ST	L-1400- Phase 1	1.8, 1.10, 1.9N & *1.9S-excluded	$ 766.25	$ 9,195.00
NE 1ST Ave From NE 8th ST thru NE 9th ST	L-1401- Phase 1	1.12 and 1.1	$ 371.50	$ 4,458.00
NE 1ST Ave From NE 9th ST thru NE 10th ST	L-1402- Phase 1	1.13 and 1.2	$ 1,353.00	$ 16,236.00
NE 2ND Ave From FEC Railway thru NE 8th ST	*L-1403-Excluded Phase 2	1.7-excluded	$ -	$ -
NE 2ND Ave From NE 8th ST thru NE 9th ST	L-1404- Phase 1	1.6	$ 756.25	$ 9,075.00
NE 2ND Ave From NE 9th ST thru NE 10th ST	L-1405- Phase 1	1.5	$ 603.00	$ 7,236.00
NE 8th ST From N Miami Ave thru NE 1ST Ave	L-2300- Phase 1	2.4 and 2.5	$ 505.00	$ 6,060.00
NE 9th ST From N Miami Ave thru NE 1ST Ave	L-2301- Excluded	2.3	$ -	$ -
NE 10th ST From N Miami Ave thru NE 1ST Ave	L-2302- Excluded		$ -	$ -
N Miami Ave From FEC Railway thru NE 8th ST	L-2303 - Phase 1	2.1N and *2.1S-excluded	$ 207.29	$ 2,487.48
N Miami Ave From NE 8th ST thru NE 9th ST	L-2304 - Excluded	2.2	$ -	$ -
NE 9th ST From NE 1ST Ave thru NE 2ND Ave	*L-4302A - Phase 1	4.1 and 4.2	$ 63.17	$ 758.04
NE 2ND Ave From FEC Railway thru Pedestrian P.	*L-4301B - Excluded Phase 2	4.3-excluded	$ -	$ -
		All Phase 1 Monthly Total	**$ 5,347.96**	**$ 64,175.52**

Description	CDD Proposed Budget FY 2020	Proposed cost FY 2020
Landscape Maintenance	$47,500	
Irrigation Maintenance	$2,500	
Total	$50,000	$ 64,175.52

* Allocate amount from contingency $14,176

Sincerely,

Glenn Fidje
Square Edge, Inc

Miami Worldcenter CDD (Sheet 1301)

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

Field Validation 5/23/19

BrightView

8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services	*7 hrs ea visit*	2	2	2	2	2	2	2	2	2	2	2	2	24	$180.00	$4,320.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12'*		1		1		1		1		1		1	6	$5.00	$30.00
SERVICE PRICE															**$402.50**	**$4,830.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$25.00	$300.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$40.00**	**$480.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*													0	$0.00	$0.00
Insect Control - Arena @.40 lb Acre														0	$0.00	$0.00
Insect Control -Talstar One @ .20 lb Acre														0	$0.00	$0.00
Weed Control - Barricade (pre emergent)														0	$0.00	$0.00
Weed Control - Multiple post emergents														0	$0.00	$0.00
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$40.00	$160.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$60.00	$360.00
Spiraling Whitefly Drench	*Systemic Insecticide*			1		1		1			1			4	$100.00	$400.00
SERVICE PRICE															**$76.67**	**$920.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood Mixed 1/4" Pebble Touch Up	*Image below | 5 cubic yds*										1			1	$200.00	$200.00
Palm Trimming over 12'	*All Palms*				1					1				2	$960.00	$1,920.00
Tree Trimming over 12'	*All Trees*				1					1				2	$160.00	$320.00
SERVICE PRICE															**$176.67**	**$2,120.00**

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BASE CONTRACT PER YEAR	**$4,830.00**
BASE CONTRACT PER MONTH	**$402.50**

WATER MANAGEMENT	**$480.00**
AGRONOMIC PROGRAM	**$920.00**
FLOWER CARE	**$0.00**
MULCHING	**$200.00**
PALM CARE	**$1,920.00**
TREE CARE	**$320.00**

ALL INCLUSIVE PER YEAR	**$8,670.00**
ALL INCLUSIVE PER MONTH	**$722.50**

Presented by Craig Offutt on 9|10|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD (Sheet 1400)

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

Field Validation 5/23/19

BrightView

8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services	*7 hrs ea visit*	2	2	2	2	2	2	2	2	2	2	2	2	24	$180.00	$4,320.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12'*		1		1		1		1		1		1	6	$5.00	$30.00
SERVICE PRICE															**$402.50**	**$4,830.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$25.00	$300.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$40.00**	**$480.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*			1		1		1		1	1		1	6	$10.00	$60.00
Insect Control - Arena @.40 lb Acre					1									1	$10.00	$10.00
Insect Control -Talstar One @ .20 lb Acre						1								1	$10.00	$10.00
Weed Control - Barricade (pre emergent)														0	$0.00	$0.00
Weed Control - Multiple post emergents					1		1		1					3	$15.00	$45.00
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$40.00	$160.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$60.00	$360.00
Spiraling Whitefly Drench	*systemic insectide*			1		1		1			1			4	$100.00	$400.00
SERVICE PRICE															**$87.08**	**$1,045.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood Mixed 1/4" Pebble Touch Up	*Image below | 10 cubic yds*										1			1	$400.00	$400.00
Palm Trimming over 12'	*All Palms*				1					1				2	$960.00	$1,920.00
Tree Trimming over 12'	*All Trees*				1					1				2	$260.00	$520.00
SERVICE PRICE															**$193.33**	**$2,320.00**

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BASE CONTRACT PER YEAR	**$4,830.00**
BASE CONTRACT PER MONTH	**$402.50**

WATER MANAGEMENT	**$480.00**
AGRONOMIC PROGRAM	**$1,045.00**
FLOWER CARE	**$0.00**
MULCHING	**$400.00**
PALM CARE	**$1,920.00**
TREE CARE	**$520.00**

ALL INCLUSIVE PER YEAR	**$9,195.00**
ALL INCLUSIVE PER MONTH	**$766.25**

Presented by Craig Offutt on 9|10|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD Sheet L-1401

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView

8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$108.00	$2,592.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$7.00	$168.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$7.00	$168.00
Prune Small Palms and Ornamental Trees	*up to 12'*															
SERVICE PRICE															**$244.00**	**$2,928.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$15.00	$180.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$30.00**	**$360.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$40.00	$160.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$35.00	$210.00
SERVICE PRICE															**$30.83**	**$370.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 1.5 pallets*										1			1	$550.00	$550.00
Palm Trimming over 12'	*All Palms*				1						1			2	$0.00	$0.00
Tree Trimming over 12'	*All Trees*										1			1	$250.00	$250.00
SERVICE PRICE															**$45.83**	**$550.00**

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BASE CONTRACT PER YEAR	$2,928.00
BASE CONTRACT PER MONTH	$244.00

WATER MANAGEMENT	$360.00
AGRONOMIC PROGRAM	$370.00
FLOWER CARE	$0.00
MULCHING	$550.00
PALM CARE	$0.00
TREE CARE	$250.00

ALL INCLUSIVE PER YEAR	$4,458.00
ALL INCLUSIVE PER MONTH	$371.50

Presented by Craig Offutt on 9|20|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD Sheet L-1402

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView

8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$324.00	$7,776.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$15.00	$360.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$15.00	$360.00
Prune Small Palms and Ornamental Trees	*up to 12' | 16 units*		1		1		1		1		1		1	6	$35.00	$210.00
SERVICE PRICE															**$725.50**	**$8,706.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 3 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$30.00	$360.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$20.00	$240.00
SERVICE PRICE															**$55.00**	**$660.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$140.00	$560.00
Date Palm Treatments	*Fungicide & Liquid Soluable*				1		1		1		1			4	$200.00	$800.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$140.00	$840.00
SERVICE PRICE															**$183.33**	**$2,200.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 6 pallets*										1			1	$2,250.00	$2,250.00
Palm Trimming over 12'	*All Palms*				1						1			2	$960.00	$1,920.00
Tree Trimming over 12'	*All Trees*				1						1			2	$250.00	$500.00
SERVICE PRICE															**$347.50**	**$4,170.00**

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BASE CONTRACT PER YEAR	**$8,706.00**
BASE CONTRACT PER MONTH	**$725.50**

WATER MANAGEMENT	**$660.00**
AGRONOMIC PROGRAM	**$2,200.00**
FLOWER CARE	**$0.00**
MULCHING	**$2,250.00**
PALM CARE	**$1,920.00**
TREE CARE	**$500.00**

ALL INCLUSIVE PER YEAR	**$16,236.00**
ALL INCLUSIVE PER MONTH	**$1,353.00**

Presented by Craig Offutt on 9|20|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD Sheet L-1403 Phase 2 - Differed Area

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$216.00	$5,184.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12' | 49 units*		1		1		1		1		1		1	6	$80.00	$480.00
SERVICE PRICE															**$512.00**	**$6,144.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 3 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$35.00	$420.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$0.00	$0.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*													0	$0.00	$0.00
SERVICE PRICE															**$35.00**	**$420.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*														$0.00	$0.00
Insect Control - Arena @.40 lb Acre															$0.00	$0.00
Insect Control -Talstar One @ .20 lb Acre															$0.00	$0.00
Weed Control - Barricade (pre emergent)															$0.00	$0.00
Weed Control - Multiple post emergents															$0.00	$0.00
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$125.00	$500.00
Date Palm Treatments	*Fungicide & Liquid Soluable*														$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$140.00	$840.00
SERVICE PRICE															**$111.67**	**$1,340.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 4 pallets*													0	$1,300.00	$0.00
Palm Trimming over 12'	*All Palms*				1						1			2	$0.00	$0.00
Tree Trimming over 12'	*All Trees*				1						1			2	$0.00	$0.00
SERVICE PRICE															**$0.00**	**$0.00**

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BASE CONTRACT PER YEAR	**$6,144.00**
BASE CONTRACT PER MONTH	**$512.00**

WATER MANAGEMENT	**$420.00**
AGRONOMIC PROGRAM	**$1,340.00**
FLOWER CARE	**$0.00**
MULCHING	**$0.00**
PALM CARE	**$0.00**
TREE CARE	**$0.00**

ALL INCLUSIVE PER YEAR	**$7,904.00**
ALL INCLUSIVE PER MONTH	**$658.67**

Presented by Craig Offutt on 9|10|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD Sheet L-1404

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$200.00	$4,800.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12' | 26 units*		1		1		1		1		1		1	6	$55.00	$330.00
SERVICE PRICE															**$467.50**	**$5,610.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 3 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$30.00	$360.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$20.00	$240.00
SERVICE PRICE															**$55.00**	**$660.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$195.00	$780.00
Date Palm Treatments	*Fungicide & Liquid Soluable*														$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$150.00	$900.00
SERVICE PRICE															**$140.00**	**$1,680.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 3 pallets*										1			1	$1,125.00	$1,125.00
Palm Trimming over 12'	*All Palms*				1						1			2	$0.00	$0.00
Tree Trimming over 12'	*All Trees*				1						1			2	$0.00	$0.00
SERVICE PRICE															**$93.75**	**$1,125.00**

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BASE CONTRACT PER YEAR	**$5,610.00**
BASE CONTRACT PER MONTH	**$467.50**

WATER MANAGEMENT	**$660.00**
AGRONOMIC PROGRAM	**$1,680.00**
FLOWER CARE	**$0.00**
MULCHING	**$1,125.00**
PALM CARE	**$0.00**
TREE CARE	**$0.00**

ALL INCLUSIVE PER YEAR	**$9,075.00**
ALL INCLUSIVE PER MONTH	**$756.25**

Presented by Craig Offutt on 5|20|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD Sheet L-1405

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView

8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$182.00	$4,368.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12' | 32 units*		1		1		1		1		1		1	6	$60.00	$360.00
SERVICE PRICE															**$434.00**	**$5,208.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 3 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$30.00	$360.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$20.00	$240.00
SERVICE PRICE															**$55.00**	**$660.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$162.00	$648.00
Date Palm Treatments	*Fungicide & Liquid Soluable*														$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$120.00	$720.00
SERVICE PRICE															**$114.00**	**$1,368.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 3 pallets*													0	$1,125.00	$0.00
Palm Trimming over 12'	*All Palms*				1						1			2	$0.00	$0.00
Tree Trimming over 12'	*All Trees*				1						1			2	$0.00	$0.00
SERVICE PRICE															**$0.00**	**$0.00**

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BASE CONTRACT PER YEAR	**$5,208.00**
BASE CONTRACT PER MONTH	**$434.00**

WATER MANAGEMENT	**$660.00**
AGRONOMIC PROGRAM	**$1,368.00**
FLOWER CARE	**$0.00**
MULCHING	**$0.00**
PALM CARE	**$0.00**
TREE CARE	**$0.00**

ALL INCLUSIVE PER YEAR	**$7,236.00**
ALL INCLUSIVE PER MONTH	**$603.00**

Presented by Craig Offutt on 9|20|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD (Sheet 2300)

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

Field Validation 5/23/19

BrightView

8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services	*4 hrs ea visit*	2	2	2	2	2	2	2	2	2	2	2	2	24	$100.00	$2,400.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$10.00	$240.00
Prune Small Palms and Ornamental Trees	*up to 12'*		1		1		1		1		1		1	6	$20.00	$120.00
SERVICE PRICE															**$250.00**	**$3,000.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$25.00	$300.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$40.00**	**$480.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*													0	$0.00	$0.00
Insect Control - Arena @.40 lb Acre														0	$0.00	$0.00
Insect Control -Talstar One @ .20 lb Acre														0	$0.00	$0.00
Weed Control - Barricade (pre emergent)														0	$0.00	$0.00
Weed Control - Multiple post emergents														0	$0.00	$0.00
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$40.00	$160.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$40.00	$240.00
Spiraling Whitefly Drench	*Systemic Insecticide*			1		1		1			1			4	$100.00	$400.00
SERVICE PRICE															**$66.67**	**$800.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood Mixed 1/4" Pebble Touch Up	*Image below | 5 cubic yds*										1			1	$200.00	$200.00
Palm Trimming over 12'	*All Palms*				1					1				2	$450.00	$900.00
Tree Trimming over 12'	*All Trees*				1					1				2	$340.00	$680.00
SERVICE PRICE															**$91.67**	**$1,100.00**

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BASE CONTRACT PER YEAR	**$3,000.00**
BASE CONTRACT PER MONTH	**$250.00**

WATER MANAGEMENT	**$480.00**
AGRONOMIC PROGRAM	**$800.00**
FLOWER CARE	**$0.00**
MULCHING	**$200.00**
PALM CARE	**$900.00**
TREE CARE	**$680.00**

ALL INCLUSIVE PER YEAR	**$6,060.00**
ALL INCLUSIVE PER MONTH	**$505.00**

Presented by Craig Offutt on 9|10|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD Sheet L-2303

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$70.00	$1,680.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$5.00	$120.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$5.00	$120.00
Prune Small Palms and Ornamental Trees	*up to 12'*															
SERVICE PRICE															**$160.00**	**$1,920.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$15.00	$180.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$30.00**	**$360.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization	*13-3-13 | 24-0-11*															
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$35.00	$140.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$30.00	$180.00
SERVICE PRICE															**$26.67**	**$320.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*Image below | 3 pallets*										1			1	$1,125.00	$1,125.00
Palm Trimming over 12'	*All Palms*				1						1			2	$385.00	$770.00
Tree Trimming over 12'	*All Trees*				1						1			2	$240.00	$480.00
SERVICE PRICE															**$157.92**	**$1,895.00**

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BASE CONTRACT PER YEAR	**$1,920.00**
BASE CONTRACT PER MONTH	**$160.00**

WATER MANAGEMENT	**$360.00**
AGRONOMIC PROGRAM	**$320.00**
FLOWER CARE	**$0.00**
MULCHING	**$1,125.00**
PALM CARE	**$770.00**
TREE CARE	**$480.00**

	Phase 1	All Phases
ALL INCLUSIVE PER YEAR	$2,487.50	**$4,975.00**
ALL INCLUSIVE PER MONTH	$207.29	**$414.58**

Presented by Craig Offutt on 9|10|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD Sheet L-4302A

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView

8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$2.00	$48.00
Prune Small Palms and Ornamental Trees	*up to 12'*															
SERVICE PRICE															**$4.00**	**$48.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$15.00	$180.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$30.00**	**$360.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$5.00	$20.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$5.00	$30.00
SERVICE PRICE															**$4.17**	**$50.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood														0	$0.00	$0.00
Palm Trimming over 12'	*All Palms*				1						1			2	$150.00	$300.00
Tree Trimming over 12'	*All Trees*				1						1			2	$0.00	$0.00
SERVICE PRICE															**$25.00**	**$300.00**

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BASE CONTRACT PER YEAR	**$48.00**
BASE CONTRACT PER MONTH	**$4.00**

WATER MANAGEMENT	**$360.00**
AGRONOMIC PROGRAM	**$50.00**
FLOWER CARE	**$0.00**
MULCHING	**$0.00**
PALM CARE	**$300.00**
TREE CARE	**$0.00**

ALL INCLUSIVE PER YEAR	**$758.00**
ALL INCLUSIVE PER MONTH	**$63.17**

Presented by Craig Offutt on 9|10|19

ADDITIONAL NOTES | COMMENTS

1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch

Miami Worldcenter CDD Sheet L-4301B Excluded Area Phase 2

NE 1st Avenue
Miami Fl.
plans dated 6|15|18

BrightView
8191 NW 84th Street
Miami, Fl. 33166

LANDSCAPE MAINTENANCE PERFORMANCE SCHEDULE & SCOPE

SERVICE | OPERATION	Notes | Comments	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	PRICE PER	PRICE YR
BASE CONTRACT: TURF MOWING | SHRUBS-HEDGES-GROUNDCOVERS | TREES-PALMS																
Roving Crew to perform below services		2	2	2	2	2	2	2	2	2	2	2	2	24	$50.00	$1,200.00
Supervise Crew w production manager	*Bi-Weekly*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Manage Property & Communication	*Account Manager*	4	4	5	4	5	4	5	4	5	4	4	4	52	$0.00	$0.00
Mowing/Edging/Line Trimming	*Rotary Mow*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Blowing/Detail Tasks/Removing Debris	*litter, leaf, trash*	2	2	2	2	2	2	2	2	2	2	2	2	24	$3.00	$72.00
Shear & Prune Shrubs "selective"	*HAND TRIM SPECIES*	2	2	2	2	2	2	2	2	2	2	2	2	24	$0.00	$0.00
Bed & Paver Weed Control w- PreM	*non-selective herbicide*	2	2	2	2	2	2	2	2	2	2	2	2	24	$5.00	$120.00
Prune Small Palms and Ornamental Trees	*up to 12'*															
SERVICE PRICE															**$116.00**	**$1,392.00**
WATER MANAGEMENT																
Irrigation Inspection check & adjust	*est 2 valves | 2"*	1	1	1	1	1	1	1	1	1	1	1	1	12	$20.00	$240.00
Irrigation Report of Findings/Observations	*zone by zone operation*	1	1	1	1	1	1	1	1	1	1	1	1	12	$5.00	$60.00
Repairs of small heads, pipe up to 1"	*no rotors, valve or clocks*	1	1	1	1	1	1	1	1	1	1	1	1	12	$10.00	$120.00
SERVICE PRICE															**$35.00**	**$420.00**
AGRONOMIC PROGRAM: FERTILZATION | INSECT & PEST CONTROL																
Seasonal Turf Fertilization																
Insect Control - Arena @.40 lb Acre																
Insect Control -Talstar One @ .20 lb Acre																
Weed Control - Barricade (pre emergent)																
Weed Control - Multiple post emergents																
Palm|Tree and Shrub Fertilization	*8-2-10 | 13-3-13*		1			1			1			1		4	$15.00	$60.00
Date Palm Treatments	*Fungicide & Liquid Soluable*													0	$0.00	$0.00
Insect-Pest treatment: palms & ornamentals	*post treatments*		1			1	1		1	1		1		6	$10.00	$60.00
SERVICE PRICE															**$10.00**	**$120.00**
FLOWER CARE | MULCHING | TREE CARE																
Flower Change: removal & installation of plants & soil with Guarantee	*Proposal Provided in Advance none shown on plans*													0	$0.00	$0.00
Mulch Application - shredded hardwood	*1/2 pallet*										1			1	$200.00	$200.00
Palm Trimming over 12'	*All Palms*				1						1			2	$0.00	$0.00
Tree Trimming over 12'	*All Trees*				1						1			2	$0.00	$0.00
SERVICE PRICE															**$16.67**	**$200.00**

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BASE CONTRACT PER YEAR	**$1,392.00**
BASE CONTRACT PER MONTH	**$116.00**

WATER MANAGEMENT	**$420.00**
AGRONOMIC PROGRAM	**$120.00**
FLOWER CARE	**$0.00**
MULCHING	**$200.00**
PALM CARE	**$0.00**
TREE CARE	**$0.00**

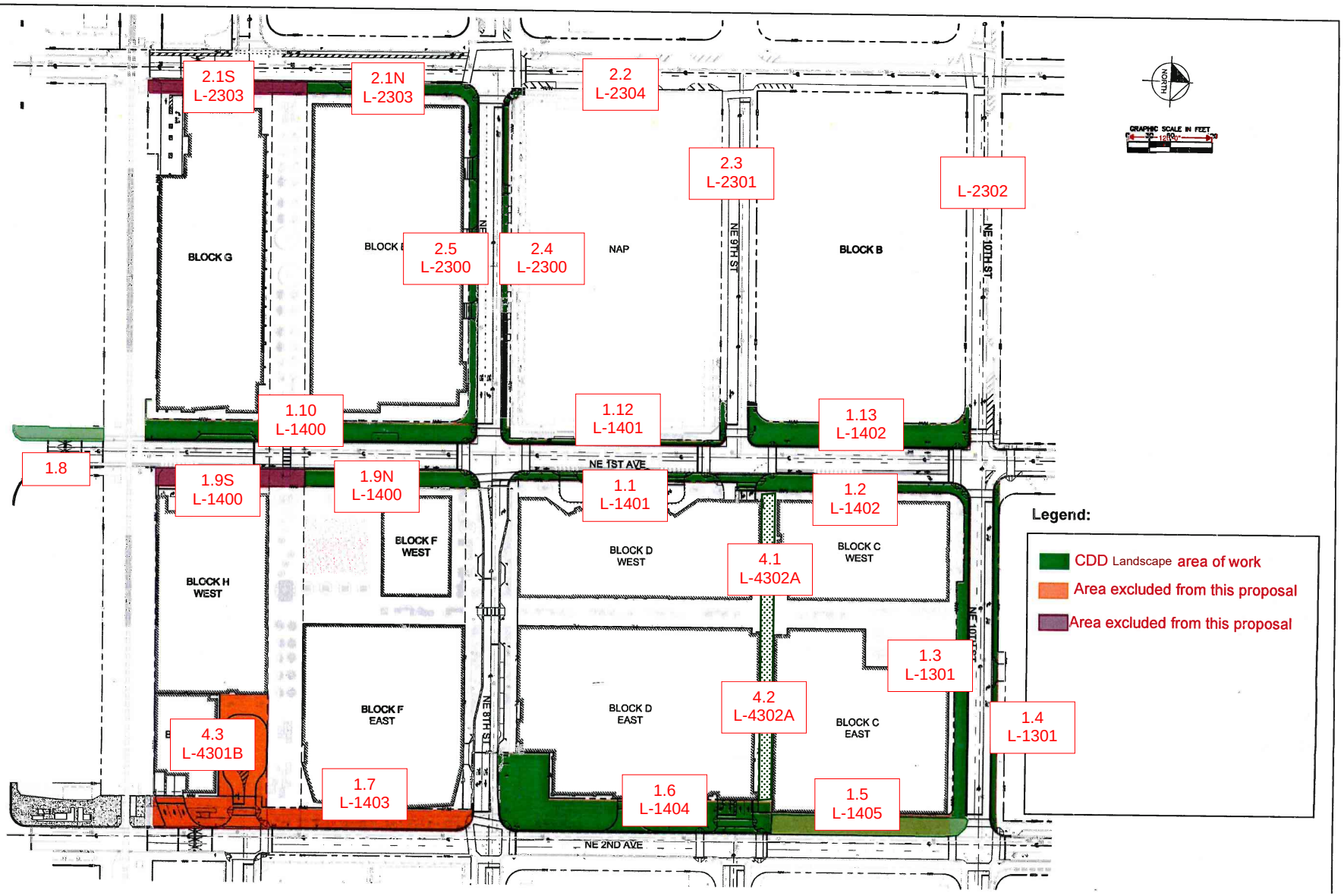
ALL INCLUSIVE PER YEAR	**$2,132.00**
ALL INCLUSIVE PER MONTH	**$177.67**

Presented by Craig Offutt on 9|10|19

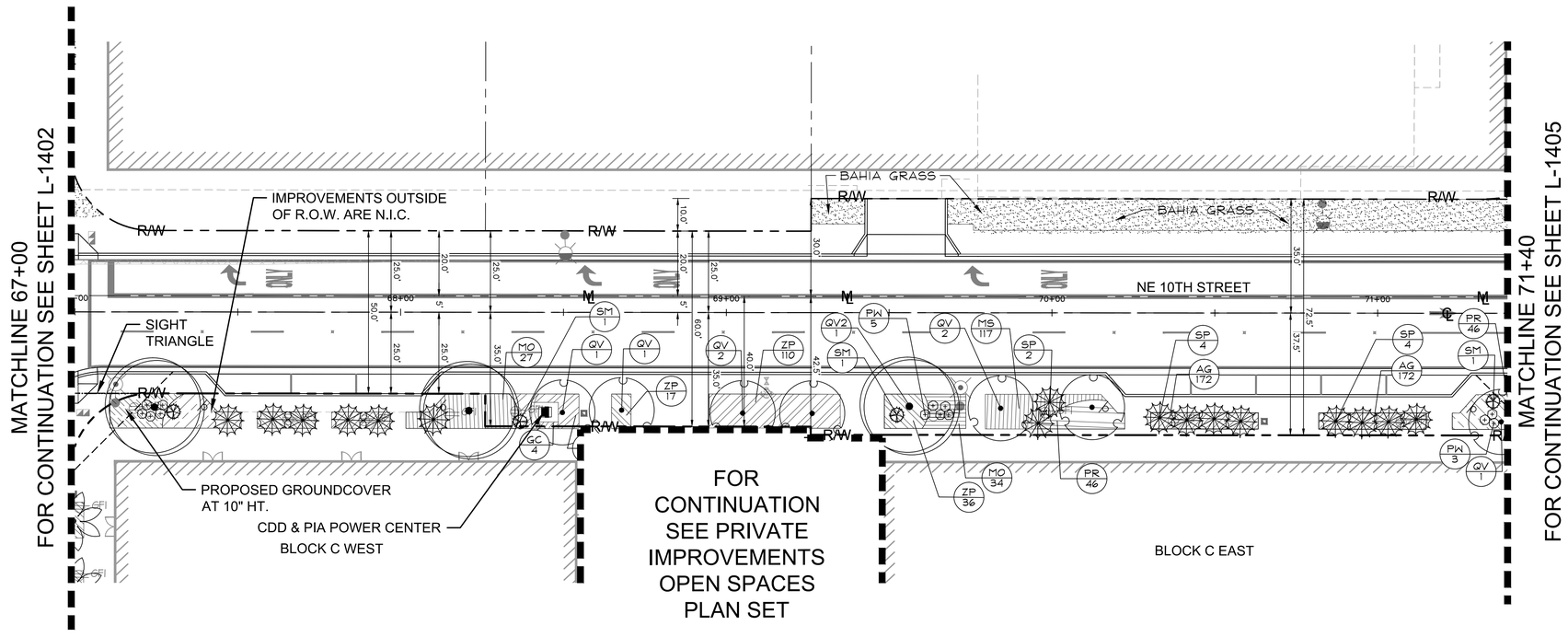
ADDITIONAL NOTES | COMMENTS

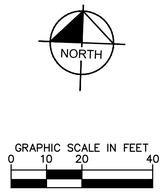
1/4" mixed pebble
Mexican Beach Pebble
1" in diameter 4" thickness over
non woven geotextile fabric

Hardwood Mulch



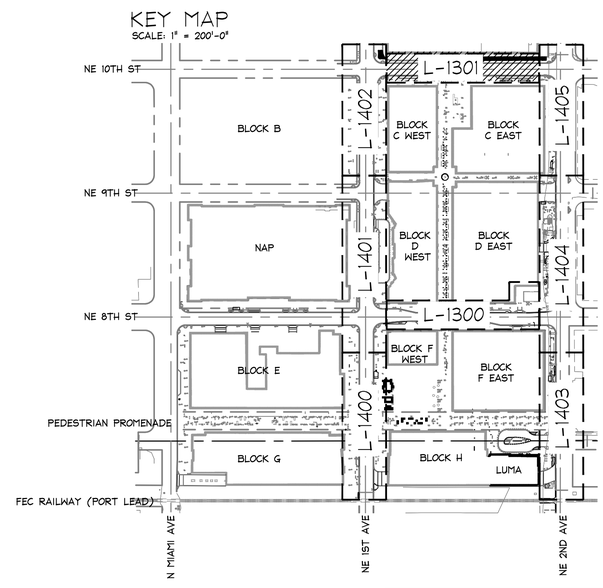
CDD Deferred Work Exhibit Issued: 3/06/19





PLANT SCHEDULE L-1301

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	QV	Quercus virginiana / Southern Live Oak	FG	12"	25' O.A.	7
	QV2	Quercus virginiana / Southern Live Oak	FG	18"	30' O.A.	1
PALM TREES	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**DBH**	**SIZE**	**QTY**
	SM	Sabal minor / Dwarf Sabal	CONT.		5' HT.	3
	SP	Sabal palmetto / Curved Trunk Sabal Palm Curved Trunk / Booted	FG	12"	18'-24' C.T.	10
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	PW	Philodendron 'Wilsonii' / Wilsonii Philodendron	CONT.	As Shown	30" HT	8
SHRUB AREAS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	PR	Philodendron ' Rojo Congo' / Red Congo	CONT.	24" O.C.	24" HT	92
	MO	Philodendron 'Moonlight' / Moonlight Philodendron	CONT.	24" O.C.	24" HT	61
	ZP	Zamia pumila / Coontie	CONT	24" O.C.	24" HT	200
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	AG	Arachis glabrata / Perennial Peanut	SOD	SOD	6" HT	344
	GC	Clusia guttifera 'Nana' / Dwarf Clusia	CONT.	24" O.C.	24" HT	4
	MS	Microsorum scolopendrum / Wart Fern	CONT.	18" O.C.	10" HT	199
	PN2	Paspalum notatum / Bahia Grass	SOD			2,115 sf



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GEORGE PUIG, RLA
FLORIDA LICENSE NUMBER 0001706
DATE: ____

KHA PROJECT 043588000
DATE 06/15/18
SCALE AS SHOWN
DESIGNED BY GP
DRAWN BY ML
CHECKED BY KM

LANDSCAPE NE 10TH STREET

MIAMI WORLDCENTER

PREPARED FOR
MWC ASSOCIATES, LLC

CITY OF MIAMI FLORIDA

SHEET NUMBER
L-1301

Plotted By:Lotte, Michelle Sheet Set:Miami Worldcenter Layout:L-1301 - NE 10TH STREET April 12, 2019 01:50:01pm K:\MIB_CIVIL\043588000 Miami World Center\Landscape\CADD\PlanSheets\90% CD Set\PLAT 1\Landscape\L-1301 NE 10TH STREET LS.dwg
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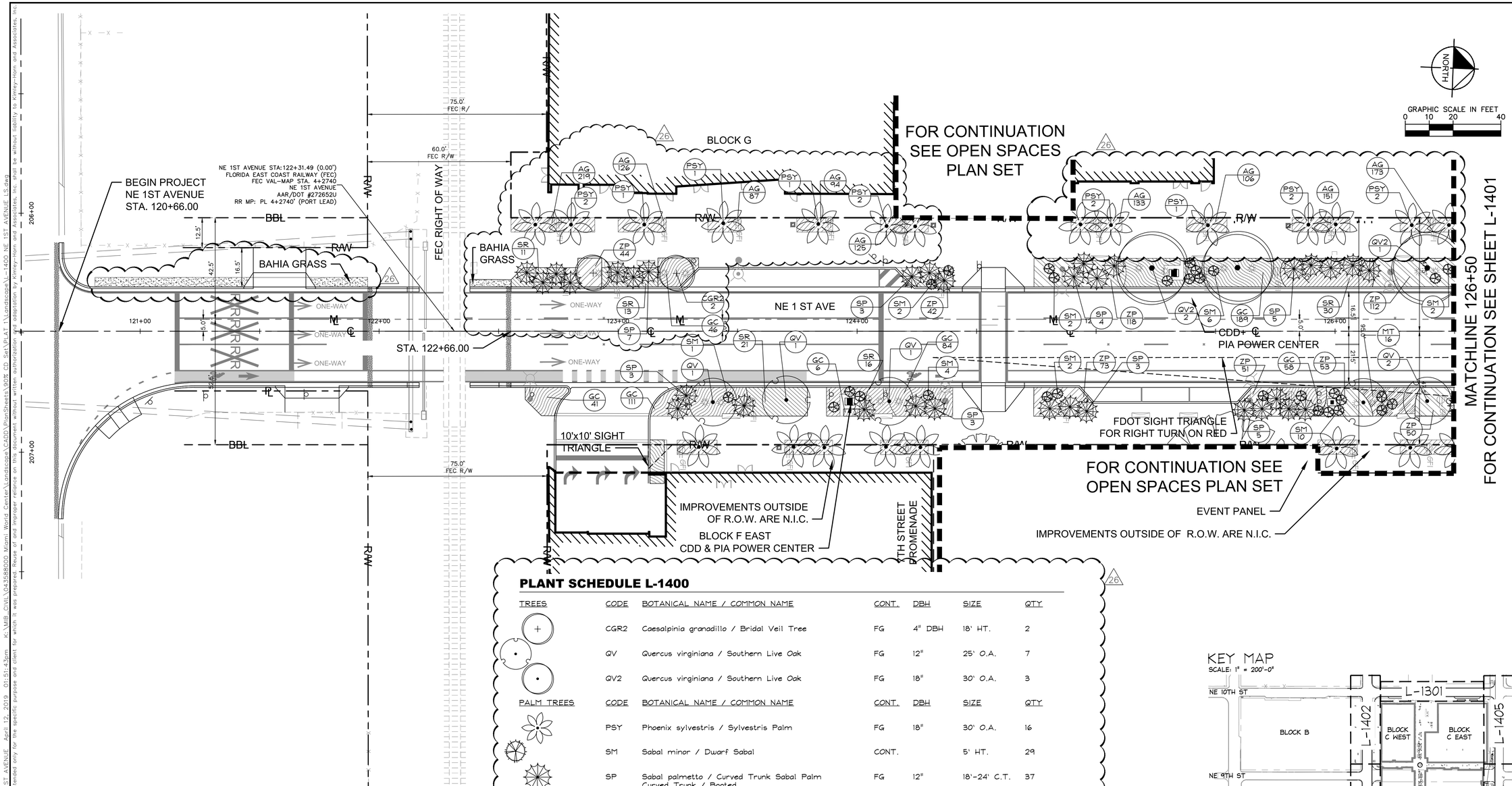


1 ST AVE-TREE SPACING WITHIN SIGHT TRIANGLES

> 4" < 11" CALIPER = 30" O.C. SPACING.
> 11" ≥ 18" CALIPER = 105' O.C. SPACING.

1 ST AVE DESIGN SPEED = 35 MPH
INTERSECTIONS FULLY SIGNALIZED. SIGHT TRIANGLES FOR RIGHT TURN ON RED ONLY
NOTE= PROPOSED LANDSCAPE IS IN COMPLIANCE WITH FDOT STANDARD INDEX #544 AND #546

PLANT SCHEDULE L-1400

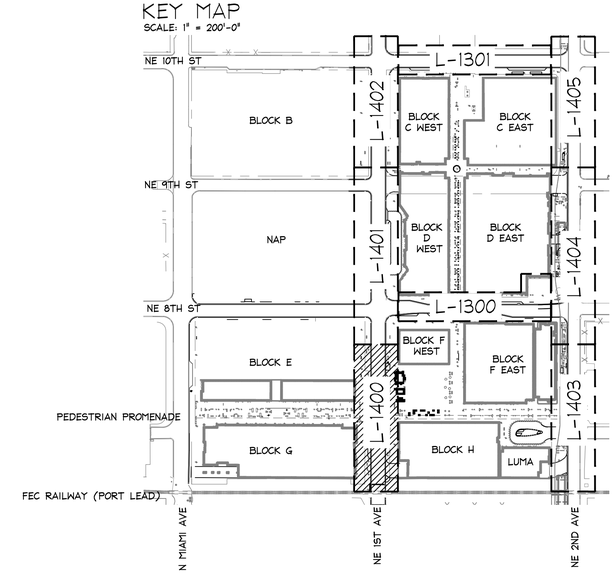
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	CGR2	Caesalpinia granadillo / Bridal Veil Tree	FG	4" DBH	18' HT.	2
	QV	Quercus virginiana / Southern Live Oak	FG	12"	25' O.A.	7
	QV2	Quercus virginiana / Southern Live Oak	FG	18"	30' O.A.	3

PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	PSY	Phoenix sylvestris / Sylvestris Palm	FG	18"	30' O.A.	16
	SM	Sabal minor / Dwarf Sabal	CONT.		5' HT.	29
	SP	Sabal palmetto / Curved Trunk Sabal Palm Curved Trunk / Booted	FG	12"	18'-24' C.T.	37

SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	MT	Phyllanthus myrtifolius 'Cascade' / Mouse Tail Plant	CONT.	48" O.C.	24" HT	16
	SR	Serenoa repens 'Silver Forrn' / Silver Saw Palmetto	CONT.	30" O.C.	30" HT.	92
	ZP	Zamia pumila / Coontie	CONT	24" O.C.	24" HT	592

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	AG	Arachis glabrata / Perennial Peanut	SOD	SOD	6" HT	1,342
	GC	Clusia guttifera 'Nana' / Dwarf Clusia	CONT.	24" O.C.	24" HT	721
	ZC	Zoysia x 'Cashmere' / Cashmere Zoysia	SOD			138 sf

KEY MAP
SCALE: 1" = 200'-0"



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LICENSED PROFESSIONAL
GEORGE PUIG, RLA
FLORIDA LICENSE NUMBER 0001706
DATE:

KHA PROJECT 043588000
DATE 06/15/18
SCALE AS SHOWN
DESIGNED BY GP
DRAWN BY ML
CHECKED BY KM

NE 1ST AVENUE LANDSCAPE PLAN

MIAMI WORLDCENTER
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-1400

Plotted By:Lotte, Michelle Sheet Set:Miami Worldcenter Layout:L-1400 LANDSCAPE - NE 1ST AVENUE April 12, 2019 01:51:43pm K:\MIB Civil\043588000 Miami World Center\Landscape\CADD\PlanSheets\90% CD Set\Plat\Landscape\L-1400 NE 1ST AVENUE LS.dwg
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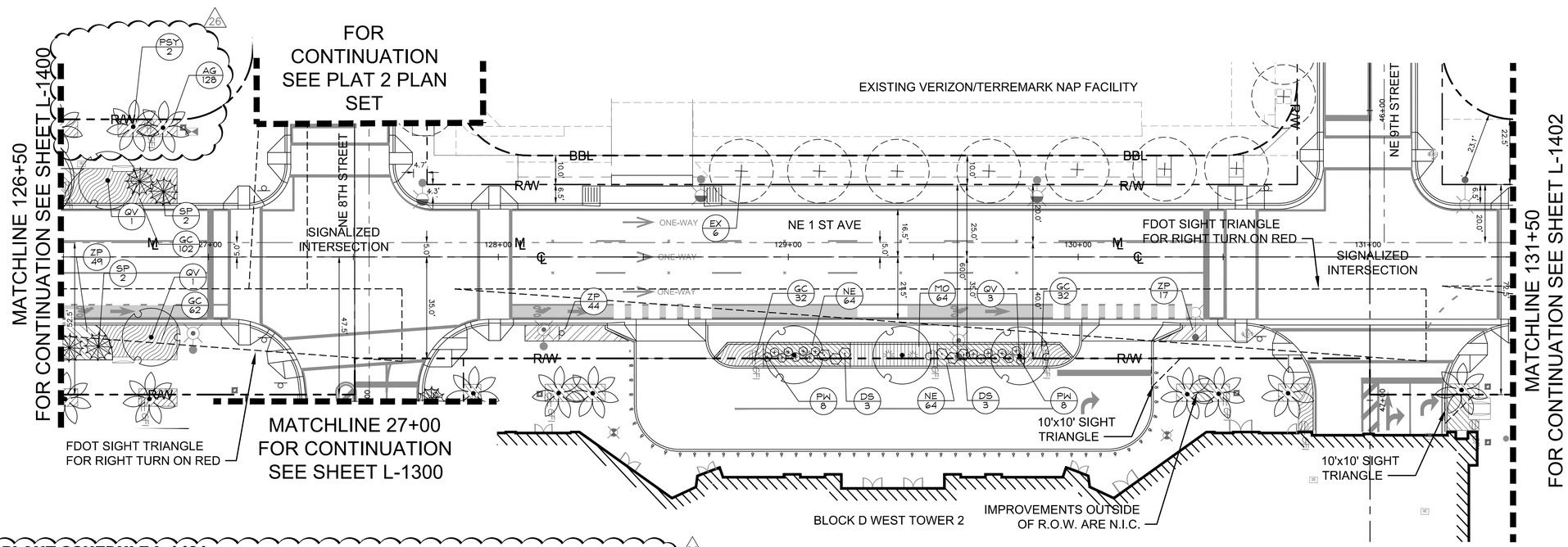
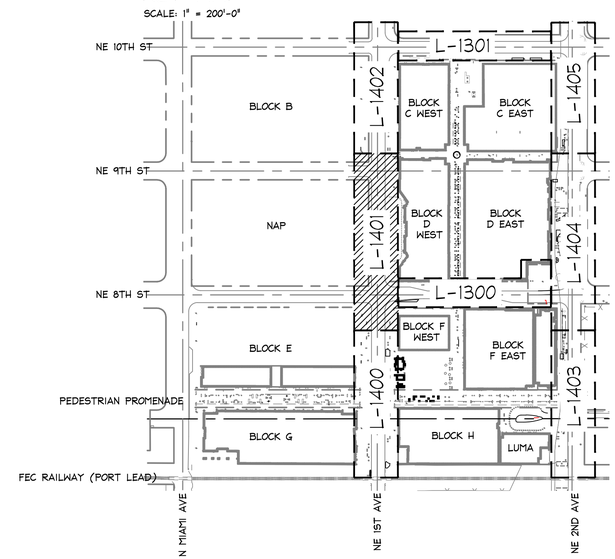


GRAPHIC SCALE IN FEET
0 10 20 40

PLANT SCHEDULE L-1401

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	EX	Existing Tree / Existing Tree to Remain	Existing			7
	QV	Quercus virginiana / Southern Live Oak	FG	12"	25' O.A.	5
PALM TREES	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**DBH**	**SIZE**	**QTY**
	PSY	Phoenix sylvestris / Sylvestris Palm	FG	18"	30' O.A.	2
	SP	Sabal palmetto / Curved Trunk Sabal Palm Curved Trunk / Booted	FG	12"	18'-24' C.T.	4
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	DS	Dioon spinulosum / Mexican Cycad	CONT.	As Shown	48" HT.	6
	PW	Philodendron 'Wilsonii' / Wilsonii Philodendron	CONT.	As Shown	30" HT	16
SHRUB AREAS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	NE	Nephrolepis exaltata / Sword Fern	CONT.	24" O.C.	24" HT	128
	MO	Philodendron 'Moonlight' / Moonlight Philodendron	CONT.	24" O.C.	24" HT	64
	ZP	Zamia pumila / Coontie	CONT	24" O.C.	24" HT	93
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	AG	Arachis glabrata / Perennial Peanut	SOD	SOD	6" HT	301
	GC	Clusia guttifera 'Nana' / Dwarf Clusia	CONT.	24" O.C.	24" HT	250

KEY MAP
SCALE: 1" = 200'-0"



1 ST AVE-TREE SPACING WITHIN SIGHT TRIANGLES

> 4" < 11" CALIPER = 30" O.C. SPACING.
> 11" ≥ 18" CALIPER = 105' O.C. SPACING.

1 ST AVE DESIGN SPEED = 35 MPH
INTERSECTIONS FULLY SIGNALIZED. SIGHT TRIANGLES FOR RIGHT TURN ON RED ONLY
NOTE= PROPOSED LANDSCAPE IS IN COMPLIANCE WITH FDOT STANDARD INDEX #544 AND #546

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FLORIDA LICENSE NUMBER 00017106
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KHA PROJECT 043588000
DATE 06/15/18
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DESIGNED BY GP
DRAWN BY ML
CHECKED BY KM

NE 1ST AVENUE (SHT. 2) LANDSCAPE PLAN

MIAMI WORLDCENTER
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-1401

Plotted By:Lotte, Michele Sheet Set:Miami Worldcenter Layout:L-1401 LANDSCAPE NE 1ST AVENUE (SHT 2) April 12, 2019 01:53:04pm K:\MIB-CIVIL\043588000 Miami World Center\Landscape\CADD\PlanSheets\95% CD Set\PLAT 1\Landscape\L-1401 NE 1ST AVENUE (SHT 2) LS.dwg
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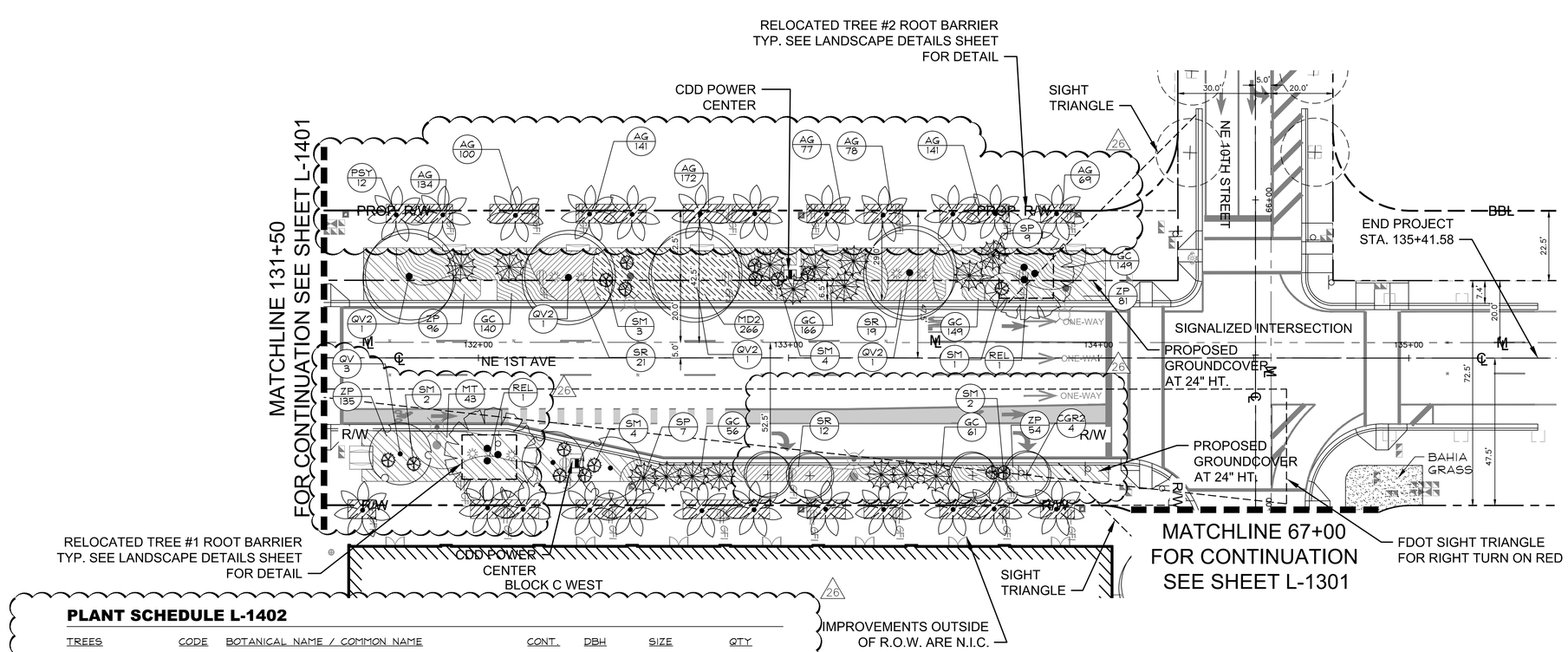


PLANT SCHEDULE L-1402

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	CGR2	Caesalpinia granadillo / Bridal Veil Tree	FG	4" DBH	18' HT.	4
	QV	Quercus virginiana / Southern Live Oak	FG	12"	25' O.A.	3
	QV2	Quercus virginiana / Southern Live Oak	FG	18"	30' O.A.	4
	REL	Relocated On Site	Existing			2

PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	PSY	Phoenix sylvestris / Sylvestris Palm	FG	18"	30' O.A.	12
	SM	Sabal minor / Dwarf Sabal	CONT.		5' HT.	16
	SP	Sabal palmetto / Curved Trunk Sabal Palm Curved Trunk / Booted	FG	12"	18'-24' C.T.	16

SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	MD2	Monstera deliciosa / Ceriman	CONT.	24" O.C.	24" HT	233
	MT	Phyllanthus myrtifolius 'Cascade' / Mouse Tail Plant	CONT.	48" O.C.	24" HT	43
	SR	Serenoa repens 'Silver Form' / Silver Saw Palmetto	CONT.	30" O.C.	30" HT.	52
	ZP	Zamia pumila / Coontie	CONT	24" O.C.	24" HT	359

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	AG	Arachis glabrata / Perennial Peanut	SOD	SOD	6" HT	912
	GC	Clusia guttifera 'Nana' / Dwarf Clusia	CONT.	24" O.C.	24" HT	572
	PN2	Paspalum notatum / Bahia Grass	SOD			386 sf

1 ST AVE-TREE SPACING WITHIN SIGHT TRIANGLES

> 4" < 11" CALIPER = 30" O.C. SPACING.
> 11" ≥ 18" CALIPER = 105' O.C. SPACING.

1 ST AVE DESIGN SPEED = 35 MPH
INTERSECTIONS FULLY SIGNALIZED. SIGHT TRIANGLES FOR RIGHT TURN ON RED ONLY
NOTE= PROPOSED LANDSCAPE IS IN COMPLIANCE WITH FDOT STANDARD INDEX #544 AND #546

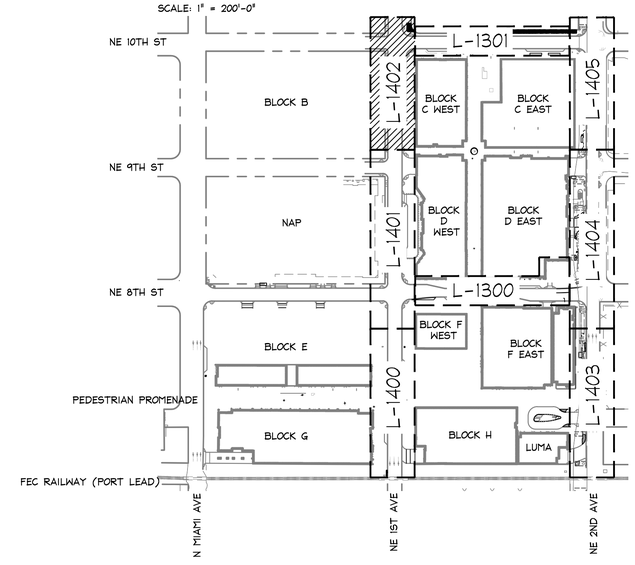
1. RELOCATED TREE FROM LUMA TREE PERMIT.

NO.	COMMON NAME	SCIENTIFIC NAME	DBH(IN)	HT(FT)	CANOPY (SF)
#1656	STRANGLER FIG	FICUS AUREA	27	30	1,257

2. RELOCATED TREE FROM NE 1ST AVENUE AND NE 10TH STREET PERMIT.
ORIGINAL LOCATION: NE 2ND AVENUE AND NE 7TH STREET INTERSECTION

NO.	COMMON NAME	SCIENTIFIC NAME	DBH(IN)	HT(FT)	CANOPY (SF)
#5610	GUMBO LIMBO	BURSERA SIMARUBA	24	18	347

KEY MAP
SCALE: 1" = 200'-0"



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FLORIDA LICENSE NUMBER 0001706
DATE:

KHA PROJECT 043588000
DATE 06/15/18
SCALE AS SHOWN
DESIGNED BY GP
DRAWN BY ML
CHECKED BY KM

NE 1ST AVENUE (SHT. 3) LANDSCAPE PLAN

MIAMI WORLDCENTER
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-1402

Plotted By:Lattie, Michelle Sheet Set:Miami Worldcenter Layout:L-1402 LANDSCAPE - NE 1ST AVENUE (SHT. 3) April 12, 2019 01:54:22pm K:\MIB_CIVIL\043588000 Miami World Center\landscape\CADD\PlanSheets\90% CD Set\PLAT 1\landscape\L-1402 LANDSCAPE - NE 1ST AVENUE (SHT. 3).dwg
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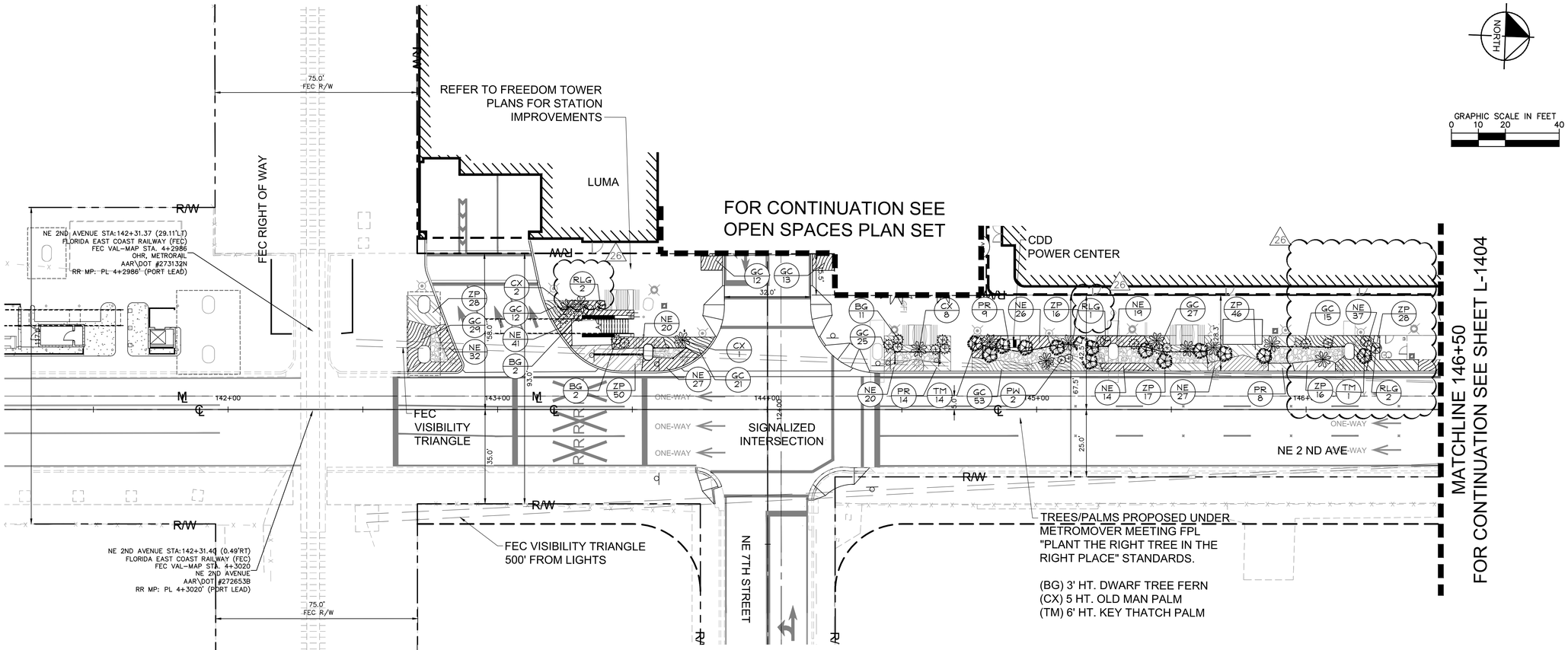
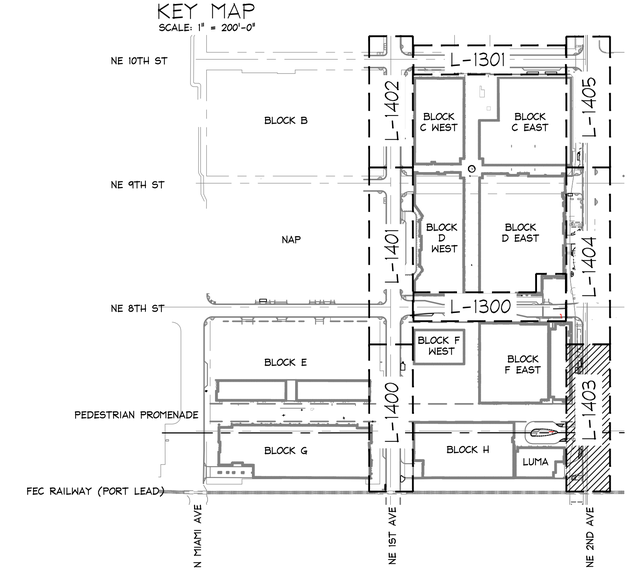


PLANT SCHEDULE L-1403

PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	CX	Coccothrinax crinita / Old Man Palm	FG		5' HT.	12
	RLG	Relocated Licuala grandis / Licuala Palm	CONT.		60" HT.	7
	TM	Thrinax morrisii / Key Thatch Palm	CONT.	2"	6' Ht.	15
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	BG	Blechnum gibbum / Dwarf Tree Fern	CONT.	As Shown	3' OA	15
	PW	Philodendron 'Wilsonii' / Wilsonii Philodendron	CONT.	As Shown	30" HT	2
SHRUB AREAS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	NE	Nephrolepis exaltata / Sword Fern	CONT.	24" O.C.	24" HT	290
	PR	Philodendron ' Rojo Congo' / Red Congo	CONT.	24" O.C.	24" HT	61
	ZP	Zamia pumila / Coontie	CONT	24" O.C.	24" HT	245
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	GC	Clusia guttifera 'Nana' / Dwarf Clusia	CONT.	24" O.C.	24" HT	244

KEY MAP
SCALE: 1" = 200'-0"



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FLORIDA LICENSE NUMBER 00017106
DATE:

KHA PROJECT 043588000
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NE 2ND AVENUE (SHT. 1) LANDSCAPE PLAN

MIAMI WORLDCENTER
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-1403

Plotted By:Lattie, Michaela Sheet Set:Miami Worldcenter Layout:L-1403 LANDSCAPE NE 2ND AVENUE (SHT. 1) April 12, 2019 01:56:30pm K:\MIB_Civil\043588000 Miami World Center\Landscape\CADD\PlanSheets\SDS CD Set\PLAT 1\Landscape\L-1403 NE 2ND AVENUE (SHT. 1).dwg
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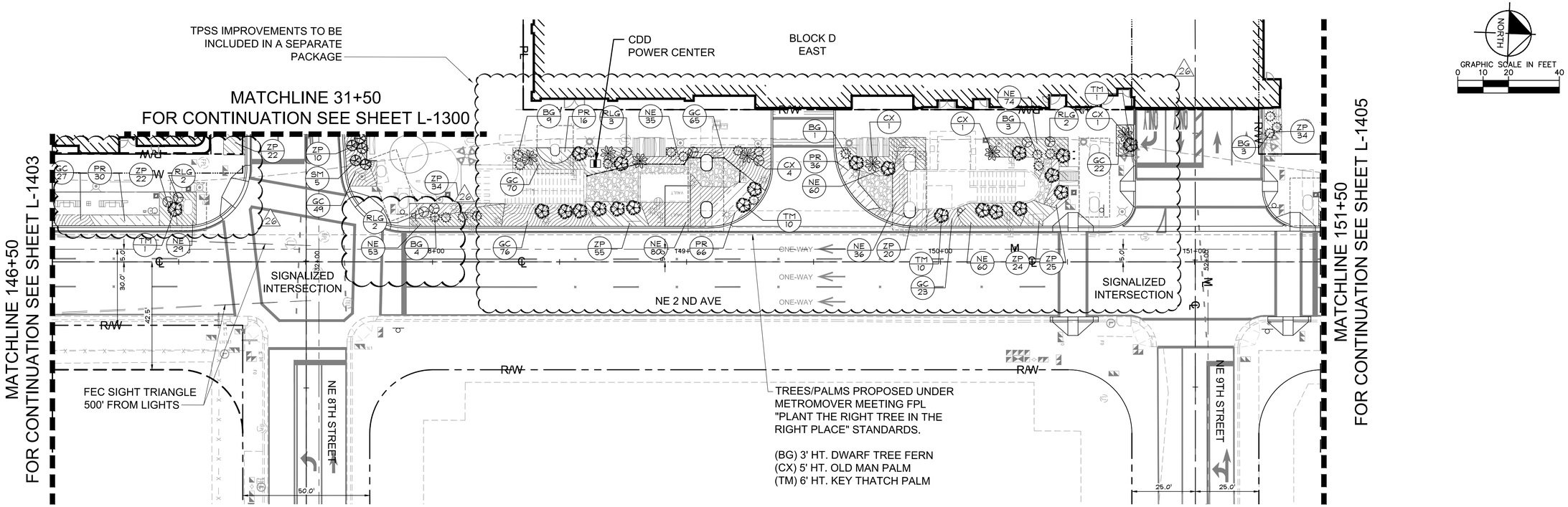


PLANT SCHEDULE L-1404

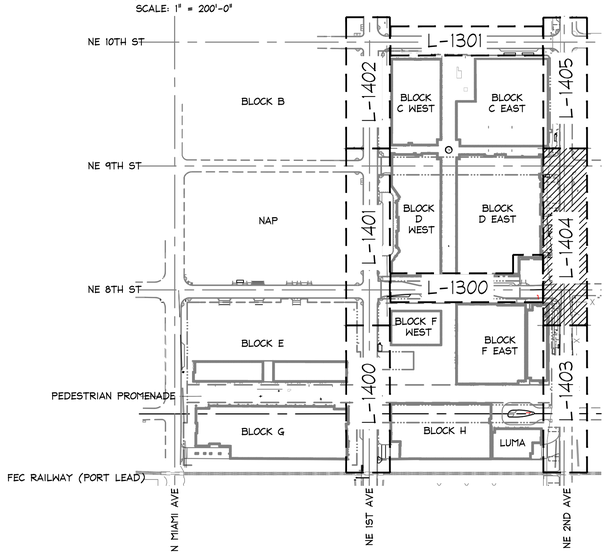
PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	CX	Coccothrinax crinita / Old Man Palm	FG		5' HT.	7
	RLG	Relocated Licuala grandis / Licuala Palm	CONT.		60" HT.	7
	SM	Sabal minor / Dwarf Sabal	CONT.		5' HT.	5
	TM	Thrinax morrisii / Key Thatch Palm	CONT.	2"	6' Ht.	21

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	BG	Blechnum gibbum / Dwarf Tree Fern	CONT.	As Shown	3' OA	20

SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	NE	Nephrolepis exaltata / Sword Fern	CONT.	24" O.C.	24" HT	401
	PR	Philodendron ' Rojo Congo' / Red Congo	CONT.	24" O.C.	24" HT	118
	ZP	Zamia pumila / Coontie	CONT	24" O.C.	24" HT	207

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	GC	Clusia guttifera 'Nana' / Dwarf Clusia	CONT.	24" O.C.	24" HT	327

KEY MAP
SCALE: 1" = 200'-0"



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	BULLETIN #26	04/12/2019	G.P.

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355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
GEORGE PUIG, RLA
FLORIDA LICENSE NUMBER
00017106
DATE: ____

KHA PROJECT 043588000
DATE 06/15/18
SCALE AS SHOWN
DESIGNED BY GP
DRAWN BY ML
CHECKED BY KM

NE 2ND AVENUE (SHT. 2) LANDSCAPE PLAN

MIAMI WORLDCENTER
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-1404

Plotted By:Lotte, Michaela Sheet Set:Miami Worldcenter Layout:L-1404 LANDSCAPE NE 2ND AVENUE (SHT. 2) April 12, 2019 01:57:54pm K:\MIB_CIVIL\043588000 Miami World Center\Landscape\CADD\PlanSheets\SDP CD Set\PLAT 1\Landscape\L-1404 NE 2ND AVENUE (SHT. 2).dwg
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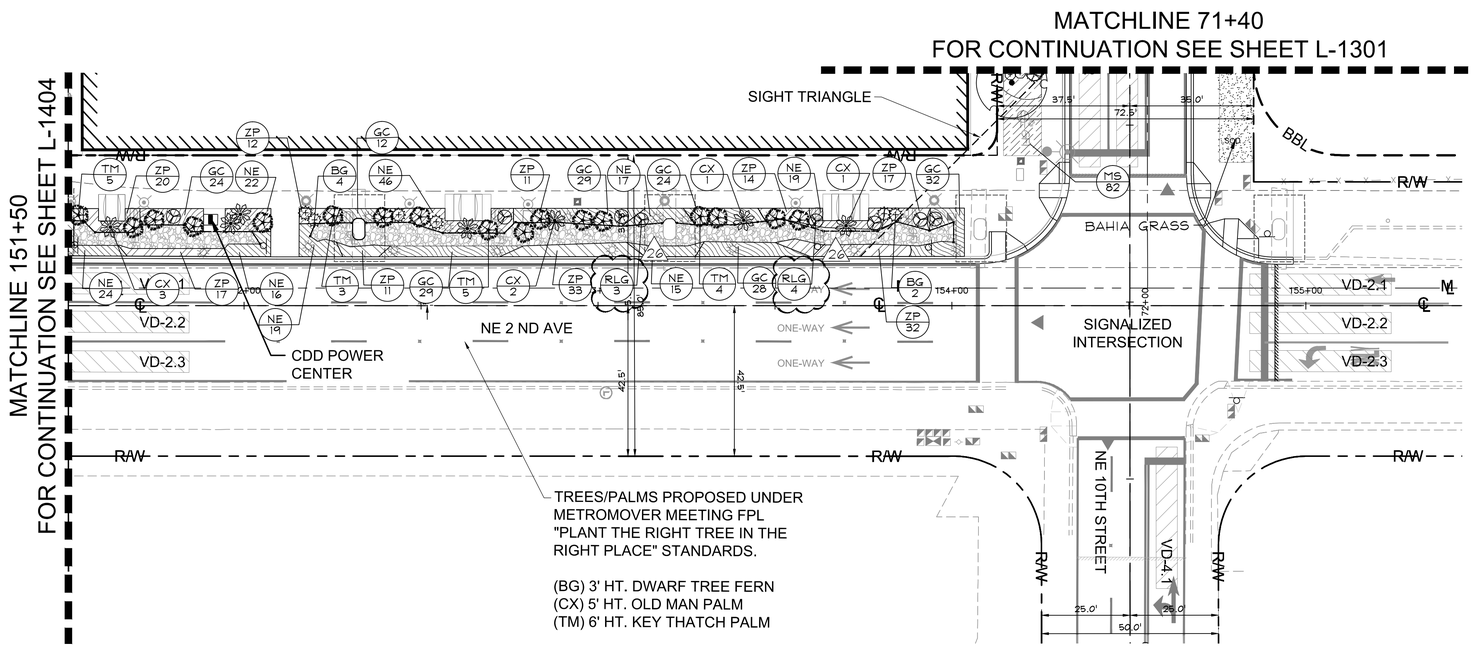


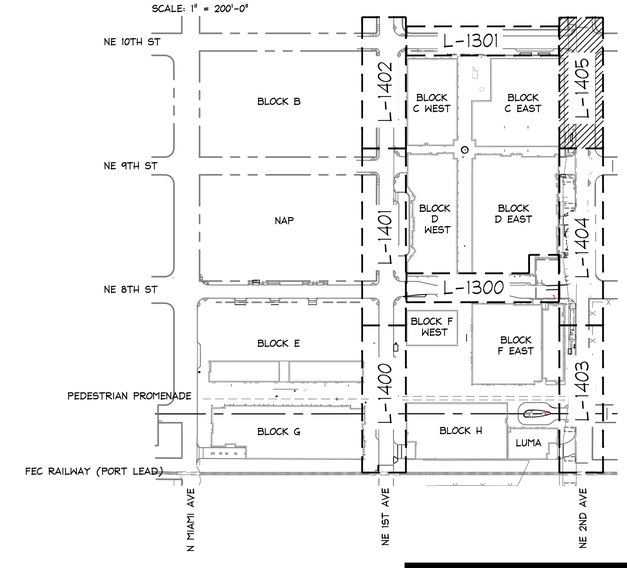
GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PLANT SCHEDULE L-1405

PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	CX	Coccothrinax crinita / Old Man Palm	FG		5' HT.	7
	RLG	Relocated Licuala grandis / Licuala Palm	CONT.		60" HT.	8
	TM	Thrinax morrisii / Key Thatch Palm	CONT.	2"	6' Ht.	17
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	BG	Blechnum gibbum / Dwarf Tree Fern	CONT.	As Shown	3' OA	6
SHRUB AREAS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	NE	Nephrolepis exaltata / Sword Fern	CONT.	24" O.C.	24" HT	178
	ZP	Zamia pumila / Coontie	CONT	24" O.C.	24" HT	167
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT.**	**SPACING**	**SIZE**	**QTY**
	GC	Clusia guttifera 'Nana' / Dwarf Clusia	CONT.	24" O.C.	24" HT	178
	MS	Microsorum scolopendrum / Wart Fern	CONT.	18" O.C.	10" HT	82
	PN2	Paspalum notatum / Bahia Grass	SOD			112 sf

KEY MAP
SCALE: 1" = 200'-0"



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FLORIDA LICENSE NUMBER 00001706
DATE: ____

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DATE 06/15/18
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CHECKED BY KM

NE 2ND AVENUE (SHT. 3) LANDSCAPE PLAN

MIAMI WORLDCENTER
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-1405

Plotted By:Lotte, Michelle Sheet Set:Miami Worldcenter Layout:L-1405 LANDSCAPE NE 2ND AVENUE (SHT. 3) April 12, 2019 01:59:17pm K:\MIB_CIVIL\043588000 Miami World Center\Landscape\CADD\PlanSheets\005 CD Set\PLAT 1\Landscape\L-1405 NE 2ND AVENUE (SHT. 3).dwg
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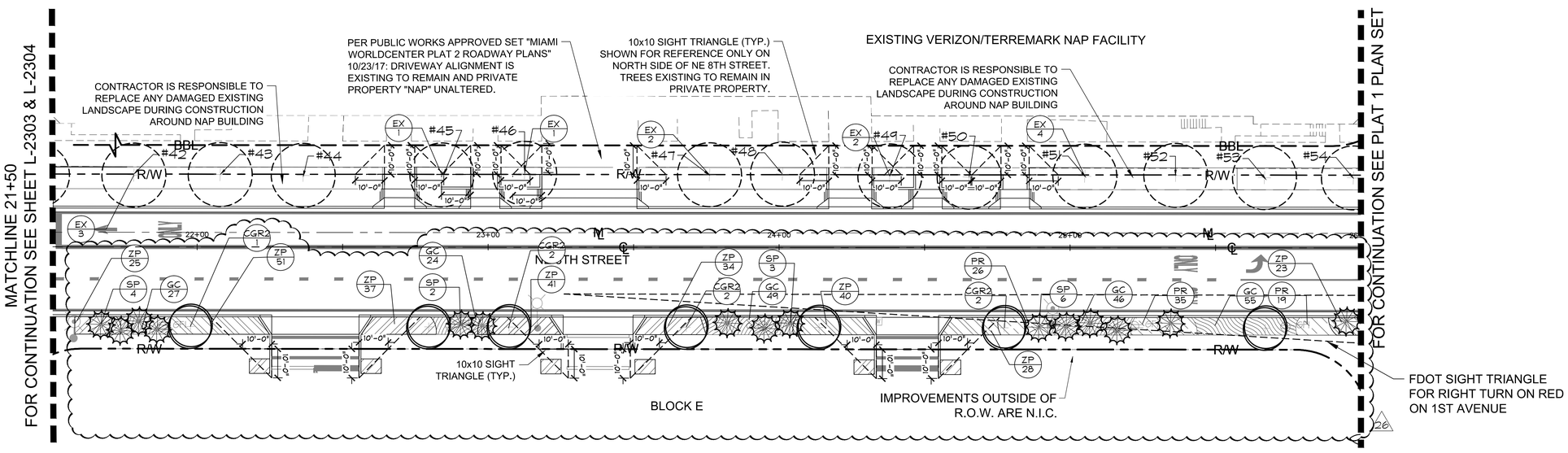


PLANT SCHEDULE P2 CDD

TREES	CODE	BOTANICAL NAME / COMMON NAME
	CGR2	Caesalpinia granadillo / Bridal Veil Tree
	EX	Existing Tree / Existing Tree to Remain
	QV	Quercus virginiana / Southern Live Oak
PALM TREES	**CODE**	**BOTANICAL NAME / COMMON NAME**
	SM	Sabal minor / Dwarf Sabal
	SP	Sabal palmetto / Curved Trunk Sabal Palm Curved Trunk / Booted
SHRUB AREAS	**CODE**	**BOTANICAL NAME / COMMON NAME**
	PR	Philodendron ' Rojo Congo' / Red Congo
	MT	Phyllanthus myrtifolius 'Cascade' / Mouse Tail Plant
	SR	Serenoa repens 'Silver Form' / Silver Saw Palmetto
	ZP	Zamia pumila / Coontie
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**
	GC	Clusia guttifera 'Nana' / Dwarf Clusia

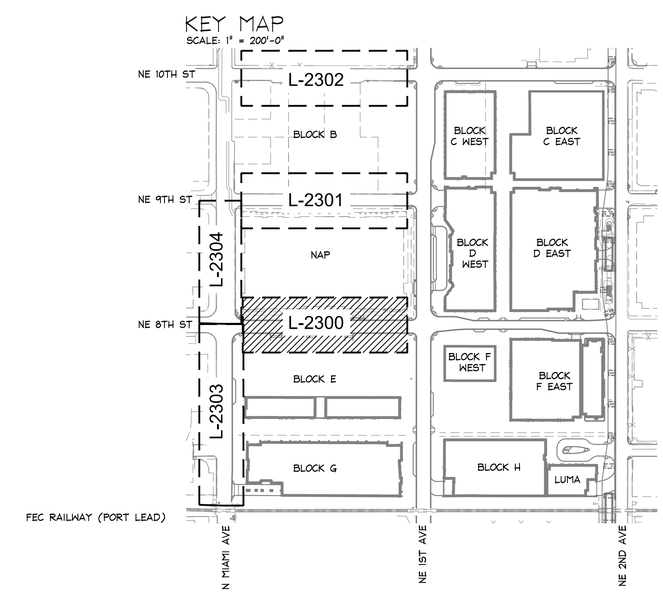
26

REFER TO SHEET L-2200 FOR FULL PLANT SCHEDULE

1 ST AVE-TREE SPACING WITHIN SIGHT TRIANGLES

> 4" < 11" CALIPER = 30" O.C. SPACING.
> 11" ≥ 18" CALIPER = 105' O.C. SPACING.

1 ST AVE DESIGN SPEED = 35 MPH
INTERSECTIONS FULLY SIGNALIZED. SIGHT TRIANGLES FOR RIGHT TURN ON RED ONLY
NOTE= PROPOSED LANDSCAPE IS IN COMPLIANCE WITH FDOT STANDARD INDEX #544 AND #546



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GRAPHIC SCALE IN FEET
0 10 20 40

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LICENSED PROFESSIONAL
GEORGE PUIG, RLA
FLORIDA LICENSE NUMBER 0001706
DATE: ----

KHA PROJECT 043588000
DATE 04/04/2016
SCALE AS SHOWN
DESIGNED BY GP
DRAWN BY ML
CHECKED BY KM

NE 8TH STREET LANDSCAPE PLAN

MIAMI WORLDCENTER
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-2300

Posted By:Alcalde, Aurora Sheet Set:Miami Worldcenter Layout:L-2300 NE 8TH STREET LANDSCAPE PLAN April 12, 2019 02:39:15pm \\kimley-horn.com\FL_MIA\WB_CIVIL\043588000 Miami World Center\Landscape\CADD\PlanSheets\90% CD Set\PLAT 2\Landscape\L-2300 - LANDSCAPE NE 8TH STREET.dwg
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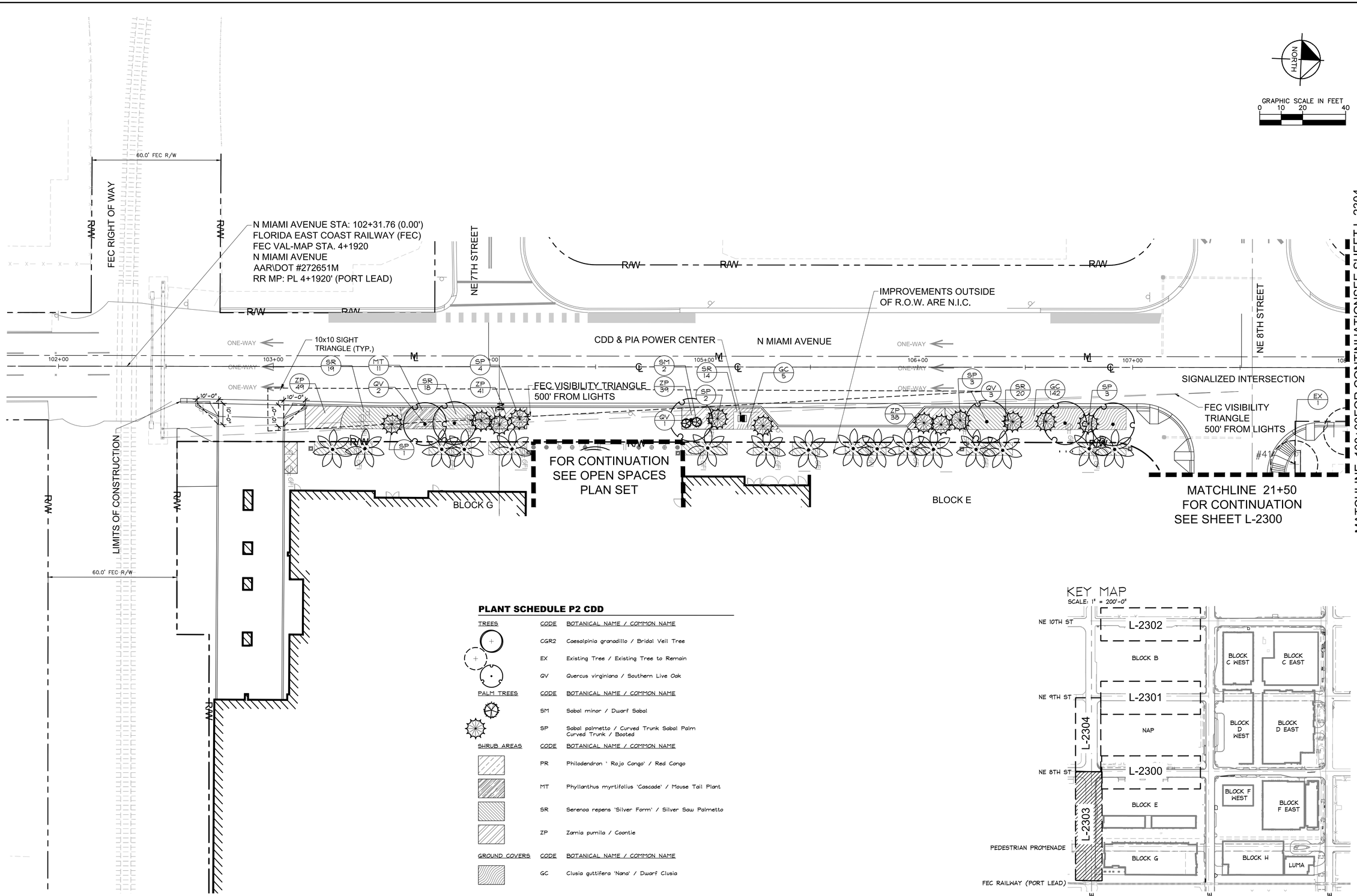

PLANT SCHEDULE P2 CDD

TREES	CODE	BOTANICAL NAME / COMMON NAME
	CGR2	Caesalpinia granadillo / Bridal Veil Tree
	EX	Existing Tree / Existing Tree to Remain
	QV	Quercus virginiana / Southern Live Oak
PALM TREES	**CODE**	**BOTANICAL NAME / COMMON NAME**
	SM	Sabal minor / Dwarf Sabal
	SP	Sabal palmetto / Curved Trunk Sabal Palm Curved Trunk / Booted
SHRUB AREAS	**CODE**	**BOTANICAL NAME / COMMON NAME**
	PR	Philodendron ' Rojo Congo' / Red Congo
	MT	Phyllanthus myrtifolius 'Cascade' / Mouse Tail Plant
	SR	Serenoa repens 'Silver Form' / Silver Saw Palmetto
	ZP	Zamia pumila / Coontie
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**
	GC	Clusia guttifera 'Nana' / Dwarf Clusia

REFER TO SHEET L-2200 FOR FULL PLANT SCHEDULE

KEY MAP
SCALE: 1" = 200'-0"

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LICENSED PROFESSIONAL
GEORGE PUIG, RLA
FLORIDA LICENSE NUMBER
0001706
DATE: ____

KHA PROJECT 043588000
DATE 04/04/2016
SCALE AS SHOWN
DESIGNED BY GP
DRAWN BY ML
CHECKED BY KM

LANDSCAPE N MIAMI AVE (SHT. 1)

MIAMI WORLDCENTER
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-2303

Plotted By:Alcalde, Aurora Sheet Set:Miami Worldcenter Layout:L-2303 LANDSCAPE N MIAMI AVE (SHT 1) April 12, 2019 02:45:06pm \\kimley-horn.com\FL_MIA\WIB_CIVIL\043588000 Miami World Center\Landscape\CADD\PlanSheets\305% CD Set\PLAT 2\Landscape\L-2303 - N. MIAMI AVE (SHT 1).dwg
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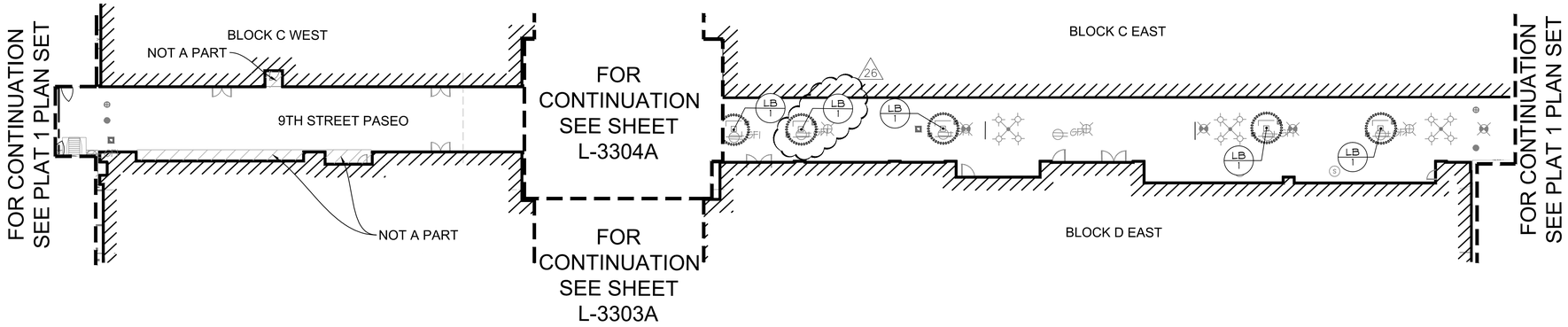


NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

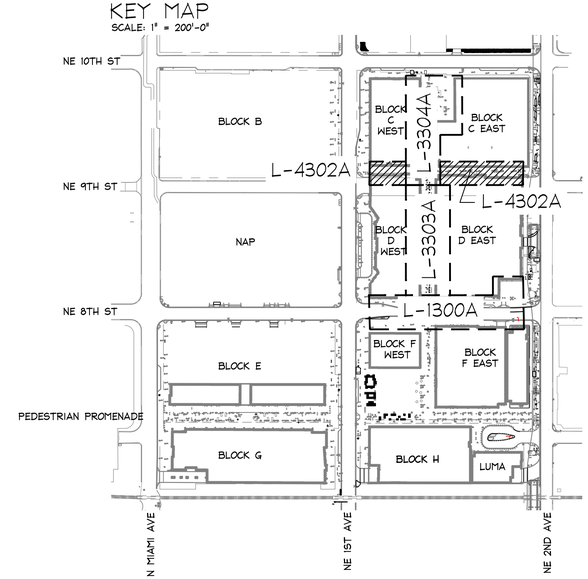
PLANT SCHEDULE L-4302A

PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	LB	Livistona benthamii / Bentham's Fountain Palm	CONT.	4"	15' HT. Min.	5

REFER TO SHEET L-3300A FOR FULL PLANT SCHEDULE

NOTE: ALL RIGHT OF WAY AND MITIGATION TREES ARE "STANDARD, SINGLE - LEADER" TREES.

KEY MAP
SCALE: 1" = 200'-0"



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LICENSED PROFESSIONAL
GEORGE PUIG, RLA
FLORIDA LICENSE NUMBER
0001706
DATE: _____

KHA PROJECT 043588000
DATE 06/15/18
SCALE AS SHOWN
DESIGNED BY GP
DRAWN BY ML
CHECKED BY KM

9TH STREET PASEO LANDSCAPE PLAN (CDD)

MIAMI WORLDCENTER
129 NE 8TH STREET
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-4302A

Plotted By:Lotte, Michelle Sheet Set:Miami Worldcenter Layout:L-4302A 9TH STREET PASEO LANDSCAPE PLAN April 12, 2019 02:44:21pm K:\MIB_CIVIL\043588000 Miami World Center\Landscape\CADD\PlanSheets\90% CD Set\PLAT 1\Landscape\L-1504 LANDSCAPE - 9TH STREET PASEO.dwg
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Plotted By:Lotte, Michele Sheet Set:Miami Worldcenter Layout:L-4301B NE 7TH ST EAST PROMENADE LANDSCAPE PLAN April 12, 2019 02:15:39pm K:\MIB_CIVIL\043588000 Miami World Center\Landscape\CADD\PlanSheets\30% CD Set\OPEN SPACES\CDD\L-4301 7TH ST PROMENADE EAST.dwg
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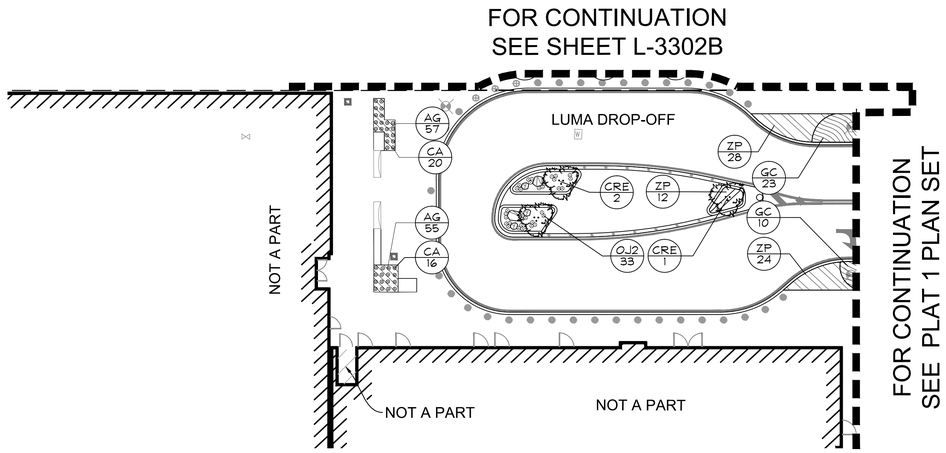


PLANT SCHEDULE L-4301B

PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	DBH	SIZE	QTY
	CRE	King Sago Palm / Cycas revoluta Cluster of 3-4 Palms	CONT.	Multi Trunk	12' OAH	3

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	CA	Cyperus alternifolius / Umbrella Sedge	CONT	As Shown	30" HT	36
	OJ2	Ophiopogon japonicus / Mondo Grass	CONT	15" O.C.	12" FULL	33

SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	ZP	Zamia pumila / Coontie	CONT	24" O.C.	24" HT	64

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	SIZE	QTY
	AG	Arachis glabrata / Perennial Peanut	SOD	SOD	6" HT	112
	GC	Clusia guttifera 'Nana' / Dwarf Clusia	CONT.	24" O.C.	24" HT	33

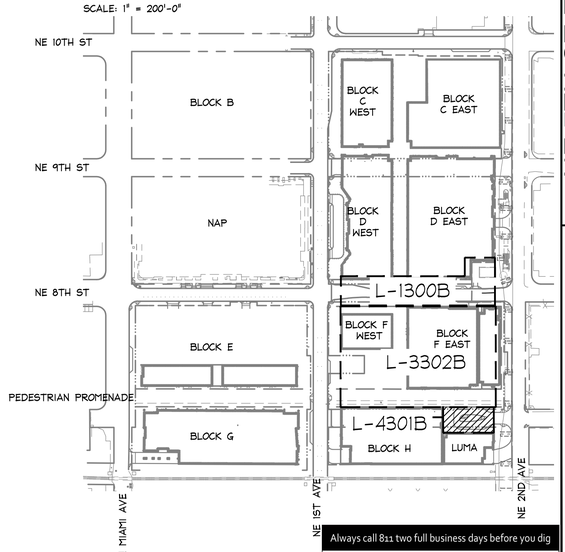
REFER TO SHEET L-3300B FOR FULL PLANT SCHEDULE

NOTE: STRUCTURE SOIL ON LARGE CANOPY TREES, COLLECTED AND RELOCATED TREES (AD, CD, CP, QV, REL).

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

KEY MAP
SCALE: 1" = 200'-0"



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CHECKED BY KM

NE 7TH ST EAST PROMENADE LANDSCAPE PLAN (CDD)

MIAMI WORLDCENTER
128 NE 8TH STREET
PREPARED FOR
MWC ASSOCIATES, LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-4301B

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

6

SQUARE EDGE

September 30, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Proposal for Property Management Services
Miami World Center Community Development District

Dear Mr. Wrathell:

On behalf of Square Edge, we are pleased to submit to the district Manager our extended proposal for property management services for your project at Miami World Center. We have described below the scope of services we expect Operations Manager, Assistant Field Operations and Office Manager in our initial Phase 1 and what we have completed in our initial Phase 1 and what we have completed.

1. Our scope is as follows:

<u>Field Operations Manager services:</u>

- Provide supervision, suppliers and maintenance contractors and responsible for ensuring that all work performed adheres to all prescribed established safety standards, building codes and regulatory requirements, as applicable. Must plan and coordinate to ensure safe, productive and time efficient accomplishment of department operations.
- Supervise maintenance and repairs in the areas of plumbing, carpentry, painting, plastering, machine servicing, electrical, landscaping, custodial, water feature maintenance, vehicle servicing, pressure washing, chemical cleaning, meter reading, repairs, or as assigned by the Operations Manager.
- Identify and report any detected deterioration, repair and maintenance needs and submit recommendations for corrective measures.
- Plan and coordinate repairs and maintenance projects at various sites.
- Requisition materials and supplies for projects and coordinate the efficient use of workers, resources and equipment.
- Analyze and monitor productivity and work flow of field staff under charge; ensure adherence to established deadlines and maintenance and repair schedules.
- Maintain current knowledge of materials and equipment used, manual, electrical, and gas-powered tools and equipment. Oversee preventative maintenance and care of tools and equipment.
- Respond to emergency situations in order to contain, resolve or prevent injurious or otherwise hazardous conditions.

- Contact residents in areas where services will be interrupted and communicate when services will be restored.
- Evaluate completed projects and repairs to ensure all work performed adhere to established safety standards, building codes and regulations, and legal guidelines where applicable.
- Ability to function in all weather conditions and ability to respond to situations and direct mitigation efforts in emergencies.

Operations Manager:

- Performs administrative tasks;
- Provides budgetary input and assists in monitoring expenditures;
- Reviews invoices for accuracy, researches discrepancies, codes invoices per the District's Adopted Budget, and approves for payment; researches information as requested;
- Makes recommendations concerning projects or needs;
- Assists in developing procedures relating to projects/activities.
- Supervises repairs, operation, and maintenance of District common areas, streetscape, street lighting, sidewalks, infrastructure, and facilities.
- Supervises various tasks involving grounds maintenance or landscaping projects;
- Conducts site inspections of each project and identifies any deficiencies;
- Oversees landscapes company who provides mowing and edging activities; oversees plantings, maintenance, watering, and trimming of trees, shrubs, flowers, and landscape areas; oversees removal of trees/limbs and grinding of stumps; oversees aeration, seed application, sod installation, and spreading of mulch or other ground materials; oversees application of fertilizers, herbicides, and pesticides; oversees raking, blowing, pickup, and disposal of grass clippings, leaves, brush, debris, litter, or other materials.
- Performs quality control inspections to ensure quality of work, products, or operations.
- Oversees security company for CDD infrastructure, amenities, facilities, and common areas. Oversees janitorial contracts for infrastructure, amenities, facilities, and common areas.
- Responsible for the preparation for and administration of natural disasters and the post event clean-up. Ensure proper documentation is maintained to be eligible for federal, state, and local disaster funding/reimbursement.
- Responds to complaints and questions related to activities, researches problems and provides information; formulates and initiates plan of action to correct problems/issues.
- Communicates with Board and District Manager, other departments, employees, contractors, developers, engineers, utility companies, vendors/suppliers, public service agencies, the public, community organizations, outside agencies, the media, and other individuals as needed to coordinate work activities, review status of work, exchange information, resolve problems, or give/receive advise/direction.
- Interfaces with District Manager and/or financial manager on annual budget preparation and preparation of monthly financial results.
- Must be familiar with all permit requirements and ensure that all of those requirements are met.
- Serves as the operations liaison with the Board of Supervisors, including attending monthly board meetings and the presentation of the monthly operational data. Provides transparent

and detailed management reports, which are to be included in monthly agenda packages distributed to the Board and staff.

- Communicate with the District Manager, Engineer, Attorney, and Board Chair on matters requiring their attention.
- Provides assistance to other employees or departments as needed.

Office Manager services:

- Staffing, budgeting, administrative support, mail, bookkeeping and related functions thereto.
- Implementation and enforcement of the District policies and procedures as directed by Operations Manager.
- Perform a wide variety of administrative support duties, e.g., customer service tasks, relaying and resolving telephone and/or walk-up inquires, scheduling calendar items and meetings, generating a variety of documents and correspondence, processing forms, performing data entry, and establish and maintain records.
- Provide administrative support to the Operations and Field Managers and other field office staff.
- Interact with residents and guests in a positive, friendly, courteous and knowledgeable manner. Must be customer service oriented and interact respectfully in all circumstances.
- Responsible for updating District database.
- Provide patrons, residents and guests of the community with useful information about District activities and events
- Input all owner/tenant information from property information forms into District database to maintain current and accurate contact information.
- Schedule and coordinate service providers and process related information.
- Codes and reconciles vendor invoicing to service contract. Notifies appropriate department managers of any and all discrepancies. Acquire invoice payment approvals from Operations Manager.
- Compile information for the preparation of the monthly Board agenda.
- Receive and process standard materials appropriate to assigned department, e.g., correspondence, memos, agendas, minutes, charts, permits, legal documents, orders, requisitions, reports, manuals, accounts payable.
- Maintain data base, draft, edit, revise, and print letters, tables, reports, and other materials.
- Greet and direct visitors/customers, as and when appropriate; resolve routine administrative issues and answer inquiries concerning activities and operations of department/division and maintain a log of inquiries.
- Receive inquires and requests from the general public and business community, through friendly, professional customer service skills, ascertain the needs of the customers and provide appropriate assistance and information; and respond to escalated customer service issues.
- Perform a range of staff and/or operational support activities; may serve as a liaison with departments on basic administrative and/or operational matters.
- Establish, organize, maintain, process, and update files, records, certificates, and/or other documents.
- Arrange meetings and conferences, schedule interviews and appointments, and perform other duties related to maintaining one or more individual schedules.

- Order, stock and administer supplies.
- Perform standard, routine bookkeeping functions, which may involve general billing and accounting activities.
- Provide requested information to various departments (i.e., District, Accounting, Security, Housekeeping, etc,).
- Operate with all guidelines, policies, standards and constraints as established by District Management and/or Board of Supervisors.
- Performs all related administrative duties as directed by Operations Manager.
- All field maintenance work to be performed by separate firm and directly contracted with the District and all insurance polices to name Square Edge, Inc. as an additional insured.

2. Our Monthly Deliverables are as follows:
   - Cash flow
   - Cost reports

3. Legal and Insurance
   - Work closely with the Owner's selected attorney and insurance consultant/broker on contracts and appropriate insurance.
   - The following are the list of insurance we carry and could be provided:
     1. General Liability Insurance. Commercial general liability (or third-party liability) insurance to be written on an occurrence basis with liability limits of not less than One Million and 00/100 Dollars ($1,000,000.00) per occurrence, One Million and 00/100 Dollars ($1,000,000.00) products/completed operations aggregate, and One Million and 00/100 Dollars ($2,000,000.00) general aggregate. District's commercial general liability insurance shall cover liabilities for bodily injury, property damage, products and completed operations, personal and advertising injury, blanket broad form contractual liability and medical payments.
     2. Workers' Compensation and Employer's Liability Insurance. Workers' compensation in compliance with applicable statutory requirements as well as employers' liability insurance with a limit of not less than One Million and 00/100 Dollars ($1,000,000.00).
     3. Professional Liability Insurance. Professional liability insurance on a claims-made basis covering any negligent acts, errors or omissions caused by or arising out of the performance of the Services by Consultant in connection with the Project, in an amount that is not less than One Million Dollars ($1,000,000.00) per claim and annual aggregate and, a deductible or self-insured retention of not more than Twenty-Five Thousand and 00/100 Dollars ($25,000.00). Such claims-made coverage will be issued or endorsed for a policy period not less than the period of time necessary for completion of the Services contemplated by this Agreement.

     4. Automobile Liability Insurance. No more than thirty (30) days after the Effective Date of this Agreement Consultant shall obtain and continuously maintain for the remainder of the Term of this Agreement, automobile liability insurance covering all owned, hired, or non-owned vehicles with liability limits of not less than One Million and 00/100 Dollars ($1,000,000.00) per accident or occurrence.

5. Additional Insurance Costs. Property Management Services Agreement, in substantial form. Square Edge can bill for additional insurance costs over and above what is already in the fees up to a cap of $13,500.

- Indemnity: By District: The District shall indemnify and hold Consultant harmless from and against any and all liabilities, losses, damages, fines, punitive damages, debts, costs, penalties, expenses, including, without limitation, attorneys' fees, court costs, and other litigation expenses (collectively, the "Losses" and each a "Loss"), arising out of, relating to, or connected with, any and all claims, actions, obligations, judgments, demands, liens, cause of action, causes of action, lawsuits, and liabilities asserted by any third party against Consultant, that arise out of, or result from: (i) any material breach of this Agreement by District, or (ii) any act of willful misconduct or gross negligence committed by District, or (iii) Consultant's performance of its obligations under this Agreement; provided, however, District has no obligation to indemnify or hold Consultant harmless to the extent a Loss is caused by (x) any act of willful misconduct or gross negligence of Consultant, or (y) any breach by Consultant of this Agreement, or (z) any action taken by Consultant that is outside the scope of Consultant's authority or responsibility under this Agreement. District's indemnification obligation shall not exceed the amount of District's available insurance proceeds. Nothing contained herein shall be construed as permitting the "double-recovery" of damages.
- The agreement can be terminated by both parties with 60 days-notice

4. Our Fee Break Down is as follows:
   - From October 1, 2019 through March 30, 2020
   1. Operation's Manager will spend 20 hours a week at a rate of $7,800.00/month
   2. Field Operations Manager will spend 10 hours a week at a rate of 3,900.00/month
   3. Office Manager will spend 10 hours a week at a rate of $1,950/month

   Total monthly fee: $13,650/month
   Total for October 2019-March 2020 $81,900

   - From April 1, 2020 through September 30, 2020
   1. Operation's Manager will spend 25 hours a week at a rate of $9,750.00/month
   2. Field Operation Manager will spend 15 hours a week at a rate of $5,850.00/month
   3. Office Manager will spend 15 hours a week at a rate of $2,925/month

   Total monthly fee: $18,525/month
   Total for April 2020-September 2020 $111,150

   Total annual fee (FY 2020): $193,050

5. Reimbursable Expenses
   - Flights, parking, taxi, meals and hotel for trips
   - Flights, parking, taxi, meals and hotel for trips to cities other than Miami/Fort Lauderdale for design meetings
   - Site Office within the Miami World Center development
   - Cell phone for staff members

- All reimbursable expenses shall be billed at 1.05% of actual costs

6. Fixed Reimbursable costs:

• Site Office Expenses (supplies, drinks, consumables)	$400/month
• Cell Phones	2@$100/month
• Site Office (fixed lump sum shared with development)	$700/month
	Total $1,300/month
	Total for 12 months $15,600.00

Sincerely,

Glenn Fidje
Square Edge Inc.

The undersigned warrants they are an authorized agent of the Owner

Agreed, approved and authorized

By: MWC CDD

Signature	Print Name	Title	Date

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

7A

SQUARE EDGE

October 7, 2019

Miami World Center Community Development District
Attn: Craig Wrathell
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Recommendation to award Waste & Recycling Management

This recommendation letter is for the revised proposal from Waste Management which includes all the areas that would be turn over to the CDD in November 01, 2019. The areas will be added as they are delivered.

Company	Type	Container	Service per Week	Lockbar	Monthly Rate	One Time Set up	First Monthly Lockbar	Monthly Lockbar Rate	Annual Permit	Total	City Franchise Fee 24%	Total First Year	Extra Pickup	All Total With Extra PickUp
Waste Management	Solid	4 YD	1 Time	Yes	$ 135.00	$150.00	$ -	$ 15.00	Included	$1,950.00	Included	$ 1,950.00	$ 40.00	$ 2,430.00
	Recycling	96 Gallon		Yes	$ 40.00	$150.00		$ 15.00	Included	$ 810.00	Included	$ 810.00	$ 20.00	$ 1,050.00
											Total	$ 2,760.00		$ 3,480.00

* Amount not spent

Description	CDD Adopted Budget FY 2019	Proposed Cost FY 2019
Waste & Recycling Management	$ 4,000.00	$ -

Description	CDD Proposed Budget FY 2020	Proposed Cost FY 2020
Waste & Recycling Management	$ 10,000.00	$ 3,480.00

Sincerely,

Glenn Fidje
Square Edge, Inc

10/7/2019

SQUARE EDGE

Miami World Center - All CDD Areas - Waste & Recycling Proposals

Company	Type	Container	Service per Week	Lockbar	Monthly Rate	One Time Set up	First Monthly Lockbar	Monthly Lockbar Rate	Annual Permit	Total	City Franchise Fee 24%	Total First Year	Extra Pickup	All Total With Extra PickUp
Option 1														
Coastal	Solid	4 YD	1 Time	Yes	$ 120.00	$ -	$ 45.00	$ 8.00	$ 38.00	$ 1,611.00	$ 386.64	$ 1,997.64	$ 90.00	$ 3,077.64
	Recycling	96 Gallon		Not	$ 40.00	$ -	$ -	$ -		$ 568.00	$ -	$ 568.00	$ 45.00	$ 1,108.00
											Total	**$ 2,565.64**		**$ 4,185.64**
Option 2														
Waste Management	Solid	4 YD	1 Time	Yes	$ 135.00	$ 150.00	$ -	$ 15.00	Included	$ 1,950.00	Included	$ 1,950.00	$ 40.00	$ 2,430.00
	Recycling	96 Gallon		Yes	$ 40.00	$ 150.00		$ 15.00	Included	$ 810.00	Included	$ 810.00	$ 20.00	$ 1,050.00
											Total	**$ 2,760.00**		**$ 3,480.00**

Note:
* **Coastal** is currently providing service to Caoba
* **Waste Management** is currently providing service to D East
* **Great West** was included as a possible vendors, but the answer was that there is already a company for the Miami World Center and they do not provide service for this area.

October 4, 2019

Miami World Center Community Development District (CDD)
600 N.E. 1st Avenue
Miami, FL 33132

Paola Lamprea,

It was a pleasure speaking with you and discussing your waste removal needs. **Coastal Waste & Recycling** is committed in providing your company with excellent service, competitive prices, and personal attention. As a result of our discussion, **Coastal Waste & Recycling** is prepared to recommend a system that will fully satisfy all your needs. We, at **Coastal Waste & Recycling** have developed a cost efficient waste removal system for you as summarized below and will provide:

Solid Waste	***Frequency***	***Monthly / Rate***
ONE - 4 YD	1X/Week	$120.00

Lockbar $45.00first month + $8.00 monthly after first month (First Year total $133.00+FF)
Extra pick up $90.00

Note: City of Miami has a Franchise Fee of 24%

Recycling(OCC)	***Frequency***	***Monthly / Rate***
ONE – 96 gallon	ON Call (up to 1x/week)	$40.00

Extra pick up $45.00 (lock not available on 96 gallon toter)

PERMIT $38.00 (Annual)
NO FUEL CHARGE
NO ENVIRONMENTAL FEE
NO OTHER FEES

Total Monthly (ALL IN): $198.72 (Yearly all in w permit and FF) $2,438.44

In Summary, by contracting with Coastal Waste & Recycling for your waste removal needs, you will have the assurance that your service will be met in a professional, dependable and cost efficient manner.
Again, thank you for your time and interest. If you have additional questions, please do not hesitate to contact us.

Monica Veiga 305-336-3497
4701 NW 35 Avenue, Miami, Florida 33142 ❖ 305-635-5144 ❖ www.coastalwasteinc.com

October 3, 2019

Dear Paola,

On behalf of Waste Management of South Florida, it is my pleasure to present you with the proposal for waste services at Miami World Center Community Development District (CDD).

When a customer collaborates with Waste Management, Inc., it harnesses the talents and focused energies of the top experts in the environmental industry. More than 30 years of innovation and outstanding service equips Waste Management with the knowledge, experience and resources necessary to devise and implement the solutions you need to meet its operational and financial goals.

We very much appreciate that you and other staff members have invested your time and effort in helping us gather the information required to understand your unique business needs. We have designed the following solution to meet your company's needs today and for the foreseeable future.

Some of the valuable benefits you can expect to receive include:

- Cost reduction strategies
- A single-point of contact for all waste issues
- Environmental protection
- Quality initiatives
- Support infrastructure
- Corporate citizenship

We are eager to work with you to finalize this program. I will be following up with you regarding the details of our recommended services and the steps required for their implementation. In the meantime, please call me at 305-986-5120 if you have any questions.

Sincerely,

Susie Vega
Waste Management Inc. of Florida
Cell: 305-986-5120

PRICING INFORMATION & BREAKDOWN

Based on your current waste services issues, the specific outcomes you desire from your next waste services provider and the selection of Waste Management solutions that address your specific needs, we have developed the attached services recommendation for Miami World Center Community Development District (CDD)

Solid Waste:

(1) 4 cubic yard container serviced one (1) day per week…… $ 135.00 per month

- One time delivery/set up fee $150.00
- Lock Bar and Unlocking Fee $15 per month
- Extra Pickup $ 40.00

Recycling:

(1) 90 gallon container serviced on-call……. $ 40.00 per month

- One time delivery/set up fee $150.00
- Lock Bar and Unlocking Fee $15 per month
- Extra Pickup $ 20.00
- All rates above are all inclusive.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

7B

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

10

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2019

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2019

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	$ 668,862	$ -	$ -	$ 668,862
Investments				
Reserve	-	4,985,897	-	4,985,897
Capitalized interest	-	2,079,451	-	2,079,451
Construction	-	-	15,310,507	15,310,507
Construction reserve[1]	-	-	2,000,000	2,000,000
Cost of issuance	-	18,694	-	18,694
Retainage subaccount	-	-	994	994
Assessments receivable	232,679	-	-	232,679
Interest receivable	-	4,749	29,948	34,697
Electric deposits	500	-	-	500
Total assets	$ 902,041	$ 7,088,791	$ 17,341,449	$ 25,332,281
LIABILITIES				
Accounts payable	$ 265	$ -	$ -	$ 265
Retainage payable	-	-	1,051,672	1,051,672
Accrued taxes payable	122	-	-	122
Developer advance	6,000	-	-	6,000
Due to Developer	17,605	-	-	17,605
Total liabilities	23,992	-	1,051,672	1,075,664
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	232,679	4,749	29,948	267,376
Total deferred inflows of resources	232,679	4,749	29,948	267,376
FUND BALANCES				
Restricted for:				
Debt service	-	7,084,042	-	7,084,042
Capital projects	-	-	14,259,829	14,259,829
Metro Mover[1]	-	-	2,000,000	2,000,000
Unassigned	645,370	-	-	645,370
Total fund balances	645,370	7,084,042	16,259,829	23,989,241
Total liabilities, deferred inflows of resources and fund balances	$ 902,041	$ 7,088,791	$ 17,341,449	$ 25,332,281

[1]Reserve for Metro Mover.

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2019

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Off-roll assessments	$ -	$ 793,841	$ 1,001,468	79%
Developer contribution	-	15,213	-	N/A
Total revenues	-	809,054	1,001,468	81%
EXPENDITURES				
Professional & administrative				
Supervisors	800	6,264	8,000	78%
FICA	61	382	612	62%
District engineer	1,131	19,321	12,500	155%
General counsel	3,761	19,030	40,000	48%
District manager	4,167	45,833	50,000	92%
Accounting O&M	375	4,125	4,500	92%
Debt service fund accounting	1,250	13,750	15,000	92%
O&M methodology	-	1,850	-	N/A
Suplemental methodology	-	15,000	-	N/A
Assessment roll services	-	10,000	20,000	50%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	8,500	8,500	100%
Postage	12	272	1,000	27%
Insurance - GL, POL	-	10,710	11,781	91%
Legal advertising	678	860	1,500	57%
Miscellaneous- bank charges	-	276	750	37%
Website				
Hosting and maintenance	-	635	675	94%
ADA compliance	-	139	350	40%
Dissemination agent	250	2,750	3,000	92%
Annual district filing fee	-	175	175	100%
Trustee	-	3,500	5,500	64%
Total professional & administrative	12,485	163,372	184,593	89%

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2019

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Janitorial services	-	-	175,000	0%
On-site field management	10,000	56,105	50,000	112%
Security services	-	-	300,000	0%
Landscape services	-	-	75,000	0%
Road cleaning	-	-	7,500	0%
Pest control	-	-	2,100	0%
Waste removal	-	-	4,000	0%
Telephone/internet	-	-	5,000	0%
Street light services	-	-	64,000	0%
Utilities				
Electricity	751	751	13,000	6%
Irrigation	19,788	30,877	10,700	289%
Stormwater drain inspections/cleanout	-	-	4,000	0%
Copier lease	-	-	700	0%
Repairs & maintenance				
General	-	-	10,000	0%
Electrical	-	-	2,500	0%
Grounds	-	-	5,000	0%
Irrigation	-	-	2,500	0%
Plant tree replacement	-	-	10,000	0%
Road repair	-	-	4,000	0%
Sidewalk/paver repair	-	-	7,500	0%
Signage	-	-	1,000	0%
Golf cart	-	-	2,500	0%
Holiday lighting	-	-	25,000	0%
Licenses and permits	-	-	375	0%
Contingency	-	-	18,500	0%
Insurance: property	-	4,938	8,500	58%
Office equipment	-	-	1,000	0%
Office supplies	-	-	7,500	0%
Total field operations	30,539	92,671	816,875	11%
Total expenditures	43,024	256,043	1,001,468	26%
Excess/(deficiency) of revenues over/(under) expenditures	(43,024)	553,011	-	
Net change in fund balance	(43,024)	553,011	-	
Fund balance - beginning	688,394	92,359	-	
Fund balance - ending	$ 645,370	$ 645,370	$ -	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED AUGUST 31, 2019

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest income	$ 37,875	$ 118,969	$ -	N/A
Unrealized gain (loss) on investment	9,227	92,182	-	N/A
Total revenues	47,102	211,151	-	N/A
EXPENDITURES				
Interest	-	3,766,213	3,766,213	100%
Total expenditures	-	3,766,213	3,766,213	100%
Excess/(deficiency) of revenues over/(under) expenditures	47,102	(3,555,062)	(3,766,213)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(97,712)	-	N/A
Total other financing sources/(uses)	-	(97,712)	-	N/A
Net change in fund balance	47,102	(3,652,774)	(3,766,213)	
Fund balance - beginning	7,036,940	10,736,816	10,762,647	
Fund balance - ending	$ 7,084,042	$ 7,084,042	$ 6,996,434	

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED AUGUST 31, 2019

	Current Month	Year to Date
REVENUES		
Interest income	$ 35,544	$ 432,465
Unrealized gain (loss) on investment	-	(1,857)
Total revenues	35,544	430,608
EXPENDITURES		
Capital outlay	250,834	10,363,535
Total expenditures	250,834	10,363,535
Excess/(deficiency) of revenues over/(under) expenditures	(215,290)	(9,932,927)
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	97,712
Total other financing sources/(uses)	-	97,712
Net change in fund balance	(215,290)	(9,835,215)
Fund balance - beginning	16,475,119	26,095,044
Fund balance - ending	$ 16,259,829	$ 16,259,829

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Miami World Center Community Development District held multiple Public Hearings and a Regular Meeting on August 21, 2019 at 11:00 a.m., at the offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Room 44-008, Miami, Florida 33131.

Present at the meeting were:

John Chiste (via telephone)	Chair
Joseph DiCristina	Assistant Secretary
Peter Brown	Assistant Secretary
Stephen Colamarino	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC
Lisa Dao	Wrathell, Hunt and Associates LLC
Ginger Wald	District Counsel
Ben Feldman	Falcone Group/Miami World Center

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:04 a.m. Supervisors Brown, DiCristina and Colamarino were present, in person. Supervisor Chiste was attending via telephone. Supervisor DiFiore was not present.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Ratification of FPL Energy Services, Inc., Change Order Number 1**

Mr. Wrathell presented FPL Energy Services, Inc., Change Order Number 1.

On MOTION by Mr. Brown and seconded by Mr. Colamarino, with all in favor, FPL Energy Services, Inc., Change Order Number 1, was ratified.

FOURTH ORDER OF BUSINESS **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2018, Prepared by Grau & Associates**

Mr. Wrathell presented the Audited Financial Report for Fiscal Year 2018; it was a clean audit and was filed by the deadline. The Page 3 Financial Highlights reflected that the District's liabilities exceeded its assets by $7,235,022, which is not uncommon when bonds are issued as, initially, only interest is paid off; this does not mean the District was in a precarious financial position. In response to Mr. Chiste's question regarding the debt service reserve, Mr. Wrathell stated it provides for the bi-annual interest payment due in November.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2019-03, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018**

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, Resolution 2019-03, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018, was adopted.

SIXTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2019/2020 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2019-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Wrathell presented the proposed Fiscal Year 2020 budget, which was similar to the proposed Fiscal Year 2020 budget from at the last meeting. He reviewed the line item increases, decreases, adjustments, additions and/or deletions, compared to the Fiscal Year 2019 budget, the reasons for any changes, the debt service fund, bond amortization schedule, payments due in Fiscal Year 2020 and use of the capitalized interest account and debt assessment funds to pay the November 1, 2019 and May 1, 2020 interest payments. The administrative expenses were applied to all properties but the Special Assessment

Methodology applied the Operations & Maintenance O&M expenses only to permitted properties. Mr. Feldman would review Exhibit A, prepared by PFM Group Consulting, LLC, and submit any corrections in advance of the September 15th deadline for submitting the tax rolls.

On MOTION by Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Brown and seconded by Mr. Colamarino, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Brown and seconded by Mr. Colamarino, with all in favor, Resolution 2019-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2019/2020, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Mailed Notice(s) to Property Owners

The affidavit of mailing and mailed notice were included for informational purposes.

C. Consideration of Resolution 2019-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Colamarino and seconded by Mr. Brown, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Brown and seconded by Mr. Colamarino, with all in favor, the Public Hearing was closed.

On MOTION by Mr. DiCristina and seconded by Mr. Colamarino, with all in favor, Resolution 2019-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2019-06.

On MOTION by Mr. Brown and seconded by Mr. DiCristina, with all in favor, Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2019**

Mr. Wrathell presented the Unaudited Financial Statements as of June 30, 2019.

On MOTION by Mr. Colamarino and seconded by Mr. DiCristina, with all in favor, the Unaudited Financial Statements as of June 30, 2019, were accepted.

TENTH ORDER OF BUSINESS **Approval of June 12, 2019 Regular Meeting Minutes**

Mr. Wrathell presented the June 12, 2019 Regular Meeting Minutes.

On MOTION by Mr. DiCristina and seconded by Mr. Brown, with all in favor, the June 12, 2019 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

Ms. Wald stated she prepared changes to agreements discussed at the last meeting for security services, janitorial services, and landscape and irrigation maintenance, as well as a new agreement for camera maintenance, but she has not received feedback.

B. District Engineer: *Kimley-Horn and Associates, Inc.*

There being no report, the next item followed.

C. Operations Manager: *Square Edge Inc.*

There being no report, the next item followed.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

i. 23 Registered Voters in District as of April 15, 2019

There were 23 registered voters residing within the District as of April 15, 2019.

ii. NEXT MEETING DATE: September 18, 2019 at 11:00 A.M.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

THIREENTH ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Brown and seconded by Mr. DiCristina, with all in favor, the meeting adjourned at 11:38 a.m.

196
197
198
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202 _____ _____
203 Secretary/Assistant Secretary Chair/Vice Chair

MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT

12D

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE

LOCATION

offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Miami, Florida 33131

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2019	Regular Meeting	11:00 AM
November 19, 2019	Landowners' Meeting	11:00 AM
November 19, 2019	Regular Meeting	*immediately following Landowners' Meeting*
December 17, 2019	Regular Meeting	11:00 AM
January 21, 2020	Regular Meeting	11:00 AM
February 18, 2020	Regular Meeting	11:00 AM
March 17, 2020	Regular Meeting	11:00 AM
April 21, 2020	Regular Meeting	11:00 AM
May 19, 2020	Regular Meeting	11:00 AM
June 16, 2020	Regular Meeting	11:00 AM
July 21, 2020	Regular Meeting	11:00 AM
August 18, 2020	Public Hearing & Regular Meeting	11:00 AM
September 15, 2020	Regular Meeting	11:00 AM