

MIAMI WORLD CENTER

**COMMUNITY DEVELOPMENT
DISTRICT**

October 20, 2020

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 13, 2020

Board of Supervisors
Miami World Center Community Development District

Dear Board Members:

ATTENDEES:

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

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

The Board of Supervisors of the Miami World Center Community Development District will hold a Regular Meeting on October 20, 2020, at 11:00 a.m., at Paramount MWC Sales Center, 1010 NE 2nd Avenue, Miami, Florida 33132. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Bid Protest on RFP for Security Services, Pursuant to Rules of Procedure 5.2
4. Ratification of Security Services RFP Response Ranking
5. Consideration of Termination of Current Security Services Agreement in Accordance with Bid Award Process
6. Ratification of Coastal/Tishman Change Order(s) (*support documentation available upon request*)
 - Number 57
7. Consideration of Change Order Request No. 275, UPC – Deferred Scope of Work Credit
8. Consideration of Under Power Corporation Small Project Agreement
9. Consideration of Paver Cleaning and Sealing Bids
 - A. Proposals
 - I. A & S Total Cleaning
 - II. Presto Restoration Products and Services
 - III. UCC Group
 - B. Proposal Comparison

10. Update: 2020 Assessments
11. Acceptance of Unaudited Financial Statements as of August 31, 2020
12. Approval of September 15, 2020 Telephonic Public Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*
 - C. Operations Manager: *Jones Lang LaSalle Americas, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 17, 2020 at 11:00 A.M.

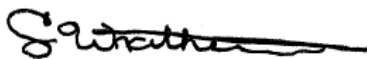
○ QUORUM CHECK

John Chiste	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Peter Brown	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Samir Yajnik	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Joe DiCristina	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Cora DiFiore	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

Should have any questions or concerns, please do not hesitate to contact me at (561) 719-8675 or Cindy Cerbone at (561) 346-5294.

Sincerely,



Craig Wrathell
District Manager

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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**MIAMI WORLD CENTER - SECURITY SERVICES
FINAL BOARD RFP RANKING**

PROPOSER	TOTAL POINTS	AVERAGE (OF 5)
Allied	469	93.8
Admiral	466	93.2
Kent Security	433	86.6
REEF Technology	432	86.4
Pro. Security Consult.	89*	-
Beau Dietl & Assoc.	82*	-
Black Tie Protection Serv.	69*	-
Kemp Group Int	65*	-
GSS	Disqualified**	-

Board of Supervisors selected their top 4 proposers and ranked them individually

*Board of Supervisors reviewed and accepted the District Staff's proposed ranking as their own

**Board of Supervisors elected to disqualify this proposer due to incomplete proposal submission

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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CHANGE ORDER

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

CHANGE ORDER NUMBER:
DATE: 9/30/2020

57

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

OWNER:
Miami World Center Community Development District

Title: COR # 163, 184, 185, 186, 270, 273, 274, 275

COR#	Description	Amount
163 R2	GCC_DEFERRED CREDIT	\$ (207,349.34)
184 R3	UCC_CDD DEFERRED SCOPE OF WORK CREDIT	\$ (1,052,706.16)
185 R2	BVIEW -Deferred Scope of Work Credit	\$ (351,891.02)
186 R1	SFEC -Deferred Scope of Work Credit	\$ (193,723.78)
270	Allowance and Contingency Reconciliation	\$ (53,492.05)
273	SIEMENS -CDD DEFERRED SCOPE ADD TO PIA	\$ (8,385.65)
274	SIEMENS - Deleted Scope of Stage 2 and Pt 6	\$ (2,236.04)
275	UPC - Deferred scope of work credit	\$ (62,230.46)

Total: **\$ (1,932,014.50)**

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	\$ (1,932,015)
The new Contract Price including this Change Order will be	\$ 29,359,076

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 07/31/20

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: George P. Adomoti
Name: [Signature]
Title: SVP

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

By: [Signature]
Name: ROB BLACKMON
Title: EVP

OWNER:

Miami World Center Community Development District

By: John Chiste
Name: John Chiste
Title: CHAIRMAN
CDD Chair/Vice Chair

DISTRICT ENGINEER:

Kimley-Horn
By: [Signature]
Name: Aaron Buchler
Title: SVP

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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7st - 11st, North Miami - Biscayne Blvd
Miami, FL 33132
Ph : 305-559-4900

CHANGE ORDER REQUEST
No. 275

To: Craig Wrathell
MWC COMMUNITY DEVELOPMENT DIST
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Date: 9/18/20
Job: 09-5564 Miami World Center Site Work

Description: UPC - DEFERRED SCOPE OF WORK CREDIT

Scope:

Per the CCD Directive #10 issued on 9/10/2020. Underpower to provide a deductive change order for the remaining Underpower scope of work and unused allowances. Remaining scope of work to be deferred and issued under a separate contract through owner.

Item	Subcontract	CCode/Cat	Description	Price
001	09-5564-0107	02-860 S	Signalization	\$-58,592.79
002		91-110 MI	Contractor Fee	\$-2,490.19
003		90-020 MI	General Liability	\$-653.59
004		90-050 MI	P & P Bonds	\$-493.89
				<hr/>
				Subtotal: \$-62,230.46
				<hr/>
				Contractor Fee 91-110 MI -\$62,230.46 \$0.00
				General Liability Insurance 90-020 MI -\$62,230.46 \$0.00
				Builders Risk Insurance 90-025 MI -\$62,230.46 \$0.00
				P&P Bond 90-050 MI -\$62,230.46 \$0.00
				Overhead Fee 99-100 MI -\$62,230.46 \$0.00
				Contingency 91-100 MI \$0.00
				<hr/>
				Total: \$-62,230.46
				<hr/>

If you have any questions, please contact me at 305-559-4900.

Submitted by:

APPROVED
By Paul Bessell at 9:11 am, Sep 18, 2020

Paul Bessell
Coastal Tishman

Approved by:

Date: 9/28/2020

Paul Bessell

Job No: MWC
Project: Miami World C
Location: VARIOUS
County: DADE
Project Mgr: EDDIE M
Printed: 7/13/2018



CHANGE ORDER

CONTRACTOR:

COASTAL/TISHMAN

SUBCONTRACTOR:

UNDER POWER CORP
7900 NW 60 STREET
MIAMI, FL 33166

PROJECT:

29.00

9/16/2020

Item	Description	U/M	Quantity	Extension
ALLOWANCE DEDUCTION				
ITEM 177	OFF DUTY LAW ENFORCEMENT	LS	(41,921.50)	(\$41,921.50)
ITEM 178	MIAMI DADE COUNTY PERMITS	LS	(8,966.50)	(\$8,966.50)
ITEM 179	MDC SPOTTER	LS	(6,704.79)	(\$6,704.79)
MISC ITEM	CREDIT FOR NOT TURNING ON INTERSECTION (**TO BE COMPENSATED ON OTHER CONTRACT**)	LS	(1,000.00)	(\$1,000.00)

(\$58,592.79)

TERMS & CONDITIONS:

All terms and conditions of the original subcontract
apply to the above work.

\$ (58,592.79)

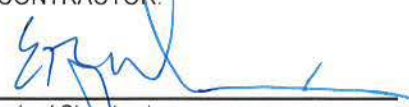
SIGNATURE REQUIRED IN ORDER TO PROCEED.**AGREED TO:****CONTRACTOR:**

(Authorized Signature)

(Printed Name and Title)

(Date)

SUBCONTRACTOR:



(Authorized Signature)

EDDIE MACIAS/ VICE PRESIDENT

(Printed Name and Title)

9/16/2020

(Date)



September 17, 2020

David Echezarreta, Project Manager

Project # 096-5564

Miami World Center – Site Work

7-11 Street, Biscayne Blvd.

Miami, FL 33132

David,

The original contract value of our agreement with Coastal/Tishman had a value of \$1,742,406.00. This included \$157,000 in allowances of which \$58,592.79 has not, and will not, be utilized. As such, the final value of the contract is \$1,638,813.21, plus the \$153,791.32 in change orders that have been agreed upon by all parties.

Attached is a “deductive” change order reflecting the non-use of the allowance funds thereby reducing the amount of the original contract as mentioned above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rafael Nin", with a large, stylized flourish.

Rafael Nin

President

Construction Change Directive

PROJECT:	CONTRACT INFORMATION:	CCD INFORMATION:
MWC Community Development District	Contract Amendment Date: September 9 th 2016	CCD #: 007 Issued on September 10, 2020
OWNER:	ARCHITECT:	CONTRACTOR:
Miami World Center Community Development District 2300 Glades Road, Suite 410W, Boca Raton, LF 33431	Kimley Horn and Associates, Inc, P.O. Box 932520 Atlanta, GA 31193-2520	Coastal/Tishman, a Joint Venture 5959 Blue Lagoon Drive, Ste 200 Miami, FL 33126

The contractor is hereby directed to proceed with price only of the following:

- Provide a COR credit for the deferred scope of the remaining Underpower work including unused allowances.
- Provide a COR add for the completion of the deferred work including allowances that will be incorporated under the MWC /SEI umbrella to manage contractually

The following location for the referenced deferred work is the following
CDD

- NE 2 Ave & NE 7 St- Traffic Signal Intersection
- NE 1st Ave & NE 700 Blk-RFFB

PROPOSED ADJUSTMENTS:

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price:

- ☐ Lump Sum of \$
- ☐ Unit Price of \$ per
- ☐ As Follows: Contract Sum Adjustment to be determined after issuance of drawings.

2. The Contract Time adjustment is 0 days.

The Owner and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum or Contract Time for the change(s) described herein.

This document becomes effective immediately when signed by the Owner or the Owner and Architect.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

ARCHITECT:

SIGNATURE:

PRINTED NAME & TITLE:

DATE:

OWNER:

SIGNATURE:

PRINTED NAME & TITLE:

DATE:

CONTRACTOR:

SIGNATURE:

PRINTED NAME & TITLE:

DATE:

Project: Miami World Center Site Infrastructure Phase 2
 Location: NE 1ST AVE & NE 2ND AVE FROM NE 8TH ST TO NE 10TH ST
 County: MIAMI DADE
 Bid Letting : 05/29/2017
 Estimator: STEPHEN LEWIS
 Printed: 10/9/20 2:36 PM

Procurement: TBD
 Construction Days: TBD

Comments: TOTAL OF 12 COMMENTS BELOW



PROPOSAL

Contract Item	Description	UM	Qty.	Unit Price	Total Amount
102-1	NE 2 Ave & NE 7 St – Traffic Signal Intersection				
	MAINTENANCE OF INTERSECTION	MONTH	12.00	500.00	6,000.00
	Removal, reinstallation & connecting of NWC & SWC ped pole	HOUR	16.00	250.00	4,000.00
	Storage of ped pole	MONTH	12.00	50.00	600.00
	Connction of power and turning the signal on	LS	1.00	1,000.00	1,000.00
102-1	NE 1 Ave & NE 700 Blk – RFFB				
	MAINTENANCE OF INTERSECTION	MONTH	12.00	500.00	6,000.00
	ALLOWANCES				
	CITY OF MIAMI PERMIT RENEWAL (EVERY 3 MONTHS)	EA	4.00	440.00	1,760.00
	CITY OF MIAMI POLICE PERMIT (MONTHLY AS NEEDED)	MONTH	3.00	120.00	360.00
	MIAMI DADE COUNTY PERMIT (MONTHLY)	MONTH	12.00	230.00	2,760.00
	MIAMI DADE COUNTY TRANSIT SPOTTER CONTINGENCY AS NEEDED	LS	1.00	1,000.00	1,000.00
	POLICE OFFICERS CONTIGNENCY AS NEEDED	LS	1.00	2,500.00	2,500.00
GRAND TOTAL					\$25,980.00

COMMENTS:

COMMENTS: THIS PROPOSAL IS CONTINGENT UPON ACCEPTANCE OF THE FOLLOWING QUALIFICATIONS:

- 1.) **ACCEPTANCE OF THIS PROPOSAL IS CONTIGENT UPON THE RELEASE OF THE BOND PROVIDED TO COASTAL TISHMAN FOR PROJECT (09-5564) MIAMI WORLD CENTER - SITE WORK.**
- 2.) UPC WILL NOT BE LIABLE OR IMPLICATED FOR ANY INCIDENTS THAT MAY ARISE DUE TO THE SIGNAL AND FLASHING BEACON NOT BEING COMPLETED AND FUNCTIONING. OWNER WILL ASSUME RESPONSIBILITY SHALL ANY INCIDENT ARISE DUE TO THIS
- 3.) BARRICADE AND MAINTENANCE OF BARRICADE ON THE FOUNDATION IN THE FIELD DUE TO CONSTRUCTION IS RESPONSIBILITY OF OWNER. FOUNDATION FOR PED POLE WILL BE KEPT IN PLACE. REPLACEMENT OF FOUNDATION DUE TO DAMAGES IS NOT INCLUDED THIS CONTRACT AND WILL BE AN ADDITIONAL COST IF REQUIRED TO BE REPLACED.
- 4.) PLEASE CALL RAFAEL NIN WITH ANY QUESTIONS 305-468-9900 (office)
- 5.) THIS PROPOSAL IS BASED ON WORK BEING COMPLETED WITHIN ONE YEAR (SEPTEMBER 2021). IF THE WORK IS NOT PERFORMED WITHIN THE YEAR, ADDITIONAL ALLOWANCES AND MAINTENANCE COSTS WILL NEED TO BE ADDED
- 6.) **MONTHLY RENEWALS NEED TO BE PERFORMED, BOTH FOR CITY AND COUNTY, TO KEEP THE PERMITS OPEN**
- 7.) **ANY ADDITIONAL PERMIT FEES REQUIRED FOR THE INTERSECTION OF NE 2 AVE & NE 10 ST WILL BE ADDED THRU A CHANGE ORDER TO THIS CONTRACT, THE INTERSECTION OF NE 2 AVE & NE 10 ST IS **NOT** CAPTURED ON THIS CONTRACT**
- 8.) **ANY ADDITIONAL PERMIT FEES PAID BEYOND OCTOBER WILL BE BILLED TO THIS NEW CONTRACT**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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Estimate

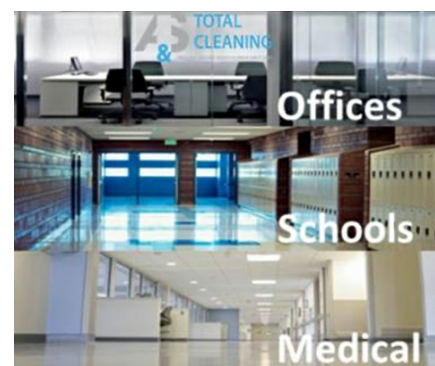
2002-2615-4539

2020-05-13

A & S Total Cleaning
3350 NW 53rd Street
Suite 106
Fort Lauderdale FL 33309
doris@totalcleaning.com
(954) 570-1165

MWC - Stacy Diamond
600 NE Ave
Miami FL 33132
Stacy.Diamond@am.jll.com
305 - 496 - 3903

Pressure Wash & Seal CDD Area
Job Location: 100 SE 2 St, Miami, FL, 33131



Description	Unit Price	Quantity	Total
Pressure Wash and Seal CDD Area (61,500 Pressure clean pavers prior to sealing with intermittent use of phosphoric acid and degreaser Apply 1 coats of Cobble-Loc Waterborne Protective Sealer or Cobble impregnator to pavers to properly cover ** All cleaning will be done to remove stains to the best of our ability. We can not guarantee that all stains will be removed prior to sealing due to current paver conditions POLYMERIC SAND OPTION Re-sand pavers to fill joints prior to sealing using Polymeric Sand ** Depending on Sunlight sealant will last twelve to eighteen months** * Completion window three to four weeks* Price - \$1.00 per SQ FT covering approximately 61,500 sq ft Certificate of Liability Insurance provided upon request * Please note that this price is based on two mobilization including the façade. Additional mobilizations may be subject to additional fees.	\$1.00	61500.00	\$61,500.00

We are not liable for any drainage issues that may arise while

the work is being performed. If additional labor is needed to fix any drainage problems, the client will be billed for any additional time incurred.

Depending on the age and condition of the paint on surfaces being treated, chipping may occur. In the event that this happens, work will stop immediately and the client will be notified.

Pressure cleaning is dependent on usage of on-site water supply.

Work will be scheduled and completed as agreed upon with client, weather permitting. In the event of rain, service will be rescheduled until a time with more favorable conditions.

<i>Subtotal</i>	\$61,500.00
<i>Tax</i>	\$0.00
<i>Total</i>	\$61,500.00

Cancellation Policy. Once a job is approved and scheduled, client should provide a 24 hr cancellation notice to A&S Total Cleaning. A \$75 fee will be applied to last minute cancellations that incurred crew mobilization

Invoicing & Payment. A 50% Deposit is due prior to scheduling with the balance due upon completion of the job with a credit card. For your convenience, we accept Visa, MasterCard, and American Express. **Compensation.** Client shall pay as set forth above. Price is subject to change, with customer's approval. **A&S Total Cleaning will furnish all necessary labor, materials and equipment.** The above prices, specifications and conditions are satisfactory and are hereby accepted. A & S Total Cleaning is authorized to do the work as specified. Payment will be made as outlined above.

Disclaimer: A&S Total Cleaning does not guarantee or make any representation with respect to any result of the cleaning and/or use of any product. Client assumes all risks associated with the use of products and any results, or lack thereof. A&S Total Cleaning , its subcontractors, employees, owners, allied companies and/or its agents ("Crestwood Services Inc") will not be held liable for any damages and/or claims occurring during or a result of this cleaning and Client shall indemnify and hold Crestwood Services DBA A&S Total Cleaning harmless for any third party claims related to or arising out of A&S Total Cleaning performance of its services.

Signature _____ **Date** _____

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

9All



EXTERIOR RESTORATION

CDD

PAVER RESTORATION

PREPARED BY

Justin McGarty, Chief Operating Officer
512.925.0044 | Justin@PrestoInc.com



Attention

**Paola Lamprea
Miami Worldcenter
Community Development
District
2300 glades Road
Suite 410W
Boca Raton, FL 33131**

PRESTO CONTACT

Judah Clark, CEO
770.527.6089
Clark@PrestoInc.com

601 Brickell Key Dr.
Suite 700
Miami, FL 33131

www.PrestoRestore.com



INTRODUCTION

Re: CDD Pavers

Dear Paola,

We are very excited to submit Presto's qualifications and pricing for the restoration and preservation of the pavers at the CDD.

Presto specializes in surface restoration and waterproofing. Our nationwide service offerings and worldwide product solutions have reclaimed exterior appeal and waterproofed facades for over 25 years. We aim to provide the highest-quality and safest restoration services through a consistent, professional and efficient approach.

Thank you for your time and consideration. We look forward to discussing the project with you in more detail soon. And should you ever have any questions, please feel free to contact me directly.

Regards,

Judah Clark, CEO

PROJECT DETAILS

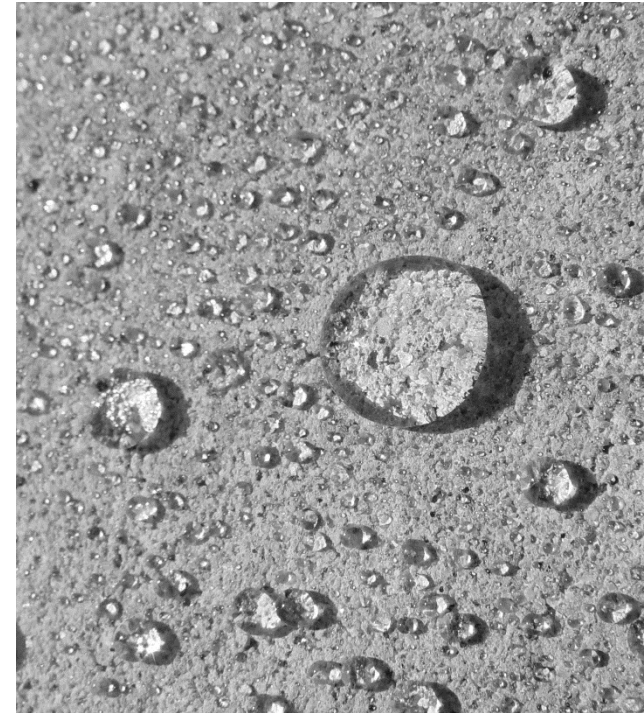
CDD Pavers

PAVER RESTORATION, PROTECTION & ONGOING MAINTENANCE

After testing various cleaning products we have been able to effectively clean the marking paint from the paver surfaces with Krud Kutter Graffiti Remover. This product has some concerns with release into the aquatic environment, so the pricing to follow includes preventing run off during the cleaning from entering any ground water drainage or sewer drainage systems, capturing all water, containerizing it, and disposing of it through proper sanitation companies.

After testing paint resistant sealers, both competitive products, and our own, we have identified Stone Guardian sealer to allow the best removal of marking paint. This sealer dries slip free and clear - allowing marking paint to be nearly 100 percent removed with only pressurized water. A simple scrub of the surface with Natural Orange, a citrus based cleaner, removed any remaining marking paint appearance during our testing, and this can be mopped up off the paver surface to provide an environmentally conscious clean up.

This system as proposed is our recommended process in order to get the pavers back to square one, and to allow future cleaning of the marking paint by the applicator.



INVESTMENT

SERVICES	
MOBILIZATION - This is a per project set up charge in order to account for multiple mobilizations.	\$2,250
PAVER RESTORATION - CDD Operations Area - 61,500 SF - Clean exterior horizontal paver surfaces to remove soil and marking paint. Heavily soiled areas will receive 2 treatments. Results will be comparable to mock-up as provided. Capture all water during cleaning process, to be disposed of in accordance with local and federal regulations.	\$70,725
PAVER PROTECTION - CDD Operations Area- 61,500 SF - Apply two coats of sealer per manufacturer's specifications. This will allow future marking paint to be removed with simply high pressure water washing, and a quick scrub with de-greaser.	\$58,500





INVESTMENT

CDD Pavers

Our proposal contains pricing to remove marking paint and other staining on the pavers, then apply a protective coating.

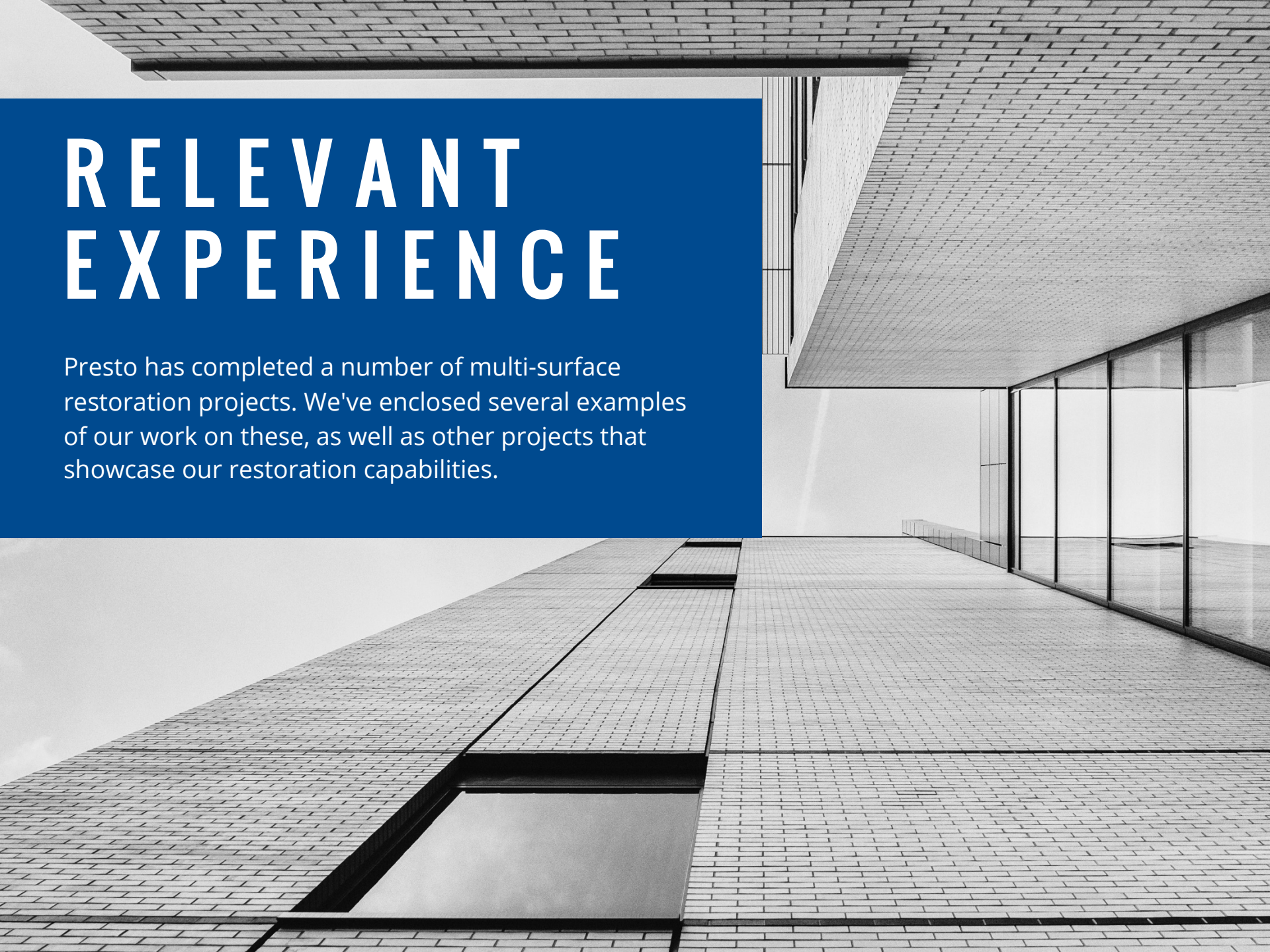
ASSUMPTIONS

- Pricing includes tools, equipment, labor, materials, taxes, and all other costs necessary for completion of the work.
- Service company to protect work areas from pedestrian access
- Pricing assumes access to city water
- Work will occur after hours when traffic is at a minimum



RELEVANT EXPERIENCE

Presto has completed a number of multi-surface restoration projects. We've enclosed several examples of our work on these, as well as other projects that showcase our restoration capabilities.





Riverfront Place, Ltd

LEXINGTON, KENTUCKY

Owner / Manager

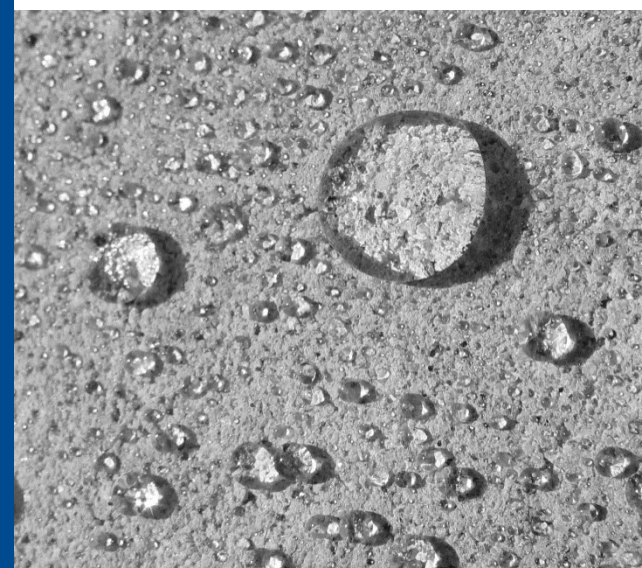
PHL, LLC

Services Performed

- Glass windows restored and protected using Glass ReSurfacer® System and Glass Defender® MD
- Metal frames restored and protected using EnviRestore® Metal Stain Remover and Metal Protector® MD
- Precast chemically cleaned and protected with Stone Restore® HD and LeachStop® Mineral Leaching Mitigation Treatment

Presto High Point

Completing this project one month ahead of schedule





Manulife Financial

ATLANTA, GA

Owner/Manager

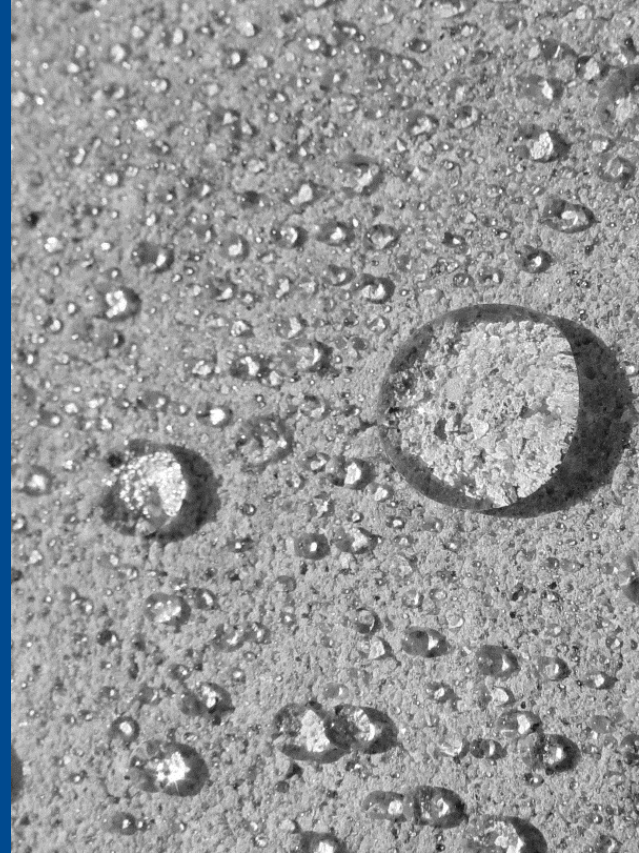
Manulife & Carter Real Estate

Services Provided

- Complete restoration of 28-story, 500,000 sq. ft. building with Presto Restoration Products
- Removal of soap scum and stains from glass, metal, and stone exterior surfaces – caused by the use of tap water and dish soap, an inferior industry standard window cleaning practice

Presto High Point

Bringing an unsurpassed ROI to our client through a unique and superior maintenance program featuring deionized water





Shuman Development Group

READING, PA

Owner/Manager

Shuman Development Group

Services Performed

- Complete exterior restoration of limestone façade
- LeachStop® applied as protective sealer to help deter future biological growth

Presto High Point

Utilizing Presto Restoration Products in a "Historic Restoration" - as classified by the City of Reading



COMPANY HISTORY + LEADERSHIP

Presto's 25-year history is founded on the strength of our results-driven team and innovative solutions.





ABOUT PRESTO

Over 25 Years of Superior Service

Presto Restoration Products & Services aims to lead the building restoration industry, expertly specializing in exterior architectural surface renewal and waterproofing. We are dedicated to providing high-performance and cost-effective results nationwide.

We strive to continually research and develop cutting-edge techniques through the utilization of new product technology. Presto is the first and only company to provide environmentally green product solutions for maintaining multiple architectural surfaces within one product line. Our combination of exceptional service and incredible product knowledge enables us to achieve high-performance results for our clients and offer unsurpassed product warranties.



BACKGROUND

Presto Property Services originated in the high-rise building maintenance industry in Atlanta, Georgia. After years of servicing countless buildings containing difficult-to-remove stains on the glass, metal and stone surfaces, we discovered that many of the products and techniques commonly used in the industry were outdated and did not take advantage of the newest advances in chemical technologies.



Quick Links

Please use these links to quickly learn more about:

[Our Services](#)

[Our Products](#)

[Before & After Pics](#)

[Presentation Videos](#)

[Our Clientele](#)

[Client Testimonials](#)

[Additional Case Studies](#)

We also discovered that many products and techniques were actually causing issues for buildings instead of providing solutions. There was an evident lack of products in our industry that could effectively address the demand for architectural surface restoration and protection while withstanding the elements for years.

Presto Restoration Products, Inc. was formed in the height of the desire for environmentally green, high-performance products. Presto invested years of research and development in order to find a cure for the many types of exterior building stains. Presto Restoration Products is the first complete line of products that addresses the complicated issues involved in simultaneously maintaining multiple architectural surfaces on high-rise commercial buildings. There are other companies that create products for commercial building restoration, but Presto is the first to address glass, metal, stone and specialty composite material solutions within one product line utilizing the newest chemical technologies available.

Presto's products and techniques are designed to work harmoniously to protect the exterior of buildings and create greater restoration investment retention for property owners.

LEADERSHIP

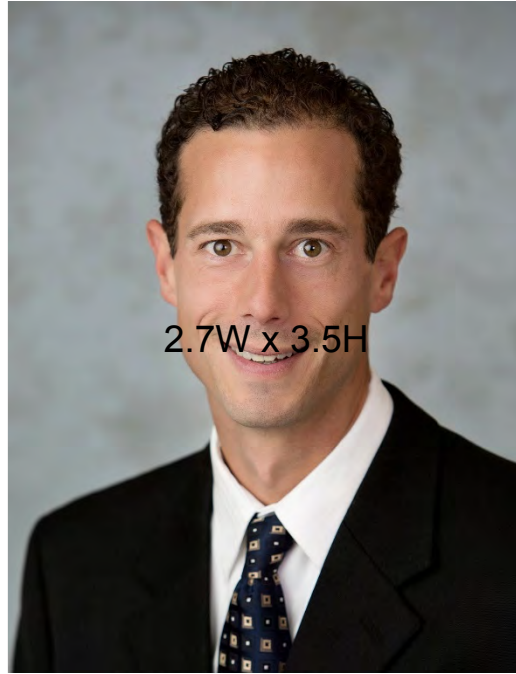
Judah Clark, Founder & CEO, has dedicated his career to the building restoration and maintenance industry for over 25 years. He has supervised thousands of building restoration projects and took the first step towards Presto's complete and synergistic product line by rigorously testing every product and technique on the market.



Judah Clark

Founder & CEO

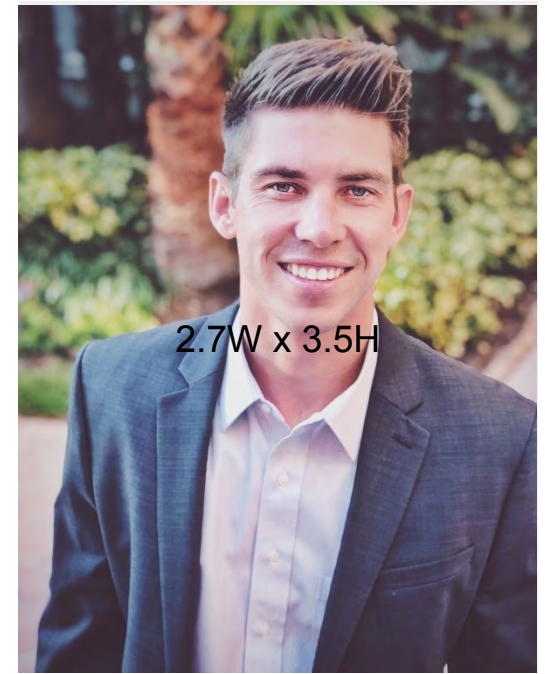
With an unwavering passion for the industry, Judah guides the Presto team to provide superior results through cutting-edge techniques, high-performance products and solutions-oriented thinking. He focuses on positive client partnerships and continued business growth.



Justin McGarty

COO

Justin has been with Presto for over 20 years and expertly facilitates the restoration of every type of high-rise exterior surface. He leads the entire process including estimation, product selection, project management and ultimately client satisfaction.



Tom Stowe

Project Manager

Tom is the day-to-day client contact and site manager. He oversees the Plan of Service, ensuring the client and crew remain well-informed regarding all project details, including timing, mobilization, services, safety regulations, product applications and warranties.

THANK YOU

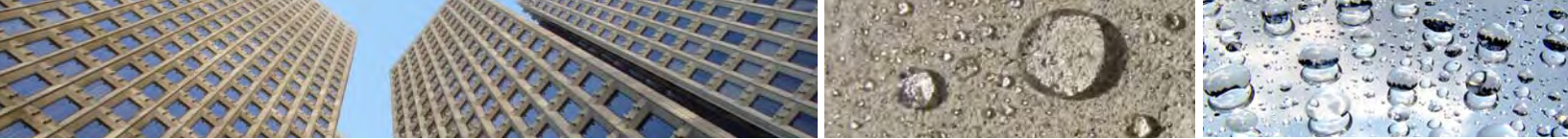
We look forward to working with you!

Judah Clark, CEO
770.527.6089
Clark@PrestoInc.com

601 Brickell Key Dr.
Suite 700
Miami, FL 33131

www.PrestoRestore.com





Stone Guardian®

Water, Oil & Stain Repellant

Stone Guardian is a deep-penetrating water, oil and stain repellant for concrete and stone with superior surface protection. This product is designed for high-performance building restoration and preservation applications.

Description

This product is designed to penetrate the surface to create a long-lasting repellency to oil, water and stains including graffiti. This treatment will help to deter unsightly stains caused by mold and mildew as it prevents water penetration. This product is specifically designed for instances when penetration is needed in addition to superior surface protection.

REVOLUTIONIZING THE BUILDING MAINTENANCE INDUSTRY

Specifications

Advantages

- Deep penetrating action
- Superior surface protection
- Graffiti protection
- Fast drying; dries clear
- Low VOC content
- Great coverage rates
- Low odor
- Suitable for interior use
- Safe to use on most stone without discoloration
- Won't fade, crack or peel
- Provides long-term savings
- Cleans substrate easily
- Keeps surfaces looking new

- Creates a slip free surface
- UV- and heat-resistant
- Long-lasting protection
- Easy to use

Limitations

Will not bridge gaps in brick and block masonry. Not suitable for below-grade use, asphalt surfaces.

Horizontal or Vertical

Can be used on both horizontal and vertical surfaces.

Intended Surfaces

Designed for concrete, masonry and most stone surfaces.

Surface Preparation

Complete all caulking and surrounding construction substrate applications prior to using this product. Newly installed stone or grout must be allowed to cure before application. Protect against personal contact with this and all chemical products.



Prior to the application of this product, ensure the stone is completely clean and free from all dirt, staining and biological growth using any of Presto's stone cleaning products. Make sure to thoroughly rinse the material to ensure no product is left behind on the surface prior to sealing.

Any cleaning product left on the surface can interfere with the protective coating. Never apply to a damp or wet surface. Do not apply at below freezing temperatures. Protect any unintended areas.

Application

Use a low-pressure sprayer, roller, brush, sponge or lambs wool applicator. Product may also be back rolled. Do not dilute; apply full strength. Apply product to create an even coat on the surface. Allow product to saturate surface. Do not allow product to pool on the surface and dry, or protection will be uneven and a residue may form. Remove excess material with a rag or towel.

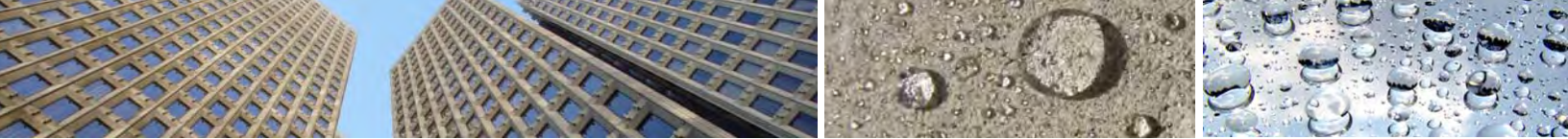
A second coat may be needed for porous, absorbent surfaces or for superior protection. Subsequent coats should be applied in the same manner as the first while the initial application is drying. Never apply a second coat if two coats were not tested and approved prior to use.

Protection will begin immediately after sealant dries on the surface. Cure time for maximum water and stain protection is 24-72 hours.

Stone Guardian® Suitability Sheet						
Substrate	Type	Polished	Rough	H	V	Coverage Rates
Architectural Materials	Concrete	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
	Precast	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
	Cast in Stone	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
	Stucco	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
	Terrazzo	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
Siliceous Natural Stone	Quartz	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Quartzite	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Granite	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Serpentine	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Slate	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Sandstone	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Bluestone	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Brownstone	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Flagstone	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
Calcareous Natural Stones	Soapstone	Yes*	Yes*	Yes*	Yes*	150 to 250 sq. ft.
	Limestone	Yes*	Yes*	Yes*	Yes* (NV)	150 to 250 sq. ft.
	Marble	Yes*	Yes*	Yes*	Yes* (NV)	150 to 250 sq. ft.
Masonry and Grout	Travertine	Yes*	Yes*	Yes*	Yes* (NV)	150 to 250 sq. ft.
	Brick	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
	Pavers	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
	Block	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
	Burnished Block	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
Tile and Grout	Split-Face Block	Yes	Yes	Yes	Yes (NV)	150 to 250 sq. ft.
	Mexican Tile	Yes*	Yes*	Yes*	Yes*	250 to 400 sq. ft.
	Unglazed tile	Yes*	Yes*	Yes*	Yes*	250 to 400 sq. ft.
	Clay	Yes*	Yes*	Yes*	Yes*	250 to 400 sq. ft.
	Terra-Cotta	Yes*	Yes*	Yes*	Yes*	250 to 400 sq. ft.
	Quarry Tile	Yes*	Yes*	Yes*	Yes*	250 to 400 sq. ft.
	Ceramic Tile	Yes*	Yes*	Yes*	Yes*	250 to 400 sq. ft.
	Porcelain Tile	Yes*	Yes*	Yes*	Yes*	250 to 400 sq. ft.

Sq. ft. is per gallon of product for one coat of material
H - Horizontal Surfaces
V - Vertical Surfaces

Yes* - Yes, but Presto has other products in its line better suited for this application.
NV - Not suitable on Vertical surfaces only if flush-mounted windows are present.



Protect surface from contact with water for at least 48 hours. Application rates, concentration, temperature and humidity can impact dry and cure time. Use towels or rags to polish the surface.

For parking garages: This product can be used after an initial deep-cleaning to repel water, oil and stains from the surface that will protect concrete from vehicle stains, such as motor oil and transmission fluid. Stone Guardian enables concrete surfaces to hold their repellency even after regular cleaning.

In many instances, a combination of different stone cleaning products is necessary for various stone surfaces depending on their level and type of staining. Presto offers a complete line of stone cleaning products for all situations, including:

- **Stone Restore® HD**
For difficult to remove mineral stains caused by efflorescence, rusting, red clay, iron, and more
- **Stone Restore® NC**
For general cleaning of sensitive stone surfaces that require a neutral cleaner
- **Stone Restore® A+**
For heavy stains caused by oil, grease, grime and environmental pollution
- **Stone Restore® CT**
A citrus multi-purpose stone cleaner that removes oil and a variety of stains
- **Stone Restore® CB²**
For difficult to remove biological stains

- **Stone Restore® PS**
For stubborn surface contamination on all types of polished stone

For more product information, refer to the stone stain compatibility charts on Presto's website.

Stain & Product Effectiveness	
Dust & Dirt	Yes
Mildew	Yes
Mold	Yes
Algae	Yes
Soap Scum	Yes
Exhaust	Yes
Efflorescence	No
Mineral Deposits	No
Rust	No
Red Clay	No
Caulking Residue	Yes
Waterproofing Leaching	Yes
Oil	Yes
Grease	Yes
Food Stains	Yes

Cleanup

Clean tools and equipment with water. In the event Stone Guardian is allowed to come in contact with adjacent surfaces, dries and is difficult to remove, use one of the following surface restoration products:

- **EnviRestore®** Glass Stain Remover
- **EnviRestore®** Metal Stain Remover
- **Stone Restore® PS** Polished Stone Stain Remover Cream

Protected Surface Maintenance Instructions

Pressure clean surfaces as needed.

For exterior vertical surfaces on a building that is being properly cleaned using Presto products, we recommend cleaning the surface every 2-3 years to retain a clean appearance.

Warranties

The information provided by Presto for the safe and effective use of this product, and all of our products, is believed to be good and accurate. However, due to the many different possible applications of this product, careful considerations should be made when selecting its suitability for each surface. The information provided should never be substituted for individual testing to ensure the product's compatibility with each surface intended for use. The purchaser shall assume all responsibility for determining the suitability of this product. When used as intended, this product will perform as stated.



No other warranty can be made for this product, verbally or written.

Presto warrants this product to be free from defects. In the event this product is found to be defective, we will provide a sufficient amount of product to replace the defective product.

Info Chart	
Water Based	No
Flammable	Yes
User Friendly	Yes
Economically Efficient	Yes
Environmentally Friendly	Yes
Color	White
Smell	Unique

Green Synergy Product

Presto's Green Synergy Products™ work synergistically with each other to protect all surfaces of a building without damaging Presto's protective coatings present on those surfaces. These products are designed to be the longest lasting protection available for preserving the appearance of buildings.

Green Synergy Products are designed so that they will not easily break down and leach degrading materials onto adjacent surfaces.

Green Synergy Products work to save you money. Listed on our website is a 10-year Return on Investment graph that depicts the long-term cost savings associated with using

Presto's Green Synergy Products compared to competitive options that utilize older technology. More information can be found at www.IsYourBuildingGreen.com

About Presto

Presto Restoration Products was created to implement higher performing technology, safer practices and products that provide a better return on investment to the building restoration and maintenance industry. Our expertise is researching and developing products and techniques to restore and preserve the magnificence of high-rise buildings built with architectural glass, metal and stone surfaces.

Presto strives to design products that comply with the Green Building Standards Act, which promotes better environmental standards for the construction, rehabilitation and maintenance of buildings:

- Improve energy efficiency and increase generation of energy through renewable and clean energy technologies
- Increase the demand for environmentally preferable building materials, finishes and furnishings
- Improve the environment by decreasing the discharge of pollutants from buildings
- Create industry and public awareness of new technologies that can improve the quality of life for building occupants
- Improve the health and productivity of building occupants by meeting advanced criteria for indoor environmental quality

At Presto, we have mastered the art of balancing quality and compliance through our dedication to Building Product Synergy™ for a safer, greener environment.

Presto continues to perform extensive research, development and testing on various methods of commercial exterior restoration and preservation.

Product Availability

Stone Guardian is available in the following sizes:

5-Gallon Pail



555 North Point Center East
4th Floor
Alpharetta, GA 30022

Website

www.PrestoRestorationProducts.com

Phone

770.454.8725
or 877.329.0472

Email

info@PrestoRestorationProducts.com



SAFETY DATA SHEET

NOTICE: Judgment may be based on indirect test and technical literature. The OSHA Hazard Communication Standard only requires SDS's and special labeling for materials defined as "HAZARDOUS"; see 29 CFR 1910.1200 (c). This document may be about a product which is NOT hazardous but is provided as information for our customers. See references for information.

SECTION 1. IDENTIFICATION

Product Identifier: Stone Guardian

Product Use: Stone Sealer

Manufactured by: Presto Restoration Products
555 North Point Center East
Forth Floor
Alpharetta, GA 30022

Product Identification # (PIF): 02661
Emergency Telephone #: 1-800-255-3924
General Information #: 404-344-9580
Date Prepared: August 24, 2018

SECTION 2. HAZARD(S) IDENTIFICATION

GHS Hazard Codification



Signal Word: DANGER

Hazard Statement	Category	Code	Hazard Class
Combustible liquid	4	H227	Flammable Liquid
May be fatal if swallowed and enters airways	1	H304	Aspiration Hazard
Causes skin irritation	2	H315	Skin Irritation
Causes eye irritation	2B	H320	Eye Irritation
May cause drowsiness or dizziness	3	H336	STOT, Single Exposure; Narcotic effects
Toxic to aquatic life with long-lasting effects	2	H411	Hazardous to the Aquatic Environment, Long-term

Precautionary Measures:

Category	Code	Statement
Prevention	P210 P261 P264 P271 P273 P280	Keep away from heat/sparks/open flames/hot surfaces – No smoking. Avoid breathing fumes/mists/ vapors/sprays. Wash thoroughly after handling. Use only outdoors or in a well-ventilated area. Avoid release to the environment. Wear protective gloves/protective clothing/eye protection/face protection.
Response	P302+P352 P321 P332+P313 P362 P304+P340 P312 P305+P351+P338 P337+P313 P301+P310 P331 P370+P378 P391	IF ON SKIN: Wash with soap and water. Specific treatments: See Section 4 First Aid Measures. If skin irritation occurs: Get medical advice/attention. Take off contaminated clothing and wash before reuse. IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a POISON CENTER or doctor/physician if you feel unwell. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses if present and easy to do so. Continue rinsing. If eye irritation persists: Get medical attention/advice. IF SWALLOWED: Immediately call a POISON CENTER or doctor/physician. Do NOT induce vomiting. In case of fire: Use dry chemical, foam, carbon dioxide fire extinguishers, water spray for extinction. Collect spillage.
Storage	P403+P233+P235 P405	Store in a well ventilated place. Keep container tightly closed. Keep Cool. Store locked up.
Disposal	P501	Dispose of contents/container in compliance with all Federal, State/Provincial and local laws and regulations.

Description of any hazards not otherwise classified: Repeated exposure may cause drying and flaking of the skin (dermatitis). Ingesting may cause irritation to entire gastrointestinal tract, nausea, vomiting and diarrhea.

SECTION 3. COMPOSITION / INFORMATION ON INGREDIENTS

Ingredient	Common Name	CAS #	Max. %
Distillates (petroleum), hydrotreated light	None known	64742-47-8	0 – 95
Solvent naphtha (petroleum), medium aliphatic	None known	64742-88-7	0 – 95

SECTION 4. FIRST AID MEASURES

Eyes: Flush well with water for at least 15 minutes, holding eyelids open. Remove any contact lenses and continue rinsing. If irritation persists, seek medical attention.

Skin: Wash with soap and water. Remove contaminated clothing and launder before reuse. If irritation persists, seek medical attention.

Inhalation: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a POISON CENTER or doctor/physician if you feel unwell. If breathing is difficult, have a trained person administer oxygen. If respiration stops, have a trained person administer artificial respiration by way of pocket mask equipped with one-way valve or other proper respiratory device – Do NOT use mouth-to-mouth method if victim inhaled material. Call a physician.

Ingestion: DO NOT INDUCE VOMITING – aspiration hazard. Call a physician immediately. Never give anything by mouth to an unconscious person. If vomiting occurs spontaneously, keep head below hips to prevent aspiration.

SECTION 5. FIRE-FIGHTING MEASURES

Flash Point: 145°F (63°C)

Flammability: Class IIIA Combustible Liquid

Extinguishing Media: Dry chemical, foam, carbon dioxide fire extinguishers, water spray. Do not spray water directly on fire. Use water spray to cool containers.

Specific hazards arising from chemical: Vapors are heavier than air and may travel along the ground to an ignition source. Readily ignited by static discharge. Never use welding or cutting torch on or near drum (even empty) because product can ignite explosively.

Hazardous combustion products: Oxides of carbon.

Firefighting protective equipment: Wear a self-contained breathing apparatus with a full face piece operated in the positive pressure demand mode with appropriate turn-out gear and chemical resistant personal protective equipment.

Sensitivity to static discharge: This product is a class IIIA combustible.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Use personal protective equipment (Section 8). Eliminate all ignition sources. Ventilate area. Avoid breathing fumes/mists/ vapors/sprays. Wash thoroughly after handling.

For Small Spills: Avoid release to the environment – collect spillage. Spilled material may be slippery. Avoid dispersal of material and runoff into soil, waterways, drains and sewers. Vapor-suppressing foam may be used to reduce vapors. Absorb spill with vermiculite or other inert material, then place in a container for chemical waste with non-sparking tools. Wash walking surfaces with water to reduce slipping hazard. Dispose of contaminated absorbent material in accordance with local, state and federal regulations.

For Large Spills: Large spills cannot occur due to packaging.

SECTION 7. HANDLING AND STORAGE

Handling: Wear personal protection equipment (Section 8). Use only outdoors or in a well-ventilated area. Avoid breathing fumes/mists/ vapors/sprays. Do not handle around sources of ignition. Follow US NFPA 30 on safe handling of flammable and combustible liquids. Use proper bonding and grounding during product transfer as described in document NFPA 77. Vapors are heavier than air and may travel along the ground to an ignition source. Never use welding or cutting torch on or near drum (even empty) because product can ignite explosively. Do not premix with other chemicals. Avoid release to the environment – collect spillage. Do not eat, drink or smoke in work areas. Wash thoroughly after handling.

Storage: Keep away from heat, flame, or sunlight – keep cool. Keep from freezing. Keep container tightly closed when not in use. Store locked up. Protect from physical damage. Store in a cool, dry, well-ventilated area. Store away from strong oxidizing agents, strong acids and strong alkalis.

SECTION 8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Ingredient	CAS #	OSHA/PEL	ACGIH/TLV	STEL
Distillates (petroleum), hydrotreated light	64742-47-8	500ppm	200ppm	Not established
Solvent naphtha (petroleum), medium aliphatic	64742-88-7	500ppm	200ppm	Not established

Engineering Controls: Provide adequate ventilation. Observe occupational exposure limits and keep the risk of exposure to a minimum.

Personal protective equipment:

Eye: Safety glasses with side shields or splash proof goggles.

Skin: Chemical resistant gloves. Normal materials handling clothing.

Respirator: Use NIOSH approved protection if PEL is exceeded or if vapors/sprays are causing irritation.

Other: Use only in a well ventilated area. Do not eat, drink or smoke in work areas. Wash thoroughly after handling.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	Straw, clear liquid	Upper/Lower flammability limits	Not determined
Odor	Hydrocarbon	Vapor pressure	>0.1mmHg @ 20C
Odor threshold	Not determined	Vapor density (Air = 1)	>1
pH	Not applicable	Specific gravity (water = 1.0)	0.785 g/ml
Melting point	Not determined	Solubility	Insoluble in water
Freezing point	Not determined	Partition coefficient (n-octanol/water)	Not determined
Boiling point	Not determined	Auto-ignition temperature	Not determined
Flash point	145°F (63°C)	Decomposition temperature	Not determined
Evaporation rate (n-butyl acetate=1)	<1	Viscosity	Not determined
Flammability	Class IIIA Combustible	VOC by weight	95%

SECTION 10. STABILITY AND REACTIVITY

Reactivity: Not reactive under normal conditions.

Chemical stability: Stable under normal, ambient temperature and conditions.

Possibility of hazardous reactions: Hazardous polymerization will not occur.

Conditions to avoid: Heat, flame and sparks. Keep from freezing. Do not mix with other chemicals

Substances to avoid: Avoid strong oxidizing agents, strong acids and strong alkalis.

Hazardous combustion products: Oxides of carbon.

SECTION 11. TOXICOLOGICAL INFORMATION

Toxicity:

Oral (LD50 Rat): >5000mg/kg

Dermal (LD50 Rabbit): >2000mg/kg
 Inhalation (LC50 Rat): >5.28 mg/l
Skin corrosion/irritation: Skin irritant. Symptoms may include reddening and itching. Repeated exposure may cause drying and flaking of the skin (dermatitis).
Serious eye damage/irritation: Eye irritant. Symptoms may include a burning sensation, tearing, swelling and redness.
Respiratory or skin sensitization: Inhalation of mists/vapors may cause dizziness or drowsiness.
Germ cell mutagenicity: Test Type: Mammalian cell gene mutation assay. Test species: Mouse lymphoma cells. Metabolic activation: with and without metabolic activation. Result: negative. GLP: yes.
 Test Type: Ames test. Metabolic activation: with and without metabolic activation. Result: negative. GLP: No data available.
 Test Type: Sister chromatid exchange assay in mammalian cells. Test species: Chinese hamster ovary (CHO). Metabolic activation: with and without metabolic activation. Result: negative. GLP: yes
Carcinogenicity: NTP/IARC/OSHA Carcinogen: No
Reproductive toxicity: Test Type: Fertility Species: rat, male and female Application Route: Oral Dose: 0, 375, 750, 1500 mg/kg/d
 General Toxicity - Parent: NOAEL: 750 mg/kg body weight General Toxicity F1: NOAEL: 750 mg/kg body weight Fertility: NOAEL: >= 1,500 mg/kg body weight Symptoms: Reduced maternal body weight gain. Reduced offspring weight gain. Result: No reproductive effects.
STOT-single exposure: May cause dizziness or drowsiness.
STOT-repeated exposure: Not classified.
Aspiration hazard: May be fatal if swallowed and enters airways.
Ingestion: Ingesting may cause irritation to entire gastrointestinal tract, nausea, vomiting and diarrhea.
Likely routes of exposure: Eyes, skin and inhalation
Interactive effects: Not available

SECTION 12. ECOLOGICAL INFORMATION

Toxicity:
 96h LL-50 (fish): 25 mg/l
 48h EL-50 (invertebrates): 1.4 mg/l
 72h EL-50 (algae): 1-3 mg/l
Persistence and degradability: Expected to be readily biodegradable.
Bioaccumulative potential: No data available.
Mobility in soil: Adsorbs on soil. This product floats on water. This product is volatile and may spread in the atmosphere.
Other adverse effects: Toxic to aquatic life with long-lasting effects – Avoid release to the environment. Collect spillage.

SECTION 13. DISPOSAL CONSIDERATIONS

Disposal of Wastes: Do not dump into sewers, on the ground or into any waterways. All disposal practices must be in compliance with all Federal, State/Provincial and local laws and regulations. Toxic to aquatic life with long-lasting effects – Avoid release to the environment. Collect spillage.
Contaminated Packaging: Since emptied containers retain product residue, follow label warnings even after container is emptied. Do not cut, drill, grind or weld on or near the container.
 RCRA: Not applicable.

SECTION 14. TRANSPORT INFORMATION

United States DOT:
Container of 119 gallons or less:
 Combustible Liquid (49 CFR 173.120 (b)): This material is not regulated under 49 CFR if in a container of 119 gallon capacity or less for ground transportation. Exception CFR 173.150(f)(2): Combustible liquids.
Container of 120 gallons or more:
 UN/ID No.: NA1993
 Proper Shipping Name: Combustible liquid, n.o.s., (Distillates (petroleum), hydrotreated light)
 Hazard Class: Comb liq
 Packing Group: III
IMDG or IATA:
 Not regulated per 49CFR 171.11(d)(3): Flash point above 140°F (60°C)
 Marine Pollutant (IMDG Code): No
 Toxic to aquatic life with long-lasting effects.
 Transportation in bulk (IMDG - Annex II of MARPOL 73/78 and IBC Code): Not offered for bulk export.

SECTION 15. REGULATORY INFORMATION

TSCA: All components of this product are on the TSCA inventory or are exempt from TSCA inventory requirements under 40 CFR 720.30.
SARA Section 302: The components of this product are either not regulated or regulated, but present in negligible concentrations.
SARA TITLE III Section 311/312:

Immediate (Acute) Health	Yes	Fire Hazard	Yes
Delayed (Chronic) Health	No	Reactive Hazard	No

SARA Title 313: This material does not contain any chemical components with known CAS numbers that exceed the De Minimis reporting levels (40 CFR 372).
CERCLA: This product does not have a reportable quantity.
United States Right-To-Know: CAS# 64742-47-8 and CAS #64742-88-7- New Jersey & Pennsylvania.
Proposition 65: This material contains trace amounts of the following ingredients for which the state of California has found to cause cancer, birth defects or other reproductive harm: Ethylbenzene #100-41-4, Naphthalene #91-20-3 and Toluene #108-88-3.
 RCRA: Not applicable.
 SECTION 16. OTHER INFORMATION

Date prepared: August 24, 2020.

HMIS Ratings: Health 2, Fire 2, Reactivity 0 (scale 0 – 4). Personal Protection Rating to be supplied by user based on use conditions.

Carefully read all instructions on label before handling this product.

Keep out of reach of children.

"FOR INDUSTRIAL USE ONLY"

Abbreviation	Full Name/Explanation
ACGIH	American Conference of Government Industrial Hygienists
CAS	Chemical Abstract Service
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CNS	Central Nervous System
CFR	Code of Federal Regulations
DOT	Department of Transportation
EC	Effective Concentration
HMIS	Hazardous Material Information System
IARC	International Agency for Research on Cancer
LC	Lethal Concentration
LD	Lethal Dose
NA	Not Applicable
ND	Not Determined
NE	Not Established
NIOSH	National Institute for Occupational Safety and Health
OSHA	Occupational Safety and Health Administration
PEL	Permissible Exposure Limit
RCRA	Resource Conservation Recovery Act
SARA	Superfund Amendments and Reauthorization Act
STEL	Short-Term Exposure Limit
STOT	Specific Target Organ Toxicity
TLV	Threshold Limit Value
TSCA	Toxic Substance Control Act
VOC	Volatile Organic Compounds

The information contained herein is based on data available to us and is believed to be correct. We make no warranty, however, expressed or implied regarding the accuracy of these data or the results obtained from the use thereof.

Regulatory Standards: DOT TITLE 49, Code of Federal Regulations 172.101: Parts 100 to 177, Revised 10/1/92.

SUPER FUND AMENDMENTS REAUTHORIZATION ACT OF 1986, TITLE III TOXIC SUBSTANCE CONTROL ACT LIST (TSCA)- INGREDIENTS LISTED, REGISTRY OF TOXIC EFFECTS OF CHEMICAL SUBSTANCES NATIONAL TOXICOLOGICAL PROGRAM (NTP) REPORT OF CARCINOGENS INTERNATIONAL AGENCY FOR RESEARCH ON CANCER (IARC) MONOGRAPHS, OCCUPATIONAL SAFETY & HEALTH REGULATIONS. CODE OF FED. REGS. FOOD & DRUG, 21 PARTS 170 to 199, Revised 4/1/91, 173.310.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

9AIII



Quote # 46Rev.001

Quote # 46Rev.001

Date: 5/15/2020

Project Name: Miami World Center

Project Location: Miami , Florida

Submitted By: Graham Duthie, GM. Office 407-248-0989

Bill to:

JLL

Attn:

Stacy Diamond

Job

US27034

CDD

*UCC Group, Inc. Thanks you for the opportunity to be a part of your project! Please let us know if you have any questions or if we could be of further assistance.***Change Order Description**

Scope of Work : Paver Sealer Labor & Materials Per Pages: H-1400, H-1401, H-1402, H-1404, H-1405, H-1300, H-1301, H-2300 , H-2303.

Change Order Cost	Unit	Quantity	Unit Cost	Total Cost
Scope of Work : Paver Sealer Labor & Materials				
COBBLE LOC (Supplier / UCC Recommended)				
Paver Sealer Material	SF	1	\$0.54	\$0.54
Paver Pressure Washing (2 Man can perform 1900 per day in 10hrs.)	SF	1	\$0.51	\$0.51
Paver Sealer installation (2 Men can perform 3200 Sf per day)	SF	1	\$0.30	\$0.30
Per Diem and Lodging	SF	1	\$0.22	\$0.22
Pressure Washer / Fuel /Rotary Scrubber (2 per Day)	SF	1	\$0.11	\$0.11
Roller cages (\$ 20 per Day)	SF	1	\$0.01	\$0.01
		Total Per Square Foot		\$1.69
TOTAL	SF	62,639	\$1.69	\$105,859.91
Subtotal				\$105,859.91
15 % OH & P				\$15,878.99
Total Cost				\$121,738.90

Qualifications:

Sidewalk closures and permits by others.

One Mobilization Only.

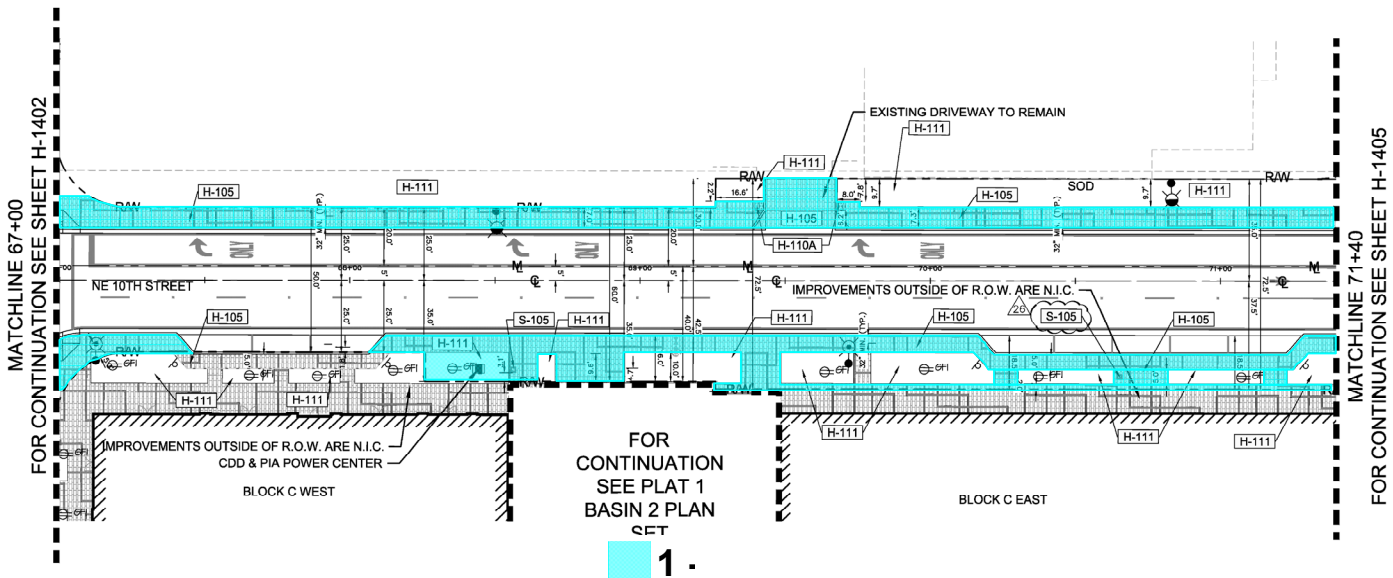
Stain removal and or Hotwashing of Pavers is excluded.

None of the above quantities are deferred Scope.

Pat DiPaolo
UCC GROUP INC.,
Toronto

Orlando • 7380 Sand Lake Rd. Suite 500 • Orlando, FL • 32819 • P: (407)248-0989 • F: (407)939-0730


Toronto • Vancouver • Orlando
www.uccgroup.com



REFERENCE NOTES SCHEDULE

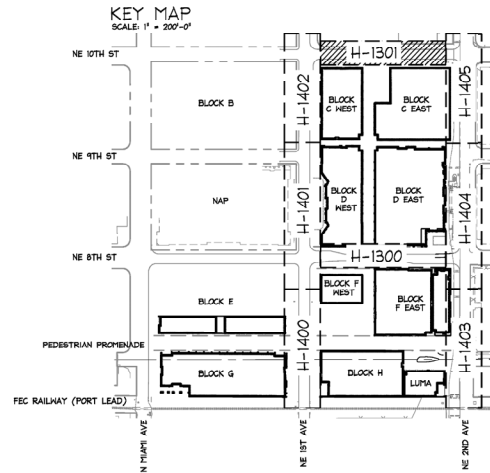
<u>SYMBOL</u>	<u>HARDSCAPE DESCRIPTION</u>	<u>DETAIL</u>	<u>MANUFACTURER</u>
H-105	PAVERS	2 / H-1200	HAUSAU TILE
H-111	FLUSH PLANTER	3 / H-1200	
H-116A	12" x 12" ADA DOME PAVERS	8 / H-1202	HAUSAU TILE
<u>SYMBOL</u>	<u>SITE FURNISHINGS DESCRIPTION</u>	<u>DETAIL</u>	<u>MANUFACTURER</u>
S-105	TRASH CAN	8 / H-1200	VEDRE
	POWER CENTER		

LIGHTING SCHEDULE - PLAT 1

 SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL	MANUFACTURER
	FPL LIGHT VEHICULAR	10' / H-1200	FPL
	FPL LIGHT 30' HT. VEHICULAR AND 15' HT. PEDESTRIAN WITH CCTV	10' / H-1200	FPL
	GFCI OUTLET WITH LOCKABLE BOX (REFER TO DETAIL FOR PLACEMENT WITHIN LANDSCAPE BED)	7' / H-1202	

NOTES:

- NOTES:
- CONTRACTOR TO ENSURE THAT PHOTOMETRICS FOR LIGHTING INSTALLATIONS WITHIN RIGHT OF WAY AREA COMPLY WITH REGULATORY STANDARDS/REQUIREMENTS.
 - THE LOCATION OF ALL ELECTRICAL ITEMS SHALL BE CONFIRMED BY ELECTRICAL ENGINEER. ANY REQUIRED ADJUSTMENTS TO THE LOCATIONS SHOWN HEREIN SHALL BE CONFIRMED WITH THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO INSTALLATION.
- 26



Always call 811 two full business days before you dig

**COASTAL TISHMAN RECIEVED
4/15/2019**

Sunshine811.com

NE 10TH STREET
HARDSCAPE PLAN

MIAMI
WORLD CENTER
PREPARED FOR
MWC ASSOCIATES, LLC

SHEET NUMBER
H-1301

KHA PROJECT
043588000

DATE	06/15/13	GEORGE PUIG, RLA
SCALE	AS SHOWN	FLORIDA LICENSE NUMBER
DESIGNED BY	GP	0001706
DRAWN BY	ML	

Kimley»Horn
© 2019 KIM EY-HORN AND ASSOCIATES, INC.

3555 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.VIMEX-HORN.COM CA 00000000

	BULLETIN #24
	BULLETIN #25

BULLETIN #26

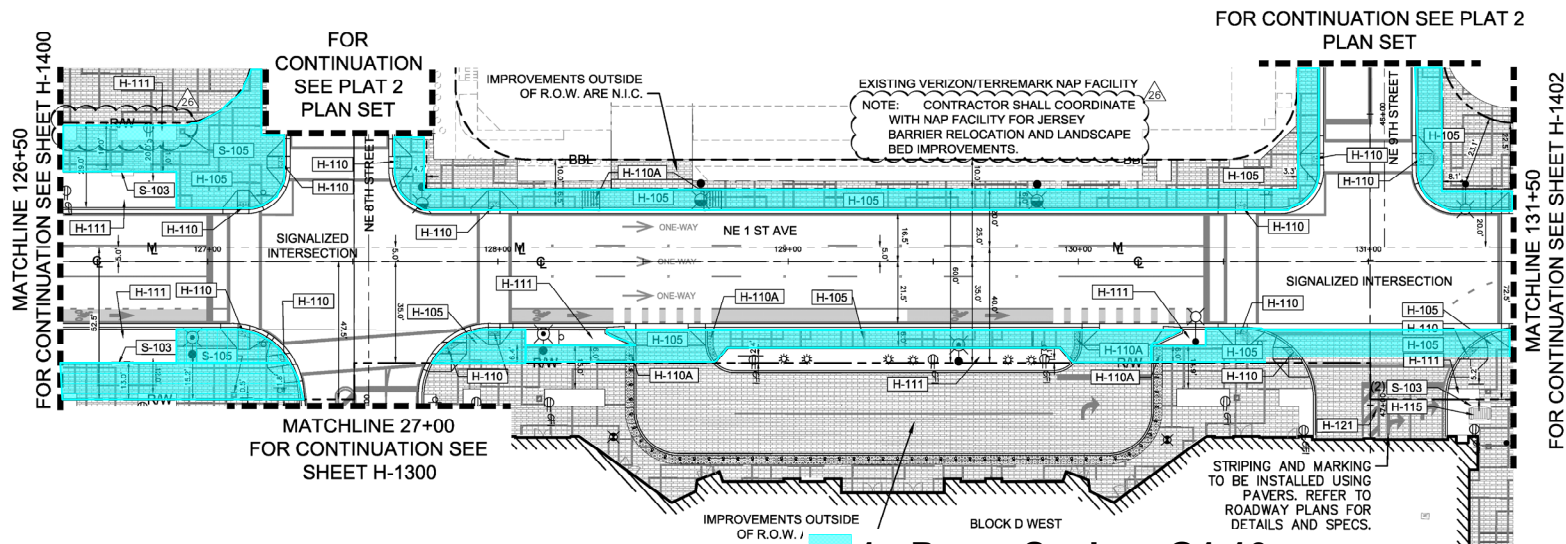
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	08/12/2018	G.P.
	11/02/2018	G.P.

04/12/2019	G.P.
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06/22/2018	G.P.
11/02/2018	G.P.

04/12/2019	G.P.
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1 - Paver Sealer - Q1 10

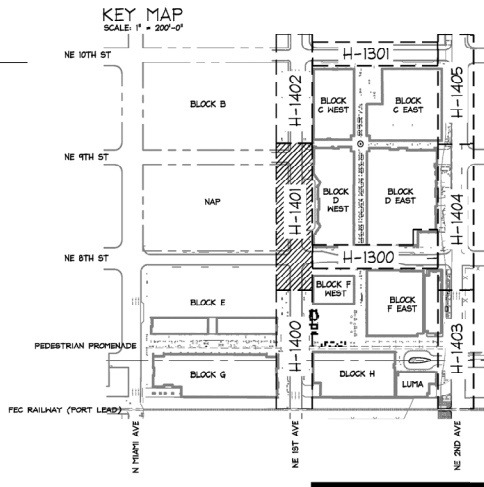
REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>LANDSCAPE DESCRIPTION</u>	<u>DETAIL</u>	<u>MANUFACTURER</u>
H-105	PAVERS	2 / H-1200	WAUSAU TILE
H-110	24" x 24" ADA DOME PAVES	11 / H-1200	WAUSAU TILE
H-106A	12" x 12" ADA DOME PAVES	8 / H-1202	WAUSAU TILE
H-111	FLUSH PLANTER	3 / H-1200	
H-115	DECKING	5 / H-1200	
H-121	STRIPING PAVERS(ULTRAFACE HUF15-6"X12"X2 3/4") REFER TO CIVIL. WAUSAU TILE		
<u>SYMBOL</u>	<u>SITE FURNISHINGS DESCRIPTION</u>	<u>DETAIL</u>	<u>MANUFACTURER</u>
S-103	WAUSAU BENCH 7'-1/2" ONE CURVED EDGE	5 / H-1201	WAUSAU
S-105	TRASH CAN	8 / H-1200	VESTRE

NOTES:
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LIGHTING SCHEDULE - PLAT 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL	MANUFACTURER
	FPL LIGHT 30" HT. VEHICULAR AND 15" HT. PEDESTRIAN	10 / H-1200	FPL
	FPL LIGHT 30" HT. VEHICULAR AND 15" HT. PEDESTRIAN WITH CCTV	10 / H-1200	FPL
	UPLIGHT - EL700F3/12L/KUV/BL / AG574BL / EPI7	9 / H-1200	KIM LIGHTING
	GFCI OUTLET WITH LOCKABLE BOX (REFER TO DETAIL FOR PLACEMENT WITHIN LANDSCAPE BED)	7 / H-1202	



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**COASTAL TISHMAN RECIEVED
4/15/2019**

Sunshine811.com

NE 1ST AVENUE
(SHT. 2)
HARDSCAPE PLAN

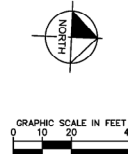
MIAMI
WORLD CENTER
PREPARED FOR
MWC ASSOCIATES, LLC
FLORIDA
CITY OF MIAMI

SHEET NUMBER
H-1401

DATE	06/15/13	GEORGE PUIG, RLA	FLORIDA LICENSE NUMBER	0001706	DATE: _____
SCALE AS SHOWN					
DESIGNED BY	GP				
DRAWN BY	ML				
CHECKED BY	KM				
043588000					
RTA PROJ-1					
LICENSED PROFESSIONAL					

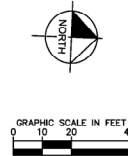
Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-671-2025
WWW.KIMLEY-HORN.COM CA 05060896

No.	REVIEWS	DATE	BY
	BULLETIN #24	08/12/2018	G.P.
	BULLETIN #25	11/02/2018	G.P.
A	BULLETIN #26	04/12/2019	G.P.



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KEY MAP

SCALE: 1" = 200'-0"

NE 10TH ST
NE 9TH ST
NE 8TH ST
NE 7TH ST

BLOCK B
BLOCK C WEST
BLOCK C EAST
BLOCK D WEST
BLOCK D EAST
BLOCK E
BLOCK F WEST
BLOCK F EAST
BLOCK G
BLOCK H


H-1402
H-1401
H-1400
H-1403
H-1301
H-1405
H-1404
H-1300

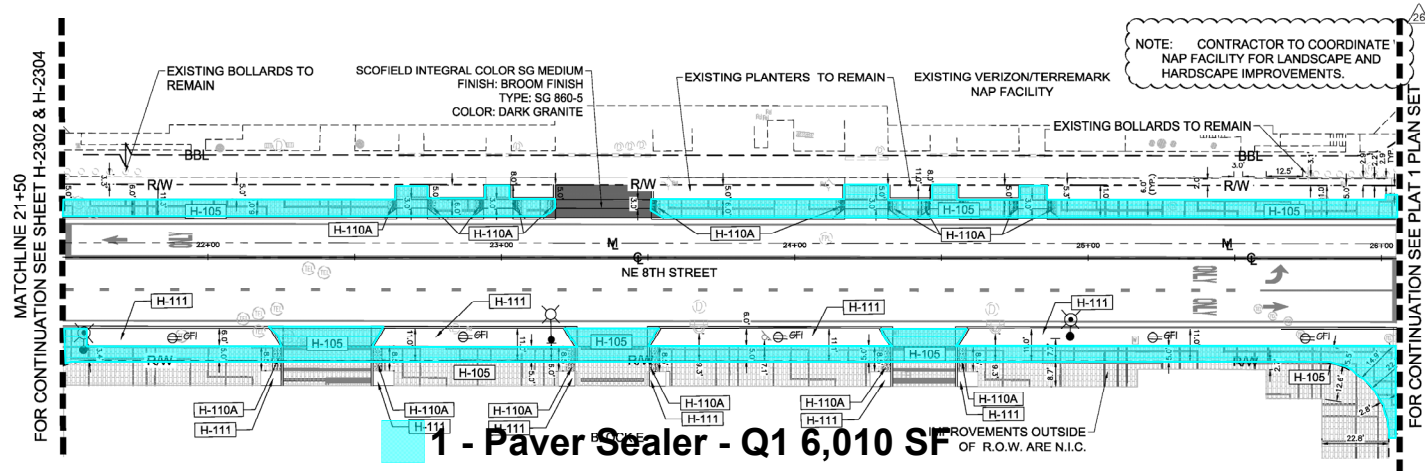
PEDESTRIAN PROMENADE
REC RAILWAY (PORT HEAD)

NE 1ST AVE
NE 2ND AVE




Always call 822 two full business days before you di

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SHEET NUMBER	MIAMI		NE 2ND AVENUE		KMA PROJECT DATE	LICENSED PROFESSIONAL	 355 ALABAMA DRIVE, SUITE 1400, COLUMBIA, SC 29204 PHONE: 803-697-2025 WWW.KIMLEY-HORN.COM	BOLLITT #24 BOLLITT #25 BOLLITT #26 BOLLITT #27 BOLLITT #28 BOLLITT #29 BOLLITT #30 BOLLITT #31 BOLLITT #32 BOLLITT #33 BOLLITT #34 BOLLITT #35 BOLLITT #36 BOLLITT #37 BOLLITT #38 BOLLITT #39 BOLLITT #40 BOLLITT #41 BOLLITT #42 BOLLITT #43 BOLLITT #44 BOLLITT #45 BOLLITT #46 BOLLITT #47 BOLLITT #48 BOLLITT #49 BOLLITT #50 BOLLITT #51 BOLLITT #52 BOLLITT #53 BOLLITT #54 BOLLITT #55 BOLLITT #56 BOLLITT #57 BOLLITT #58 BOLLITT #59 BOLLITT #60 BOLLITT #61 BOLLITT #62 BOLLITT #63 BOLLITT #64 BOLLITT #65 BOLLITT #66 BOLLITT #67 BOLLITT #68 BOLLITT #69 BOLLITT #70 BOLLITT #71 BOLLITT #72 BOLLITT #73 BOLLITT #74 BOLLITT #75 BOLLITT #76 BOLLITT #77 BOLLITT #78 BOLLITT #79 BOLLITT #80 BOLLITT #81 BOLLITT #82 BOLLITT #83 BOLLITT #84 BOLLITT #85 BOLLITT #86 BOLLITT #87 BOLLITT #88 BOLLITT #89 BOLLITT #90 BOLLITT #91 BOLLITT #92 BOLLITT #93 BOLLITT #94 BOLLITT #95 BOLLITT #96 BOLLITT #97 BOLLITT #98 BOLLITT #99 BOLLITT #100
	H-1405	WORLD CENTER PREPARED FOR MWC ASSOCIATES, LLC		(SHT. 3) HARDSCAPE PLAN				
	CITY OF MIAMI		FLORIDA					

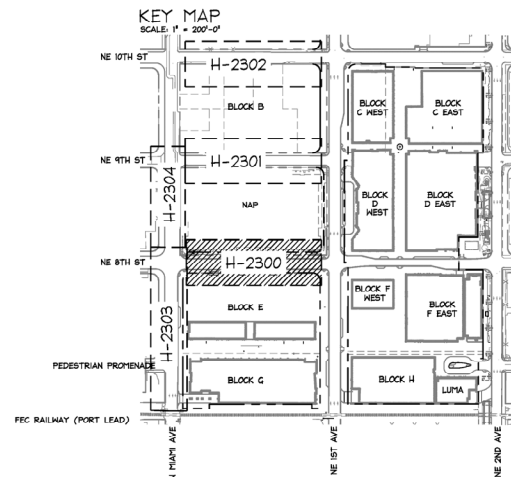


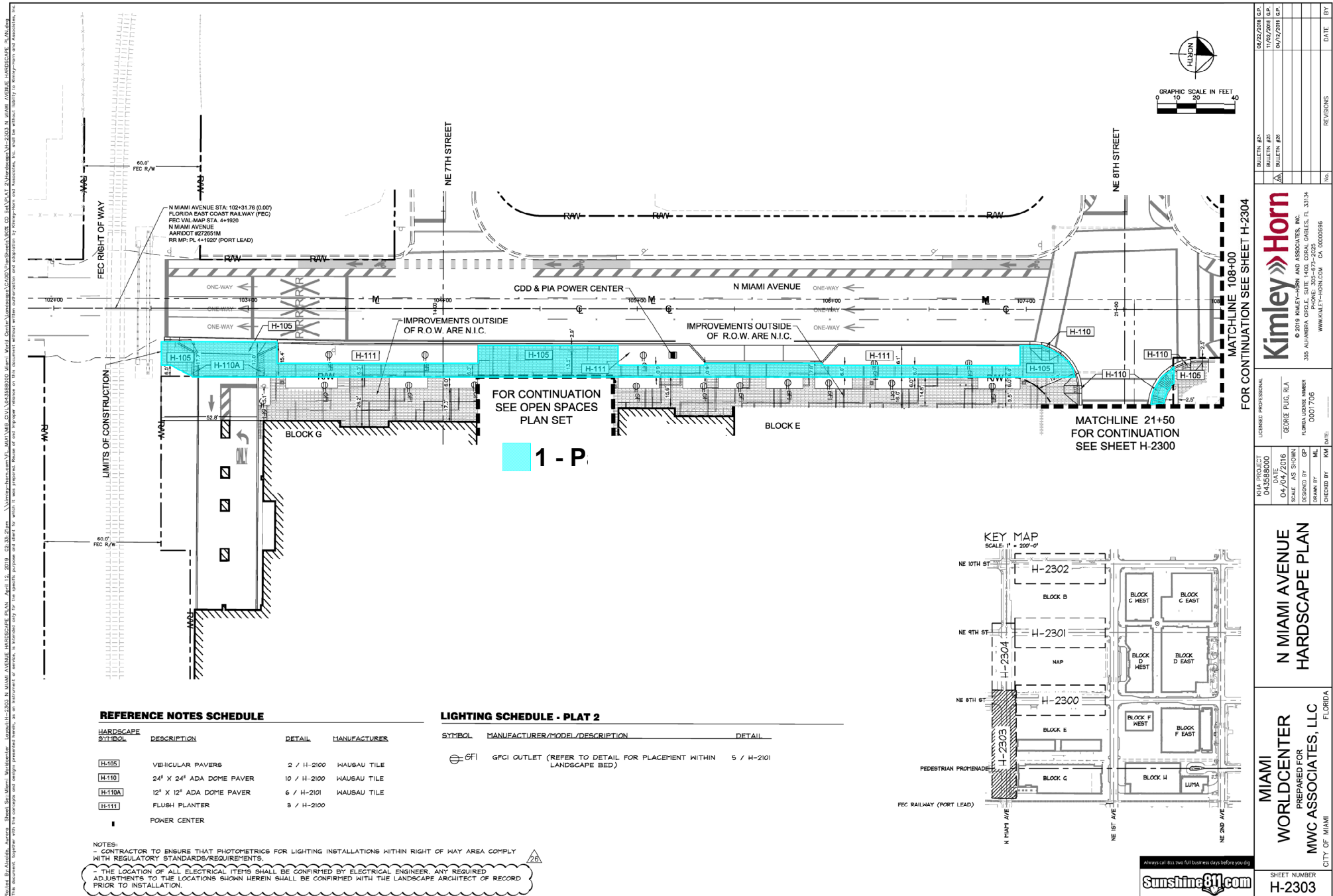
<u>SYMBOL</u>	<u>HARDSCAPE DESCRIPTION</u>	<u>DETAIL</u>	<u>MANUFACTURER</u>
[H-105]	VEHICULAR PAVERS	2 / H-2100	KAUSAU TILE
[H-110A]	12" X 12" ADA DOME PAVER	6 / H-2101	KAUSAU TILE
[H-111]	FLUSH PLANTER	3 / H-2100	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL	MANUFACTURER
	FPL LIGHT 30"HT VEHICULAR - 15' HT PEDESTRIAN	9 / H-2100	FPL
	FPL LIGHT 30"HT VEHICULAR - 15' HT PEDESTRIAN WITH CCTV	9 / H-2100	FPL
	GFCI OUTLET (REFER TO DETAIL FOR PLACEMENT WITHIN LANDSCAPE BED)	5 / H-2101	

NOTES:
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Date: 01/10/20

Customer Name: UCC GROUP INC

Telephone: 407-484-8040

Address:

Account #:

City: State: Zip:

Authorized Representative: ISRAEL JIMENEZ 786-390-4059

Project Name No: MIAMI WORLD CTR

Project Start Date: 02/01/20 Project Completion Date: 04/30/20

Check one: Single Purchase ? : Annual Requirements ? :

WE ARE PLEASED TO QUOTE YOU AS FOLLOWS:

SALES No.	SIZE	PROD No.	DESCRIPTION	QTY	PRICE	EX PRICE
913-8868	5GL KT		COBBLE LOC 5 GAL KIT	140	230.00	32200.00
			PAVERS MAY BE SLIGHTLY DAMP			
			COBBLE LOC TO BE			
			MIXED WITH 5GAL OF WATER			
			THESE ARE BULK			
			PRICES, IF PURCHASED AT ONE TIME.			
			PRICE IS 10% HIGHER			
			IF PURCHASED IN LOWER QUANTITIES			
913-8868	5GL KT		COBBLE LOC 5 GAL KIT	140	250.00	35000.00
			THIS IS PRICE IF PURCHASED			
			IN QUANTITIES OF			
			100 PAILS OR LESS			
					TOTAL	67200.00

We thank you for your consideration of SHERWIN-WILLIAMS products and look forward to supplying these products to you.

SHERWIN-WILLIAMS

TERMS OF THE SALE

By: _____

Terms: _____ 8948 NW 24TH TER
 Quantity of Shipment: _____ DORAL FL 33172 2429
 F.O.B. Location: _____ Store 704345 Phone (305) 594-5755
 Quotation Expires: _____ Territory #: _____

NOTICE: Please take notice that the quotation set forth above is not a contract and is subject to and conditioned upon approval by the Store Manager where the merchandise is ordered. In the event such approval is not obtained, you will be provided with a revised quotation and the quotation set forth above shall be null, void and of no force or effect. This quotation will be considered approved when SHERWIN-WILLIAMS delivers a notice or otherwise indicates its approval to you.

PRICE QUOTATION

Customer Name: UCC GROUP INC
 Address: _____
 City: _____ State: _____ Zip: _____
 Date: 01/10/20
 Telephone: 407-484-8040
 Account #: _____

Authorized Representative: ISRAEL JIMENEZ 786-390-4059
 Project Name No: MIAMI WORLD CTR
 Project Start Date: 02/01/20 Project Completion Date: 04/30/20
 Check one: Single Purchase?: _____ Annual Requirements?: _____

WE ARE PLEASED TO QUOTE YOU AS FOLLOWS:

SALES No.	SIZE	PROD No.	DESCRIPTION	QTY	PRICE	EX PRICE
150-3028	5 GAL		COBBLE COAT H20 PAVERS MUST BE BONE DRY NOT TO BE MIXED WITH 5GAL OF WATER THESE ARE BULK PRICES, IF PURCHASED AT ONE TIME. PRICE IS 10% HIGHER IF PURCHASED IN LOWER QUANTITIES	280	149.00	41720.00
150-3028	5 GAL		COBBLE COAT H20 THIS IS PRICE IF PURCHASED IN QUANTITIES OF 100 PAILS OR LESS	280	165.00	46200.00
TOTAL						87920.00

We thank you for your consideration of SHERWIN-WILLIAMS products and look forward to supplying these products to you.

SHERWIN-WILLIAMS

TERMS OF THE SALE

By: _____

Terms: _____ 8948 NW 24TH TER
 Quantity of Shipment: _____ DORAL FL 33172 2429
 F.O.B. Location: _____ Store 704345 Phone (305) 594-5755
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Clear Sealers: **COBBLE LOC**, 131-1g, 131-5g

Technical Data Sheet

COBBLE LOC

Wet Look Appearance, Semi Gloss Finish

Characteristics & Technical Data

% Solids by Weight (+/- 3%):	41%
QUV (ASTM D G-54):	2,000 hours with no gloss loss
WT./Gal	8.77 lbs.
Coverage:	200-300 SqFt/Gal @ 3mil DFT
Pot Life:	2 Hours
VOCs:	<50 G/L

1. Manufacturer

SurfaceLogix – a Reliance Supply Company
1880 NW 18th Street
Pompano Beach, FL 33069

Phone: 954.971.9111
Fax: 954.971.6623
Email: support@surfacelogix.net
surfacelogix.net

2. Product Description

Cobble Loc is the newest technology in waterborne protection for concrete, brick pavers and surfaces decorated with our Texture Deck. Cobble Loc may be used over most porous surfaces as it has excellent water and marking resistance. Unlike other clear finishes, Cobble Loc has excellent resistance to brake fluid, gasoline, bleach, and acids. Cobble Loc also locks joint sand in place, helps prevent ant hills from forming and weed growth.

3. Applications

Use Cobble Loc on driveways, pool decks, entryways, walkways, median strips, and patios.

Cobble Loc is not recommended for pavers installed over a solid surface or on surfaces where moisture is unable to dissipate.

4. Properties & Special Features

- Eco friendly & emits super low VOCs.
- Pressure clean and seal in the same day.
- Locks down paver joint sand.
- Inhibits mold, weeds and ant hills.
- Catalyzed product that resists gas and oil.
- Top coat for colored sealers and surface treatments such as Coloron, Colorcrete, Antique Stain, TD One Step & Texture Deck.

5. Directions

Before You Begin: Surfaces must be clean and free of any contaminants before sealing. Cobble Loc's performance is directly related to how thoroughly the surfaced is prepared. Do not apply when the temperature of the air or the surface to be coated is below 50°F. Testing on your surface is always recommended to ensure desired results.

Surface Preparation: Smooth concrete must be etched. Scrape and sand all loose material prior to application. Cobble Clean, Cobble Prep and Cobble Oxhide may be used for specific cleaning situations.

Mixing Instructions: Cobble Loc is a two component kit. Part A must be mixed with Part B. A 1 gallon kit includes a quart of Part B & a 5 gallon kit includes a short filled 5 gallon pail and a one gallon pail of Part B. Dilute Cobble Loc with one part water with one part mixed sealer. For best results, it is recommended to mechanically mix with a power mixer for a minimum of 2 - 5 minutes.

Applications

Roller: Apply with a 3/8" to 3/4" nap roller cover.

Clear Sealers: **COBBLE LOC**, 131-1g, 131-5g

Technical Data Sheet

COBBLE LOC

Wet Look Appearance, Semi Gloss Finish



5. Directions (Continued)

Airless Sprayer: Spray by overlapping each pass. Always apply in an even film deposit and maintain a working wet line.

On Bare Surface: One and sometimes two thin coats (2 dry mils) provide the best results on uncoated surfaces.

Over Previously Sealed: One coat is recommended.

6. Packaging

Size	Package	Per Case	Units / Pallet
1 gallon kit	Pail	4	148
5 gallon kit	Pail	N/A	36

9 pounds per 1 gallon pail, 45 pounds per 5 gallon pail

7. Coverage

1 gallon covers 200 to 300 square feet per coat. Coverage will depend on surface porosity, joint width and application method. Second coat will take slightly less product.

8. Curing Information

Dry To Touch: 2 to 6 Hours (varies with conditions)

Recoat: 2 to 6 hours

Full Cure: 48 to 72 Hours

9. Storage & Shelf Life

Product must be kept in its original, unopened and tightly sealed container. Store in a dry and well ventilated place with controlled temperature (50°F to 90°F). Keep sheltered from weather and direct sunlight. In proper storage conditions, the product's shelf life is 12 months following production (see date on packaging). Store product in original container and close lid tightly after each use.

10. Maintenance

Cobble Clean is recommended for routine cleaning. Follow Cobble Clean instructions for dilution ratios.

11. Shipping

Land & Sea: Not Regulated

Packing Group: III

Flash Point: >180F

12. Clean Up

Clean sprayer and tools with water and SurfaceLogix Reducer immediately after use. Flush water through the line of the sprayer until clear. Leave SurfaceLogix Reducer in the line of machine after flushing with water.

13. Health Hazard Information

Eye Contact: Wear eye protection. May irritate eyes. If in eyes, flush with water for at least 15 minutes.

Inhalation: Use a NIOSH approved respirator.

Ingestion: If swallowed, DO NOT induce vomiting. Seek medical attention.

Skin: Avoid prolonged contact with skin.

Use with adequate ventilation.

Coated surfaces may become slippery. SurfaceLogix non-skid additive should be incorporated in this situation. It is the sole responsibility of the applicator to determine whether a non-skid additive is appropriate for the job.

14. Technical Support

For friendly, knowledgeable and courteous technical support please call 954.971.9111.

You may also reach us by sending a query from our website at www.surfacelogix.net.

15. Disclaimer

All SurfaceLogix products are manufactured with the finest raw materials. It is the applicator's responsibility to determine the appropriate use of the product.

All recommendations and suggestions are made without guarantee, since conditions of use are beyond our control.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

9B

Miami World Center - CDD Areas - Cleaning & Sealing Proposals

Company	Cleaning Included?	Re- apply	Coats	Product	Service Duration	SF	Price SF Pressure Washing/Sealing	Contractor Fee	Total	Notes
UCC	Pressure Washing - Stain removal excluded	Not provided	1	COBBLE LOC Waterborne Protective	Not provided	62,639	\$1.69	\$15,878.99	\$121,738.90	
A&S Total Cleaning	Pressure Washing - Stain removal excluded	12/18 months	1	COBBLE LOC Waterborne Protective	3-4 weeks	61,500	\$1.00	\$0.00	\$61,500.00	
Presto Restoration*	Custom Cleaning & Pressure Washing	5 years	1	Presto Restoration Stone Guardian	4-5 weeks	61,500	\$2.14	\$0.00	\$131,475.00	\$2,250 Mobilization; \$70,725 Restoration; \$58,500 Sealer

*JLL Recommendation: Presto Restoration. The other two vendors do not offer the cleaning service and their prices above show only pressure washing and sealing. Presto Restoration specialized in this type of work. They will be able to remove utility paint markings and other stains prior to sealing. They have tested their cleaners and sealers in the MWC mock-up area. Their products were all approved by the paver manufacturer. They advised their sealer and process will last approximately 5 years, saving MWC CDD maintenance expenses in the long term. This vendor is also cleaning and sealing the pavers in MWC Private Improvement Areas.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

11

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2020**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 919,997	\$ -	\$ -	\$ 919,997
Undeposited funds	-	975,299	-	975,299
Investments				
Revenue	-	1,692,417	-	1,692,417
Reserve	-	4,922,361	-	4,922,361
Capitalized interest	-	10	-	10
Interest	-	144	-	144
Construction	-	-	7,667,874	7,667,874
Construction reserve ¹	-	-	2,000,000	2,000,000
Cost of issuance	-	6	-	6
Retainage subaccount	-	-	1,005	1,005
Assessments receivable	232,158	-	-	232,158
Interest receivable	-	120	176	296
Prepaid expenses	24,656	-	-	24,656
Electric deposits	1,230	-	-	1,230
Total assets	<u>\$ 1,178,041</u>	<u>\$ 7,590,357</u>	<u>\$ 9,669,055</u>	<u>\$ 18,437,453</u>
LIABILITIES				
Liabilities				
Accounts payable	\$ 18,605	\$ -	\$ -	\$ 18,605
Due to other funds				
Retainage payable	-	-	442,544	442,544
Accrued wages payable	1,000	-	-	1,000
Accrued taxes payable	76	-	-	76
Total liabilities	<u>19,681</u>	<u>-</u>	<u>442,544</u>	<u>462,225</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	232,158	120	176	232,454
Total deferred inflows of resources	<u>232,158</u>	<u>120</u>	<u>176</u>	<u>232,454</u>
FUND BALANCES				
Restricted for:				
Debt service	-	7,590,237	-	7,590,237
Capital projects	-	-	7,226,335	7,226,335
Metro Mover ¹	-	-	2,000,000	2,000,000
Unassigned	926,202	-	-	926,202
Total fund balances	<u>926,202</u>	<u>7,590,237</u>	<u>9,226,335</u>	<u>17,742,774</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 1,178,041</u>	 <u>\$ 7,590,357</u>	 <u>\$ 9,669,055</u>	 <u>\$ 18,437,453</u>

¹Reserve 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, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 1,048,543	\$ 1,593,312	66%
Off-roll assessments	-	521	-	N/A
Total revenues	-	1,049,064	1,593,312	66%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	5,400	8,000	68%
FICA	76	413	612	67%
District engineer	21,625	32,890	12,500	263%
General counsel	3,741	35,766	40,000	89%
District manager	4,167	45,833	50,000	92%
Accounting O&M	458	5,042	5,500	92%
Debt service fund accounting	1,250	13,750	15,000	92%
Assessment roll services	-	20,000	20,000	100%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	8,800	8,800	100%
Postage	15	129	1,000	13%
Insurance - GL, POL	-	13,101	11,781	111%
Legal advertising	566	1,571	1,500	105%
Miscellaneous- bank charges	744	1,197	750	160%
Website				
Hosting and maintenance	-	705	705	100%
ADA compliance	-	199	200	100%
Dissemination agent	250	2,750	3,000	92%
Annual district filing fee	-	175	175	100%
Trustee	-	3,500	5,500	64%
Total professional & administrative	33,892	191,221	185,773	103%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Electrical				
Street light services	-	-	70,000	0%
Electrical repairs and relamping	-	-	2,500	0%
Insurance				
Insurance: property	407	6,234	9,500	66%
Landscaping				
Landscape services	5,348	71,353	47,500	150%
Irrigation - maintenance	540	540	2,500	22%
Plant tree replacement	624	4,934	10,000	49%
Licenses and permits	-	-	2,000	0%

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
Maintenance & repairs				
Benches	3,111	3,111	2,500	124%
Air conditioning	-	-	10,000	0%
General	-	26	20,000	0%
Stormwater drain inspections/cleanout	-	-	10,000	0%
Janitorial - phase 1	-	-	20,000	0%
Janitorial - phase 2	-	34,329	134,000	26%
Janitorial - phase 3	-	-	25,000	0%
Janitorial - resealing wood decking	-	-	10,000	0%
Pest control	586	7,238	14,000	52%
Maintenance storage	-	-	1,000	0%
Waste removal	-	2,148	10,000	21%
On-site field management	8,985	140,260	237,378	59%
Telephone/internet	-	908	1,000	91%
Copier lease	-	467	700	67%
Office equipment	-	667	1,000	67%
Office lease	-	7,294	8,400	87%
Office supplies	-	3,968	4,500	88%
Marketing				
Holiday lighting	-	-	50,000	0%
Security				
Security services	16,082	144,732	450,000	32%
Construction security consulting	-	-	69,132	0%
Camera maintenance program	2,252	20,270	20,000	101%
Leased spaces rent	2,966	2,966	-	N/A
Utilities	6,103	84,826	37,500	226%
Contingency	-	-	74,235	0%
Total field operations	<u>47,004</u>	<u>536,271</u>	<u>1,374,345</u>	39%
Other fees and charges				
Property appraiser	-	-	16,597	0%
Tax collector	-	10,474	16,597	63%
Total other fees and charges	<u>-</u>	<u>10,474</u>	<u>33,194</u>	32%
Total expenditures	<u>80,896</u>	<u>737,966</u>	<u>1,593,312</u>	46%
Excess/(deficiency) of revenues over/(under) expenditures	(80,896)	311,098	-	
Fund balance - beginning	<u>1,007,098</u>	<u>615,104</u>	<u>218,987</u>	
Fund balance - ending	<u>\$ 926,202</u>	<u>\$ 926,202</u>	<u>\$ 218,987</u>	

**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, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 3,060,169	\$ 5,021,758	61%
Assessment levy: off-roll	808,162	1,126,193	-	N/A
Lot closing	167,137	167,137	-	N/A
Interest	311	52,537	-	N/A
Unrealized gain (loss) on investment	-	10,765	-	N/A
Total revenues	<u>975,610</u>	<u>4,416,801</u>	<u>5,021,758</u>	N/A
EXPENDITURES				
Interest	-	3,766,213	3,766,213	100%
Cost of issuance	-	5,000	-	N/A
Total expenditures	<u>-</u>	<u>3,771,213</u>	<u>3,766,213</u>	100%
Other fees and charges				
Property appraiser	-	-	52,310	0%
Tax collector	-	30,574	52,310	58%
Total other fees and charges	<u>-</u>	<u>30,574</u>	<u>104,620</u>	29%
Total expenditures	<u>-</u>	<u>3,801,787</u>	<u>3,870,833</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	975,610	615,014	1,150,925	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(117,667)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(117,667)</u>	<u>-</u>	N/A
Net change in fund balance	975,610	497,347	1,150,925	
Fund balance - beginning	6,614,627	7,092,890	7,052,020	
Fund balance - ending	<u>\$ 7,590,237</u>	<u>\$ 7,590,237</u>	<u>\$ 8,202,945</u>	

**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, 2020**

	Current Month	Year to Date
REVENUES		
Interest	\$ 483	\$ 103,551
Total revenues	<u>483</u>	<u>103,551</u>
EXPENDITURES		
Capital outlay	<u>96,077</u>	<u>4,033,654</u>
Total expenditures	<u>96,077</u>	<u>4,033,654</u>
Excess/(deficiency) of revenues over/(under) expenditures	(95,594)	(3,930,103)
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	<u>117,667</u>
Total other financing sources/(uses)	<u>-</u>	<u>117,667</u>
Net change in fund balance	(95,594)	(3,812,436)
Fund balance - beginning	9,321,929	13,038,771
Fund balance - ending	<u>\$ 9,226,335</u>	<u>\$ 9,226,335</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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DRAFT

**MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Miami World Center Community Development District held a Telephonic Public Regular Meeting on September 15, 2020, at 11:00 a.m., at 1-888-354-0094, Conference ID: 8518503.

Present at the meeting were:

John Chiste	Chair
Cora DiFiore	Vice Chair
Joseph DiCristina	Assistant Secretary
Peter Brown	Assistant Secretary
Samir Yajnik	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates LLC (WHA)
Ginger Wald	District Counsel
Aaron Buchler	District Engineer
Stacy Diamond	Operations Manager (JLLA)
Bill Davis	Jones Lang LaSalle Americas, Inc. (JLLA)
Glenn Fidje	Square Edge, Inc. (SEI)
Florian Huttli	Square Edge, Inc. (SEI)
Eliane Prieto	Square Edge, Inc. (SEI)
Justin Richards	Professional Security Consultants (PSC)
Jose Ubieta	Allied Universal (Allied)
Javier Vazquez	Allied Universal (Allied)
Tomas Torres	Reef Security Solutions (RSC)
Josh Laturno	Reef Security Solutions (RSC)
Randy Neely	Reef Security Solutions (RSC)
Alon Alexander	Kent Security (KS)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:04 a.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor's current Executive Orders, which allow local

governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and the meeting agenda was posted on the District's website.

SECOND ORDER OF BUSINESS**Public Comments**

Mr. Randy Neely, of RSC, Mr. Javier Vazquez, of Allied, and Mr. Alon Alexander, of KS voiced their appreciation for the opportunity to secure a partnership with the District.

THIRD ORDER OF BUSINESS**Ratification of Coastal/Tishman Change Order(s) *(support documentation available upon request)***

- Closeout of Coastal Tishman Contract**

Ms. Cerbone stated that there were no change orders for ratification but there is a discussion item from Mr. Buchler and Mr. Fidge regarding the potential closeout of the Coastal/Tishman Contract.

Mr. Fidge stated a few change orders that were executed but not yet submitted would be submitted shortly. Staff plans on presenting a full closeout package with everything ratified and confirmed with the District Engineer within the next few weeks. Coastal Tishman has a subcontract with Under Power Corporation (UP), the current permit holder for the scope of work and main signal installer for the City and County. Two ongoing parcel projects are being developed and the Maintenance of Traffic (MOT) and construction staging areas are preventing UP from completing a very small amount of work in two intersections, which should be deferred until the end of the year. Staff recommended a closeout of the Coastal Tishman contract but while keeping the UP permit open for the signals at a cost of approximately \$200 per month. The most cost-effective way to complete the work would be to have the flatwork, wire-pulling and connections transferred over to the CDD to contracted out directly. Ms. Cerbone stated the negative change orders could be approved and/or ratified at the October meeting, along with a formal agreement with UP.

FOURTH ORDER OF BUSINESS**Consideration of Proposals in Response to RFP for Security Services**

Ms. Cerbone stated that nine responses to the Request for Proposals (RFP) for Security Services were received. Ms. Diamond recapped the RFP guidelines. Of the nine proposals, Global Security Solutions (GSS) failed to submit all of the required forms; therefore, disqualifying GSS, due to the number of irregularities in their proposal, was suggested.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, disqualifying Global Security Solutions (GSS) due to the submission of an incomplete proposal, was approved.

Ms. Diamond reviewed Staff's scores and rankings, on a scale of 100 maximum points, according to the selection/ranking criteria, as follows:

REEF Security Solutions (RSS)	92 Points
Beau Dietl Associates (BDA)	82 Points
Admiral Security Services (ASS):	93 Points
Professional Security Consultants (PSC):	89 Points
Allied Universal (Allied):	95 Points
Black Tie Protection Services (BTPS)	69 Points
Kent Security Services (KSS)	92 Points
Kemp Group (Kemp)	100 points

Staff's recommendation was to award the Security Contract to Allied Universal. Discussion ensued regarding Staff's rankings, the language in the RFP, price confirmations and the respondents.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, accepting the Operations Manager's scores and rankings of 89 points for Professional Security Consultants, 82 points for Beau Dietl Associates, 69 points for Black Tie Protection Services and 65 points for Kemp Group International, was approved.

The Board Members provided their scores for each of the four respondents ranked highest by Staff. The Board and Staff reviewed and compared the Board Members' numerical

rankings of the top four respondents, confirmed the pricing and the pricing formula for ranking points, as it was described in the evaluation criteria.

On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor, accepting the Board's final scoring and rankings of 93.4 points for Allied Universal, 93.2 points for Admiral Security Services, 86.4 points for Kent Security Services and 86.4 points for REEF Security Systems, was approved.

Mr. Chiste thanked all of the respondents for their presentations.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, awarding the Security Services Contract to Allied Universal, the number-one ranked firm, authorizing District Staff to negotiate an agreement and authorizing the Chair and Vice Chair to execute, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2020

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2020.

On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor, the Unaudited Financial Statements as of July 31, 2020, were accepted.

SIXTH ORDER OF BUSINESS

Approval of August 18, 2020 Telephonic Public Hearings and Regular Meeting Minutes

Ms. Cerbone presented the August 18, 2020 Telephonic Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the August 18, 2020 Telephonic Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

There being no report, the next item followed.

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

There being no report, the next item followed.

C. Operations Manager: *Jones Lang Lasalle Americas, Inc.*

- **Consideration of Proposals for Paver Cleaning and Sealing**

This item was deferred to the next meeting.

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

Ms. Cerbone provided a brief update on three outstanding assessment-related issues and was asked to continue all collection efforts. District Management Staff would contact Mr. Ben Feldman to secure space in the Paramount building for the October in-person meeting and advertise accordingly.

- **NEXT MEETING DATE: October 20, 2020 at 11:00 A.M.**

- **QUORUM CHECK**

The next meeting will be held on October 20, 2020 at 11:00 a.m.

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

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

NINTH ORDER OF BUSINESS**Public Comments**

There being no public comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Chiste and seconded by Mr. Brown, with all in favor, the meeting adjourned at 12:09 p.m.
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Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>offices of Greenberg Traurig, P.A., 333 S.E. 2nd Ave., 44th Floor, Miami, Florida 33131</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2020*	Regular Meeting	11:00 AM
November 17, 2020*	Regular Meeting	11:00 AM
December 15, 2020*	Regular Meeting	11:00 AM
January 19, 2021	Regular Meeting	11:00 AM
February 16, 2021	Regular Meeting	11:00 AM
March 16, 2021	Regular Meeting	11:00 AM
April 20, 2021	Regular Meeting	11:00 AM
May 18, 2021	Regular Meeting	11:00 AM
June 15, 2021	Regular Meeting	11:00 AM
July 20, 2021	Regular Meeting	11:00 AM
August 17, 2021	Public Hearing & Regular Meeting	11:00 AM
September 21, 2021	Regular Meeting	11:00 AM

Exception:

**October, November & December meetings will be held at Paramount MWC Sales Center, 1010 NE 2nd Ave, Miami, FL 33132.*