



CITY OF FORT LAUDERDALE  
SOLICITATION 275-11844  
GROUND LEASE AND DEVELOPMENT  
OF PARCEL C -  
PROPERTY ID #494209010170

APRIL 11, 2017

SUBMITTED TO:  
James Hemphill, Sr. Procurement Specialist  
City of Fort Lauderdale Procurement Services Division  
100 N. Andrews Avenue, #619  
Fort Lauderdale, FL 33301



PREPARED BY:  
Midgard Group Inc.  
Point of Contact: James Goldstein, President  
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# LETTER OF INTRODUCTION



April 11, 2017

Mr. James Hemphill, Sr. Procurement Specialist  
City of Fort Lauderdale Procurement Services Division  
100 N. Andrews Avenue, #619  
Fort Lauderdale, FL 33301

RE: City of Fort Lauderdale Solicitation 275-11844  
Ground Lease and Development of Parcel C - Property ID #494209010170

Dear Mr. Hemphill:

We are pleased and excited to be given an opportunity to submit a proposal for the adjacent, City of Fort Lauderdale property known as Parcel "C". As the longest and largest stakeholder in the "Uptown" Market through our Fort Lauderdale Crown Center property, we have continued to work cooperatively with the City, the Executive Airport and other long term stakeholders through collaborative efforts in multiple areas.

Midgard owns and operates the 24-acre Fort Lauderdale Crown Center with almost 475,000 square feet of office space located on Cypress Creek Road. Midgard has continuously improved the campus over the years as the area has transitioned and continues to draw interest from new and exciting businesses. Businesses that will continue to grow the Uptown Urban Area in concert with the area stakeholders' and City's visions. The Campus is currently home to many important businesses including: Bayview Loan Servicing, CBS Sportsline, Brown & Brown Insurance, Cruise One, the world's largest cruise travel agency, Broward Sheriff's Office – Child Protective Services, Parkson Corporation, an international water and sewer technology innovator and Nova Southeastern Dental School.

As the area begins to transform into the mixed use urban core as set forth in the Envision Uptown plan and widely discussed in the Urban Land Institute TAP report, new employers and uses will be needed to support the coming airport uses and surrounding communities. Midgard is hearing a need from future tenants for office space coupled closely with flex warehouse/distribution space. Midgard's proposal seeks to provide a high end product that will fill these future needs of the area.

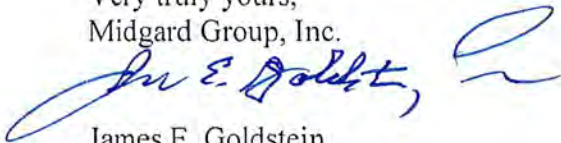


Parcel "C" is located just to the north of the Crown Center Campus and ideally situated for incorporation into an expanded campus. Midgard envisions a campus that provides essential uses and services to a growing community. The Crown Center Campus currently provides offices; and is planning retail uses to serve its employees and area residents.

It is clear we are the developer that can bring these synergies and connectivity from Parcel "C" through Crown Center and onto the door stop of Cypress Creek Road. With our attention to architectural and landscape design we will continue to set the bar for a high quality business environment and with our award winning management company it will continue to be properly maintained.

Thank you for your consideration of our proposal and we look forward to the prospect of moving forward as the City of Fort Lauderdale's development partner.

Very truly yours,  
Midgard Group, Inc.



James E. Goldstein  
President



# SECTION 1

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## 4.2.2 EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

Midgard, through its subsidiaries, Fort Lauderdale Crown Center, Inc., Fort Lauderdale Crown Center Land Trust and Midgard Management, Inc. has been involved for over 15 years in the Cypress Creek Uptown market (“Uptown”). They have owned, developed, leased and managed a 24-acre campus of over 475,000 square feet on both fee titled and land leased from the City of Fort Lauderdale known as Crown Center since 1999. Midgard has gained an acute awareness of the needs in the area, assisted in the improvement of and planning for its successful future and operates its real estate assets in a first-class manner. Midgard’s proactive approach along with its investment of over 20 million dollars to improve its properties has attracted some of Fort Lauderdale’s largest and most prestigious national employers, including Bayview Loan Servicing, CBS Sportsline, Brown & Brown Insurance, Cruise One, the world’s largest cruise travel agency, Broward Sheriff’s Office – Child Protective Services, Parkson Corporation, an international water and sewer technology innovator and Nova Southeastern Dental School.

Since Midgard’s acquisition of Crown Center, it has maintained its headquarters - with full staff and onsite management at 1475 W. Cypress Creek Road in Suite 202. Midgard believes their presence and the professionalism of its staff have established it as a real estate industry leader in the Uptown market.

The principals of Midgard and its subsidiaries are James E. Goldstein, Anders Schroeder and H. Kruse Peterson. James E. Goldstein serves as President of Midgard and Martha Elia Silverman as its Secretary and Treasurer.

Midgard’s team for the Crown Center Expansion will be led by James E. Goldstein, President (bio attached). Manny Hadad (bio attached) will serve as the construction project manager and will be the company’s liaison with Current Builders, the contractor. Lynn-Ann Ierna (bio attached) will oversee operations and ultimately manage the facility together with her management assistant, Louise Jaffe. Martha Elia Silverman (bio attached) will be responsible for all financial reporting. She will be the liaison to both the future mortgagee and to the City of Ft. Lauderdale with respect to all financial matters. All of the above named parties maintain offices at Midgard’s headquarters.



Midgard plans on constructing two buildings of approximately 142,000 square feet of dock high warehouse/distribution space with shipping/receiving areas and employee parking. The site will have the capacity to add mechanized parking to fit the potential needs of warehouse/distribution employment as well as additional parking for Crown Center. The additional parking on the Parcel C site will allow Crown Center to build a much-needed business oriented retail center on its site and to address the needs of many corporate tenants who require greater parking than what the applicable zoning code requires. The anticipated retail tenants will be beneficial to the residents of the surrounding areas and the corporate citizens of the Uptown area. The construction and development of the industrial and retail projects will contribute substantial revenues to the City through both real increased real estate and sales tax.

Midgard has been an innovator and leader in the sustainability movement. It proudly premiered 1401 Crown Center in 2010 as South Florida's second Silver LEED Certified New Construction Building. The Crown Center campus now boasts four LEED/Green Globes certified buildings. Midgard is the only private developer that has multiple LEED certified buildings in Florida and is one of only a handful in the country. Midgard has turned its landscaping back to a Florida naturescape, creating a beautiful garden for its tenants and their employees. Additionally, by turning off the faucet to the landscaping for the complex it has saved millions of gallons of water per year. Midgard will carry forward these initiatives through to the Parcel C site and deliver a LEED/Green Globes certified building with beautiful grounds and gardens.

Midgard has strategically aligned itself with highly regarded professionals who have deep local knowledge to bring the Crown Center Expansion project to fruition. The team's architect and contractor have worked with Midgard for over 15 years and share Midgard's commitment to sustainable development. The company has formed strategic alliances with financial consultants, institutions and legal counsel to ensure successful completion of all the projects that it undertakes. Since Midgard's acquisition of Crown Center, it has worked with Colliers International, one of the world's premier brokerage companies. They are not only experts in the Uptown market, but bring an unrivaled depth of expertise and contacts in the commercial/industrial arena.

Midgard, along with Colliers International, will target prospective aeronautical and aerospace companies who may already be associated with Ft. Lauderdale Executive Airport who are looking to expand their facilities as well as companies who have been



## RFP SOLICITATION 275-11844

looking for the opportunity to enter the Uptown market. Midgard offers a unique opportunity to house both corporate headquarters at Crown Center as well as warehouse/distribution needs on the adjacent parcel. The company will also target those companies that can avail themselves of the Free Trade Zone Designation. Lastly, Midgard will seek other national, regional and local companies looking for a state of the art facility in an excellent location which is proximate to multimodal transportation and an excellent available workforce.

This proposed expansion of the Fort Lauderdale Crown Center Campus will be owned by a newly formed subsidiary of Midgard Group. This will assure that this project, from the beginning, meets today's stringent financing requirements of a single purpose entity.



# SECTION 2

## 4.2.3 PROJECT DESCRIPTION





## PROJECT DESCRIPTION

Midgard proposes to expand the existing-exemplary Uptown office park - the Crown Center Campus - onto Parcel "C" – the ("Crown Center Expansion"). The Crown Center Expansion will consist of constructing two dock-high warehouse/distribution buildings containing approximately 142,000 square feet, at an approximate cost of \$10M, together with shipping/receiving areas; truck circulation; ancillary office and employee parking. The facility will have the potential to add additional mechanized parking for both the warehouse areas, should it be necessary and additional overflow parking for the existing Crown Center Campus. In operating the office campus, we have observed, as part of a national trend, that our offices, as an employment center, are seeking greater parking to accommodate modern office configurations.

The Crown Center Expansion will be a LEED certified state of the art facility to accommodate today's modern warehouse/distribution needs. The structure itself will be tilt wall with attractive architectural features tying this project to the Crown Center Campus. The Crown Center Expansion will feature an energy star rated white roof along with a lush native landscape in keeping with the strides accomplished at the Crown Center Campus. Electric car charging stations will be available in the employee parking lot. We will be following the same award winning, sustainable practices we have implemented at the Crown Center Campus such as recycling; green cleaning; minimal irrigation and LED lighting throughout. Additionally, during the construction phase we will also be incorporating sustainable building practices as outlined in the Current Builder package just as we did with our LEED Silver New Construction building – 1401 Crown Center.

The Crown Center Expansion will have a beautiful façade which will act as an enhanced backdrop to the Crown Center Campus - thus significantly expanding the positive impact at Crown Center to the Uptown Fort Lauderdale market. Lighted pedestrian pathways will bring employees from the Crown Center Expansion to and through the Crown Center Campus giving them both access to mass transit on the Cypress Creek corridor as well as easy access to the retail additions to the Crown Center Campus in the works now. Crown Center also provides daily tram services throughout our campus. The Crown Center Expansion tenants will have easy access to Crown Center Campus's onsite Bank; fitness center and executive suites with state of the art training and conference rooms.

Specifically, the proposed building will be constructed of concrete, using a "tilt wall" system of construction for all exterior walls. The roofing systems shall be steel bar joist with a metal roof deck covered by a minimum R-19 rigid insulation and topped off with a white, energy star, roofing system.



The exterior surface will have a tex-cote paint system, The windows and exterior storefront systems shall be impact resistant with an energy efficient coating and tint to meet the energy code requirements for the project. The rear large overhead doors shall be impact resistant with a powder coated finish. The air conditioning system will be energy efficient package units mounted on the roof and screened from view by the parapet walls.

The building and entry signage design has been developed to reflect the design characteristics of the adjacent Crown Center Campus. The teal green color, fins, shadow box walls and overhangs are all design elements utilized by both campus. This creates a unifying campus.

The Crown Center Expansion can be configured to accommodate a single use tenant or multiple users. We are uniquely situated to offer warehouse/distribution facilities to companies who will also need to headquarter their offices in close proximity.

The marketing of this project will be primarily toward National and local aviation and aerospace companies. The secondary tier of prospects for the marketing efforts will be directed to those companies that can utilize the Free Trade Zone designation. The Crown Center Expansion design will allow us to accommodate the free trade zone criteria. The final marketing efforts will be to the national; regional and local service industries.

The proposed project offers multiple economic benefits to the City of Ft. Lauderdale and the Ft. Lauderdale Executive Airport. The proposer and its subsidiary have a long, unblemished history of paying its land lease payments. Secondly, a very substantial and beautiful long term product will be added to the property providing additional Real Estate and sales tax revenue to the City, County and State. The Crown Center Campus will become an employment center in it's own right and expand the potential for the employment base at the Campus. The project will also pave the way for the addition of the Crown Center retail component which will not only benefit the Crown Center Campus but the entire Uptown area as well.

The Crown Center Campus with its Office, Retail and Warehouse/Distribution uses is precisely the type of mixed use envisioned by the ULI Study and will bring greater awareness, viability, competitiveness and excitement to the Uptown Ft. Lauderdale market. Further the Crown Center Expansion introduces a component to the campus compatible with the Airport Industrial Park zoning. We believe this will be the catalyst for greater things to come and are proud to be on the cutting edge of this development.



**Point-by-point Project Description responses:**

- a. Type and size of the development program (gross and net square footages).  
Response: 142,421sf of warehouse/distribution- gross and net.
- b. Description of the proposed uses, a list of potential tenants and any letters of interest and/or intent from potential tenants.  
Response: warehouse/distribution for national and local aviation and aerospace companies; companies that can utilize the Free Trade Zone designation and national; regional and local service industries.
- c. The total cost to develop the Site.  
Response: \$10, 155, 719.
- d. Proposer's Unconditional Promised Capital Investment in Improvements to the leased parcels of Airport land.  
Response: See breakdown attached.
- e. Economic benefit to the City from the Proposer's proposed development and use of that developed land.  
Response: Land lease payments; construction of a very substantial, attractive, long term product and additional Real Estate and sales tax revenue.
- f. Compatibility of proposed land use with aviation at the Airport.  
Response: The warehouse/distribution is compatible with and balances the existing AIP and GAA zoning and provides a use that is not adequately represented in the Uptown market.
- g. A set of concept sketches showing the proposed Project and a set of schematic renderings of the proposed Project showing the principal elevations and massing, floor plans for each use, streetscape and landscape plans, entry feature and signage.  
Response: See attached.
- h. A description of the proposed exterior materials and other relevant specifications.  
Response: See paragraphs 4-6 herein.
- i. A description of sustainable building practices that will be incorporated into the project during construction.  
Response: The buildings will be LEED certified. See attached scope of services regarding sustainability provided by DMS.



## UNCONDITIONAL PROMISED CAPITAL INVESTMENT

The total development and constructions costs of the project are estimated to be \$10,155,719 dollars. MGI commits an equity investment of \$3.5 million dollars or 35% of the project. If the present proposal is accepted, detailed financial information will be provided during lease negotiation with the City of Fort Lauderdale.

<b>Project Description</b>		142,421 SF of Industrial Warehouse with 6.5% Land Lease	
Project Name	Crown Center Industrial Park	<b>Unit Mix</b>	
City, State	Fort Lauderdale, FL	Bays/Units	12
County	Broward	Size	11,868
New Construction / Rehab	New Construction	Ceiling Hts	26
Construction Type	Industrial Warehouse Space	TI	5% Office
Total Number of Units / Square Ft.	12		0
Total Number of Buildings	2		
Number of Accessory Buildings	0		
			142,421 SF
<b>Project Costs</b>		<b>Total</b>	<b>Per Sq. Ft.</b>
Hard Cost Construction	6,761,123		47.47
Tenant Improvements	356,050		2.50
Hard Cost Contingency	202,834		1.42
Impact Fee & Connection fees	414,311		2.91
Soft Costs	2,421,402		17.00
<b>Total Project Costs</b>	<b>\$ 10,155,719</b>		<b>71.31</b>

## Project Approach

**Design Management Services** is a green building solutions provider dedicated to promoting high performance green buildings through measured environmental implementation and education. We are experts in the field of sustainable, integrative green design and construction, focused on methods and processes to help our clients build, operate, and maintain high performance green buildings. Michelle (Cottrell) Raigosa, the firm's president has over 15 years in the design and construction industry, as a licensed designer, educator, project manager, and a published author. Michelle's calculated organizational skills, passion, and drive are the essence of DMS, as she is the only officer for the company.

### SCOPE OF SERVICES – DESIGN SIDE:

DMS will assist the project team establish appropriate environmental project goals and design strategies for the project and work with the project team to integrate these strategies into a coherent building design. DMS will review the design documents at various phases with the project team to make sure that the environmental goals are being met and properly communicated in the contract documents. We will work with each of the team members to make sure that credit requirements are being met by the means of the following:

- DMS will conduct an environmental goal-setting meeting with the full design team, client and major project stakeholders.
- DMS will host design integration conference calls for the project during the design development phase of project documentation.
- We will create task lists for team members that outline individual credit requirements and formats, review them with team members, and we will manage the assembly of project documentation at appropriate times throughout the design phase.
- We will review and contribute to the architectural specifications for compliance with LEED Green Globes requirements and for clarity in conveying these requirements as part of the contract documents.
- DMS will register the project with GBCI or GBI and manage the documentation of the project for the team, working with individual team members on the confirmation and documentation of specific LEED Green Globes credits being pursued by the team.
- We will act as the project administrator for the project, assigning tasks to project team members for completion of the submission.
- We will act as the liaison between the project team and the review team helping to resolve and address any clarifications.

### SCOPE OF SERVICES – CONSTRUCTION SIDE:

DMS will assist the Contractor and their onsite representatives to meet the construction related LEED Green Globes requirements found in the contract documents. We will assist in the

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project planning of these requirements, as well as organize and manage the collection and reporting of LEED Green Globes construction related requirements found in the specifications.

Design Management Services will conduct a Preconstruction meeting with the Contractor and their subs to explain the project's environmental goals and construction reporting requirements, including LEED Green Globes action plans, submittal requirements, and construction indoor air quality management procedures that are required for the project.

Design Management Services will create a LEED Green Globes action plan with the Contractor to address the requirements of the project during construction and how they will be met.

Design Management Services will review, coordinate, and otherwise assist the general contractor with submittals that are identified as the responsibility of the contractor to track and report for compliance with the LEED Green Globes credit requirements, based on an established LEED Scorecard that indicates they are part of the designated credit tally for the project.

Design Management Services will produce monthly progress reports for the construction side credits.

Design Management Services will periodically visit the site during construction to ensure compliance.

Design Management Services will produce final reports at the end of construction for the construction related credits:

At the completion of construction, DMS will coordinate and manage the submission for the project's documentation for LEED Green Globes certification. We will act as the liaison between the project team and the GBCI GBI review team to make sure that the project achieves certification.

### 4.2.3 PROJECT DESCRIPTION

#### 4.2.3 i - A description of sustainable building practices that will be incorporated into the project during construction.

Current Builders maintains sustainable building practices on all projects with special arrangements and plans specifically designed for LEED Certified projects. Following is a sample of a Construction Waste Management and Indoor Air Quality Plan implemented for the Palmetto Bay Village Hall project which was the state of Florida's first LEED Platinum municipal building. A similar plan will be developed for Midgard Management's proposed project with the City of Fort Lauderdale.

#### Construction Waste Management Plan

##### **Waste Management Goals:**

- ✚ This project will recycle or salvage for reuse 75% of waste generated on-site.

##### **Communication Plan:**

- ✚ Waste prevention and recycling activities will be discussed at the beginning of each subcontractor meeting.
- ✚ As each new subcontractor comes on site, the recycling coordinator will present him/her with a copy of the Waste Management Plan and provide a tour of the recycling areas (Dumpsters).
- ✚ The subcontractor will be expected to make sure all their crews comply with the Waste Management Plan.
- ✚ Subcontractors will not be allowed to dump any hazardous materials or waste on this jobsite.
- ✚ No waste from off-site source shall be dumped on this project.

##### **Waste Removal:**

- ✚ Southern Waste Systems, LLC will supply all necessary roll-off containers, grappling trucks and other equipment to remove construction debris generated at the CB Constructors, Inc. jobsite, located at 9705 E. Hibiscus Street, Palmetto Bay, FL.. This construction debris will be transported for recycling at the SWS facility located at 2000 N. Miami Ave, Miami, FL

##### **Processing Waste:**

- ✚ At the SWS recycling facility, incoming trucks are visually inspected by a "spotter" and computer controlled video cameras during check-in, to identify any hazardous or unacceptable materials.



- ✎ The construction debris is then tipped and unloaded onto the sorting area floor, where it weighed, analyzed, and further inspected for undesirable materials.
- ✎ Unacceptable materials are removed and stockpiled for transportation to an FDEP approved disposal facility.
- ✎ The remaining construction debris is then sorted by type of material (concrete, wood, metal, etc.). This sorted material is then pushed into large piles for loading into processing equipment.
- ✎ Materials are mechanically processed by cutting, grinding, and screening equipment, according to the type of material, and conveyed to the 60-foot manual picking line.
- ✎ The manual picking line further separates the processed construction materials by size and type.
- ✎ Conveyors then transport this reclaimed material to additional size screening equipment.
- ✎ The final inspection conveyor is for the final manual sorting of recycled materials. Any unacceptable materials or residue remaining at this point are removed from the conveyor and stockpiled for transportation to an FDEP approved disposal facility.
- ✎ The recycled materials are stockpiled for later reuse or sale.
- ✎ A semi-monthly waste stream report, tabulating the total waste material, quantities diverted, the means by which the materials were diverted, and the declaration that the credit requirements have been met, as required by LEED Certification standards, will be produced and sent to CB Constructors, Inc.
- ✎ Construction Phase (sample from previously completed project for Palmetto Bay Village)

Material	Quantity	Disposal Method	Handling Procedure
Concrete	Yards	Recycle - Sun Recycle III	Concrete is processed through a destoner creating a-1/2 base rock and sold for use as temp road base, cover and fill material.
Wood	Yards	Recycle - Okeelanta	Final destination Okeelanta, a sugar refinery in South Bay – they used the wood chips to burn for energy.
Metal	Yards	FPT/Sunrise Metal	Metal scraps are transported to Sunrise Metal where it is recycled.
Cardboard	Yards	All American Recycling	Cardboard is collected and transported to All American Recycling for recycling.
Misc	Yards	Central Landfill	Material is transported to Central Landfill located in Pompano Beach Florida. This material is the residual that could not be recycled.

## Indoor Air Quality Management Plan

### CONTROL MEASURES

#### Indoor Air Quality Management Goals & Overview:

- ✘ Use SMACNA IAQ Guidelines and protect materials from moisture damage.
- ✘ Containing work area
- ✘ Modifying HVAC operation
- ✘ Reduce emissions
- ✘ Intensify Housekeeping
- ✘ Smoking & eating will be prohibited in all buildings during construction.

#### Communication Plan:

- ✘ Indoor air quality will be discussed at each subcontractor meeting.
- ✘ As each new subcontractor comes on site, the IAQ plan coordinator will present him/her with a copy of the Indoor Air Quality Management Plan and SMACNA IAQ Guidelines for Occupied Buildings under construction.
- ✘ The subcontractor will be expected to make sure all their crews comply with the Indoor Air Quality Management Plan.
- ✘ Subcontractors will not be allowed to smoke or eat on this jobsite, unless in a designated area.

#### HVAC Protection:

- ✘ All return system openings will be sealed with plastic
- ✘ When the system must remain in operation during construction, temporary filters will be installed at all return air locations. These will be MERV 8 filters and will be replaced upon completion of construction.
- ✘ Diffusers, VAV boxes and duct will be sealed in plastic until installed for use.
- ✘ The mechanical room will not be used to store construction or waste materials.

#### Source Control:

- ✘ The use of low emitting products for carpeting, adhesives, paints, caulks, cleaning solutions, wall coverings, and furniture are being implemented.
- ✘ Prohibit idling of motor vehicles where emissions could be drawn into the occupied areas.
- ✘ Containers of wet products should be kept closed as much as possible.
- ✘ Waste materials, which can release odor or dust, should be covered or sealed.



- ✘ When possible the entire system should be shut down during heavy construction to prevent induction of pollutants.

#### **Pathway Interruption:**

- ✘ Restrict traffic volume in the buildings
- ✘ Erect barriers to contain construction area
- ✘ Relocate pollutant sources
- ✘ Temporarily seal work areas

#### **Housekeeping:**

- ✘ Suppress dust with wetting agents or sweeping compounds.
- ✘ Increase cleaning frequency for dust.
- ✘ Remove accumulated water and keep work area as dry as possible.
- ✘ Protect porous material from exposure to moisture.

#### **Scheduling:**

- ✘ Full ventilation of off gassing for at least 48 hours before occupancy.

In addition to Construction Waste Management and Indoor Air Quality Plans, Current Builders takes advantage of every opportunity available to incorporate recycled building materials into our projects. Materials that provide the greatest return for recycling include:

- Reinforcing Steel
- Structural Steel
- Concrete
- Drywall

## **2.16 Safety**

The Contractor(s) shall adhere to the Florida Department of Transportation's Uniform Manual on Traffic Control for construction and maintenance work zones when working on or near a roadway. It will be the sole responsibility of the Contractor to make themselves and their employees fully aware of these provisions, especially those applicable to safety.

Current Builders commits to adhere to FDOT's Uniform Manual on Traffic Control. In Alan Stocker, our Director of Safety's review of the subcontractors' safety plans, any subcontractor that will be doing work in or near a roadway will be required to provide Current Builders with their safety procedures. Their plan should include the methods of controlling traffic and the training procedures used to educate their employees.

Work in roadways require a Maintenance of Traffic (MOT) plan to be submitted by the subcontractor and approved by the governing agency prior to initiating work. When traffic control is temporary, flagmen are to be provided by the subcontractors to control traffic. Flagmen are to be trained and will be required to show proof of training to Current Builders.

At the start of the project Current Builders' employees will be provided flagmen training. Training will also be offered to subcontractors who will be involved with MOT. To ensure that our employees and our subcontractors are familiar and current with all necessary and relevant safety procedures, this training is required for each new project regardless of whether training has been previously provided.











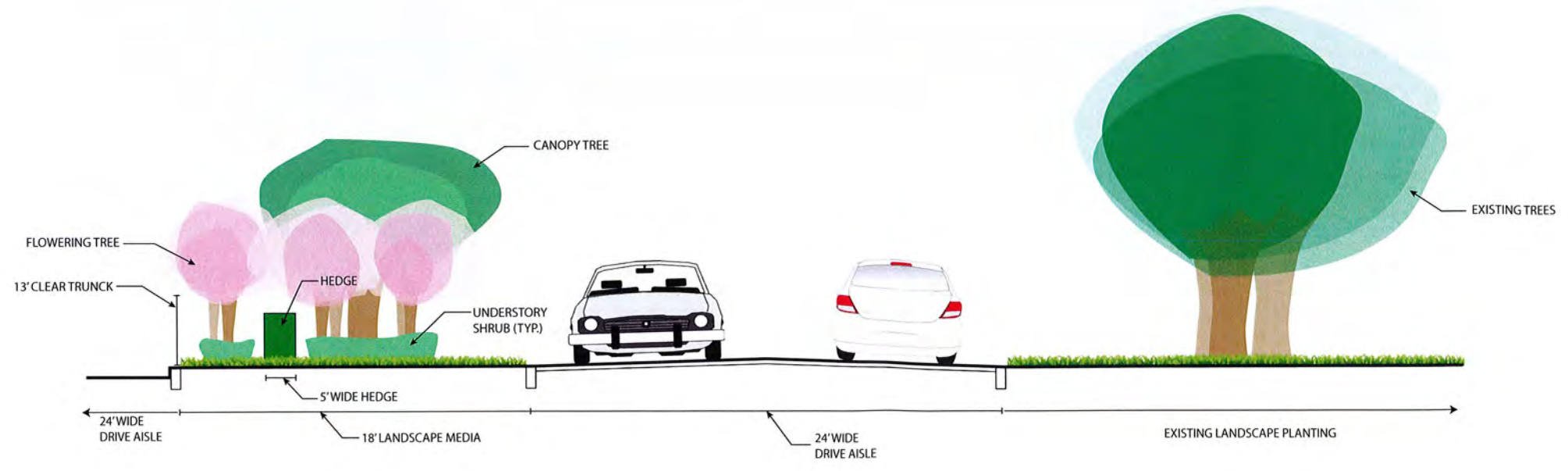




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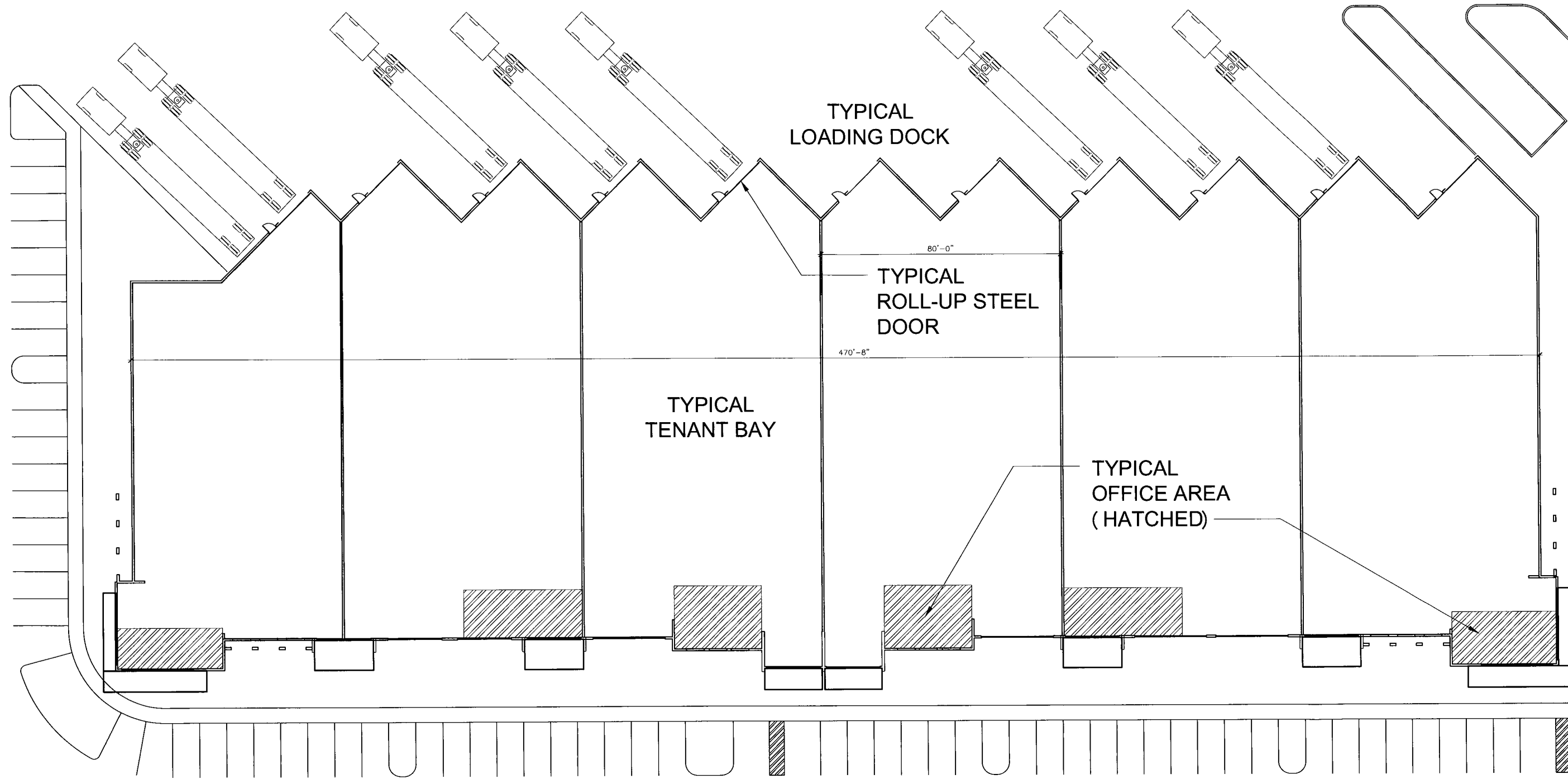
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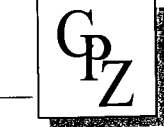
**CPZ ARCHITECTS, INC.** PROPOSED DISTRIBUTION CENTER

PARCEL 'C'  
6499 NW 12TH AVE.  
FORT LAUDERDALE FL, 33309-0000

4316 WEST BROWARD BOULEVARD  
PLANTATION, FLORIDA 33317  
PHONE: (954) 763-5333 FAX: (954) 331-6168  
AIA #268685 WWW.CPZARCHITECTS.COM

WEST BUILDING FLOOR PLAN

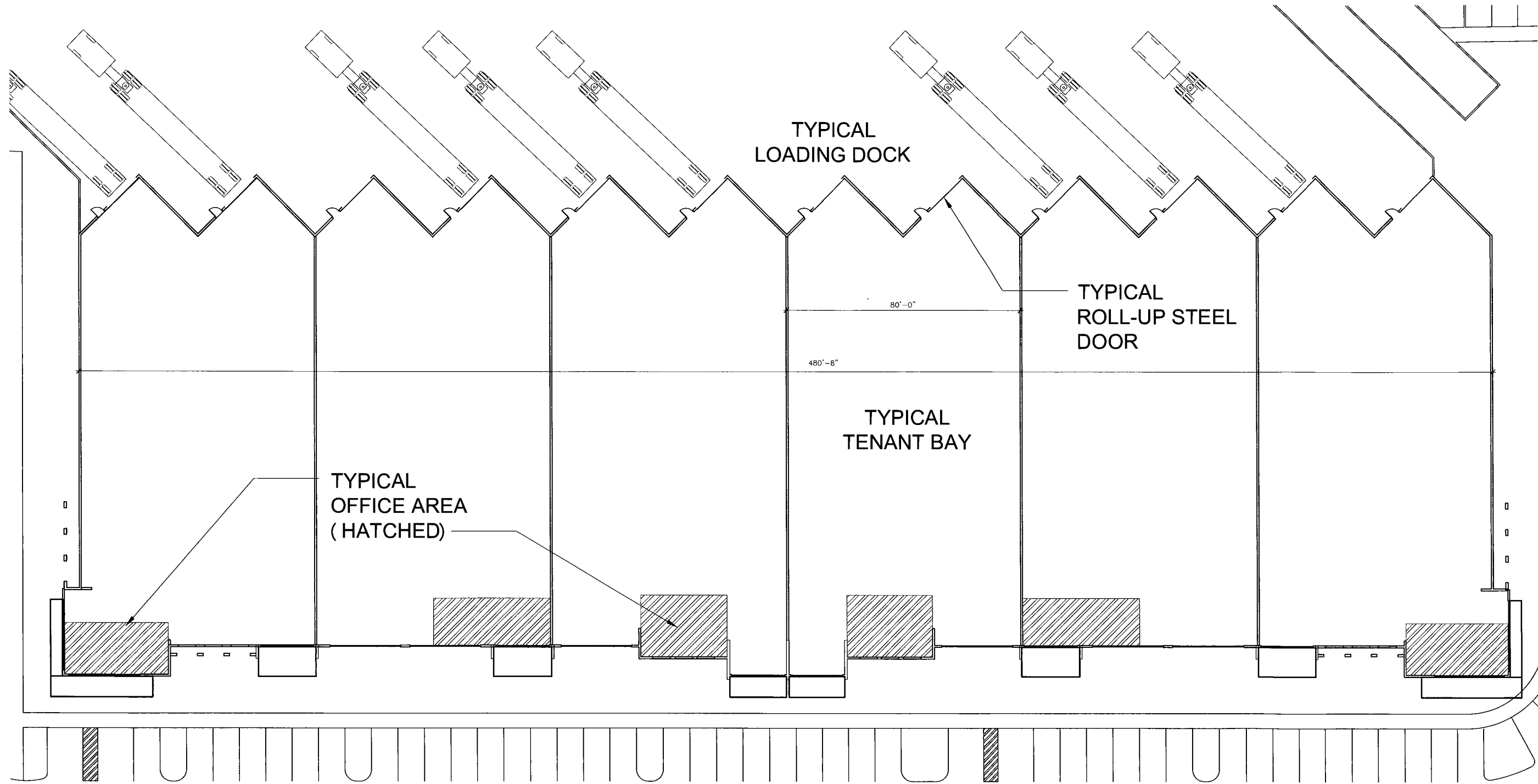
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CPZ ARCHITECTS, INC. PROPOSED DISTRIBUTION CENTER  
 4116 WEST BROWARD BOULEVARD  
 PLANTATION, FLORIDA 33317  
 PHONE: (954) 792-8535 FAX: (954) 337-0859  
 AVZ260665 WWW.CPZARCHITECTS.COM

PARCEL 'C'  
 6499 NW 12TH AVE.  
 FORT LAUDERDALE FL, 33309-0000



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EAST BUILDING FLOOR PLAN

SCALE: 1/50



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CONSULTANT:

CPZ ARCHITECTS, INC. PROPOSED DISTRIBUTION CENTER  
 PARCEL 'C'  
 6499 NW 12TH AVE.  
 FORT LAUDERDALE FL, 33309-0000



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NO. REVISION DATE

CONSULTANT:

CPZ ARCHITECTS, INC. PROPOSED DISTRIBUTION CENTER  
 6499 NW 12TH AVE.  
 FORT LAUDERDALE FL, 33309-0000



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DRAWN CSP  
 CHECKED CPZ  
 DATE 4.7.17  
 SCALE AS NOTED  
 PROJECT NO. 1604  
 SHEET:

R-2









NO. REVISION DATE

CONSULTANT:

PARCEL 'C'  
PROPOSED DISTRIBUTION CENTER

6499 NW 12TH AVE.  
FORT LAUDERDALE FL, 33309-0000

CPZ ARCHITECTS, INC.

416 WEST BROWARD BLVD. SUITE 100  
FORT LAUDERDALE, FL 33304  
PHONE: (954) 962-8225 FAX: (954) 377-0359  
AA 25606885 WWW.CPZARCHITECTS.COM



DRAWING TITLE:

DRAWN CSP  
CHECKED CPZ  
DATE 4.7.17  
SCALE AS NOTED  
PROJECT NO. 1604  
SHEET:

R-4









NO.	REVISION	DATE

CONSULTANT:

CPZ ARCHITECTS, INC. PROPOSED DISTRIBUTION CENTER  
 6499 NW 12TH AVE.  
 FORT LAUDERDALE FL, 33309-0000



DRAWING TITLE:

DRAWN	CSP
CHECKED	CPZ
DATE	4.7.17
SCALE	AS NOTED
PROJECT NO.	1604
SHEET:	

**R-6**















# SECTION 3

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## 4.2.4 TERM SHEET REQUIREMENTS



TERM SHEET

Respondent agrees to lease Parcel C in accordance with the terms, conditions and specifications contained in this Proposal.

<b>Initial Lease Term:</b>	30 years
<b>Options to Extend:</b>	One (1) option of twenty (20) years provided there are no uncured monetary defaults by the Tenant at the time the option is to be exercised.
<b>Base Rent:</b>	\$291,342.00 for the first five (5) years, with increases upon the fifth anniversary of the Rent Commencement Date and every five (5) years thereafter, as mutually agreed upon.
<b>Operating Expenses:</b>	Tenant to pay all operating expenses, i.e. taxes, insurance and common area maintenance.
<b>Security Deposit:</b>	\$29,134.20
<b>Contingencies:</b>	<p><b>Lease Commencement.</b> The lease commencement date shall be the day following approval of the execution of the lease by the City of Fort Lauderdale.</p> <p><b>Rent Commencement.</b> The Rent Commencement date under the lease shall be 9 months from the Lease Commencement date, or issuance of a City of Fort Lauderdale Building Permit, whichever date is earlier.</p>
<b>Sublease and Assignment:</b>	<p><b>Subleasing.</b> The tenant may sublease any portion of the improvements to be constructed on Parcel C to subtenant whose uses comply with the applicable zoning code and any deed restrictions which may be in effect.</p>



RFP SOLICITATION 275-11844

**Assignment.** Tenant may assign the lease with the prior written consent of the City of Fort Lauderdale, said consent not to be unreasonably withheld. When determining whether to grant consent to a potential assignee, the City shall only consider the financial capacity and reputation of the proposed assignee. Upon the City's approval of any assignment to a party who has purchased Tenant's rights under the Lease, Respondent shall be relieved of all further liability.

**Holdover:**

In the event of a holdover by Tenant after the Initial Lease Term or the Option Term, as applicable, Tenant shall pay rent at 150% of the Base Rent for the first ninety (90) days and thereafter 200% of the Base Rent.



# SECTION 4

## RFP RESPONSES





## SECTION I – INTRODUCTION AND INFORMATION

### 1.1 Purpose

The City of Fort Lauderdale, Florida (City) is seeking a qualified and responsible firm for the long-term ground lease and development of Parcel C (Property ID #494209010170), located at the Fort Lauderdale Executive Airport in the Industrial Park. While aviation-related uses are preferred, prospective respondents may propose alternative but compatible uses for consideration. **Residential uses will not be considered.** Proposed uses are subject to Federal Aviation Administration (“FAA”) review. The City will be accepting offers that include a Project of significant development.

**RESPONSE:** Understood.

### 1.2 Submission Deadline

Sealed proposals shall be delivered during the City's normal business hours in a sealed envelope and addressed to the City of Fort Lauderdale Procurement Services Division, 100 N. Andrews Avenue, #619, Fort Lauderdale, FL 33301 (City Hall) no later than the date and time specified, at which time and place the proposals will be publicly opened and the names of the firms will be read. Proposals will **not** be accepted after the deadline. Firms are responsible for making certain that their proposal is received at the location specified by the due date and time. The City of Fort Lauderdale is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The City's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m., excluding holidays observed by the City.

**RESPONSE:** Understood.

### 1.3 BidSync

The City of Fort Lauderdale uses BidSync ([www.bidsync.com](http://www.bidsync.com)) to administer the competitive solicitation process, including but not limited to, soliciting proposals, issuing addenda, posting results and issuing notification of an intended decision. There is no charge to register and download the RFP from BidSync. Proposers are strongly encouraged to read the various vendor Guides and Tutorials available in BidSync well in advance of their intention of submitting a proposal to ensure familiarity with the use of BidSync. The City shall not be responsible for a proposer's inability to submit a proposal by the end date and time for any reason, including issues arising from the use of BidSync.

**RESPONSE:** Understood.

### 1.4 Point of Contact

For information concerning procedures for responding to this solicitation, contact Sr. Procurement Specialist, James Hemphill, at (954) 828-5143 or email at [jhemphill@fortlauderdale.gov](mailto:jhemphill@fortlauderdale.gov). Such contact shall be for clarification purposes only.

For information concerning technical specifications, please utilize the question/answer feature provided by BidSync at [www.bidsync.com](http://www.bidsync.com). Questions of a material nature must be received prior to the cut-off date specified in the RFP Schedule. Material changes, if any, to the scope of services or bidding procedures will only be transmitted by written addendum. (See addendum section of BidSync Site). **Contractors please note:** Proposals shall be submitted



as stated in PART IV – Submittal Requirements. No part of your proposal can be submitted via FAX. No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a proposal will be considered evidence that the Contractor has familiarized himself with the nature and extent of the work, and the equipment, materials, and labor required. The entire proposal must be submitted in accordance with all specifications contained in this solicitation. The questions and answers submitted in BidSync shall become part of any contract that is created from this RFP.

**RESPONSE:** Understood.



## SECTION II - SPECIAL TERMS AND CONDITIONS

### 2.1. Addenda, Changes, and Interpretations

It is the sole responsibility of each firm to notify the Procurement Specialist utilizing the Question/Answer (Q & A) feature provided by BidSync and request modification or clarification of any ambiguity, conflict, discrepancy, omission or other error discovered in this competitive solicitation. Requests for clarification, modification, interpretation, or changes must be received prior to the Q & A Deadline. Requests received after this date may not be addressed. Questions and requests for information that would not materially affect the scope of services to be performed or the solicitation process will be answered within the Q & A feature provided by BidSync and shall be for clarification purposes only. Material changes, if any, to the scope of services or the solicitation process will only be transmitted by official written addendum issued by the City and uploaded to BidSync as a separate addendum to the RFP. Under no circumstances shall an oral explanation given by any City official, officer, staff, or agent be binding upon the City and should be disregarded. All addenda are a part of the competitive solicitation documents and each firm will be bound by such addenda. It is the responsibility of each to read and comprehend all addenda issued.

**RESPONSE:** Understood.

### 2.2 Changes and Alterations

Proposer may change or withdraw a proposal at any time prior to proposal submission deadline. However, no oral modifications will be allowed. Modifications shall not be allowed after the proposal submission deadline.

**RESPONSE:** Understood.

### 2.3 Proposer's Costs

The City shall not be liable for any costs incurred by proposers in responding to this solicitation.

**RESPONSE:** Understood.

### 2.4 Pricing/Delivery

No fees will be incurred by the City of Fort Lauderdale.

**RESPONSE:** Understood.

### 2.5 Payment Method

All payments shall be made payable to the "City of Fort Lauderdale," and shall be delivered or mailed to an address provided by, and may be substituted by, the Lessor.

**RESPONSE:** Understood.

### 2.6 Mistakes

The proposer shall examine this solicitation carefully. The submission of a proposal shall be prima facie evidence that the consultant has full knowledge of the scope, nature, and quality



of the work to be performed; the detailed requirements of the specifications; and the conditions under which the work is to be performed. Ignorance of the requirements will not relieve the consultant from liability and obligations under the Contract.

**RESPONSE:** Understood.

## **2.7 Minimum Qualifications**

Services to be provided shall include, but not limited to, design, development, construction, maintenance and operation of commercial and/or light industrial development, and continuing operation throughout a long-term ground lease agreement of currently undeveloped land at the Fort Lauderdale Executive Airport (FXE). Proposers must possess sufficient financial support, equipment and organization, to ensure that it can satisfactorily develop the parcel if awarded a Contract.

**RESPONSE:** Understood. See TAB 5 Experience and Qualifications including design, construction maintenance and operation of commercial campus on a long term ground lease at FXE.

**2.7.1** Proposer or principals shall have relevant experience in land lease and development.

**RESPONSE:** Understood. See TAB 5

**2.7.2** Before awarding a contract, the City reserves the right to require that a Proposer submit such evidence of qualifications as the City may deem necessary. Further, the City may consider any evidence of the financial, technical, and other qualifications and abilities of a firm or principals, including previous experiences of same with the City and performance evaluation for services, in making the award in the best interest of the City.

**RESPONSE:** Understood.

**2.7.3** Firm or principals shall have no record of judgments, pending lawsuits against the City or criminal activities involving moral turpitude, and have no conflicts of interest that have not been waived by the City Commission.

**RESPONSE:** Understood.

**2.7.4** Neither firm nor any principal, officer, or stockholder shall be in arrears or in default of any debt or contract involving the City, (as a party to a contract, or otherwise); nor have failed to perform faithfully on any previous contract with the City.

**RESPONSE:** Understood.

**2.7.5** Firm and those performing the work must be appropriately licensed and registered in the State of Florida as applicable.



**RESPONSE:** Understood. See Licenses at TAB 7

**2.8 Acceptance of Proposals/Minor Irregularities**

**2.8.1** The City reserves the right to accept or reject any or all proposals, part of proposals, and to waive minor irregularities or variances to specifications contained in proposals which do not make the proposal conditional in nature and minor irregularities in the solicitation process. A minor irregularity shall be a variation from the solicitation that does not affect the price of the contract or does not give a respondent an advantage or benefit not enjoyed by other respondents, does not adversely impact the interests of other firms or, does not affect the fundamental fairness of the solicitation process.

**RESPONSE:** Understood.

**2.8.2** The City reserves the right to disqualify proposer during any phase of the competitive solicitation process and terminate for cause any resulting contract upon evidence of collusion with intent to defraud or other illegal practices on the part of the proposer.

**RESPONSE:** Understood.

**2.9 Lobbying Activities**

Any proposer submitting a response to this solicitation must comply, if applicable, with City of Fort Lauderdale Ordinance No. C-00-27 & Resolution No. 07-101, Lobbying Activities. Copies of Ordinance No., C-00-27, and Resolution No., 07-101, may be obtained from the City Clerk's Office on the 7th Floor of City Hall, 100 N. Andrews Avenue, Fort Lauderdale, Florida. The ordinance may also be viewed on the City's website at:  
[http://www.fortlauderdale.gov/clerk/LobbyistDocs/lobbyist\\_ordinance.pdf](http://www.fortlauderdale.gov/clerk/LobbyistDocs/lobbyist_ordinance.pdf).

**RESPONSE:** Understood.

**2.10 Public Entity Crimes**

Contractor, by submitting a proposal, attests he/she/it has not been placed on the convicted vendor list. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for Category Two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

**RESPONSE:** Understood.

**2.11 Proposal Security Deposit**



2.11.1 A proposal security payable to the City of Fort Lauderdale shall be submitted with the proposal response in the amount of **Ten percent (10%)** of the first year's annual net rent. A proposal security can be in the form of a bid bond or cashier's check, and will be returned to the unsuccessful proposers soon as practicable after opening of proposals. Upon execution of the Lease, a Construction Assurance Deposit (CAD) of **two percent (2%)** of the total proposed construction costs shall be paid to the City in the form of cash or an irrevocable letter of credit. The proposal security will be returned to the successful proposer after acceptance of the Payment and Performance Bond, if required; acceptance of insurance coverage, if required; and full execution of contract documents; or other conditions as stated in the Special Conditions or elsewhere in the RFP.

**RESPONSE:** Understood. See copy of security check at TAB 10

2.11.2 Failure of the successful proposer to execute a contract, provide a performance bond, and furnish evidence of appropriate insurance coverage as provided herein within thirty (30) days after written notice of award has been given, shall be just cause for the annulment of the award and the forfeiture of the proposal security to the City, which forfeiture shall be considered, not as a penalty, but as liquidation of damages sustained.

**RESPONSE:** Understood.

2.11.3 Acknowledgement and agreement is given by both parties that the amount herein set for the Payment and Performance Bond is not intended to be, nor shall be deemed to be, in the nature of liquidated damages, nor is it intended to limit the liability of the Contractor to the City in the event of a material breach of this Agreement by the Contractor.

**RESPONSE:** Understood.

## 2.12 Insurance Requirements

2.12.1 The Contractor shall furnish proof of insurance requirements as indicated below. The coverage is to remain in force at all times during the contract period. The following minimum insurance coverage is required. The City is to be added as an "additional insured" with relation to General Liability Insurance. This **MUST** be written in the description section of the insurance certificate, even if you have a check-off box on your insurance certificate. Any costs for adding the City as "additional insured" will be at the contractor's expense.

**RESPONSE:** Understood. See Insurance Certificates at TAB 7

2.12.2 The City of Fort Lauderdale shall be given notice ten (10) days prior to cancellation or modification of any stipulated insurance. The insurance provided shall be endorsed or amended to comply with this notice requirement. In the event that the insurer is unable to accommodate, it shall be the responsibility of the Contractor to provide the



proper notice. Such notification will be in writing by registered mail, return receipt requested, and addressed to the Procurement Services Division.

**RESPONSE:** Understood.

**2.12.3** The Contractor's insurance must be provided by an A.M. Best's "A-" rated or better insurance company authorized to issue insurance policies in the State of Florida, subject to approval by the City's Risk Manager. Any exclusions or provisions in the insurance maintained by the Contractor that precludes coverage for work contemplated in this RFP shall be deemed unacceptable, and shall be considered breach of contract.

### **Workers' Compensation and Employers' Liability Insurance**

Limits: Workers' Compensation – Per Florida Statute 440  
Employers' Liability - \$500,000

Any firm performing work on behalf of the City of Fort Lauderdale must provide Workers' Compensation insurance. Exceptions and exemptions will be allowed by the City's Risk Manager, if they are in accordance with Florida Statute. For additional information, contact the Department of Financial Services, Workers' Compensation Division at (850) 413-1601 or on the web at [www.fldfs.com](http://www.fldfs.com).

**RESPONSE:** Understood. See Insurance Certificates at TAB 7

### **Commercial General Liability Insurance**

Covering premises-operations, products-completed operations, independent contractors and contractual liability.

Limits: Combined single limit bodily injury/property damage \$1,000,000. This coverage must include, but not limited to:

- a. Coverage for the liability assumed by the contractor under the indemnity provision of the contract.
- b. Coverage for Premises/Operations
- c. Products/Completed Operations
- d. Broad Form Contractual Liability
- e. Independent Contractors

**RESPONSE:** Understood. See Insurance Certificates at TAB 7

### **Automobile Liability Insurance**

Covering all owned, hired and non-owned automobile equipment.

Limits: Bodily injury \$250,000 each person,

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Property damage \$500,000 each occurrence  
\$100,000 each occurrence

**RESPONSE:** Understood. See Insurance Certificates at TAB 7

**Professional Liability (Errors & Omissions)**

Consultants  
Limits: \$2,000,000 per occurrence

**RESPONSE:** Understood. See Insurance Certificates at TAB 7

2.12.4 A copy of **ANY** current Certificate of Insurance should be included with your proposal.

**RESPONSE:** Understood. See Insurance Certificates at TAB 7

2.12.5 In the event that you are the Successful Proposer, you will be required to provide a certificate naming the City as an “additional insured” for General Liability.

**RESPONSE:** Understood.

Certificate holder should be addressed as follows:

City of Fort Lauderdale  
Procurement Services Division  
100 N. Andrews Avenue, Room 619  
Fort Lauderdale, FL 33301

**2.13 Award of Contract**

A Contract (the “Agreement”) may be awarded by the City Commission. The City reserves the right to execute or not execute, as applicable, a contract with the Proposer(s) that is determined to be in the City’s best interests.

**RESPONSE:** Understood.

**2.14 Unauthorized Work**

The Successful Proposer(s) shall not begin work until a Contract has been awarded by the City Commission and a notice to proceed has been issued.

**RESPONSE:** Understood.

**2.15 Damage to Public or Private Property**

Extreme care shall be taken to safeguard all existing facilities, site amenities, irrigation systems, Natural Resource Area (NRA) vehicles, etc. on or around the job site.



Damage to public and/or private property shall be the responsibility of the Contractor and shall be repaired and/or replaced at no additional cost to the City.

**RESPONSE:** Understood.

**2.16 Safety**

The Contractor(s) shall adhere to the Florida Department of Transportation's Uniform manual on Traffic Control for construction and maintenance work zones when working on or near a roadway. It will be the sole responsibility of the Contractor to make themselves and their employees fully aware of these provisions, especially those applicable to safety.

**RESPONSE:** Understood.

**2.17 Uncontrollable Circumstances ("Force Majeure")**

The City and Contractor will be excused from the performance of their respective obligations under this Agreement when, and to the extent that, their performance is delayed or prevented by any circumstances beyond their control including, fire, flood, explosion, strikes or other labor disputes, act of God or public emergency, war, riot, civil commotion, malicious damage, act or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment, or service from a public utility needed for their performance, provided that:

**2.17.1** The non-performing party gives the other party prompt written notice describing the particulars of the Force Majeure including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the Force Majeure;

**RESPONSE:** Understood.

**2.17.2** The excuse of performance is of no greater scope and of no longer duration than is required by the Force Majeure;

**RESPONSE:** Understood.

**2.17.3** No obligations of either party that arose before the Force Majeure causing the excuse of performance are excused as a result of the Force Majeure; and

**RESPONSE:** Understood.

**2.17.4** The non-performing party uses its best efforts to remedy its inability to perform. Notwithstanding the above, performance shall not be excused under this Section for a period in excess of two (2) months, provided that in extenuating circumstances, the City may excuse performance for a longer term. Economic hardship of the Contractor will not constitute Force Majeure. The term of the Agreement shall be extended by a period equal to that during which either party's performance is suspended under this Section.



**RESPONSE:** Understood.

**2.18 Canadian Companies**

The City may enforce in the United States of America or in Canada or in both countries, a judgment entered against the Contractor. The Contractor waives any and all defenses to the City's enforcement in Canada, of a judgment entered by a court in the United States of America. All monetary amounts set forth in this Contract are in United States dollars.

**RESPONSE:** Understood.

**2.19 News Releases/Publicity**

News releases, publicity releases, or advertisements relating to this contract or the tasks or projects associated with the project shall not be made without prior City approval.

**RESPONSE:** Understood.

**2.20 Contract Period**

The initial contract term shall commence upon date of award by the City or Notice to Proceed, whichever is later, and shall expire a maximum of thirty (30) years from that date. The City reserves the right to extend the contract for one (1), additional twenty (20) year (maximum) term, providing all terms conditions and specifications remain the same, both parties agree to the extension, and such extension is approved by the City.

**RESPONSE:** Understood. See Proposal Page at TAB 4.

**2.21 Title VI Solicitation Notice**

The City, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

**RESPONSE:** Understood.

**2.22 Federal Fair Labor Standards Act (Federal Minimum Wage)**

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers.

The Contractor has full responsibility to monitor compliance to the referenced statute or regulation. The Contractor must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.



**RESPONSE:** Understood.

**2.23 Occupational Safety and Health Act of 1970**

All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. Contractor must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Contractor retains full responsibility to monitor its compliance and their subcontractor's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Contractor must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

**RESPONSE:** Understood.



## END OF SECTION II

### SECTION III - TECHNICAL SPECIFICATIONS/SCOPE OF SERVICES

#### 3.1 GENERAL INFORMATION

The City of Fort Lauderdale is seeking a qualified and responsible firm for a long-term land lease and development on Parcel C (Property ID #494209010170) at the Fort Lauderdale Executive Airport Industrial Park. While aviation or aviation-related uses are preferred, prospective respondents may propose alternative but compatible uses for consideration. **Residential uses will not be considered.** All sites and proposed uses are subject to Federal Aviation Administration (FAA) review.

#### AVIATION RESTRICTIONS ON LAND DEVELOPMENT

Interested parties shall comply with FAA regulations that impact development on land parcels adjacent to, or at runway ends, and comply with FAA Order 8260.3B - United States Standard for Terminal Instrument Procedures (TERPS) and FAA Part 77 - Safe, Efficient Use and Preservation of the Navigable Airspace. Any development must be consistent with criteria and standards set by FAA rules and regulations. FAA regulation Part 77 requires submission of Form FAA 7460-1 "Notice of Proposed Construction or Alteration" to the FAA for any construction or alteration that impacts airport operations. Interested parties are responsible for completing and submitting the Form FAA 7460-1 to the FAA for this development project. Additional information on compatible land uses is provided by the FAA at [http://www.faa.gov/airports/environmental/land\\_use/](http://www.faa.gov/airports/environmental/land_use/)

**RESPONSE:** Understood. See TAB 2 Project Description.

#### 3.2 BACKGROUND ON FORT LAUDERDALE EXECUTIVE AIRPORT

3.2.1 Fort Lauderdale Executive Airport (FXE) is located in the City of Fort Lauderdale's "Uptown Area" approximately five miles north of downtown. This area has been identified as a growth area due to its proximity to commuter hubs, interstates, and unique employment mix including technology, healthcare and professional services. FXE ranks in the top ten busiest general aviation airports in the United States. With a focus on a variety of general aviation activities, FXE averages over 160,000 takeoffs and landings annually, with two intersecting runways, the longest of which is 6,002 feet, allowing the Airport to accommodate a host of general aviation and business jet aircraft. The Airport's (4) four Fixed Base Operators (FBO's) are ideal for serving local users as well as those visiting the area. Additionally, the Airport has a 24-hour Air Traffic Control Tower, U.S. Customs and Border Protection, 24-hour Airport Rescue and Fire Fighting (ARFF) facilities and is home to over 900 aircraft.

FXE plays a crucial role in both the South Florida and National airport systems, serving a variety of private, corporate and government aviation needs. By providing a place for general aviation, which encompasses all flying other than scheduled air carrier service or the military, FXE enhances both safety and efficiency at the region's commercial airports.

As part of the regional approach to meeting passenger demand, designated by the FAA as a reliever airport, FXE serves a vital purpose in reducing congestion and diminishing flight delays at other nearby airports. Contributing more than \$839 million in annual economic impact in 2014 to the South Florida economy, FXE creates jobs,



promotes business and provides critical general aviation and emergency services. Business travelers and tourists using private, corporate and charter aircraft benefit from the Airport's convenient proximity to city business, recreation and entertainment centers.

FXE also serves as the grantee to Fort Lauderdale's Foreign-Trade Zone #241. A Foreign-Trade Zone (FTZ) is an area within the United States that the government considers outside the country, or at least, outside of U.S. Customs territory. Merchandise may be imported into a Zone with less paperwork and without paying import duties. FXE property has been designated a Foreign Trade Zone if appropriate respondents are eligible to take advantage of the following:

- a. FTZ Advantages
- b. Duty exemption on re-exports
- c. Duty elimination on waste and scrap
- d. Weekly entry savings
- e. Cash flow (duty deferral) savings
- f. Zone-to-Zone transfers

**RESPONSE:** Understood.

### **3.3 DESCRIPTION OF AVAILABLE PARCELS**

**3.3.1** Parcel C (Property ID #494209010170), depicted as an exhibit is located on FXE property, which is owned by the City of Fort Lauderdale, and zoned AIP.

**3.3.2** The term of the lease is for a maximum thirty (30) years with an extension option for an additional twenty (20) years from lease commencement. The Lease commencement date shall be the day following approval of the executed lease by the City of Fort Lauderdale City Commission.

**RESPONSE:** Understood.

**END OF SECTION III**

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## SECTION IV – SUBMITTAL REQUIREMENTS

### 4.1 Instructions

4.1.1 Although proposals are accepted 'hard copy', the City of Fort Lauderdale uses Bidsync ([www.bidsync.com](http://www.bidsync.com)) to administer the competitive solicitation process, including but not limited to, soliciting proposals, issuing addenda, responding to questions/requests for information. There is no charge to register and download the RFP from Bidsync. Proposers are strongly encouraged to read the various vendor Guides and Tutorials available in Bidsync well in advance of their intention of submitting a proposal to ensure familiarity with the use of Bidsync. The City shall not be responsible for a proposer's inability to submit a proposal by the end date and time for any reason, including issues arising from the use of Bidsync.

**RESPONSE:** See hard copies of all electronic Bidsync documents submitted at TAB 7.

4.1.2 Careful attention must be given to all requested items contained in this request, and respondents are invited to submit proposals in accordance with the requirements. Please read entire solicitation before submitting a proposal. Proposals should be prepared in a concise manner with an emphasis on completeness and clarity. Notes, exceptions, and comments may be rendered on an attachment, provided the same format of this RFP text is followed.

**RESPONSE:** Understood.

4.1.3 All information submitted by proposer shall be typewritten or provided otherwise as instructed to in the RFP. Proposers shall use and submit any applicable or required forms provided by the City and attach such to their proposal. Failure to use the forms may cause the proposal to be rejected and deemed non-responsive.

**RESPONSE:** Understood.

4.1.4 Proposals shall be submitted by an authorized representative of the firm. Proposals must be submitted in the business entities name by the President, Partner, Officer or Representative authorized to contractually bind the business entity. Proposals shall include an attachment evidencing that the individual submitting the proposal, does in fact have the required authority stated herein.

**RESPONSE:** Understood. Proposal submitted by James E Goldstein, President, Midgard Group, Inc. See RFP Response TAB 4.

4.1.5 All proposals will become the property of the City. The proposer's response is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The City shall permit public access to all documents, papers, letters or other material submitted in connection with this RFP and the Contract to be executed for this RFP, subject to the provisions of Chapter 119.07 of the Florida Statutes. Any language contained in the proposer's response to this request purporting to require

confidentiality of any portion of the proposer's response to the RFP, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a proposer submits any documents or other information to the City which the proposer claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the proposer shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The proposer must specifically identify the exemption being claimed under Florida Statutes 119.07. The City shall be the final arbiter of whether any information contained in the proposer's response to the RFP constitutes a Trade Secret. The City's determination of whether an exemption applies shall be final, and the proposer agrees to defend, indemnify, and hold harmless the City and the City's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the City's treatment of records as public records. In the event of Contract award, all documentation produced as part of the Contract shall become the exclusive property of the City.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: (954-828-5002, [PRRCONTRACT@FORTLAUDERDALE.GOV](mailto:PRRCONTRACT@FORTLAUDERDALE.GOV), CITY CLERK'S OFFICE, 100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301)**

**RESPONSE:** Understood.

- 4.1.6** Two hard copies of your proposal shall be delivered in a sealed package with the number, due and open date, and title clearly marked on the outside by the due date and time (deadline) to the address specified in Section I, 1.2 – Submission Deadline. It is the sole responsibility of the respondent to ensure their proposal is received on or before the date and time stated, with the specified number of copies and in the format stated herein.

**RESPONSE:** Understood.

- 4.1.7** By submitting a response, proposer is confirming that the firm has not been placed on the convicted vendors list as described in Section §287.133 (2) (a) Florida Statutes; that the only person(s), company or parties interested in the proposal as principals are named therein; that the proposal is made without collusion with any other person(s), company or parties submitting a proposal; that it is in all respects fair and in good faith, without collusion or fraud; and that the signer of the proposal has full authority to bind the firm.

**RESPONSE:** Understood.

**4.2.2 Executive Summary**

Each proposer must submit an executive summary that identifies the business entity, its background, main office(s), and office location that will service this contract. Identify the officers, principals, supervisory staff and key individuals who will be directly involved with the work and their office locations. The executive summary should also summarize the key elements of the proposal.



**RESPONSE:** Understood. See Executive Summary at TAB 1.

#### **4.2.3 Project Description**

Each Proposer shall submit a project description which shall include a detailed narrative describing all relevant aspects of the Project, proposed site plans, proposed construction schedule etc. The description should address the proposed uses such as, but not limited to:

- a. Type and size of the development program (gross and net square footages).
- b. Description of the proposed uses, a list of potential tenants and any letters of interest and/or intent from potential tenants.
- c. The total cost to develop the Site.
- d. Proposer's unconditional Promised Capital Investment in Improvements to the leased parcels of Airport land.
- e. Economic benefit to the City from the Proposer's proposed development and use of that developed land.
- f. Compatibility of proposed land use with aviation at the Airport.
- g. A set of concept sketches showing the proposed Project and a set of schematic renderings of the proposed Project showing the principal elevations and massing, floor plans for each use, streetscape and landscape plans, entry feature and signage.
- h. A description of the proposed exterior materials and other relevant specifications.
- i. A description of sustainable building practices that will be incorporated into the project during construction.

**RESPONSE:** Understood. See Project Description at TAB 2.

#### **4.2.4 Term Sheet Requirements**

Each Proposer must submit a term sheet containing, at a minimum, information for the following:

- a. Initial Lease Term (Not to Exceed 30 years)
- b. Options to Extend (Not to Exceed 20 years)
- c. Base Rent
- d. Operating Expenses
- e. Deposit Amount
- f. Contingencies
- g. Sublease and Assignment
- h. Holdover

**RESPONSE:** Understood. See TAB 3.

#### **4.2.5 Experience and Qualifications**

Services to be provided shall include, but not limited to, design, development, construction, maintenance and operation of commercial and/or light industrial development, and continuing operation throughout a long-term ground lease agreement of currently undeveloped land at the Fort Lauderdale Executive Airport (FXE). Proposers must possess sufficient financial support, equipment and organization, to ensure that it can satisfactorily develop the parcel if awarded a Contract. Proposer or principals shall have relevant experience in land lease and

development.

- a. Before awarding a contract, the City reserves the right to require that a Proposer submit such evidence of qualifications as the City may deem necessary. Further, the City may consider any evidence of the financial, technical, and other qualifications and abilities of a firm or principals, including previous experiences of same with the City and performance evaluation for services, in making the award in the best interest of the City.
- b. Firm or principals shall have no record of judgments, pending lawsuits against the City or criminal activities involving moral turpitude, and have no conflicts of interest that have not been waived by the City Commission.
- c. Neither firm nor any principal, officer, or stockholder shall be in arrears or in default of any debt or contract involving the City, (as a party to a contract, or otherwise); nor have failed to perform faithfully on any previous contract with the City.
- d. Firm and those performing the work must be appropriately licensed and registered in the State of Florida as applicable.

**RESPONSE:** Understood. See Experience and Qualifications at TAB 5 and Licenses at TAB 7.

#### **4.2.6 References**

Provide references and endorsements as deemed appropriate to substantiate your experience in providing the. Provide a minimum of five (5) references from similar services provided. The references should demonstrate the organization's financial strength or its ability to secure funding necessary to carry out. Be prepared to provide, upon request, evidence of work product, ability to meet schedules, cooperation, and responsiveness. Attach additional sheets if necessary. Provide the following:

- Client Name, address, contact person telephone and e-mail addresses (*e-mail will be the primary way of reaching reference*).
- Description of work.
- Year the project was completed.
- Total cost of the project, estimated and actual.

**Note:** *Do not include City of Fort Lauderdale work or staff as references to demonstrate your capabilities.*

**RESPONSE:** Understood. See References at TAB 6.

#### **4.2.7 Required Forms**

##### **a. Proposal Certification**

Complete and attach the Proposal Certification provided herein.

**RESPONSE:** See Bid/Proposal Certification at TAB 7.

##### **c. Non-Collusion Statement**

This form is to be completed, if applicable, and inserted in this section.



SECTION VI – PROPOSAL PAGE

Proposer Name: Midgard Group, Inc.

Respondent agrees to lease Parcel C at the price in accordance with the terms, conditions and specifications contained in this Proposal.

Notes:

Provide the following information:

- 1. Initial Lease Term 30 Year(s)
- 2. Option to Extend Term 20 Year(s)
- 3. Base Rent \$ \$ 291,342.00
- 4. Deposit Amount \$ \$29,134.20

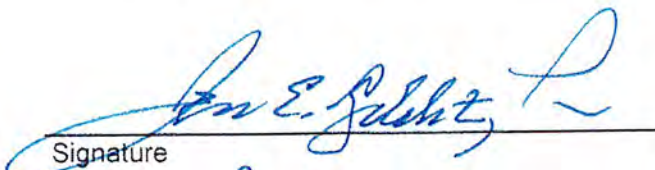
Submitted by: ..

JAMES E GOLDSTEIN

Name (printed)

4/7/2017

Date



Signature

PRESIDENT

Title

CONSENT IN LIEU OF MEETING FOR MIDGARD GROUP, INC.

James E. Goldstein, in his capacity as President of Midgard Group, Inc., a Florida corporation (the "Corporation"), the Corporation took the following action on this 4 day of April, 2017:

**WHEREAS**, it is in the best interest of the Corporation to submit a response to Solicitation 275-11844 proposed by the City of Fort Lauderdale ("RFP") for the ground lease and development of the following described real property owned by the City:

Lots 8, 9, 10 and 11 of Fort Lauderdale Industrial Air Park, Section II, according to the plat thereof as recorded in Plat Book 63, Page 8 of the Public Records of Broward County, Florida (the "Property")


**NOW, THEREFORE**, be it resolved that James E. Goldstein, as President of the Corporation be and is hereby authorized and instructed to do whatever may be necessary and appropriate to submit a response to the RFP and to negotiate a ground lease with the City of Fort Lauderdale in the event the Corporation is selected by the City of Fort Lauderdale to develop the Property. Said officer is authorized and directed to execute in the name and on behalf of the Corporation or its affiliates a lease, contracts or such other documents as may be necessary to develop the Property in accordance with the RFP, as may be revised based on approvals of the City of Fort Lauderdale.

Done at Fort Lauderdale on this 4 day of April, 2017.

MIDGARD GROUP, INC.,  
a Florida corporation

By:   
James E. Goldstein, as President

Attest:

  
Martha E. Silverman, as Secretary

  
Anders U. Schroeder, as Director

  
James E. Goldstein, as Director



# SECTION 5

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## 4.2.5 EXPERIENCE AND QUALIFICATIONS

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## EXPERIENCE AND QUALIFICATIONS

1. **Midgard Group, Inc.**
2. **Current Builders**
3. **CPZ Architects, Inc.**
4. **Colliers International**
5. **Crush Law, P.A.**
6. **Design Management Services**



**JAMES E. GOLDSTEIN**

**President:**

James Goldstein is a South Florida native. Born on Miami Beach, he graduated from Miami Beach High and graduated in 1974 from the University of Miami with a Bachelor of Sciences degree. He then lived, traveled and attended graduate school in Europe, after which time he returned to South Florida and obtained his real estate Salesman and Broker's licenses in 1977.

Mr. Goldstein began work with The Miller Group where he traveled the State overseeing land development, including roads, water, sewer, golf courses as well as land and home sales on over 100,000 acres located in over 15 Counties. His responsibilities also included coordinating with engineers, attorneys, land planners, architects and local, State and Federal Governments to obtain approvals for subdividing, platting and improving raw land and constructing planned communities. He has built houses, business and industrial parks, offices and warehouses (including self-storage) condominiums and hotels. As a developer of those projects he was also responsible for marketing, sales, leasing and finance.

Since the beginning of his real estate development career, he continued his activities as he was developing multiple projects. In 1995 formed the predecessor to Midgard Group with his partner, Anders Schroeder. Midgard Group originated in 2006 and they continued to invest in and develop property with a concentration in South Florida. In 1999 they moved Midgard's corporate headquarters to Fort Lauderdale at Fort Lauderdale Crown Center where it remains today. Mr. Goldstein is a Director and President of Midgard Group. There are currently 24 subsidiaries under Midgard Group, Inc. including Midgard Management Inc., Fort Lauderdale Land Trust, Inc., and Fort Lauderdale Crown Center, Inc. and Mr. Goldstein is the President and Director of all subsidiaries.

James Goldstein continues to reside in South Florida with his wife. He has five children and, as of this date, 4 grandchildren.

**MANNY HADAD**

**Vice President – Construction and Development:  
LEED Accredited Professional**

Mr. Hadad directs Midgard Group's construction activities, including designing, bidding, selecting third party professionals, and administering overall project performance. He is at the forefront of Green Construction and has overseen the construction of LEED Registered hurricane resistant buildings. In addition, he is part of MGI's acquisition and development team, using 22 years of contacts throughout Florida and 17 years of commercial development experience to perform deal analysis, site assessment, and feasibility studies for acquisition of properties.

As a construction management consultant prior to joining Midgard, Mr. Hadad represented developers in the management of their general contractors and construction related activities, ensuring that projects were done to specifications, on time and on budget. Formerly, he served as Vice President of Construction Management for Carlisle Group Inc., an affordable housing developer in Miami.

Mr. Hadad is a lifelong resident of South Florida, bilingual and has earned a bachelor's degree in Industrial Engineering from the University of Florida, a master's degree in Construction Management from Florida International University, a State of Florida Certified General Contractor's license and LEED AP accreditation from the United States Green Building Council.



**LYNN-ANN IERNA**

**Director, Property Management:**

Mrs. Ierna joined MGI in 2008 and is responsible for the oversight of all property management services throughout the Midgard portfolio. She also is the liaison for all leasing agents retained within the portfolio and performs all acquisition and due diligence for new projects. During Lynn-Ann's 25 year career within Commercial Real Estate, she has worked for CBRE, Cushman & Wakefield, Trammell Crowne and P.S. Business Parks. While with these Agencies, she has had the distinction to work with Met Life; The Orange Fund; Invesco; The Hartford Insurance Group; Prudential and Teachers providing her with a strong institutional background that demanded Wall Street reporting. Also while with PS Business Parks, Lynn-Ann managed the B&O Railroad Building in downtown Baltimore, MD. This 14 story historical building was encumbered by a 99 year land lease. She oversaw the entire gut renovation of this building which brought back CSX to its original penthouse at the B&O.

In 2007, Lynn-Ann was named the Ft. Lauderdale BOMA Property Manager of the Year. She has also won more than 10 TOBY (The Office Building of the Year Award) Awards throughout her career including Ft. Lauderdale's inaugural Earth Award. She is a past President of the Ft. Lauderdale Chapter of CREW (Commercial Real Estate Women). She has held numerous Board and Committee positions with BOMA, CREW, NAIOP, Riverwalk Trust and Ft. Lauderdale Chamber of Commerce and is on the founding Board of the Ft. Lauderdale Uptown.

Lynn-Ann began the sustainability movement at Crown Center and continues to drive the property's every aspect towards this goal. With Lynn-Ann's guidance, Crown Center boasts four LEED/Green Globe Certified buildings. Crown Center has been awarded two Ft. Lauderdale Community Appearance Awards and the Broward County Emerald and Naturscape Award. She was instrumental in returning Crown Center's landscape back to a Florida natural environment. Her next goal is to plant a community garden.

Mrs. Ierna also drives the Midgard Community spirit. Twice annual electronics drives are held at Crown Center to benefit the ARC of Broward. Midgard also sponsors Holiday Toy drives and Back to School programs within our community.

**ELIA SILVERMAN**

**Chief Financial Officer:**

Ms. Silverman has led our Accounting Department since 2009 and has valued experience with both government regulated and private companies. Ms. Silverman has over 25 years of experience in public accounting and the private sector where she provided a wide array of services to clients in various industries including construction, real estate development, government, hospitality, software and finance. Ms. Silverman obtained her Bachelor's Degree in Public Administration from the University of Hawaii – West Oahu and her Masters of Science in Administration from Central Michigan University.

Ms. Silverman oversaw the accounting of 30 properties including 22 third party managed properties. She also oversaw the construction accounting of One Flagler Development from due diligence through acquisition. She continued to manage the accounting for the property throughout the development and sale of each unit.

Ms. Silverman served as Honorary Consul of Mexico to Hawaii for five years and as treasurer of the Hawaii Consular Corps.





RFP SOLICITATION 275-11844

**SABRINA ARNOLD**

**Senior Accountant:**

Ms. Arnold is an accounting professional with 4+ years of widely varied accounting practice and knowledge. She has demonstrated a well proven ability to handle substantial workloads while maintaining the integrity, ethics and standards of the work required. She possesses strong communication and interpersonal skills that contribute to a cohesive work environment.

Ms. Arnold was a vital member of accounting team who oversaw the One Flagler Development Condo Conversion and Sale of that commercial entity. She is employed in a supervisory capacity and performs her daily accounting duties with the high standard that she has set for herself as well as for the staff members she supervises.

In 2011, Ms. Arnold earned a BBA International Finance and Marketing Degree with a Minor in Political Science from the University of Miami.

**LOUISE JAFFE**

**Executive Assistant / Assistant Property Manager:**

Louise Jaffe has 25+ years of work experience in Property Management, beginning when she secured her first employment position after moving to South Florida in 1990. This year will mark her 11<sup>th</sup> year as a valued employee of Midgard Management. During her tenure, Ms. Jaffe has taken on the role of Executive Assistant in addition to Assistant Property Manager as she has continued to absorb a wide field of responsibilities. Her experience over the years is varied and includes positions in administrative and management capacities of Condominiums, Office Buildings, Shopping Centers, as well as Professional Centers.

Ms. Jaffe can be counted upon to provide a high level of administrative support in all of Midgard's projects. She is an outgoing person with exceptional interpersonal skills, a trait that makes her the perfect first point of contact for our Tenants and Vendors at Fort Lauderdale Crown Center.





03/29/2017

City of Fort Lauderdale  
Procurement Services  
100 North Andrews Avenue, #619  
Fort Lauderdale, FL 33301

**Re:** CB Constructors, Inc. - Evidence of Bonding Capacity  
**Project:** Solicitation 275-11844  
Ground Lease and Development of Parcel C (Property ID #494209010170)  
Proposed by Midgard Management

To whom it may concern,

CB Constructors, Inc. is a highly regarded and valued client of American Global and Travelers Casualty and Surety Company of America ("Travelers"). CB Constructors, Inc. is capable of providing Bid, Performance and Payment bonds in excess of \$100MM for any single contract and in excess of \$200MM in the aggregate. Travelers is rated by AM Best as A++ (Superior), Class XV and is licensed to do business in all 50 States.

Travelers anticipates no difficulty in providing final bonds on behalf of CB Constructors, Inc. Naturally, we would expect that the execution of any final bonds would be subject to our normal underwriting review of the final contract terms and conditions by our client and ourselves.

This letter does not constitute an assumption of liability, and we assume no liability to you or to any third parties by the issuance of this letter. If we can provide any further assurances or assistance, please do not hesitate to call upon us. We trust that the above information will enable you to consider CB Constructors, Inc. for your construction project(s).

Sincerely,  
Travelers Casualty and Surety Company of America

William Griffin  
Attorney-in-Fact



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 231011

Certificate No. 007065076

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Michael Marino, and William Griffin

of the City of Miami, State of Florida, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 7th day of December, 2016.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this 7th day of December, 2016, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021.



[Signature]
Marie C. Tetreault, Notary Public



# INTRODUCTION

## INDUSTRIAL/WAREHOUSE QUALIFICATIONS:

A proven construction team with the longevity and resources to deliver projects on time and within budget, Current Builders brings 45 years of building success to this endeavor. With annual volume in excess of \$150,000,000, we are consistently ranked for construction volume in the state of Florida and Southeast Region by Engineering News Record and the South Florida Business Journal. We are presently ranked as the 8th largest contractor in South Florida and 18th largest in the State of Florida. In addition, please consider the following:

Our related building experience is second to none. We offer 30 related industrial and office projects totaling 15MM square feet and \$100MM in construction dollars. Current Builders is uniquely suited by way of an extensive résumé of similar projects. Our clients include the major players in the secure storage and warehousing of property including IDI Gazeley, Federal Express , Coca Cola and Prologis.

Technology is at the cornerstone of our organization. To that end, we employ Building Information Modeling on every project undertaking. We are one of the few contractors to adopt this interactive 3D model approach to enhance and improve communication and collaboration by all stakeholders beginning at the design development phase. As a result, our projects and clients benefit through the reduction of RFIs, change orders and expedited construction time lines.

We guarantee our projects the talent of a seasoned staff of construction industry veterans. Partner and Senior Project Manager, Aaron Buttress leads the CB team in the industrial/warehouse market. Aaron brings 15 years of relevant project experience to bear including more than 2,000,000 square feet of warehouse/distribution projects for Federal Express and Prologis. Aaron is joined by a highly competent pre-construction team with an average of +30 years of hands-on estimating and construction experience.

With a single bond capacity of \$85,000,000 and an aggregate program of \$150,000,000 provided through Travelers Casualty and Surety Company of America, Current Builders is prepared to meet the bonding requirements for this development.

A selection of our relevant industrial/warehouse project experience follows.

# EXPERIENCE



## Prologis Sawgrass A & B

Coral Springs, Florida

The Prologis Sawgrass Building A and Building B are each a 99,250 sqft tilt wall warehouse structures with site utilities, asphalt paving and landscaping.

Each building was constructed according to LEED requirements with Building A achieving LEED Silver Certification and Building B achieving LEED Gold Certification.

### FIRM'S RESPONSIBILITY

General Contractor

### OWNER

Prologis  
2791 Pererson Place  
Norcross, GA 30017  
Drew Carney  
770-246-6600  
acarney@prologis.com

### ARCHITECT

Corrales Group Architects  
2300 Corporate Blvd  
Suite 145  
Boca Raton, FL 33431  
Peter Corrales  
561-995-6700

### PROJECT SIZE

Building A - 99,250 sqft  
Building B - 99,250 sqft

### FINAL COST

\$9,115,924

### KEY CB PROFESSIONALS

Aaron Buttress, SPM

### PROJECT RELEVANCY

Tilt-panel Warehouses • LEED Certified • Building A Silver • Building B Gold



# EXPERIENCE



## Prologis Buildings 1, 2 & 3

Pompano Beach, Florida

The Prologis construction project consisted of three separate concrete tilt wall warehouse structures totaling 243,000 square feet located in Pompano Beach, FL.

The rear elevation of each building has multiple loading docks ready for future tenant occupancy.

### FIRM'S RESPONSIBILITY

General Contractor

### OWNER

Prologis  
207-D Kelsey Lane  
Tampa, FL 33619  
Steve Allen  
813-612-4014  
sallen@prologis.com

### ARCHITECT

Corrales Group Architects  
2300 Corporate Blvd  
Boca Raton, FL 33431  
David Rolling  
561-995-6700

### PROJECT SIZE

Three Tilt Wall Buildings  
243,900 sqft

### FINAL COST

\$9,115,924

### KEY CB PROFESSIONALS

Michael Taylor, President

### PROJECT RELEVANCY

Tilt-panel Warehouses





## FedEx Express Facility

Pompano Beach, Florida

FedEx Express Distribution Facility is a 68,000 square foot tilt wall warehouse structure with interior build out.

The contract also included site utilities, asphalt paving and landscaping.

### FIRM'S RESPONSIBILITY

General Contractor

### OWNER

Federal Express Corporation

### ARCHITECT

Horton, Harley & Carter  
715 South Howard Ave  
Suite 200  
Tamp, FL 33606  
Katie McKay  
813-258-5775

### PROJECT SIZE

68,000 square feet

### FINAL COST

\$2,615,457.00

### KEY CB PROFESSIONALS

Michael Taylor, President

### PROJECT RELEVANCY

Tilt-panel Construction • Distribution Facility • FedEx





## FedEx Expansion

Medley, Florida

The Federal Express warehouse in Medley, Florida addressed a 78,000 square foot expansion of an existing and occupied complex. Current Builders' sensitivity to maintain operations throughout the construction process ensured that there was no impact or interruption to Fed Ex's day to day operations. The expansion required the removal of existing exterior tilt wall panels and addition of wind frames to support the existing lateral load of the structure, all while pouring new foundations to support the same. New tilt wall panels were erected. Additional trades included roofing and associated MEFP. The project's site work program included new paved parking areas and construction of a new gatehouse building.

### FIRM'S RESPONSIBILITY

General Contractor

### OWNER

Levine Properties  
8514 McAlpine Park Drive,  
Charlotte, NC 28211  
Shannon Harris  
704-366-1981  
sharris@levineproperties.com

### ARCHITECT

Kenneth Carlson Architects  
1002 E Newport Center Dr  
Ste 101  
Deerfield Beach, FL 33442  
Kenneth Carlson, AIA  
954-427-8848

### PROJECT SIZE

78,000 square feet

### FINAL COST

\$8,111,724.00

### KEY CB PROFESSIONALS

Aaron Buttress, SPM

### PROJECT RELEVANCY

Renovation • Structural Renovations



## LEVINE PROPERTIES

December 12, 2016

Mr. Aaron Buttress, Partner  
Current Builders  
2251 Blount Road  
Pompano Beach, FL 33069

Dear Aaron:

Although we have only done one project together, I wanted to take a moment to let you know how much I enjoyed working with you and appreciated the excellent service and superior construction product that resulted from your efforts.

The Federal Express Ground warehouse in Medley, Florida addressed a 78,000 square foot expansion of an existing and occupied complex. Your team's sensitivity to ensure that there was no impact or interruption to Fed Ex's day to day operations was amazing and I realize how challenging that task was. So, in the end, the project was completed without issue and as a developer, that's all Levine Properties can ask of our contractor. Thanks to you and Current Builders for a job well done!

I wish you continued success and hope to have an opportunity to work with you again in the near future.

Sincerely yours,  
Levine Properties

Shannon Harris  
Senior Project Manager





## Miramar Centre Buildings C & D

Miramar, Florida

The Miramar Centre Building C and D project consists of two separate tilt wall warehouse structures.

Both buildings include site utility construction, paving and landscaping and were permitted separately.

### FIRM'S RESPONSIBILITY

General Contractor

### OWNER

Industrial Developments Int  
515 East Las Olas Blvd.  
Suite 960  
Ft. Lauderdale, FL 33301  
Greg Toepp  
954-678-2114  
gtoepp@idi.com

### ARCHITECT

Horton, Harley & Carter  
715 South Howard Ave  
Suite 200  
Tamp, FL 33606  
Katie McKay  
813-258-5775

### PROJECT SIZE

Building C - 238,000 sqft  
Building D - 124,000 sqft

### FINAL COST

Building C - \$9,477,253  
Building D - \$5,611,629

### KEY CB PROFESSIONALS

Michael Taylor, President

### PROJECT RELEVANCY

Tilt-panel Warehouses



# EXPERIENCE



## Coca Cola Distribution Warehouse

Orlando, Florida

The Coca Cola Distribution Warehouse is a new 138,000 square foot tilt-wall warehouse located in Orlando, Florida.

Construction included site preparation with underground utility connections and new asphalt paving with landscaping.

**FIRM'S RESPONSIBILITY**  
General Contractor

**OWNER**  
Coca Cola Enterprises

**ARCHITECT**  
Horton, Harley & Carter  
715 South Howard Ave  
Suite 200  
Tampa, FL 33606  
813-258-5775

**PROJECT SIZE**  
138,000 square feet

**FINAL COST**  
\$7,454,833

**KEY CB PROFESSIONAL**  
Michael Taylor, President

### PROJECT RELEVANCY

Tilt-panel Construction • Distribution Facility



## CURRENT BUILDERS TAKES JOBSITE SAFETY VERY SERIOUSLY!

Our Safety Program starts before day one of any project. All subcontractors are required to provide a Site specific Safety plan, which is reviewed by Current Builders Safety Director, to insure specific safety elements of the project including their safety plans. All of our Project management teams are OSHA 30 hour certified. The Project teams are responsible for maintaining Safety of the Project. Current Builders' Safety Director will visit the project site each week, walk with a team member to observe the status of the projects safety elements, and provide feedback and recommendations as needed. A written report will be generated of this visit and distributed to the project team.

Current Builders prepares an Activity Hazard Analysis for each project, focusing on job tasks as a way to identify hazards before they occur, identifying the relationship between the worker, the task, the tools, and the work environment.

A Site Orientation takes place with all sub-contractors prior to starting work on the project site, reviewing general safety items, fall protection, PPE, and specific Activity Hazards that have been identified. Safety is always a topic during the weekly subcontractor project meetings.

Training is made available to both employees of Current Builders, as well as the sub-contractors. Current Builders has a training room that mirrors many of the typical activities that you will see at a construction site, i.e. jobsite built ladders, scaffolding, various guardrails and warning systems used on site. This room is used for employee orientation as well as classes on rigging, traffic control, and proper use of fall protection equipment. At the start of each project and throughout the duration of the project as necessary fall protection, forklift, high-lift training classes take place.

As the project progresses, we identify specific project milestones and conduct a Stand Down from the work activity. The Safety Stand Down includes all project site personnel for the purpose of discussing topics including but not limited to fall protection, OSHA'S focus four, as well as site specific topics. We have found this method of a Stand Down to be very useful in refocusing workers on the critical need to maintain project safety from the start of the project to the final close-out.

Safety performance metrics

EMR .73  
RIR 3.87  
DART .77



## 2.16 Safety

The Contractor(s) shall adhere to the Florida Department of Transportation's Uniform Manual on Traffic Control for construction and maintenance work zones when working on or near a roadway. It will be the sole responsibility of the Contractor to make themselves and their employees fully aware of these provisions, especially those applicable to safety.

Current Builders commits to adhere to FDOT's Uniform Manual on Traffic Control. In Alan Stocker, our Director of Safety's review of the subcontractors' safety plans, any subcontractor that will be doing work in or near a roadway will be required to provide Current Builders with their safety procedures. Their plan should include the methods of controlling traffic and the training procedures used to educate their employees.

Work in roadways require a Maintenance of Traffic (MOT) plan to be submitted by the subcontractor and approved by the governing agency prior to initiating work. When traffic control is temporary, flagmen are to be provided by the subcontractors to control traffic. Flagmen are to be trained and will be required to show proof of training to Current Builders.

At the start of the project Current Builders' employees will be provided flagmen training. Training will also be offered to subcontractors who will be involved with MOT. To ensure that our employees and our subcontractors are familiar and current with all necessary and relevant safety procedures, this training is required for each new project regardless of whether training has been previously provided.



# STAFFING

## MICHAEL C. TAYLOR

President/Project Executive

Mike Taylor has been with Current Builders since 1982. He is a senior level executive professional with 32 years' experience in the management of large-scale construction projects. As President of the Company, Mike has extraordinary competence in working with clients and design professionals from the project's inception through to its completion and close out. His vast experience and understanding in project estimating complements the design and construction of a project by helping bring about the realization of client desires within a realistic budget pro forma.

Along with his vast residential multifamily background, Mike has been the Principal In Charge for much of the 12 million plus square feet of commercial, retail and industrial projects that have been constructed. He possesses a thorough and comprehensive understanding of client goals, market trends and the construction industry at large. Mike orchestrates and maintains the company's global strategic plan while managing the firm's day-to-day operations.



### CAREER EXPERIENCE

Current Builders  
President  
2003 - Present

Vice President  
1996 - 2003

Project Manager  
1985 - 1996

Estimator  
1982 - 1985

### LICENSURES CERTIFICATIONS AFFILIATIONS

State Certified  
General Contractor  
Florida  
Georgia  
Mississippi  
North Carolina  
South Carolina

National Association of  
Industrial & Office Properties  
Member

Associated General Contractors  
of South Florida  
President

### EDUCATION

University of Florida  
Bachelor of Science  
Building Construction

### PROJECT HIGHLIGHTS



Sherbondy Village Groundbreaking



OSHA "Sharp" Presentation



Marine Corp Toys for Tots



Habitat for Humanity



Four Forty Flagler Village  
Topping Off



University of Florida Career Fair

### NOTABLES

- President of Associated General Contractors of South Florida
- Member of Construction Association of South Florida
- Member of ME Rinker School of Building Construction Advisory Council
- Member of Associated Builders and Contractors
- Society of Professional Estimators



# STAFFING

## ERIC HERLIHY, LEED AP

Vice President of Preconstruction - PARTNER

Eric is a diligent and detail oriented professional with over 18 years managerial experience ranging from student centers, campus style garden apartments, assisted living facilities, commercial office buildings to high rise residential construction projects. His career has included the management of project from initial conception to project close out.

Eric is conscious of budgets and scheduling throughout the construction process. He has a track record of successful projects that meet or exceed cost and time forecasts. Field experience and ambition has earned Eric the position of Director of Preconstruction/Estimating where he manage and guides his estimating team through the challenges of preconstruction and estimating with a keen expectation of results. As Director of Preconstruction/Estimating, Eric has direct involvement with all incoming projects.



### PROJECT HIGHLIGHTS



Devonshire Phase II



Radius Condominiums



Archstone Hibiscus

Liberty Center	109,724 SF tilt-wall office building	\$11,100,000
Overlook Pointe	249 Multi-family Rental Units	\$28,100,000
Radius Condominiums	311 luxury condo units	\$46,850,000
Radius Parking Garage	Seven story, 752 space cast in place garage	\$9,410,000
Archstone at Hibiscus	304 luxury apartment units	\$29,600,000
Devonshire Phase II	Four story building with 100 luxury units	\$13,630,000
Hacienda Cove	(21) 3-story buildings, 421 apartment units	\$22,000,000
Archstone at Woodbine	(15) 3-story buildings, 402 apartment units	\$19,000,000

### CAREER EXPERIENCE

#### Current Builders

Vice President of Preconstruction  
2015 - Present

Director of Preconstruction  
Estimating  
2010 - 2015

Senior Project Manager  
2008 - 2010

Project Manager  
2002 - 2008

Assistant Project Manager  
1998 - 2002

### LICENSURES CERTIFICATIONS AFFILIATIONS

State of Florida  
Licensed General Contractor

LEED Accredited Professional

US Army Corp  
Construction Quality  
Management Certification

OSHA 30 Hour Certified

Associated Builders & Contractors  
of South Florida Member

### EDUCATION

University of Florida  
Bachelor of Science  
Building Construction



# STAFFING

## AARON BUTTRESS, LEED AP

Vice President of Construction

Aaron is a result driven professional with over 12 years of experience in the management of large-scale construction projects. He has a history of directing projects through all phases from initial conception to final closeout. Aaron is a diligent leader with solid business planning, negotiation, problem solving, and communication skills. With his thorough working knowledge of building codes and regulations including OSHA, Aaron is adept in managing general building trades and technical elements of architectural maintenance and construction. He also exhibits proficient PC skills including construction specific and general applications. Aaron's recent projects have been on the commercial front with extensive interior renovation work. He has successfully managed projects ranging from 1 million to 15 million dollars.



### PROJECT HIGHLIGHTS



Palmetto Bay Village Hall



Moorings at Lantana



Boca Colonnade

FedEx Distribution Center Expansion	78,000 SF expansion to existing ground distribution facility in Medley, FL	\$8,120,000
Blu at Marina Blvd	138 multifamily residential units with clubhouse	\$13,280,000
900 Broken Sound Chiller Replacement	Removal and relocation of existing chiller, fire pump and generator in occupied office building	\$1,350,000
Midtown Delray Apartments	117 Townhome Apartments	\$15,000,000
Groves of Delray Apartments	158 unit Apartment Renovation	\$4,000,000
Golden Acres Development	178 apartment unit renovation	\$1,450,000
Pine Terrace	63 apartment unit renovation	\$2,400,000
Meadows Apartments	87 apartment unit and clubhouse renovation	\$2,790,000
Sherbondy Village Community Center	Two story 29,000 SF community center	\$3,980,000
Palmetto Bay Village Hall	New LEED Platinum 24,405 SF City Hall	\$4,880,000
Metro Professional Building	12,310 SF Office Building	\$1,670,000
Brown and Brown TI	29,144 SF Tenant Improvement	\$1,490,000
CBS Interactive	33,256 SF Tenant Improvement	\$1,410,000
Inn @ Out	1930 House Rehabilitation & Commercial Renovation	\$1,500,000
Prologis Sawgrass A & B	Two 99,250 SF Tilt Wall Warehouses	\$9,370,000
Parkson Corporation	44,755 SF Tenant Improvement	\$1,410,000
1401 Crown Center	Parkson TI & Office Building Renovation	\$3,900,000
Boca Colonnade	100,000 SF Office Building and Parking Garage	\$14,550,000
Block 69 Garage	5 story precast Parking Garage with 205 spaces	\$7,500,000
Moorings at Lantana	378 Condominiums with 585 space Garage	\$50,300,000
Boca Grand Apartments	9 story 164 unit building and 5 story parking garage	\$25,000,000
Marina West Business Center	Two Tilt Wall Warehouses totaling 150,000 SF	\$10,000,000
Weston Business Center Bldg E	Tilt Wall Warehouse	\$6,000,000
Harwood /Sara Lee	150,000 SF Warehouse Office Tenant Improvement	\$3,000,000

### CAREER EXPERIENCE

Current Builders  
Vice President of Construction

2009 - Present

Project Manager  
2004 - 2009

Assistant Project Manager  
2001 - 2004

Teirnan & Patrylo  
Summer 2000

Harden Fraser Construction  
Summer 1999

The Adams Group  
Summer 1998

### LICENSURES CERTIFICATIONS AFFILIATIONS

Certified Renovator (EPA-RRP)

LEED Accredited Professional

US Army Corp  
Construction Quality  
Management Certification

### EDUCATION

University of Florida  
Bachelor of Science  
Building Construction



CURRENT BUILDERS



# STAFFING

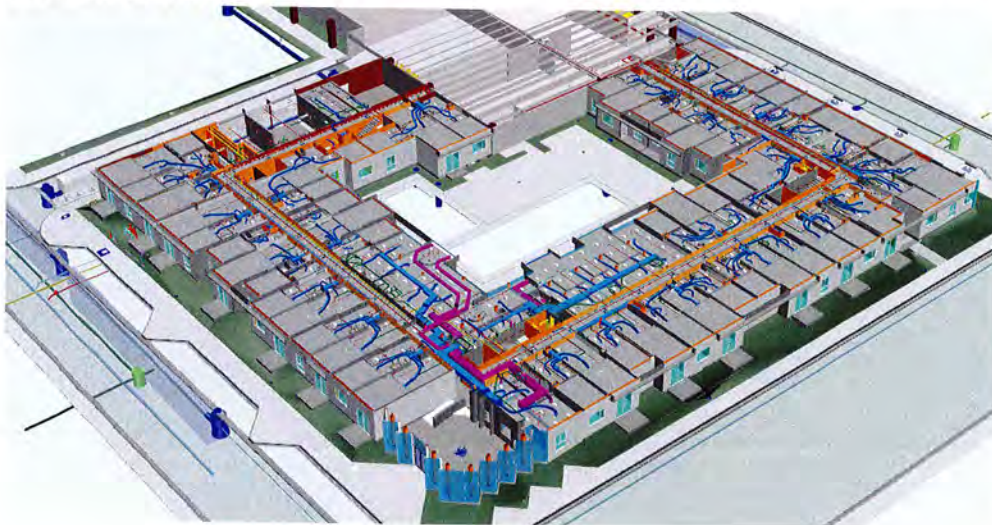
## KAR HO, LEED AP

*Virtual Design and Construction/BIM Manager*

A uniquely qualified individual in an emerging new technology in the construction industry, Kar employs Virtual Design and Construction (VDC), a transformative process for the design, planning, and construction of all CB projects. One of the tool-sets utilized by the VDC process is Building Information Modeling (BIM). In simple terms, BIM is a computer based system that allows the user to literally construct the proposed building in virtual space.

Kar's analytical approach to new projects ensures that the client's design goals are achieved through a step-by-step process that shows results on the bottom line. Having coordinated many projects with this technological process, Kar has a thorough understanding of how to apply BIM/VDC processes to the real world from concept drawings to built reality in a seamless transition.

Kar has an educational background in Architecture and Construction with an emphasis in computer based design systems. His expertise is in applying BIM and VDC to the construction design process and then ensuring the application is applied to the real world in a seamless transition.



### PROJECT HIGHLIGHTS

University Park Student Housing	194 unit, 599 bed student housing for Florida Atlantic University.	\$28,154,000
Overlook Pointe	249 Multi-family Rental Units & Garage	\$28,100,000
Aviva Gables	276 Multi-family Rental Units & Garage	\$34,797,000
The Hamptons at PBG	224 Luxury Rental Units with Clubhouse	\$23,940,000
Alta Mira	240 Multi-family Rental Units with Clubhouse	\$18,710,000
Residences at Lakehouse	270 Multi-family Rental Units with Clubhouse	\$21,750,000
Midtown at Delray	116 Multi-family Rental Units with Clubhouse	\$16,430,000
Nexus Sawgrass	501 Multi-family Rental Units with Clubhouse & Garage	\$44,320,000
Pinnacle at Hammock Square	10 Multi-family Rental Units with Clubhouse	\$9,520,000
Village at Delray	144 Multi-family Rental Units with Clubhouse	\$14,540,000



### CAREER EXPERIENCE

Current Builders  
BIM/VDC Manager  
2012 - Present

BIM/VDC Assistant Manager  
2010 - 2012

Yoshino Architects  
2006 - Intern

Architects Design Group  
2005 - Intern

### LICENSURES CERTIFICATIONS AFFILIATIONS

State of Florida  
Licensed General Contractor

LEED Accredited Professional

OSHA 30 Hour Certified

ACE Mentor Program  
Team Leader

### EDUCATION

University of Florida

Master of Design  
with a Major in Architecture

Bachelor of Design  
with a Major in Architecture

Master of Science  
Building Construction



# STAFFING

## ROLF SEVERTSON

Executive Vice President of Structures - PARTNER

Rolf is a seasoned professional who specializes in the design-assist and design-build delivery system for concrete structures. He has 37 years of experience in the construction industry with the last 12 years as a member of the Current Builders team. Over the course of his career, Rolf has focused on developing and constructing low, medium, and high-rise tunnel formed structures including the Allan Parkway project which was a 30 story tunnel form project in Houston, Texas.

Rolf consistently maintains a positive and professional attitude with his team members providing his management insight into making concrete structures both cost effective and expedient. The end result is exceeding the client's goals while maintaining consistent results.



### CAREER EXPERIENCE

Current Builders  
Executive Vice President of Structures  
2004 - Present

Highrise Concrete Systems  
Vice President  
2000 - 2004

Dymle Construction  
Vice President  
1977 - 2000

### PROJECT HIGHLIGHTS



Green Cay Village



Marina Village



Village at Delray

### LICENSURES CERTIFICATIONS AFFILIATIONS

Associated  
General Contractors  
South Florida Member

Associated Builders  
and Contractors Member

OSHA 10 Hour Certified

Aviva Gables	278 unit rental community	\$32,790,000
Overlook Pointe	249 unit rental community	\$28,100,000
Nexus Sawgrass	501 unit luxury rental community, tunnel form	\$44,320,000
Villages at Delray	144 affordable rental units & clubhouse, tunnel form	\$15,150,000
Pinnacle at Hammock Square	100 affordable rental units	\$9,090,000
Four Forty Flagler Village	218 luxury units with cast in place parking garage	\$46,470,000
Las Ventanas Shell	408 unit shell with parking garage	\$9,870,000
Green Cay Village	160 rental units, 160 condos and 100 townhomes, tunnel form	\$39,120,000
Bay Club 1 & 2	Two mid-rise, 80 unit structures, tunnel form	\$31,850,000
Marina Village Condos	349 luxury condo units with parking garage	\$50,900,000
Bellagio Apartments	330 garden style rental units	\$23,270,000

### EDUCATION

Wartburg College  
Waverly, Iowa



# STAFFING

## ALAN STOCKER

Director of Quality Control/Safety - Partner

Alan is a construction professional with over 39 years of experience including all facets of construction. He has built his resume with Current Builders where he has held positions from a laborer and field supervisor to project management and now Director of Quality Control and Safety. His building experience encompasses commercial and residential projects on new construction and renovation assignments. In his role as Director of Quality Control and Safety, Alan is integral to the success of every project.



Casa Palma Apartments

### CAREER EXPERIENCE

**Current Builders**  
 Director of Quality Control/Safety  
 2015 - Present  
 Senior Project Manager  
 2000 - 2015  
 Project Manager  
 1997 - 2000  
 Assistant Project Manager  
 1992 - 1997  
 Superintendent  
 1989 - 1992  
 Foreman  
 1982 - 1989  
 Carpenter  
 1979 - 1982  
 Laborer  
 1977 - 1979

### PROJECT HIGHLIGHTS



Residences at Lakehouse



Cityplace Tower, Phase 1 & 2



Carlisle at Lantana

### LICENSURES CERTIFICATIONS AFFILIATIONS

State of Florida Licensed  
 General Contractor  
 NCCER Master Trainer  
 Certification  
 Broward County School Board  
 Teacher Certificate  
 Associated Builders & Contractors  
 Apprentice Teacher  
 Associated General Contractors  
 Supervisory Training Program  
 Methane Gas  
 Monitoring Certification  
 OSHA 30 Hour Certified

Casa Palma Apartments	350 rental units and clubhouse under construction	\$32,160,000
Residences at Lakehouse	270 luxury units and clubhouse	\$21,750,000
Villages at Delray	144 affordable rental units and clubhouse	\$14,540,000
Golden Square	182 rental units and clubhouse	\$17,120,000
Golden Villas	120 rental units and clubhouse	\$11,060,000
Green Cay Village	160 rental units, 160 condo units, 100 townhomes	\$39,120,000
Gables Court	159 affordable rental units	\$9,260,000
Pineapple Cove	260 affordable rental units	\$12,470,000
Residences at Miramar	348 luxury rental units	\$17,640,000
City Place Tower, Phase 1 & 2	470 mix use units and parking garage	\$32,480,000
Carlisle at Lantana	310 luxury assisted living units with amenities	\$21,273,000
Jacaranda Trails	50 affordable rental units	\$2,700,000

### EDUCATION

Palm Beach Community College  
 Residential Building  
 Contractor Course



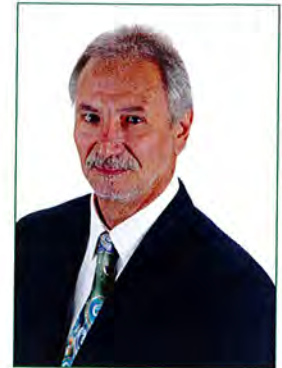
# STAFFING

## JON GLUCK, LEED AP

*Project Superintendent*

Jon has over 27 years' of experience in the management of large-scale construction projects, including industrial warehouse, commercial build-outs, tenant improvements, and commercial office building renovations. He has successfully guided numerous projects from post-shell completion, through interior build and finish work to developer turnover.

Jon coordinates all phases of municipal inspections and certificate of occupancy efforts to ensure timely delivery of the finished product. Jon's goal for each project is the achievement of total end-user satisfaction (owner/tenant) while successfully adhering to the letter and the spirit of the client's wishes and goals.



### CAREER EXPERIENCE

Current Builders  
General Superintendent  
2001 - Present  
1999 - 2000

Housing Trust Group  
2000 - 2001

Clinton International Group  
1995 - 1999

Terranova Corporation  
1989 - 1995

### PROJECT HIGHLIGHTS



Palmetto Bay Village Hall



Boca Colonnade



Brown & Brown Tenant Improvement

### LICENSURES CERTIFICATIONS AFFILIATIONS

OSHA 30 Hour Certified

### EDUCATION

Boston University  
Master of Science Coursework

City University of New York  
Bachelors of Science  
Chemistry

Hamptons at Palm Beach Gardens	224 luxury rental units with clubhouse	\$23,940,000
900 Broken Sound Chiller Replacement	Removal and relocation of existing chiller, fire pump and generator office building	\$1,350,000
Groves of Delray Apartments	158 unit Apartment Renovation	\$4,000,000
Golden Acres Development	178 apartment unit renovation	\$1,450,000
Sherbondy Village Community Center	Two story 29,000 SF community center	\$3,980,000
Palmetto Bay Village Hall	New LEED Platinum 24,405 SF City Hall	\$4,880,000
Brown and Brown TI	29,144 SF Tenant Improvement	\$1,490,000
CBS Interactive	33,256 SF Tenant Improvement	\$1,410,000
Parkson Corporation	44,755 SF Tenant Improvement	\$1,410,000
Boca Colonnade	100,000 SF Office Building & Garage	\$14,550,000
Moorings at Lantana	378 Condominiums & 585 space Garage	\$50,300,000
Brisas Del Mar	160 residential units	\$11,460,000





YEARS EXPERIENCE - 31

REGISTRATION

Architect:

Florida, #10,995, 1985  
North Carolina #9716,  
2004

Louisiana #6826,  
2008

NCARB Certification, 1986  
Licensed General  
Contractor-Florida,  
#CGC1507035, 1986

EDUCATION

Carnegie-Mellon University-  
Bachelor of Architecture,  
1983

AFFILIATIONS

American Institute of Architects  
AIA Chapter President, 2014  
2013 Citizen Architect  
Boy Scouts of America  
Eagle Scout  
City of Plantation  
2013-2017 Councilman



PROFESSIONAL PROFILE

The founder of CPZ Architects, Inc., Mr. Zimmerman serves as principal-in-charge of all projects undertaken by the firm, ensuring quality delivery of services and client satisfaction. In addition, he serves as lead architect/project manager on designated projects, providing day-to-day leadership of multidisciplinary project teams.

Mr. Zimmerman's client-focused commitment to project success – from precise documentation of measurable client goals and objectives, building code verification and project planning, to fully detailed construction documents, through final punch list – has earned him the reputation as a quality architect in the south Florida community. To his design work, Mr. Zimmerman also brings in-depth constructability knowledge and application to projects through his certification as a general contractor, a faculty that assures his clients that his designs have been developed to be economically buildable.

Mr. Zimmerman brought to his own firm the unique perspective of both architect and client. In his prior position as vice president of Scharf & Associates, he designed and managed more than \$50 million of new and renovation projects for both public and private sector clients. Earlier, he served in the owner's capacity, as Senior Project Architect for the City of Fort Lauderdale, creating award-winning designs on City projects. Through this combination of experience, Mr. Zimmerman brings a distinctly client point of view, coupled with architectural expertise and management efficiency, to each CPZ project.

PROJECT PROFILE

A record of meeting his clients' objectives for their projects underscores Mr. Zimmerman's commitment to quality architecture, personalized service, and effective project management. His broad project experience ranges from governmental, commercial/office, cultural, healthcare, and public safety facilities, to parks and recreation, resorts, and private residences. Notable among them:

Shenandoah Fire Station #86 and Community Center, Town of Davie, Florida

This new fire station will provide a home for Davie's northwest fire unit as well as bring a new 5000 square foot community center to the existing Shenandoah Park. The park will be improved to provide new state of the art play area equipment, new basketball and tennis courts, and additional walking paths. The Fire Station and Community Center will be designed for LEED certification

Estimated Cost: \$8 million

Scheduled Completion: 2018



Coconut Creek Fire Station #50, City of Coconut Creek, Florida

Developed the floor & site plans with various Architectural elevation styles for the City to choose from. New 11,000 sf 2-story building. Includes 2 apparatus bays with 8 dormitories on the second floor. Exterior design to be sensitive to the prevalent residential character. LEED Silver certification is planned.

Cost: \$4.9 million

Completion: 2017



Coral Springs Public Safety Complex, City of Coral Springs, Florida

Comprehensive 3-phase renovation, expansion and hurricane hardening of existing 60,000 sf facility, including new 2-story, 11,000 sf addition for state-of-the-art Emergency Management and Fire Department operations. Project involved complete reconfiguration of the complex's 7-acre site to expand parking space and provide new site security and emergency generator system. Phase III involved 3 floors of tenant improvements and upgrading building with new automatic sprinkler system and new HVAC system. New facilities also include a 9,800 square foot LEED Certified Gold Fire Station, the only one of its kind in Broward County.

Cost: \$8 million.

Completed: 2010



CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD PLANTATION, FLORIDA 33317

200 N EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957

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AA# 26000685

WWW.CPZARCHITECTS.COM





**City of West Palm Beach Fire Station #4**

New 11,000 sf 2-story fire rescue station. Includes 3 full apparatus bays with 7 dormitories on the second floor. Architectural style of Spanish Mission Revival was selected to be cohesive with the surrounding context of a neighboring residential historic district. LEED Silver certification is planned for this facility.

Cost: \$3.5 million

Completion: 2018



**Coral Springs Westside Maintenance Facility**

As Vice President of Scharf and Associates, Chris P. Zimmerman managed the design and construction administration of the metal building addition to the Public Works Facility for the City of Coral Springs. The facility included large equipment repair bays, Public Works offices and conference room

Cost: \$1 million

Completed



**Town of Davie Fire Administration and Public Works**

New 14,000 sq ft. 2-story Fire administration and Public Works building with a separate shop and storage building. Designed to blend with existing facilities on site and included Directors Office, Capital Projects offices, file and plan storage, locker rooms and a break room with Fire Chief's office and Fire Marshal's office and administrative staff along with plan review staff.

Cost: 2.4 million

Completed 2008



**Boy Scouts of America, South Florida Council, Davie, Florida**

Master Plan for premier 120-acre Boy Scout Camp and Phase I development projects including dining hall, pool building and signature main entry all designed to a national park ambience. The Park development included all new drainage, sewer, water and fire services. New facilities included multiple restroom facilities, Ranger Residence, Dining Hall, various pavilions. The site was further enhanced with a deeper lake, boating pavilion, outdoor amphitheater, recreational field, and 12 campsites.

Cost: \$6 Million

Completed: 2011



**595 Truck Stop, Davie, Florida**

This facility was designed to support Semi-Trucks and their drivers. The facility was designed as 4 separate metal buildings. A fueling station, drive-thru truck wash, service bays & retail were part of this campus.

Cost: \$1.5 million

Completion: 2011



**Parkson Corporation Offices, Fort Lauderdale, Florida**

New Tenant Improvement Build-out of 35,000 sf corporate offices as part of the overall renovation and LEED certification of Midgard Management's Crown Center 1401 office building. The Parkson Tenant space improves the work experience by allowing natural light to penetrate deep into open work areas, transom glass and shaded glazing. LEED Silver certification received.

Cost: \$1.8 million

Completed: March 2009

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**PROFESSIONAL PROFILE**

Mr. Peña has over 15 years of professional architectural experience in South Florida. His extensive background includes a vast variety of work including Commercial, Corporate, Education, Religious, Industrial, Banking, Residential and Municipal Structures and Parks.

Prior to starting with CPZ Architects Inc., Mr. Peña was a Lead Designer for a local Architectural firm. While with the firm Mr. Peña completely remodeled the main lobby for the Corporate Headquarters of Volvo Aero. In addition to his commercial work, Mr. Peña has completed several Multi-million dollar waterfront residences.

**YEARS EXPERIENCE**  
**16**

**EDUCATION**

Florida A&M University-

Master of Architecture,  
1998

Bachelors of Architecture  
1996

Florida State University-

Minor in Interior Design,  
1996

At CPZ Architects Mr. Peña has worked on countless projects including a first in its kind 15+ Acre Eco-Resort Complex in Big Cypress, New Fire Stations for the City of Coral Springs, Davie and Coconut Creek, several Park Complex for the City of Hollywood and Davie, additions for the Federal Reserve Bank and, new vehicular entry features and perimeter enclosure for the Betty T. Ferguson Recreational Center in City of Miami Gardens and many LEED projects. Currently he is working on the complete renovation of the Historical Claremont Hotel located within the Deco District in South Beach, Miami & the brand new LEED Fire Station #50 for the City of Coconut Creek.

Mr. Peña brings to all his projects his passion for design which he draws from his extensive travels and sensibility to Historical and Regional elements. He believes any structure or facility should be memorable as well as functional. Most importantly, he believes in satisfying the needs of the client while striving to achieve all these goals.

**PROJECT PROFILE**

The following are a few projects Mr. Peña has been involved in at CPZ Architects Inc.:



**Hyatt Water Park, Bonita Springs, Florida**

Design and prepare construction documents for a water park at the Hyatt Hotel to include a water slide tower building, a 300 sq. ft. shade canopy area and open pavilion. We will also be providing construction administration.

Phase: Contract Documents

Scheduled Completion 2016



**Coral Springs Main Fire Station #80, Coral Springs Public Safety Complex, Florida**

9,800 square foot, 4-Bay LEED Certified Gold Fire Station, the only one of its kind in Broward County, and site design for the complete complex.

Fire Station Cost: \$6 million

Completed: February 2010



**Fire Station #86, Town of Davie, Florida**

Conceptual design and site plan of proposed new 12,000 sf fire station, including renderings and site plans to be used by town representatives in presentations to the Shenandoah community.

Estimated Cost: \$2 million

Concept completed: 2010



**CBS Sports Interactive, Fort Lauderdale, Florida**

New 34,000 square foot office headquarters incorporating the latest "Hub and Spoke" design concept. LEED-certified "green" project, one of the firsts for CBS Corporation. By the design of office with glass walls and the low cubical partitions natural outside light penetrates the entire space.

Cost: \$1.2 million

Completed: 2010

**CPZ ARCHITECTS, INC.**

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AA #26000685

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PROJECT PROFILE (continued)



**Broward Alliance for Neighborhood Development  
Neighborhood Stabilization Program House Renovations, Florida**

BAND is in contract with Broward County to purchase single family residences funded by the Federal Government through the Neighborhood Stabilization Program (NSP). Portion of these funds are to make repairs and renovate these residences and eliminate code violations for future sale of these properties. Renovations include new impact windows, hurricane shutters, new finishes, removing illegal additions and enclosures, kitchen renovation, new impact doors, new roofing, new energy star HVAC, new electrical systems, and plumbing.

Cost: \$60,000 - \$120,000

Completion: On Going



**Kaiser Residence, Delray Beach, Florida**

This 7,600 square foot home is currently under construction. It was designed in the style of Florida Keys Architecture with interior courtyard and cool bright tropical colors of white, green and blue. Key features of the house include look-out terrace with optimal ocean views, separate wings for guests, and centralized kitchen/courtyard for easy entertaining. The house is designed with Delray Beach City Ordinances in mind by meeting all required site setbacks. Furthermore, second and third floors are pulled back to be less obtrusive to the surrounding site/neighbors

Cost: \$10 Million

Completion: 2014



**Pompano Beach Lift Station 21, Florida**

CPZ Architects was retained by Chen Moore and Associates to design a new Master Pump Station serving the majority of the City's Barrier Island. The building aesthetics was to conform to the new Pompano Beach Beautification Redevelopment Plan. Building consists of masonry structure on piles, all interior finishes are corrosive resistant, generator room, electrical room, restroom with shower, exterior emergency wash, interior gantry crane for pump removal, roll up door for service access, stucco "siding" finish, metal roof, chimney (to conceal exhaust/Intake flues), courtyard with decorative aluminum sliding security gate and high courtyard walls to conceal exterior equipment.

Cost: \$3.3 Million

Completion: 2015



**Kings Point Natatorium Pool Renovation, Delray Beach Florida**

CPZ Architects was retained by DeRose Design consultants to provide architectural services for Kings Point existing indoor pool renovation. Project consisted of removing their existing indoor pools and providing new lap pool, resistance pool and an exercise pool, new pool pump room, new finishes, new colored concrete deck, new ADA showers and restrooms.

Cost: \$3 Million

Completion: 2014



**The Claremont Hotel, Miami Beach, Florida**

Full remodel of a Historical Hotel in the heart of the Deco District in South Beach. Work included following the strict historical guidelines set by the City of Miami Beach, a brand new pool addition on the roof level, updating of all building systems and room finishes for the Hilton/Hampton Inn Brand guidelines.

Cost: \$4 Million

Completion: 2014



**CPZ ARCHITECTS, INC.**

4316 WEST BROWARD BOULEVARD PLANTATION, FLORIDA 33317  
200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957  
(954) 792-8525, FAX (954) 337-0359  
AA# 26000685 WWW.CPZARCHITECTS.COM





Colliers International (NASDAQ: CIGI; TSX: CIGI) is an industry leading global real estate company with more than 15,000 skilled professionals operating in 68 countries. What sets us apart is not what we do, but how we do it. Our enterprising culture encourages Colliers people to think differently, share great ideas and create effective solutions that help clients accelerate their success. Colliers International is the advisor of choice for many of the world's most innovative and successful companies. Colliers delivers a full range of services to real estate occupiers, owners and investors across all sectors worldwide, never competing with clients, preferring instead to remain the ultimate and unbiased choice in global real estate services.

Colliers has enjoyed a long relationship with the Uptown Ft. Lauderdale/ Executive Airport commercial real estate market. We have represented several major industrial parks within the market, i.e. Lockhart Business Park f/n/a Yankee Boulevard Industrial Park and Cypress Creek Industrial Park. Colliers also has been active in the office segment acting as landlord representatives in several significant properties. Since 1999, Colliers has been the exclusive leasing agents for Crown Center's 475,000 square foot office campus on Cypress Creek Road. Within the Fort Lauderdale Commerce Center Colliers has represented various owners of office and industrial properties as well as representing the ownership of the Executive Airport Business Center. Colliers was the leasing agent, and the sale agent for Cypress Creek Business Park on Powerline Road and Lakeside Plaza in the Cypress Creek Business Park.

In each of the properties mentioned, the initial thought was to synergistically bring airport related companies to the greater Executive Airport market. When the airport was able to expand the Free Trade Zone designation, our efforts have been to make business' aware of the tax saving benefits that the Free Trade Zone offers. With the addition of new industrial buildings being built in the Uptown Ft. Lauderdale Market, our efforts will continue to reach out to potential tenants within the aviation industry.

Each of us that will be involved in the leasing of Crown Center Industrial Park (CCIP) have national designations that have been earned as a result of meeting certain criteria within the commercial real estate industry. The Society of Industrial Office Realtors (SIOR) encompasses both office and industrial segments of commercial real estate. Its membership is composed of around 3,000 individuals and organizations in more than 630 cities in 32 countries. Certified Commercial Investment Members (CCIM) are given access to a network of 13,000 members across the U.S. and around the globe. We are able to reach out to these elite real estate professionals and keep them abreast of the opportunities at the CCIP.

Colliers is able to reach out to its Colliers's global network. The local brokerage community and prospective tenants using various methods; internet, intranet, social media. The tentacles of our marketing efforts will continue to reach out in every direction with the intent of providing information of the merits of the City of Fort Lauderdale, the Executive Airport and the tax saving benefits of the Free Trade Zone designation.

Colliers at a Glance	
Revenue	\$2.6 billion*



Countries	68
Professionals	15,000
Square Feet Managed	2 billion
Lease/Sale Transactions	72,000
Total Transaction Value	\$105 billion
*All statistics are for 2016, are in U.S. dollars and include affiliates.	

## 1. Information on our industrial service line.

Industrial real estate professionals at Colliers International bring specialized knowledge to their area of focus, whether that is in-depth knowledge of a defined geographic area or expertise in a subtype of industrial property. The real estate professionals at Colliers International advise developers, owners and occupiers in the acquisition, disposition, leasing, management and development of industrial space.

In the U.S., with over 500 highly skilled industrial professionals and more SIOR members than any other firm, Colliers International is ranked #2 for industrial volume. As a global organization, Colliers benefits from many more in key international markets in Canada, Europe, Latin America and the AsiaPacific region.

## 2. Short bios for Ron, Sal and Elias

### ***Ronald Schagrin, SIOR | Senior Vice President***

Ron Schagrin is a 28-year commercial real estate veteran in sales and leasing of Downtown and Suburban office and industrial properties. His knowledge and expertise of all real estate industry services is an invaluable asset to the organization in coordinating and implementing marketing proposals, including budgets for institutional and entrepreneurial clients, market research, and investment ventures.

### **PROFESSIONAL ACCOMPLISHMENTS**

- Costar Power Broker – 2002 - 2006; 2008 - 2011
- Chairman's Circle – Prudential Commercial Real Estate – 2007, 2008
- Top Producer – Coldwell Banker Commercial – 1999
- Top 3 Producers – Colliers Lehrer - 1998
- NAIOP Award of Excellence – Design Build Industrial Over 50,000 SF - 1996
- Best Real Estate Deal of the Year – E & Y Kenneth Leventhal – Best New Development - 1995
- South Florida Business Journal "Best Real Estate Deal of the Year" for Best New Development Industrial
- Recipient of the JC Penney "Golden Rule" Award in 1995
- Recognized for his service to the community and ran the Olympic Torch in 1996 as a "Community Hero"

### ***Elias Porras, SIOR | Senior Vice President***

Elias Porras has been involved in commercial real estate for more than 30 years. He specializes in the sale and lease of Downtown and Suburban commercial properties in Miami - Dade, Broward and West Palm Beach Counties, FL. He also has extensive experience with build-to-suit projects. Elias has a strong belief in honor and integrity, which has made him a respected leader in this industry. He is an expert at providing brokerage and advisory services to corporate clients for facility relocations, expansions, dispositions and lease restructuring. At Colliers, Elias specializes in site acquisition, leasing, sales and build-to-suits for industrial and office users.

#### **PROFESSIONAL ACCOMPLISHMENTS**

- CoStar Power Broker 2002 - 2006, 2008 - 2011
- Top Producer at Coldwell Banker Commercial 1998 & 1999
- Chairman's Circle at Prudential Commercial Real Estate 2007 & 2008
- Top 3 Producers – Colliers Lehrer - 1998
- NAIOP Award of Excellence – Design Build Industrial Over 50,000 SF - 1996
- Best Real Estate Deal of the Year – E & Y Kenneth Leventhal – Best New Development - 1995
- South Florida Business Journal "Best Real Estate Deal of the Year" for Best New Development Industrial

#### **Ronald and Elias Highlighted Industrial Transactions:**

- Represented Canadian Investment Development firm in the leasing and disposition of an 800,000-SF multi-tenant industrial/flex space in Fort Lauderdale and Pompano Beach, Florida
- Represented Balcor Company, Chicago, IL in the leasing and disposition of a 250,000-SF multi-tenant Industrial Park in Fort Lauderdale, Florida
- Represented the lease up and disposition of a 125,000-SF multi-tenant warehouse in Sunrise, Florida
- Represented Graebel Movers in a 120,000-SF industrial build-to-suit in Deerfield Beach, a 120,000-SF industrial build-to-suit in Orlando, Florida and in the leasing of 50,000 SF of an industrial building in Pompano Beach, FL

#### ***Sal Bonsignore, CCIM | Vice President***

Sal Bonsignore specializes in the leasing and acquisition /disposition of Broward and Palm Beach County office and industrial properties, representing both the tenant/buyer and the landlord/seller in transactions. Sal's in-depth knowledge of the market, combined with his creativity in formulating customized real estate strategies; and implementing solutions enable him to add significant value to all his client's transactions. In recent years Sal has participated in the sale and leasing of more than one million square feet of office and industrial product, with an estimated transaction value of over \$125,000,000.

#### **PROFESSIONAL ACCOMPLISHMENTS**

- Awarded with the prestigious Certified Commercial Investment Member Designation from the CCIM Institute. This CCIM designation is awarded to candidates who succeed in graduate level curriculum and practical experience.
- Recipient of the CoStar Power Broker Award
- Finalist in the 2012 NAIOP South Florida office deal of the year
- Participant in the 2008 NAIOP South Florida office deal of the year



## Crush Law, P.A. FIRM OVERVIEW

*Crush Law, P.A. is a land use and zoning practice with significant experience in urban redevelopment projects throughout Broward County. Several examples of project involvement as permitting attorneys include: PMG Riverfront Fort Lauderdale; 100 Las Olas Fort Lauderdale; Riverside Hotel Fort Lauderdale; Riverhouse Fort Lauderdale RFP; Oasis Cafe RFP; Xceed Learning Centers; Maverick's Charter Schools in Pompano Beach, Palm Springs, Fort Lauderdale and North Miami Beach; Bokamper's Fort Lauderdale; Village Place Affordable Senior Housing Development; Las Olas River House; The Atlantic Hotel; Crowne Plaza Hotel; 1901 Cypress Creek; L'Ambiance condominium; Dania Beach Marriott; Camden Boca Raton Mixed Use; Camden Las Olas Mixed Use; One Financial Plaza; Venezia condominium, and the Fort Lauderdale Hilton.*

Crush Law, P.A. focuses exclusively on land use and zoning law; municipal compliance; and development entitlements. The firm provides a broad spectrum of legal services for large and small clients in all aspects of land use and zoning entitlement issues. Crush Law has extensive experience serving developers, property owners, and lenders throughout South Florida in land use planning; zoning due diligence; community outreach, platting; rezoning; site plan approvals; development agreements; City contracts; City CRA awards; and local ordinance compliance.

Crush Law's management of the entitlement process encompasses client representation before municipal and county elected bodies; appointed boards and staff level directors and managers. Further, Crush Law draws on its expertise and governmental relationships to further the goals of clients in matters related to the entitlement of property.

Crush Law, P.A. was founded in 2005 by Courtney Callahan Crush who has over 20 years of experience in land use and zoning law. Jason Crush joined the firm in 2011 bringing development; construction and government relations experience.

## COURTNEY C. CRUSH

*Land Use practice with with significant experience in urban redevelopment projects throughout Broward County. Several examples of project involvement as permitting attorneys include: PMG Riverfront Fort Lauderdale; 100 Las Olas Fort Lauderdale; Riverside Hotel Fort Lauderdale; Riverhouse Fort Lauderdale RFP; Oasis Cafe RFP; Xceed Learning Centers; Maverick's Charter Schools in Pompano Beach, Palm Springs, Fort Lauderdale and North Miami Beach; Bokamper's Fort Lauderdale; Village Place Affordable Senior Housing Development; Las Olas River House; The Atlantic Hotel; Crowne Plaza Hotel; 1901 Cypress Creek; L'Ambiance condominium; Dania Beach Marriott; Camden Boca Raton Mixed Use; Camden Las Olas Mixed Use; One Financial Plaza; Venezia condominium, and the Fort Lauderdale Hilton.*

### Professional

#### ***Crush Law P.A. 2005 – present Principal***

Land use attorney specializing in development approvals for urban renewal projects throughout Broward County. Experience includes platting; rezonings; and site plan permitting for mixed use development projects including hotels; condominium hotels; mixed use development; and commercial office buildings. Represent clients in front of Planning & Zoning Boards; Boards of Adjustment; and City and County Commissions, throughout Broward and Palm Beach County.

#### ***Gunster Yoakley & Stewart P.A. 1996-2005 Equity Partner***

Land use partner focusing on obtaining development approvals through various governmental agencies for significant development of planned communities and urban projects. Development experience includes obtaining approvals for development permits for mixed use redevelopment projects including hotels; condo hotels; mixed use; commercial office buildings cities throughout Broward County.

#### ***Goldberg & Young P.A. 1993-1996***

Attorney practicing in commercial litigation, bankruptcy and real estate.

### Education

#### ***University of Florida College of Law J.D. 1992***

Editorial Board International Law Journal. Member Trial Team

#### ***University of Pennsylvania B.A. Economics 1988***

Chair, Nomination and Elections Committee

Captain, Varsity Track Team

All Ivy League (Outdoor Track) 1984-1988



Civic

**GFLCC Downtowner of the Year 2016**

**City of Fort Lauderdale Citizen of the Year Award 2008**

**Fort Lauderdale Council of Civic Associations Appreciation Award 2008**

**GFLCC Chairs Award 2009**

**Habitat For Humanity of Broward Inc.**, 1998-2012

Executive Committee (2005-present)

Chair, Land Development Committee (2005-present)

Chair, Legal Committee (2005-present)

**Greater Fort Lauderdale Chamber of Commerce** 2002- present

Chairman of the Board of Directors (2014)

Executive Committee (2009-2013)

Chair, Government Affairs Committee (2010-2012)

Chair, Downtown Council Board of Governors (2008)

**Riverwalk Trust** 2008-present

Chair, Board of Directors (2012-present)

Chair, Master Plan and Projects Committee (2009-2010)

**Broward Partnership For the Homeless Inc.**

Co-Chair, BPHI Breakfast for Champions of the Homeless fundraiser (2009-2013)

Celebrity Waiter (2005-2013)

**GFLCC/City of Fort Lauderdale: Business First Initiative**

Member, Ordinance Review Committee

**Archways Inc. Behavioral Health Center** 1998- present

Board Member and legal counsel

## JASON S. CRUSH

*Land Use practice with significant experience in urban redevelopment projects throughout Broward County. Project involvement as developer; builder or attorney includes; development and construction of 120 affordable single family homes in the Collier City subdivision of Pompano Beach, FL including creation of infrastructure and housing on CRA owned properties; development and construction of 30 affordable home community in Fort Lauderdale, FL; development and construction of 18 affordable home community in Dania Beach, FL; redevelopment of blighted foreclosed affordable homes in partnership with the City of Sunrise, FL through federal grant program (NSP); extensive experience cooperating and partnering with Broward County and Broward Cities in development of affordable housing. Several examples of project involvement as permitting attorney includes: PMG Riverfront Fort Lauderdale; 100 Las Olas Fort Lauderdale; Riverside Hotel Fort Lauderdale; Riverhouse Fort Lauderdale RFP; Oasis Cafe RFP; Xceed Learning Centers; Maverick's Charter Schools in Pompano Beach, Palm Springs, Fort Lauderdale and North Miami Beach; Bokamper's Fort Lauderdale; Village Place Affordable Senior Housing Development; B2 Restaurant on Las Olas; New River Brewing brewery in Fort Lauderdale; North Beach Village Resorts properties; Tsukuru Restaurant Fort Lauderdale Beach.*

### Professional:

#### **CRUSH LAW, P.A. 2011 - present**

Land use attorney specializing in development approvals for urban renewal projects throughout Broward County. Experience includes platting; rezonings; and site plan permitting for development projects including hotels; condominium hotels; mixed use development; and commercial office buildings. Represent clients in front of Planning & Zoning Boards, Boards of Adjustment, and City and County Commissions.

#### **HABITAT FOR HUMANITY OF BROWARD, Inc.**

2002 – 2011

- Executive Director: Provides executive leadership to the organization and represents the organization to corporations, individuals, governmental bodies, and civic organizations to maintain working relationships within the community and increase public awareness of the organization. Supervises all administrative and project staff to ensure successful accomplishment of objectives and goals. Oversees all activities of the organization including land acquisition, multi-home project design, construction project implementation contracts, home closings, tax credit programs and serves as an ex-officio member of the Board of Directors.
- Directly responsible for the Development and Construction of 250 affordable housing units through-out Broward County since assuming the position as Executive Director (CEO).



**GUNSTER, YOAKLEY & STEWART, P.A.** Fort Lauderdale, FL  
2000-2002

- Corporate Attorney: Negotiated and drafted trademark licenses and opinions for firm's clients, including real estate development companies. Drafted and negotiated Employment Agreements for corporate clients. Performed risk analysis on client submitted agreements, evaluated the risks against client and negotiated terms with opposing counsel.
- Compliance Attorney: Coordinated with federal and state agencies regarding corporate compliance with regulations, including Food and Drug Administration, U.S. Patent and Trademark Office, Florida Food and Florida Department of State.
- Staff Manager: Trained and coordinated highly technical support staff. Managed staff in conducting docketing and statutory compliance issues.

Education:

- University of New Hampshire - Pierce Law Center, Concord, NH – Juris Doctor 1998
- Florida International University, Miami, FL – Bachelor of Science / Biology 1994

Civic

**City of Fort Lauderdale Economic Development Advisory Board**

2013-present

Chairman of the Board

**City of Fort Lauderdale Affordable Housing Committee.**

2010-2013

Member and past chair.

**City of Fort Lauderdale Planned Unit Development Committee (Rewrite PUD ordinance)**

2012- present

Member

**Downtown Council of the Fort Lauderdale Chamber of Commerce**

2016- Present

Aerial Videography for the City of Fort Lauderdale and Riverwalk Trust

## Project Approach

Design Management Services is a green building solutions provider dedicated to promoting high performance green buildings through measured environmental implementation and education. We are experts in the field of sustainable, integrative green design and construction, focused on methods and processes to help our clients build, operate, and maintain high performance green buildings. Michelle (Cottrell) Raigosa, the firm's president, has over 15 years in the design and construction industry, as a licensed designer, educator, project manager, and a published author. Michelle's calculated organizational skills, passion, and drive are the essence of DMS, as she is the only officer for the company.

### SCOPE OF SERVICES – DESIGN SIDE:

DMS will assist the project team establish appropriate environmental project goals and design strategies for the project and work with the project team to integrate these strategies into a coherent building design. DMS will review the design documents at various phases with the project team to make sure that the environmental goals are being met and properly communicated in the contract documents. We will work with each of the team members to make sure that credit requirements are being met by the means of the following:

- DMS will conduct an environmental goal-setting meeting with the full design team, client and major project stakeholders.
- DMS will host design integration conference calls for the project during the design development phase of project documentation.
- We will create task lists for team members that outline individual credit requirements and formats, review them with team members, and we will manage the assembly of project documentation at appropriate times throughout the design phase.
- We will review and contribute to the architectural specifications for compliance with LEED/Green Globes requirements and for clarity in conveying these requirements as part of the contract documents.
- DMS will register the project with GBCI or GBI and manage the documentation of the project for the team, working with individual team members on the confirmation and documentation of specific LEED / Green Globes credits being pursued by the team.
- We will act as the project administrator for the project, assigning tasks to project team members for completion of the submission.
- We will act as the liaison between the project team and the review team helping to resolve and address any clarifications.

### SCOPE OF SERVICES – CONSTRUCTION SIDE:

DMS will assist the Contractor and their onsite representatives to meet the construction related LEED/Green Globes requirements found in the contract documents. We will assist in the project

[www.designmanagementservices.com](http://www.designmanagementservices.com)

#### SOUTH FLORIDA

515 E Las Olas Blvd  
Suite 120  
Fort Lauderdale, FL  
33301

p 954.233.9464  
f 954.233.9465

#### NEW JERSEY

2150 Hwy 35  
Suite 250  
Sea Girt, NJ 08750

p 732.588.0636  
f 732.289.6246



planning of these requirements, as well as organize and manage the collection and reporting of LEED/Green Globes construction related requirements found in the specifications.

Design Management Services will conduct a Preconstruction meeting with the Contractor and their subs to explain the project's environmental goals and construction reporting requirements, including LEED/Green Globes action plans, submittal requirements, and construction indoor air quality management procedures that are required for the project.

Design Management Services will create a LEED/Green Globes action plan with the Contractor to address the requirements of the project during construction and how they will be met.

Design Management Services will review, coordinate, and otherwise assist the general contractor with submittals that are identified as the responsibility of the contractor to track and report for compliance with the LEED/Green Globes credit requirements, based on an established LEED Scorecard that indicates they are part of the designated credit tally for the project.

Design Management Services will produce monthly progress reports for the construction side credits.

Design Management Services will periodically visit the site during construction to ensure compliance.

Design Management Services will produce final reports at the end of construction for the construction related credits:

At the completion of construction, DMS will coordinate and manage the submission for the project's documentation for LEED/Green Globes certification. We will act as the liaison between the project team and the GBCI/GBI review team to make sure that the project achieves certification.

## Firm Profile

**Design Management Services** is a green building solutions provider dedicated to promoting high performance green buildings through measured environmental implementation and education. We are experts in the field of sustainable, integrative green design and construction, focused on methods and processes to help our clients build, operate, and maintain high performance green buildings. Michelle Cottrell-Raigosa, the firm's president, has over 15 years in the design and construction industry, as a licensed designer, educator, project manager, and a published author. Michelle's calculated organizational skills, passion, and drive are the essence of DMS, as she is the only officer for the company.

**Design Management Services** (dms) was established in 2005 to provide Interior Design, Project Management, and Green Building Consulting services for clients throughout South Florida and New Jersey. dms' client base includes architectural design firms, property management companies, private developers, government agencies, general contractors and Fortune 100 corporations.

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**Design Management Services** assists project teams to evaluate buildings during all phases of design, construction and building operations. We offer services that help our clients produce high performance green buildings to help them measure the performance against accepted standards such as LEED, WELL, Green Globes, Parksmart, and ENERGY STAR. DMS provides the resources necessary to help clients find cost effective solutions to high performance design, construction, and operations.

The **Design Management Services** portfolio includes various project and building types. This experience allows us to develop effective solutions for a wide range of green building challenges. We work with clients who are designing new buildings, renovating existing properties, or evaluating their existing building operations. DMS also consults with corporations on greenhouse gas emissions benchmarking and Corporate Social Responsibility policies.

In 2015, **Design Management Services** was responsible for developing a prototype under the LEED Core and Shell Rating System for the LEED Volume Program for a national developer. Our experience working with the LEED Volume Program has strengthened our relationship with USGBC and the different GBCI review teams. As part of the endeavor, we have gained a unique perspective of the intricacies of the LEED review and certification processes, as we are the Prototype Administrator and the qualifier for over 7.5 million square feet per year.

[www.designmanagementservices.com](http://www.designmanagementservices.com)



**LEED Project Experience** (organized by LEED Rating System)

**LEED for New Construction**

**COMMVAULT HEADQUARTERS**

Tinton Falls, NJ  
Ground-up Construction  
225,000 SF  
Rating System: LEED NC Certified

**DAVID B. CRABIEL HALL at MIDDLESEX COUNTY COLLEGE**

Edison, NJ  
Ground-up Construction  
36,388 SF  
Rating System: LEED NC - Silver Certified

**LANDSCAPE AND HORTICULTURE BUILDING at COUNTY COLLEGE OF MORRIS**

214 Center Grove Road, Randolph, NJ  
Ground-up Construction  
7,222 SF  
Rating System: LEED NC - Gold Certified

**SOUTH FLORIDA**

515 E Las Olas Blvd  
Suite 120  
Fort Lauderdale, FL  
33301

p 954.233.9464  
f 954.233.9465

**SILVERLINE II**

Telluride, CO  
Ground-up Construction  
Mixed-Use project totaling 165,000 SF  
Rating System: used LEED NC

**LIVINGSTON HIGH SCHOOL**

Livingston, NJ  
Addition – new Gymnasium and Science Wing  
89,000 SF  
Rating System: LEED NC Certified

**NEW JERSEY**

2150 Hwy 35  
Suite 250  
Sea Girt, NJ 08750

p 732.588.0636  
f 732.289.6246

**NORTH WARD ELEMENTARY SCHOOL**

Newark, NJ  
Ground-up Construction  
118,000 SF  
Rating System: used LEED NC

**KEAN UNIVERSITY**

Union, NJ  
Ground-up Construction  
105,000 SF  
Rating System: LEED NC - Gold Certified

**ADP**

El Paso, TX  
Ground-up Construction  
149,430 SF  
Rating System: LEED NC Certified

**FRANKLIN STREET RESIDENCE HALL at BLOOMFIELD COLLEGE**

467 Franklin Street, Bloomfield, NJ  
Ground-up Construction  
88,078 SF  
Rating System: LEED NC – Silver Certified

**NEW SOUTH ANIMAL CARE**

Fort Lauderdale, FL  
Ground-up Construction  
40,000 SF  
Rating System: *currently pursuing* LEED NC

**ADDITION AND ADD TO FIRE STATION**

Gabreski Air National Guard Base  
Westhampton Beach, NY  
Renovation and Addition  
14,628 SF  
Rating System: *currently pursuing* LEED NC

**TUCKER'S WALK**

Tuckerton, NJ  
Ground-up Construction  
Mixed- Use project totaling 20,000 SF  
Rating System: used LEED NC

**SUGARHOUSE CASINO**

Philadelphia, PA  
Ground-up Construction  
150,000 SF  
Rating System: used LEED NC

**LEED for Core and Shell**

**THE GREEN at FLORHAM PARK**

100 Park Avenue, Florham Park, NJ  
Ground-up Construction  
268-acre campus, 830,000 SF  
BASF North American Headquarters (Building 3) 300,000 SF  
Rating Systems: LEED CS - Platinum Certified and LEED CI - Platinum Certified

**GREAT SOUTH BAY SHOPPING CENTER**

West Babylon, NJ  
Ground-up Construction  
11,984 SF  
Rating System: LEED CS Certified

**BROOKLYN NAVY YARD – New Food Facility**

Brooklyn, NY  
Renovation to existing facility  
270,000 SF  
Rating System: used LEED CS



LEED for Core and Shell - Volume Program

**LIBERTY PROPERTY TRUST**  
**Industrial Flex Prototype**

Spring Creek Lot 4  
Lower Macungie Township, PA  
600,000 SF

Spring Creek Lot 16  
Lower Macungie Township, PA  
1,100,000 SF

200 Arlington  
Logan Township, NJ  
300,000 SF

1075 King George Post Road  
Edison, NJ  
182,000 SF

Liberty Ridge  
Hanover, MD  
220,000 SF

Prince George's Business Center  
Capitol Heights, MD  
216,000 SF

MIT D  
Miami, FL  
159,180 SF

AIPO D  
Orlando, FL  
122,112 SF

AIPO T39  
Orlando, FL  
154,440 SF

Bardin Road  
Dallas, Texas  
172,989 SF

Kann Farms  
Carlisle, PA  
850,000 SF

Port Crossing – B4  
La Porte, TX  
415,272 SF

Port Crossing – C6  
La Porte, TX  
109,200 SF

Charlotte Distribution Center  
Charlotte, NC  
109,200 SF

Shopton Ridge Lot E  
Charlotte, NC  
204,120 SF

Caliber North  
Greer, SC  
171,600 SF

Liberty Logistics Center 2  
Phoenix, Arizona  
420,000 SF

350 N York Ave  
Bensenville, Illinois  
97,000 SF

Liberty Distribution Center 1  
San Bernardino, CA  
153,236 SF

**LEED for Commercial Interiors**

**TIME WARNER CABLE (Expansion)**

Herndon, VA  
Tenant Improvement  
95,150 SF  
Rating System: LEED CI Certified

**WYNDHAM WORLDWIDE HEADQUARTERS**

22 Sylvan Way, Parsippany, NJ  
Ground-up Construction/100% Occupancy Corporate Office Building  
250,000 SF  
Rating Systems: LEED CI - Silver Certified and LEED-EBOM - Silver Certified

**WYNDHAM WORLDWIDE HEADQUARTERS**

14 Sylvan Way, Parsippany, NJ  
Ground-up Construction/100% Occupancy  
203,000 SF  
Rating System: LEED CI - Gold Certified

**THE GREEN at FLORHAM PARK**

100 Park Avenue, Florham Park, NJ  
Ground-up Construction  
268-acre campus, 830,000 SF  
BASF North American Headquarters (Building 3) 300,000 SF  
Rating Systems: LEED CS - Platinum Certified and LEED CI - Platinum Certified



**BANK OF AMERICA**

New York, NY  
Tenant Improvement  
4,000 SF  
Rating System: LEED CI - Silver Certified

**AVISON YOUNG**

1120 Headquarters Plaza, 8th Floor  
Morristown, NJ  
Tenant Improvement  
14,060 SF  
Rating System: LEED CI - Gold certified

**UNIVISION**

4449 North Delsea Drive, Vineland, NJ  
Tenant Improvement  
25,967 SF  
Rating System: LEED CI – Silver Certified

**USCIS**

Omni, Miami, FL  
50,000 SF  
Rating System: *currently pursuing* LEED CI

**Bureau of Land Management District Office  
General Services Administration**

Winnemucca, NV  
34,050 SF  
Rating System: *currently pursuing* LEED CI

**LEED for Existing Buildings: Operations & Maintenance (EBOM)**

**WYNDHAM WORLDWIDE HEADQUARTERS**

22 Sylvan Way, Parsippany, NJ  
Ground-up Construction/100% Occupancy Corporate Office Building  
250,000 SF  
Rating Systems: LEED CI - Silver Certified and LEED-EBOM - Silver Certified

**WYNDHAM EXCHANGE & RENTALS**

9998 North Michigan Road, Carmel, IN  
Corporate Office Building, Year Built: 1972  
210,000 SF  
Rating System: LEED-EBOM Certified

**LEFT BANK at K STATION**

Chicago, IL  
Multi-Family Hi- Rise, Year Built: 2006  
572,164 SF  
Rating System: LEED EBOM - Silver Certified

**SEA HARBOR OFFICE CENTER**

**Wyndham Vacation Ownership**  
6277 Sea Harbor Dr, Orlando, FL  
Corporate Office Building, Year Built: 1984  
369,710 SF  
Rating System: *currently pursuing* LEED EBOM v4

**COLGATE-PALMOLIVE**

Piscataway, NJ  
475,000 SF of interconnected buildings  
Rating System: LEED EB - Gold Certified (feasibility study)

**MUNICH RE AMERICA**

Princeton, NJ  
Four building campus totaling 400,000 SF  
Rating System: LEED EB (feasibility study)

**LEED for Homes**

**HABITAT for HUMANITY OF BERGEN COUNTY**

209 & 211 Westervelt Place, Oradell, NJ  
Ground-up Construction  
4 Single Family Homes  
Rating System: LEED HOMES - Gold Certified 209A, 209B, 211A, 211B

**HABITAT for HUMANITY OF BERGEN COUNTY**

**PARAMUS AFFORDABLE HOUSING CORP**

Paramus, NJ  
Ground-up Construction  
6 Attached Single Family Homes  
Rating System: LEED HOMES





**Michelle Raigosa (Cottrell), IIDA, LEED AP BD+C, ID+C, O+M, Homes**

As the founding principal of Design Management Services (dms), Michelle is motivated by the quest for quality in every phase of the project and business life cycle process. She is passionate about green building and conscience of implementing a sustainable design approach within every project and business operation. She graduated with highest honors from the University of Florida's College of Architecture where she earned a Bachelor of Design in Interior Design with a minor in Business Administration. She is a LEED Accredited Professional, a licensed interior designer, a published author, and a project manager with more than ten years of experience specializing in commercial projects.

In 2005, Michelle established Design Management Services to provide Interior Design, Project Management, and Green Building Consulting services. dms' client base includes architectural design firms, property management companies, private developers, government agencies, general contractors and Fortune100 corporations.

In 2008, Michelle was approached by John Wiley & Sons to author a book about the LEED certification process. Michelle accepted the opportunity and *A Guide to the LEED Certification Process, From Concept to Certification* was released in June 2011. With Michelle's in depth knowledge of all of the LEED Rating Systems, Wiley asked Michelle to author the LEED exam prep series. The first book, *Guide to the LEED Green Associate Exam* was released in 2010. *Guide to the LEED AP BD+C Exam* and *Guide to the LEED AP O+M Exam* were both released in 2011. *Guide to the LEED AP ID+C Exam* and *Guide to the LEED AP Homes Exam* were both released in 2012. The second edition of *Guide to the LEED Green Associate v4 Exam* was released in October 2014. All of Michelle's books can be found on [Amazon.com](http://Amazon.com).

**SOUTH FLORIDA**

525 E Las Olas Blvd  
Suite 120  
Fort Lauderdale, FL  
33301

p 954.233.9464  
f 954.233.9465

**NEW JERSEY**

2150 Hwy 35  
Suite 250  
Sea Girt, NJ 08750

p 732.588.0636  
f 732.289.6246

**Highlighted Projects:** The BASF 325,000 square foot North American headquarters project was awarded two LEED Platinum certifications under the LEED for Commercial Interiors Rating System and the LEED for Core and Shell Rating System in 2012. The project was developed by Rockefeller Group Development Corporation as part of the Green at Florham Park campus in Florham Park, New Jersey. The project is not only the largest of its kind, but the first to achieve a double platinum certification in the Northeast. Michelle also helped Wyndham Worldwide earn double LEED certifications for their 250,000 square foot headquarters in Parsippany, New Jersey. Michelle worked on the project during its original design and construction and assisted Wyndham to earn Silver certification under the LEED for Commercial Interiors Rating System. In 2012, Michelle helped them earn Silver certification under the LEED for Existing Buildings; making it the first of its kind as well. The building has been awarded the BOMA's 2013 International Toby Award for its achievements in the Corporate Facility category, earned a 4-star certified Green Restaurant designation for its cafe, and is a finalist for a finalist for USGBC's Best of Building Awards in the following category: Best Project for LEED O+M. Michelle also helped Wyndham earned Gold certification for their sister property on the campus when it was built and is currently working with them to pursue the Existing Building certification for the property as well. More recently, Michelle was charged with the development of a core and shell prototype for the LEED volume program for a nation developer of warehouse project types. Although it was a team effort, Michelle's experience writing books gave her an advantage to deliver a high-quality, versatile product to deploy in a short amount of time. The prototype has been applied to over 30 projects nationwide ranging from 80,000 to 1.1 million square feet.

[www.designmanagementservices.com](http://www.designmanagementservices.com)



In 2015, Michelle was contacted by the New Jersey Economic Development Authority to assist with the review and approval of the green building portion of the NJ Grow program applications. Michelle worked directly for the Manager of Design and Construction at the EDA to review design and post construction applications and assisted with the development of the current submittal requirements and application process.

**Registrations, Affiliations, and Honors**

- Nominated USGBC National Board of Directors, Educator seat, 2011-2013
- Nominated, NJ Biz "Top 40 Under 40", 2010
- CREW National Award, "Top 20 Under 40", 2009
- Real Estate New Jersey, "Women of Influence", December 2009
- USGBC New Jersey Chapter, Board of Director, elected for 2009-2011 term
- ICREW New Jersey Chapter, Star Performer Award, 2008
- Real Estate New Jersey, "Women of Influence", December 2008
- USGBC New Jersey member since 2006, Speakers Bureau, since 2007
- Florida State Licensed Interior Designer #ID5009, since 2005
- NCIDQ Certificate #020217 holder since October 2004
- **LEED Accredited Professional, 2003**

**Print & Media**

- Published October 2014: **Guide to the LEED Green Associate V4 Exam, 2<sup>nd</sup> Edition**, John Wiley & Sons, #ISBN-10: 111887031X
- Interview with StoryTrack, January 2014. <http://www.storytrack.com/leed-expert-michelle-cottrell/>
- Published September 2012: **Guide to the LEED AP Homes Exam**, John Wiley & Sons, ISBN-10: 1118087208
- Published February 2012: **Guide to the LEED AP Interior Design + Construction (ID+C) Exam**, John Wiley & Sons, ISBN-10: 1118017498
- Published September 2011: **Guide to the LEED AP Operations + Maintenance (O+M) Exam**, John Wiley & Sons, # ISBN-10: 0470608307
- Published June 2011: **Guide to the LEED Certification Process: From Concept to Certification**, John Wiley & Sons, # ISBN-10: 0470524189
- Published January 2011: **Guide to the LEED AP Building Design + Construction (BD+C) Exam**, John Wiley & Sons, #ISBN-10: 9780470890424
- Published September 2010: **Guide to the LEED Green Associate Exam**, John Wiley & Sons, # ISBN-10: 0470608293
- Published: Leagueline, The Quarterly Newsletter for the Architects League of Northern New Jersey, "How to get the most amount of value within your T3 Goals", January 2008
- Small Space, Big Style, HGTV series, January 2005 premier for her Miami loft



**Juan Raigosa, BSAE, MPA, CDT, LEED Green Associate**

Juan is an accomplished professional administrator with over 23 years of solid experience in administration, construction, project, and financial management. Mr. Raigosa has experience as a Construction Manager at Risk, Project Manager, Owner's Rep, and General Contractor. With a Bachelor of Science in Architectural Engineering and Master of Construction Management from the National University of Colombia, a Master of Public Administration from Nova University, his knowledge base includes the overall management and execution of design and construction projects in the public and private sectors. His experience includes a wide-range of project types and sizes, specializing in project management from both the owner's perspective and from a consultant's view.

Prior to joining dms, Juan was the District Director Facilities Design and Construction at Broward College for over 9 years where he cultivated and maintained excellent relationships with internal and external clients, construction companies, consultants, and vendors. He delivered a multitude of projects on time and under budget with an estimated value of over \$250 million. He participated in selection processes, contracts preparation, contracts negotiation, and led the contract administration of multiple services including maintenance, consultants, vendors, and construction contracting including design-build, construction management at risk, and low bid methods. Juan planned, implemented, and coordinated the deployment of Microsoft Project Server to facilitate project approval process, resource allocation, processes, schedule control, task management, and financial components to successfully manage and control final outcome. He oversaw a number of projects under the LEED for New Construction and Major Renovations Rating System, including a Gold-certified Institute of Public Safety, a Gold-certified Nursing School, and a Gold-certified School of Arts.

Since joining dms, Juan has successfully worked on the planning, development and completion of multiple projects including the analysis of needs, the development of specifications, and budget preparation. He has effectively supervised multiple projects simultaneously ensuring compliance with contract documents, applicable codes and regulations, financial requirements, statutes, and deadlines. He oversaw the fulfillment of contractual obligations of assigned consultants, contractors, and vendors. Juan is focused on the management of project teams to ensure they are successfully delivered on time. He schedules and guides the project managers to effectively help them assist and coordinate the project teams through the design and construction process as related to the LEED, WELL and Parksmart certification processes.

Juan is currently preparing to sit for the WELL AP exam.

**SOUTH FLORIDA**

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2150 Hwy 35  
Suite 250  
Sea Girt, NJ 08750

p 732.588.0636  
f 732.289.6246



**Monica Parga**

Monica is an accomplished and highly motivated project manager with 17 years of professional experience and academic training. With a Master of Science in Construction Management and a Bachelor of Architecture, her background includes a focus in construction management, facilities planning and architecture.

Prior to joining dms, Monica was a Facilities Project Manager for Miami Dade College for over 7 years. She worked closely with the appropriate campus representatives in the planning, development and completion of College construction projects at various locations. This includes the analysis of user requests and the development of educational specifications. She managed the design, construction, renovation and remodeling of College buildings, site and utilities systems and ancillary plant. Monica was the liaison between the College and professional architects/engineers and construction management firms, reviewing plans prepared by consultants, and overseeing and managing Facilities Minor & Major Capital Projects. She was responsible for budget management and record keeping; personnel management; contract management; project schedule and meeting all applicable codes, inspections and legal requirements in the construction of educational facilities.

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f 732.289.6246

Since joining dms, Monica has worked on multiple projects focused on completing the necessary LEED compliance documentation during the design phase. She has also managed design teams through the certification process ranging in size from 220,000 to 465,000 Square Feet.

Monica just earned her Procore certification and is currently preparing to sit for the LEED AP exam.

**Heather Hersh, LEED AP BD+C**

Heather has more than 10 years of experience in Engineering and Construction Management for government, pharmaceutical, healthcare, and urban residential projects.

Prior to joining dms, Heather was a Project Manager for Torcon where she worked on the Commvault Headquarters, a 400,000 SF \$90 million project in Tinton, Falls, New Jersey. DMS and Torcon worked on this project together. Heather was responsible for all cost tracking of change orders from review with subcontractors to client approval. She prepared and submitted weekly cost spreadsheet to update client on new, pending & approved costs. She reviewed monthly payment requisitions with subcontractors, owner and consultants. Heather held weekly subcontractor and owner meetings to review progress, schedule, and coordination. She ensured all subcontractor submittals were submitted in compliance with the contract documents, then submitted to consultants for review & approval. She also verified all lead times in advance to meet project schedule. Heather worked on site to assist project superintendents and subcontractors with questions relating to contract documents. She worked closely with DMS to communicate the required LEED submittal documentation proving compliance with the construction related credits.

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Since joining dms, Heather has worked on multiple projects focused on tracking the necessary LEED compliance documentation during the construction phase. She has been instrumental to the submittal review process, communicating with multiple general contractors and their subcontractors, to ensure the proper documentation is collected. She is responsible for tracking compliance with all of the construction related credits for LEED, as well as WELL.



# SECTION 6

## 4.2.6 REFERENCES





## REFERENCE LETTERS

### **Bayview Loan Servicing:**

Reference letter attached executed by Kevin Jonas, First Vice President - 305.854.8880; [KEVINJONAS@bayviewassetmanagement.com](mailto:KEVINJONAS@bayviewassetmanagement.com). Bayview Loan Servicing occupies over 60,000 sq. feet at Fort Lauderdale Crown Center Office Park. They employ over 750 people at this location in three shifts.

Client Name	Bayview Loan Services
address	1415 West Cypress Creek Road #200
Description of Work	60,000 SF Interior Office Renovation
Year the project was completed	2016
Total Cost: Estimated	\$1,963,330.00
Total Cost: Actual	\$2,002,596.00

### **CBS Corporation:**

Reference letter attached executed by Jaime Miranda, Director Facilities Operations; 646.478.0892; [jaime.miranda@cbs.com](mailto:jaime.miranda@cbs.com). CBS Corporation occupies 35,000 square feet at Fort Lauderdale Crown Center Office Park and employs over 200 people at this location.

Client Name	CBS Corporation
address	1401 West Cypress Creek Road Suite #200 25,000 SF Mezzanine Expansion and 35,000 SF Office
Description of Work	Renovation
Year the project was completed	2010
Total Cost: Estimated	\$5,400,000.00
Total Cost: Actual	\$5,279,440.00

### **Brown & Brown Insurance:**

Reference letter attached executed by Michael L. Keeby, Regional President - 954.776.2222, [mkeeby@bbflaud.com](mailto:mkeeby@bbflaud.com). Brown & Brown occupies 30,000 square feet at Fort Lauderdale Crown Center Office Park and employees 175 people at this location.

Client Name	Brown and Brown Insurance
-------------	---------------------------



address	1201 West Cypress Creek Road Suite #130
Description of Work	30,000 SF Interior Office Renovation, Exterior Building Shell
Year the project was completed	Renovation and Building System upgrades
Total Cost: Estimated	2010
Total Cost: Actual	\$1,434,103.21
	\$1,469,769.89

**NXT Capital:**

Reference letter attached executed by Trever Koek, Director - (312) 450-8052; [trever.koek@nxtcapital.com](mailto:trever.koek@nxtcapital.com). Lender to Fort Lauderdale Crown Center.

**Popular Community Bank:**

Reference letter attached, executed by Mark Mattozzi - 786.953.1123; [Mmattozzi@BPOP.com](mailto:Mmattozzi@BPOP.com), Lender to Midgard Group, Inc.

**Broad and Cassel:**

Letter of Reference attached executed by Clifford I Hertz – 561.650.1123; [chertz@broadandcassel.com](mailto:chertz@broadandcassel.com), Partner, Counsel to Midgard Management, Inc. and entities for over 30 years. Broad and Cassel has been rated as one of the top 10 Law Firms in South Florida.

\*\*Evidence of work product, ability to meet schedules, cooperation and responsiveness provided upon request.



March 31, 2017

Mr. James Goldstein  
President  
Midgard Management  
1475 W. Cypress Creek Road  
Suite 202  
Ft. Lauderdale, FL 33309

Dear Jim,

Bayview Loan Servicing's search for a new Broward County location began in early 2014 to which the Crown Center office complex owned and managed by Midgard Management was a best & final candidate. You and your team from the onset worked tirelessly, as well as, creatively, to give Bayview the lease terms and financial consideration we needed to make Crown Center our new home. From the lease negotiations through completion of the tenant improvements and beyond, the Midgard team was accessible, open-minded and created a partnership rather than your typical Landlord – Tenant relationship that has been sustained to this day. Since our occupancy in early 2015, you and your management team have been pro-active to our needs as a major tenant and more importantly highly responsive and reactionary to when maintenance and repairs are required. Midgard has continued to reach out to Bayview to not only share their ideas for the future of the park, but to learn what is important to us and our employees in an effort create a desired campus-like environment. The management team listens to any challenges we are having and seeks our opinions as to opportunities to where they can further improve. Their performance has been excellent.

We are enjoying our tenancy at Crown Center, looking forward to the continued strategic partnership with Midgard and remaining as a valuable tenant into the foreseeable future.

Regards,

Kevin Jonas  
Bayview Loan Servicing, LLC  
First Vice President





CBS CORPORATION  
28 EAST 28TH STREET  
NEW YORK, NEW YORK 10016-7942

March 29, 2017

Midgard Management  
Lynn-Ann Ierna  
1475 West Cypress Creek Road Suite 202  
Fort Lauderdale, FL 33309

To Whom It May Concern,

Please accept this recommendation on behalf of the Midgard Management Team. We found Midgard to be very hands on and attentive to all the necessary details that go into effective property management. In fact, their involvement and coordination was integral to the lease negotiations.

Furthermore, they:

- Acted in good faith with our buildout and delivery of our space.
- They fulfilled our construction criteria's, functionality and quality control.
- Truly are a top tier management company that goes the extra mile.

I fully recommend Midgard Management for any top tier property development, as well as property management.

Sincerely,

Jaime Miranda PMP  
Director, Facilities and Operations

Pertaining to site:  
CBS Interactive (CBS SPORTS)  
1401 W Cypress Creek Road, Suite 200  
Fort Lauderdale, FL 33309



**Brown & Brown of Florida, Inc.**  
1201 W. Cypress Creek Road, Suite 130 (Zip: 33309)  
P.O. Box 5727  
Fort Lauderdale, FL 33310-5727  
954/776-2222 ■ FAX 954/776-4446

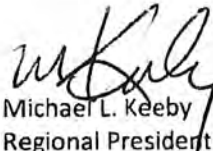
March 30<sup>th</sup>, 2017

To whom it may concern,

We have been tenants of Midgard Management for the past 7 Years and they have always delivered a high level of service. We have found Midgard Management's staff to be professional, knowledgeable, and dedicated. They acted in good faith with our firm during the lease negotiations, the build out, and delivery of our functional space.

They continue to manage our facility in an effective manner and we would highly recommend them to any business owner seeking a new space.

Sincerely,

  
Michael L. Keeby  
Regional President  
Brown & Brown of Florida, Inc.



April 4, 2017

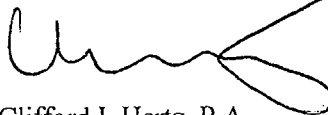
To whom it may concern:

I have known James Goldstein in my professional capacity as a lawyer with the law firm of Broad and Cassel, LLP for over 30 years. I first started working with Mr. Goldstein during his association with the Miller Group. I continued working with him during his long and successful affiliation with Midgard Group and related entities from the beginning of that affiliation through the present time. During that time I have performed services in land use, zoning, entitlements, platting, development, construction contracts, sales contracts for land, housing, and commercial products such as warehouse, self-storage, office and condominiums. I have also handled leases and substantial financing, as well as refinancing. The work has had a very broad range and was often quite sophisticated and complicated. As a body of work it has been quite diverse and substantial. Mr. Goldstein and his partners at Midgard make it their practice to engage top flight professionals to assist them in all of their endeavors.

Throughout this time Mr. Goldstein and his entities have always acted in an honorable and professional manner and have been very successful. Over the period of time I have represented Mr. Goldstein and affiliated entities I have been involved in a multitude of transactions. Despite numerous very challenging markets and facts, I know of no transaction that resulted in failure once a commitment was made to move forward. Mr. Goldstein and his partners have always secured needed capital to complete their obligations. They have demonstrated a thorough understanding of real estate market, procedures and disciplines and the interworking of all these aspects to close transactions and be successful. He and his partners have been tenacious, practical and capable. They are very good people to work with and I and my firm are proud to have them as longstanding clients. Please feel free to contact me if you have any questions.

Very truly yours,

BROAD AND CASSEL LLP



Clifford I. Hertz, P.A.

# SECTION 7

---

## 4.2.7 REQUIRED FORMS



**Supplier Response Form**  
**BID/PROPOSAL CERTIFICATION**

**Please Note:** If responding to this solicitation through BidSync, the electronic version of the bid response will prevail, unless a paper version is clearly marked **by the bidder** in some manner to indicate that it will supplant the electronic version. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) Midgard Group, Inc.

Address: 1475 W Cypress Creek Road, Suite 202

City: Fort Lauderdale      State: FL      Zip: 33309

Telephone No. 954-771-6714      FAX No. 954-771-8667      Email: jim@midgardgroup.com

---

Delivery: Calendar days after receipt of Purchase Order (**section 1.02 of General Conditions**): N/A

Total Bid Discount (**section 1.05 of General Conditions**): N/A

Does your firm qualify for MBE or WBE status (**section 1.09 of General Conditions**):      MBE      WBE

---

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A

---

**VARIANCES:** If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **If submitting your response electronically through BIDSYNC you must also click the "Take Exception" button.**

---

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal. I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement,

bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

James E. Goldstein  
Name (printed)

  
Signature

Date: 3-31-2017

President  
Title

---

**Please enter your password below and click Save to save your response.**

Please be aware that typing in your password acts as your electronic signature, which is just as legal and binding as an original signature. (See Electronic Signatures in Global and National Commerce Act for more information.)

**To take exception:**

- 1) Click Take Exception.
- 2) Create a Word document detailing your exceptions.
- 3) Upload exceptions as an attachment to your offer on BidSync's system.

---

By completing this form, your bid has not yet been submitted. Please click on the place offer button to finish filling out your bid.

---

Username **Lramos@crushlaw.com**

Password \*

[Save](#) [Take Exception](#) [Close](#)

\* Required fields



### Supplier Response Form

#### NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

<u>NAME</u>	<u>RELATIONSHIPS</u>
	

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor

has indicated that no such relationships exist.

---

**Please enter your password below and click Save to save your response.**

Please be aware that typing in your password acts as your electronic signature, which is just as legal and binding as an original signature. (See [Electronic Signatures in Global and National Commerce Act](#) for more information.)

**To take exception:**

- 1) Click Take Exception.
  - 2) Create a Word document detailing your exceptions.
  - 3) Upload exceptions as an attachment to your offer on BidSync's system.
- 

By completing this form, your bid has not yet been submitted. Please click on the place offer button to finish filling out your bid.

---

Username **Lramos@crushlaw.com**

Password \*

[Save](#) [Take Exception](#) [Close](#)

\* Required fields



## Sample Insurance Certificates

The following is the documentation supporting our ability to comply with the insurance requirements:

- Workers' Compensation and Employers Liability Insurance Policy - Midgard Management, Inc. as the insured
- Commercial General Liability Coverage Part Declarations
- Business Auto Declarations
- Professional Liability Policy with a limit of \$1,000,000 - Midgard Management, Inc. as the insured
- Certificate of Insurance showing Midgard Group, Inc. as the insured for all the above policies
- Letter from our insurance broker Brown & Brown indicating our ability to increase the professional liability limit to \$2,000,000

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

Insurer: FCCI INSURANCE COMPANY  
A STOCK COMPANY  
6300 UNIVERSITY PKWY  
SARASOTA, FL 34240-8424

Carrier Number: 24570  
Policy Number: 001-WC16A-72392  
Prior Policy Number: 001-WC15A-72392

INFORMATION PAGE

1. The Insured: MIDGARD MANAGEMENT INC

Mailing Address: 1475 WEST CYPRESS CREEK RD #202  
FORT LAUDERDALE, FL 33309

Business Status: Corporation

Risk ID Number: 091226731

FEIN Number: 651004467

Other workplaces not shown above:

SEE EXTENSION OF INFORMATION PAGE

**RECEIVED**  
AUG 15 2016  
BROWN & BROWN INS.  
FT. LAUDERDALE, FL

2. The policy period is from 08/04/16 12:01 AM to 08/04/17 12:01 AM at the Insured's Mailing Address.

3. A. Workers' Compensation Insurance: Part One of the policy applies to the Workers' Compensation law of the state(s) listed here: FLORIDA

B. Employers Liability Insurance: Part Two of the policy applies to work in each state listed in Item 3.A. The limits of our liability under Part Two are:

Bodily Injury by Accident	<u>\$500,000</u>	each accident
Bodily Injury by Disease	<u>\$500,000</u>	policy limit
Bodily Injury by Disease	<u>\$500,000</u>	each employee

C. Other States Insurance: Part Three of the policy applies to the states, if any, listed here:  
All states and U.S. territories except North Dakota, Ohio, Washington, Wyoming, Puerto Rico, the U.S. Virgin Islands, and states designated in Item 3.A. of the Information Page.

D. This policy includes these endorsement and schedules:

WC000000 C(1-15)	WC000001 A(5/88)		
WC000308	WC000310	WC000406 A	WC000414
WC000419	WC090303	WC090403 B	WC090407
WC090606	WC990602 (5-97)	WC990609	

4. The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates and Rating Plans. All information required below is subject to verification and change by audit.

SEE EXTENSION OF INFORMATION PAGE

Total Estimated Policy Premium: \$36,289  
Minimum Premium: \$635  
Program Type: Gold Advantage Plan FLORIDA  
Agency Name: 340, Brown & Brown of FL Inc/Ft Laud  
Agency Location: Fort Lauderdale, FL  
Agency Phone Number: (954) 776-2222

WC 00 00 01 A

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EZ0109, 7/11



WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

Insured Name: MIDGARD MANAGEMENT INC

Policy Number: 001-WC16A-72392

Agency Name: 340, Brown & Brown of FL Inc/Ft Laud

**PREMIUM CALCULATION**

Extension of Information Page WC 00 00 01 A Item 4: FLORIDA

<u>Classification</u>	<u>Code</u>	<u>Estimated Remuneration</u>	<u>Rate</u>	<u>Premium</u>
BLDG/PROP MGR, LEASING, C & S	9012	1,314,125	\$1.59	\$20,895
BLDG/PROP MGR - ALL OTHER EE	9015	\$598,828	\$4.83	\$28,923
Manual Premium .....				\$49,818
Plus: Employers Liability Increased Limits .... 1.10% ...				\$548
Premium Subject to Experience Modification .....				\$50,366
Experience Modification Factor .....				0.76
Standard Premium .....				\$38,278
Less: Premium Discount .....				\$2,572
Plus: Expense Constant .....				\$200
Plus: Terrorism .....				\$383
Estimated Annual Premium .....				\$36,289

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

---

Insured Name: MIDGARD MANAGEMENT INC

Policy Number: 001-WC16A-72392

Agency Name: 340, Brown & Brown of FL Inc/Ft Laud

---

**SCHEDULE OF WORKPLACES**

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Extension of Information Page WC 00 00 01 A Item 1:

MIDGARD MANAGEMENT INC  
1475 W Cypress Creek Rd  
FORT LAUDERDALE, FL 33309

**WC 00 00 01 A**

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EZ0106, 7/11



WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

---

Insured Name: MIDGARD MANAGEMENT INC

Policy Number: 001-WC16A-72392

Agency Name: 340, Brown & Brown of FL Inc/Ft Laud

---

**ADDITIONAL NAMED INSUREDS**

---

Extension of Information Page WC 00 00 01 A Item 1:

MIDGARD GROUP INC

MIDGARD LIMITED HOLDING COMPANY

ONE FLAGLER MIAMI INC ET AL

**WC 00 00 01 A**

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EZ0103, 7/11

Page 4

CAM #17-1024  
Exhibit 3  
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WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

Insured Name: MIDGARD MANAGEMENT INC  
Policy Number: 001-WC16A-72392  
Agency Name: 340, Brown & Brown of FL Inc/Ft Laud

POLICY COMPLETION CLAUSE

Extension of Information Page WC 00 00 01 A

This document forms a part of, completes, and executes the referenced policy. The Information Pages, together with forms and endorsements, if any, issued to form a part thereof, completes the policy. In witness thereof, the Insurer listed on the first page of these Information Pages attests these documents as the entire contract of insurance; and executes same on behalf of the Insurer.

The policy shall not be valid unless also countersigned by the duly authorized Agent of the Insurer at the agency hereinbefore mentioned, if required by state law.

Signed by: Craig Johnson  
Craig Johnson, President

Countersigned by: \_\_\_\_\_  
Authorized Representative



**COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS**

Policy Number: CPO 6725910-06

**AMERICAN ZURICH INSURANCE COMPANY**

Named Insured MIDGARD GROUP, INC.

Policy Period: Coverage begins 12-01-2016 at 12:01 A.M.; Coverage ends 12-01-2017 at 12:01 A.M.

Producer Name: BROWN & BROWN OF FLORIDA, INC.                      Producer No. 84032-000

**Item 1. Business Description: LESSORS RISK OFFICES**

**Item 2. Limits of Insurance**

GENERAL AGGREGATE LIMIT	\$	<u>2,000,000</u>	
PRODUCTS-COMPLETED OPERATIONS AGGREGATE LIMIT	\$	<u>2,000,000</u>	
EACH OCCURRENCE LIMIT	\$	<u>1,000,000</u>	
DAMAGE TO PREMISES RENTED TO YOU LIMIT	\$	<u>100,000</u>	Any one premises
MEDICAL EXPENSE LIMIT	\$	<u>10,000</u>	Any one person
PERSONAL AND ADVERTISING INJURY LIMIT	\$	<u>1,000,000</u>	Any one person or organization

**Item 3. Retroactive Date (CG 00 02 ONLY)**

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" offense which occurs before the Retroactive Date, if any, shown here: NONE  
(Enter Date or "None" if no Retroactive Date applies)

**Item 4. Form of Business and Location Premises**

Form of Business: CORPORATION

Location of All Premises You Own, Rent or Occupy: **See Schedule of Locations**

**Item 5. Schedule of Forms and Endorsements**

Form(s) and Endorsement(s) made a part of this Policy at time of issue:  
**See Schedule of Forms and Endorsements**

**Item 6. Premiums**

Coverage Part Premium:	\$	52,955.00
Other Premium:		
Total Premium:	\$	52,955.00

Policy Number  
CPO 6725910-06

COMMERCIAL GENERAL LIABILITY COVERAGE SCHEDULE  
AMERICAN ZURICH INSURANCE COMPANY

Named Insured MIDGARD GROUP, INC.

Effective Date: 12-01-16  
12:01 A.M., Standard Time

Agent Name BROWN & BROWN OF FLORIDA, INC.

Agent No. 84032-000

Item 5. Location of Premises

Location of All Premises You Own, Rent or Occupy:  
See Schedule of Locations

Code No.	Premium Basis	Premises/Operations	
47052	GROSS SALES/NEAREST THOUSAND		
Location 001/001	Exposure \$353,824	Rate	Premium
Classification: REAL ESTATE PROPERTY MANAGED		\$ 2.966	\$ 1,049.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
61212	SQUARE FEET/NEAREST THOUSAND		
Location 001/001	Exposure 66,837	Rate	Premium
Classification: BUILDINGS OR PREMISES - BANK OR OFFICE - MERCANTILE OR MANUFACTURING (LESSOR'S RISK ONLY) - OTHER THAN NOT-FOR-PROFIT		\$ 111.152	\$ 7,429.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
61212	SQUARE FEET/NEAREST THOUSAND		
Location 002/001	Exposure 67,899	Rate	Premium
Classification: BUILDINGS OR PREMISES - BANK OR OFFICE - MERCANTILE OR MANUFACTURING (LESSOR'S RISK ONLY) - OTHER THAN NOT-FOR-PROFIT		\$ 111.152	\$ 7,547.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
61212	SQUARE FEET/NEAREST THOUSAND		
Location 003/001	Exposure 85,783	Rate	Premium
Classification: BUILDINGS OR PREMISES - BANK OR OFFICE - MERCANTILE OR MANUFACTURING (LESSOR'S RISK ONLY) - OTHER THAN NOT-FOR-PROFIT		\$ 111.152	\$ 9,535.00
		Products/Completed Operations	
		Rate	Premium

U-GL-1113-A CW (10/02)



**Policy Number**  
CPO 6725910-06

**COMMERCIAL GENERAL LIABILITY COVERAGE SCHEDULE**  
**AMERICAN ZURICH INSURANCE COMPANY**

Named Insured MIDGARD GROUP, INC.

Effective Date: 12-01-16  
12:01 A.M., Standard Time

Agent Name BROWN & BROWN OF FLORIDA, INC.

Agent No. 84032-000

**Item 5. Location of Premises**

Location of All Premises You Own, Rent or Occupy:  
**See Schedule of Locations**

Code No.	Premium Basis	Premises/Operations	
61212	SQUARE FEET/NEAREST THOUSAND		
Location	004/001	Exposure	52,578
		Rate	Premium
Classification: BUILDINGS OR PREMISES - BANK OR OFFICE - MERCANTILE OR MANUFACTURING (LESSOR'S RISK ONLY) - OTHER THAN NOT-FOR-PROFIT		\$ 111.152	\$ 5,844.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
61212	SQUARE FEET/NEAREST THOUSAND		
Location	005/001	Exposure	77,401
		Rate	Premium
Classification: BUILDINGS OR PREMISES - BANK OR OFFICE - MERCANTILE OR MANUFACTURING (LESSOR'S RISK ONLY) - OTHER THAN NOT-FOR-PROFIT		\$ 111.152	\$ 8,603.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
61212	SQUARE FEET/NEAREST THOUSAND		
Location	007/001	Exposure	110,402
		Rate	Premium
Classification: BUILDINGS OR PREMISES - BANK OR OFFICE - MERCANTILE OR MANUFACTURING (LESSOR'S RISK ONLY) - OTHER THAN NOT-FOR-PROFIT		\$ 111.152	\$ 12,271.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
49451	ACRE/EACH		
Location	008/001	Exposure	1
		Rate	Premium
Classification: VACANT LAND - OTHER THAN NOT-FOR-PROFIT		\$ .711	\$ 1.00
		Products/Completed Operations	
		Rate	Premium

Policy Number  
CPO 6725910-06

COMMERCIAL GENERAL LIABILITY COVERAGE SCHEDULE  
AMERICAN ZURICH INSURANCE COMPANY

Named Insured MIDGARD GROUP, INC.

Effective Date: 12-01-16  
12:01 A.M., Standard Time

Agent Name BROWN & BROWN OF FLORIDA, INC.

Agent No. 84032-000

Item 5. Location of Premises

Location of All Premises You Own, Rent or Occupy:  
See Schedule of Locations

Code No.	Premium Basis	Premises/Operations	
49451	ACRE/EACH		
Location	009/001	Exposure	1
Classification:		Rate	Premium
VACANT LAND - OTHER THAN NOT-FOR-PROFIT		\$ .618	\$ 1.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
49451	ACRE/EACH		
Location	010/001	Exposure	1
Classification:		Rate	Premium
VACANT LAND - OTHER THAN NOT-FOR-PROFIT		\$ .618	\$ 1.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
47052	GROSS SALES/NEAREST THOUSAND		
Location	011/001	Exposure	IF ANY
Classification:		Rate	Premium
REAL ESTATE PROPERTY MANAGED		\$ 2.966	
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
Location		Exposure	
Classification:		Rate	Premium
TERRORISM - CAT			\$ 524.00
		Products/Completed Operations	
		Rate	Premium

U-GL-1113-A CW (10/02)



**Policy Number**  
**CPO 6725910-06**

**COMMERCIAL GENERAL LIABILITY COVERAGE SCHEDULE**  
**AMERICAN ZURICH INSURANCE COMPANY**

Named Insured MIDGARD GROUP, INC.

Effective Date: 12-01-16  
 12:01 A.M., Standard Time

Agent Name BROWN & BROWN OF FLORIDA, INC.

Agent No. 84032-000

**Item 5. Location of Premises**

Location of All Premises You Own, Rent or Occupy:  
**See Schedule of Locations**

Code No.	Premium Basis	Premises/Operations	
92100	No. of Employees		
Location	Exposure 30	Rate	Premium
Classification: Employee Benefits Liability			\$ 150.00
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
Location	Exposure	Rate	Premium
Classification:			
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
Location	Exposure	Rate	Premium
Classification:			
		Products/Completed Operations	
		Rate	Premium
Code No.	Premium Basis	Premises/Operations	
Location	Exposure	Rate	Premium
Classification:			
		Products/Completed Operations	
		Rate	Premium

**EMPLOYEE BENEFIT LIABILITY COVERAGE PART - CLAIMS MADE DECLARATIONS**

Policy Number: CPO 6725910-06

Named Insured: MIDGARD GROUP, INC.

Policy Period: Coverage begins 12-01-2016 at 12:01 A.M.; Coverage ends 12-01-2017 at 12:01 A.M

Producer Name: BROWN & BROWN OF FLORIDA, INC.

Producer No. 84032-000

**Item 1. Limits of Insurance**

\$ 1,000,000 Aggregate Limit

\$ 1,000,000 Each Claim Limit

**Item 2. Form of Business:**

Individual       Partnership       Joint Venture       Corporation  
 Other

\_\_\_\_\_

**Item 3. Premium Schedule:**

Code No.	Premium Basis (Estimated Number of Employees)	Rate	Advance Premium
<u>92100</u>	<u>30</u>	\$ <u>INCL</u> Per Employee	\$ <u>INCL</u>
		\$ <u>INCL</u> Flat Charge	\$ <u>INCL</u>

Total Advance Premium For This Coverage Part: \$ INCL

Audit Period:  Annual       Semi-annual       Quarterly       Monthly

**Forms And Endorsements Applicable To This Coverage Part:**

**SEE SCHEDULE OF FORMS AND ENDORSEMENTS**

**Retroactive Date:**

12/01/2010 (Enter date or "None" if no Retroactive Date applies)

This insurance does not apply to damages caused by an act, error, or omission which occurred before the Retroactive Date, if any, shown above.



## COMMERCIAL GENERAL LIABILITY COVERAGE FORM

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy the words "you" and "your" refer to the Named Insured shown in the Declarations, and any other person or organization qualifying as a Named Insured under this policy. The words "we", "us" and "our" refer to the company providing this insurance.

The word "insured" means any person or organization qualifying as such under Section II – Who Is An Insured.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section V – Definitions.

### SECTION I – COVERAGES

#### COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY

##### 1. Insuring Agreement

a. We will pay those sums that the insured becomes legally obligated to pay as damages because of "bodily injury" or "property damage" to which this insurance applies. We will have the right and duty to defend the insured against any "suit" seeking those damages. However, we will have no duty to defend the insured against any "suit" seeking damages for "bodily injury" or "property damage" to which this insurance does not apply. We may, at our discretion, investigate any "occurrence" and settle any claim or "suit" that may result. But:

- (1) The amount we will pay for damages is limited as described in Section III – Limits Of Insurance; and
- (2) Our right and duty to defend ends when we have used up the applicable limit of insurance in the payment of judgments or settlements under Coverages A or B or medical expenses under Coverage C.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under Supplementary Payments – Coverages A and B.

b. This insurance applies to "bodily injury" and "property damage" only if:

- (1) The "bodily injury" or "property damage" is caused by an "occurrence" that takes place in the "coverage territory";

(2) The "bodily injury" or "property damage" occurs during the policy period; and

(3) Prior to the policy period, no insured listed under Paragraph 1. of Section II – Who Is An Insured and no "employee" authorized by you to give or receive notice of an "occurrence" or claim, knew that the "bodily injury" or "property damage" had occurred, in whole or in part. If such a listed insured or authorized "employee" knew, prior to the policy period, that the "bodily injury" or "property damage" occurred, then any continuation, change or resumption of such "bodily injury" or "property damage" during or after the policy period will be deemed to have been known prior to the policy period.

c. "Bodily injury" or "property damage" which occurs during the policy period and was not, prior to the policy period, known to have occurred by any insured listed under Paragraph 1. of Section II – Who Is An Insured or any "employee" authorized by you to give or receive notice of an "occurrence" or claim, includes any continuation, change or resumption of that "bodily injury" or "property damage" after the end of the policy period.

d. "Bodily injury" or "property damage" will be deemed to have been known to have occurred at the earliest time when any insured listed under Paragraph 1. of Section II – Who Is An Insured or any "employee" authorized by you to give or receive notice of an "occurrence" or claim:

- (1) Reports all, or any part, of the "bodily injury" or "property damage" to us or any other insurer;
- (2) Receives a written or verbal demand or claim for damages because of the "bodily injury" or "property damage"; or
- (3) Becomes aware by any other means that "bodily injury" or "property damage" has occurred or has begun to occur.

e. Damages because of "bodily injury" include damages claimed by any person or organization for care, loss of services or death resulting at any time from the "bodily injury".

POLICY NUMBER: CPO 6725910-06

COMMERCIAL AUTO

ZURICH AMERICAN INSURANCE COMPANY

1400 American Lane  
Schaumburg, Illinois 60196-1056  
1-800-382-2150

BUSINESS AUTO DECLARATIONS

ITEM ONE

<b>PRODUCER:</b> BROWN & BROWN OF FLORIDA, INC.
--

**NAMED INSURED:** MIDGARD GROUP, INC.  
(SEE NAMED INSURED ENDORSEMENT)

**MAILING ADDRESS:** 1475 W CYPRESS CREEK RD #202  
FORT LAUDERDALE, FL 33309-1931

**POLICY PERIOD:** From 12-01-2016 to 12-01-2017 at 12:01 A.M. Standard Time at your mailing address shown above

**PREVIOUS POLICY NUMBER:** CPO 6725910-05

**FORM OF BUSINESS:**

CORPORATION     
  LIMITED LIABILITY COMPANY     
  INDIVIDUAL  
 PARTNERSHIP     
  OTHER \_\_\_\_\_

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

Premium shown is payable at inception: \$		459.00	
AUDIT PERIOD (IF APPLICABLE)	<input checked="" type="checkbox"/> ANNUALLY	<input type="checkbox"/> SEMI-ANNUALLY	<input type="checkbox"/> QUARTERLY
	<input type="checkbox"/> MONTHLY		

**ENDORSEMENTS ATTACHED TO THIS POLICY:**

- IL 00 17 – Common Policy Conditions (IL 01 46 in Washington)
- IL 00 21 – Broad Form Nuclear Exclusion (Not Applicable in New York)

SEE SCHEDULE OF FORMS AND ENDORSEMENTS

COUNTERSIGNED \_\_\_\_\_ BY \_\_\_\_\_  
(Date) (Authorized Representative)

**NOTE**

OFFICERS' FACSIMILE SIGNATURES MAY BE INSERTED HERE, ON THE POLICY COVER OR ELSEWHERE AT THE COMPANY'S OPTION.



**ITEM TWO**

**SCHEDULE OF COVERAGES AND COVERED AUTOS**

This policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos". **"Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the Covered Autos Section of the Business Auto Coverage Form next to the name of the coverage.**

COVERAGES	COVERED AUTOS	LIMIT	PREMIUM
LIABILITY	8, 9	\$1,000,000	\$ 454
PERSONAL INJURY PROTECTION (or equivalent No-fault Coverage)		SEPARATELY STATED IN EACH P.I.P. ENDORSEMENT MINUS DEDUCTIBLE.	
ADDED PERSONAL INJURY PROTECTION (or equivalent Added No-fault Coverage)		SEPARATELY STATED IN EACH ADDED P.I.P. ENDORSEMENT.	
PROPERTY PROTECTION INSURANCE (Michigan only)		SEPARATELY STATED IN THE P.P.I. ENDORSEMENT MINUS DEDUCTIBLE FOR EACH ACCIDENT.	
AUTO MEDICAL PAYMENTS			
MEDICAL EXPENSE AND INCOME LOSS BENEFITS (Virginia only)		SEPARATELY STATED IN THE MEDICAL EXPENSE AND INCOME LOSS BENEFITS ENDORSEMENT.	
UNINSURED MOTORISTS			
UNDERINSURED MOTORISTS (When not included in Uninsured Motorists Coverage)			
PHYSICAL DAMAGE COMPREHENSIVE COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING. See ITEM FOUR For Hired or Borrowed Autos.	
PHYSICAL DAMAGE SPECIFIED CAUSES OF LOSS COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM. See ITEM FOUR For Hired Or Borrowed Autos.	
PHYSICAL DAMAGE COLLISION COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE, FOR EACH COVERED AUTO. See ITEM FOUR For Hired Or Borrowed Autos.	
PHYSICAL DAMAGE TOWING AND LABOR		FOR EACH DISABLEMENT OF A PRIVATE PASSENGER AUTO.	
<b>TAX/SURCHARGE/FEE</b>			
<b>PREMIUM FOR ENDORSEMENTS</b>			\$ 5
<b>*ESTIMATED TOTAL PREMIUM</b>			\$ 459.00

\*This policy may be subject to final audit.

**ITEM FOUR**

**SCHEDULE OF HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS**

<b>LIABILITY COVERAGE – Cost Of Hire Rating Basis for Autos Used In Your Motor Carrier Operations (Other Than Mobile Or Farm Equipment)</b>		
<b>LIABILITY COVERAGE</b>	<b>ESTIMATED ANNUAL COST OF HIRE FOR ALL STATES</b>	<b>PREMIUM</b>
Primary Coverage	IF ANY	INCL
Excess Coverage	IF ANY	\$ 272
<b>TOTAL PREMIUM</b>		INCL
<p>For "autos" used in your motor carrier operations, cost of hire means:</p> <p>(a) The total dollar amount of costs you incurred for the hire of automobiles (includes "trailers" and semitrailers), and if not included therein,</p> <p>(b) The total remunerations of all operators and drivers' helpers, of hired automobiles whether hired with a driver by lessor or an "employee" of the lessee, or any other third party, and</p> <p>(c) The total dollar amount of any other costs (<i>i.e.</i>, repair, maintenance, fuel, etc.) directly associated with operating the hired automobiles whether such costs are absorbed by the "insured", paid to the lessor or owner, or paid to others.</p>		

<b>LIABILITY COVERAGE – Cost Of Hire Rating Basis for Autos NOT Used In Your Motor Carrier Operations (Other Than Mobile Or Farm Equipment)</b>			
<b>LIABILITY COVERAGE</b>	<b>STATE</b>	<b>ESTIMATED ANNUAL COST OF HIRE FOR EACH STATE</b>	<b>PREMIUM</b>
Primary Coverage			
Excess Coverage			
<b>TOTAL PREMIUM</b>			
<p>For "autos" <b>NOT</b> used in your motor carrier operations, cost of hire means the total amount you incur for the hire of "autos" you don't own (not including "autos" you borrow or rent from your partners or "employees" or their family members). Cost of hire does not include charges for services performed by motor carriers of property or passengers.</p>			



**ITEM FOUR**

**SCHEDULE OF HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS (Cont'd)**

Physical Damage Coverages – Cost Of Hire Rating Basis For All Autos (Other Than Mobile or Farm Equipment)				
COVERAGE	STATE	LIMIT OF INSURANCE	ESTIMATED ANNUAL COST OF HIRE FOR EACH STATE (Excluding Autos Hired With A Driver)	PREMIUM
COMPREHENSIVE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING.		
SPECIFIED CAUSES OF LOSS		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM.		
COLLISION		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO.		
			<b>TOTAL PREMIUM</b>	
For Physical Damage Coverages, cost of hire means the total amount you incur for the hire of "autos" you don't own (not including "autos" you borrow or rent from your partners or "employees" or their family members). Cost of hire does not include charges for any "auto" that is leased, hired, rented or borrowed with a driver.				

**ITEM FOUR**

**SCHEDULE OF HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS (Cont'd)**

Cost Of Hire Rating Basis For Mobile Or Farm Equipment – Other Than Physical Damage Coverages					
COVERAGE	STATE	ESTIMATED ANNUAL COST OF HIRE FOR EACH STATE		PREMIUM	
		Mobile Equipment	Farm Equipment	Mobile Equipment	Farm Equipment
Liability – Primary Coverage					
Liability – Excess Coverage					
Personal Injury Protection					
Medical Expense Benefits (Virginia Only)					
Income Loss Benefits (Virginia Only)					
Auto Medical Payments					
<b>TOTAL PREMIUMS</b>					
Cost of hire means the total amount you incur for the hire of "autos" you don't own (not including "autos" you borrow or rent from your partners or "employees" or their family members). Cost of hire does not include charges for services performed by motor carriers of property or passengers.					



**ITEM FOUR**

**SCHEDULE OF HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS (Cont'd)**

Cost Of Hire Rating Basis For Mobile or Farm Equipment -- Physical Damage Coverages						
COVERAGE	STATE	LIMIT OF INSURANCE	ESTIMATED ANNUAL COST OF HIRE FOR EACH STATE (Excluding Autos Hired With A Driver)		PREMIUM	
			Mobile Equipment	Farm Equipment	Mobile Equipment	Farm Equipment
COMPREHENSIVE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING.				
SPECIFIED CAUSES OF LOSS		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM.				
COLLISION		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO.				
<b>TOTAL PREMIUM</b>						
<p>For Physical Damage Coverages, cost of hire means the total amount you incur for the hire of "autos" you don't own (not including "autos" you borrow or rent from your partners or "employees" or their family members). Cost of hire does not include charges for any auto that is leased, hired, rented or borrowed with a driver.</p>						

**ITEM FOUR**

**SCHEDULE OF HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS (Cont'd)**

Rental Period Rating Basis For Mobile Or Farm Equipment					
COVERAGE	TOWN AND STATE WHERE THE JOB SITE IS LOCATED	ESTIMATED NUMBER OF DAYS EQUIPMENT WILL BE RENTED		PREMIUM	
		Mobile Equipment	Farm Equipment	Mobile Equipment	Farm Equipment
Liability - Primary Coverage					
Liability - Excess Coverage					
Personal Injury Protection					
Medical Expense Benefits (Virginia Only)					
Income Loss Benefits (Virginia Only)					
Auto Medical Payments					
<b>TOTAL PREMIUMS</b>					

**ITEM FIVE**

**SCHEDULE FOR NON-OWNERSHIP LIABILITY**

NAMED INSURED'S BUSINESS	RATING BASIS	NUMBER	PREMIUM
Other Than Garage Service Operations And Other Than Social Service Agencies	Number Of Employees	17	\$ 182
	Number Of Partners (Active and Inactive)		
Garage Service Operations	Number Of Employees Whose Principal Duty Involves The Operation Of Autos		
	Number Of Partners (Active and Inactive)		
Social Service Agencies	Number Of Employees		
	Number Of Volunteers Who Regularly Use Autos To Transport Clients		
	Number Of Partners (Active and Inactive)		
<b>Total Premium</b>			\$ 182



**ITEM SIX**  
**SCHEDULE FOR GROSS RECEIPTS OR MILEAGE BASIS**

Type Of Risk (Check one): <input type="checkbox"/> Public Autos <input type="checkbox"/> Leasing Or Rental Concerns	
Rating Basis (Check one): <input type="checkbox"/> Gross Receipts (Per \$100) <input type="checkbox"/> Mileage (Per Mile)	
Estimated Yearly (Check One): <input type="checkbox"/> Gross Receipts (Per \$100) <input type="checkbox"/> Mileage	
<b>Premiums</b>	
Liability	
Personal Injury Protection	
Added Personal Injury Protection	
Property Protection Insurance (Michigan Only)	
Auto Medical Payments	
Medical Expense And Income Loss Benefits (Virginia Only)	
Comprehensive	
Specified Causes Of Loss	
Collision	
Towing And Labor	

When used as a premium basis:

**FOR PUBLIC AUTOS**

Gross receipts means the total amount earned by the named insured for transporting passengers, mail and merchandise.

Gross receipts does not include:

- A. Amounts paid to air, sea or land carriers operating under their own permits.
- B. Advertising revenue.
- C. Taxes collected as a separate item and paid directly to the government.
- D. C.O.D. collections for cost of mail or merchandise including collection fees.

Mileage means the total live and dead mileage of all revenue producing "autos" during the policy period.

**FOR RENTAL OR LEASING CONCERNS**

Gross receipts means the total amount earned by the named insured for the leasing or renting of "autos" to others without drivers.

Mileage means the total live and dead mileage of all "autos" you leased or rented to others without drivers.



DECLARATIONS

THIS IS A CLAIMS-MADE POLICY. PLEASE READ THE POLICY CAREFULLY.

MISCELLANEOUS PROFESSIONAL LIABILITY POLICY

Policy Number	Coverage is provided by:	Agency	Agency Code
LHJ 9764780 05	The Hanover Insurance Company 440 Lincoln Street Worcester, MA 01653	BROWN & BROWN OF FL INC	5009433

Issue Date: 11/29/2016

Item 1. Named Insured and Address:  
MIDGARD MANAGEMENT INC  
1475 WEST CYPRESS CREEK ROAD  
#202  
FORT LAUDERDALE, FL 33309

Item 2. Policy Period:  
Inception Date: 12/01/2016  
Expiration Date: 12/01/2017  
12:01 A.M. Standard Time at the address  
of the Named Insured as stated herein

Item 3. LIMIT OF LIABILITY

Limit of Liability a. \$1,000,000 for each Claim; not to exceed  
b. \$1,000,000 for all Claims in the aggregate

Item 4. DEDUCTIBLE: \$5,000 Each Claim

Item 5. RETROACTIVE DATE: 11/24/2008

Item 6. PROFESSIONAL SERVICES

PROPERTY MANAGER

Item 7. PREMIUM FOR THE POLICY PERIOD:

Florida Guaranty Fund Assessment: \$0.00

Florida Hurricane Catastrophe Fund: \$0.00

Total Premium: \$2,837.00

Item 8. NOTICE OF A CLAIM

Report any claim to the Company as required by Section G. DUTIES IN THE EVENT OF CLAIM(S) OR POTENTIAL CLAIM(S):

The Hanover Insurance Company  
P.O. Box 15145  
Worcester, MA 01615

National Claims Telephone Number: 800-628-0250

Facsimile: 800-399-4734

Email: firstreport@hanover.com

Item 9. Forms attached at issue:

910-0002	01/12	Miscellaneous Professional Liability Policy - Declarations
910-0001FL	12/09	Florida Miscellaneous Professional Liability Insurance Policy
231-0862	12/14	Customer Notice of Privacy Policy and Producer Compensation Practices Disclosures Privacy Policy Disclosure
401-1268	08/12	U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice to Policyholders
910-0006	11/12	Notice to Florida Insureds

910-0002 01 12



910-0140	10/11	Notice to Policyholders: Information Regarding Extended Reporting Period ("ERP Coverage")
910-0079FL	01/15	Property Management Endorsement (Florida)
910-0168FL	01/12	Florida Defense Coverage for Discrimination Claims Endorsement
910-0199	12/13	Fair Housing Act Claim Expense Endorsement
910-0708FL	01/12	Florida Lock Box Coverage Endorsement
SIG-1100	08/14	Signature Page

**Item 10.** Producer Name and Address: BROWN & BROWN OF FL INC  
PO BOX 5727  
FT LAUDERDALE, FL 33310







**Brown & Brown of Florida, Inc.**  
1201 W Cypress Creek Rd, Suite 130 (Zip: 33309)  
P.O. Box 5727  
Fort Lauderdale, FL 33310-5727  
954/776-2222 FAX 954/776-4446

March 29, 2017

Attn: Elia Silverman  
Midgard Group, Inc.  
1475 W. Cypress Creek Rd, Ste 202  
Fort Lauderdale, FL 33309

RE: Professional Liability  
Policy #LHJ976478005  
Effective 12/1/16 – 12/1/17

Dear Elia:

The Professional Policy referenced above for Midgard Management currently has a \$1,000,000 Limit of Liability. If the Bid is awarded, we will be able to increase the limit to \$2,000,000 per the contract requirements for an additional premium.

If and when you are ready to increase the limit, please let me know.

Sincerely,  
Brown & Brown of Florida, Inc.

A handwritten signature in black ink that reads "Michal P. Walker".

Michal Walker  
Account Manager



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/10/2017

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

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

<b>PRODUCER</b> Frank H. Furman, Inc. 1314 East Atlantic Blvd. P. O. Box 1927 Pompano Beach FL 33061	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): (954) 943-5050	FAX (A/C, No): (954) 943-5417
	<b>E-MAIL ADDRESS:</b>	
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> CB Constructors, Inc. 2251 Blount Road Pompano Beach FL 33069-5114	<b>INSURER A</b> National Fire Ins of Hartford 20478	
	<b>INSURER B</b> American Cas Co of Reading PA 20427	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
<b>INSURER F:</b>		

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			2075174391	11/15/2016	11/15/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Personal Injury Protection \$ 10,000
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	<b>Leased/Borrowed/Rented Equipment</b>			20751435	11/15/2016	11/15/2017	Limit Per Item \$257,000 Deductible 2%

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

<b>CERTIFICATE HOLDER</b> Midgard Group 1475 West Cypress Creek Road Suite 202 Fort Lauderdale, FL 33309	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Dirk DeJong/JC
--	--

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ACORD 25 (2014/01)  
INS025 (201401)

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CAM #17-1024  
Exhibit 3  
152 of 178



## LICENSES

1. **Midgard Group, Inc.**
2. **Current Builders**
3. **CPZ Architects, Inc.**
4. **Colliers International**
5. **Design Management Services**
6. **Crush Law P.A.**







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/10/2017

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

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

<b>PRODUCER</b> Integro (Canada) Ltd  Suite 4800 199 Bay Street Toronto, Ontario M5L 1E8	1-416-619-8000	<b>CONTACT NAME:</b> Mark Rankin <b>PHONE (A/C, No, Ext):</b> 416 619 8076 <b>E-MAIL ADDRESS:</b> mark.rankin@integrogroupp.com <b>FAX (A/C, No):</b> 416 618 8077
<b>INSURED</b> Colliers International South Florida, LLC 4500 PGA Blvd. #110  Palm Beach Gardens, 33418		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Liberty Mutual Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

**COVERAGES**

CERTIFICATE NUMBER: 49581609

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			PLTOAA2XR003	12/01/16	12/01/17	<b>Primary Layer</b> USD2,000,000

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

**CERTIFICATE HOLDER****CANCELLATION**
 City of Fort Lauderdale  
 Procurement Services Division  
  
 100 N. Andrews Avenue, Room 619  
  
 Fort Lauderdale, FL 33301

USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CAM #17-1024  
Exhibit 3  
155 of 178



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/10/2017

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

<b>PRODUCER</b> Integro (Canada) Ltd.  Suite 4800 199 Bay Street Toronto, Ontario M5L 1E8	1-416-619-8000  <b>CONTACT NAME:</b> Vanessa Chapin <b>PHONE (A/C No. Ext):</b> 604-608-6255 <b>E-MAIL ADDRESS:</b> vanessa.chapin@integrogroupp.com <b>FAX (A/C, No):</b>
<b>INSURED</b> Colliers International South Florida, LLC  4500 PGA Blvd. #110 Palm Beach Gardens, FL 33418	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Liberty International Underwriters <b>INSURER B:</b> Chubb Insurance Company <b>INSURER C:</b> Chubb Insurance Company of Canada <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
<b>NAIC #</b>	

**COVERAGES**


CERTIFICATE NUMBER: 49581483

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			TB1-B71-171197-016	12/01/16	12/01/17	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			16-7359-06-03	12/01/16	12/01/17	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			79713858	12/01/16	12/01/17	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Crime			8132-4965	12/01/16	12/01/17	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Certificat Holder, The City of Fort Lauderdale, is included as an additional insured where required by written contract. Contractual liability is applicable on liability policies where required by contract.  
 Insurer(s) will endeavor to provide 30 days notice of cancellation and 10 days notice in the event of non-renewal.

<b>CERTIFICATE HOLDER</b>  City of Fort Lauderdale Procurement Services Division  100 N. Andrews Avenue, Room 619  Fort Lauderdale, FL 33301  USA	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# CERTIFICATE OF INSURANCE-CPZ

"Designing Quality Architecture that Builds Lasting Relationships"

<b>ACORD™</b>	Client#: 1050588	CPZARC1	DATE (MM/DD/YYYY) <b>10/20/2016</b>														
<b>CERTIFICATE OF LIABILITY INSURANCE</b>																	
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p>																	
<p><b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>																	
<b>PRODUCER</b> USI Insurance Services, LLC, 1715 N. Westshore Blvd. Suite 700 Tampa, FL 33607		<b>CONTACT NAME:</b> PHONE (A/C, Ho, Ext): 813 321-7500      FAX (A/C, No): 813 321-7525 E-MAIL ADDRESS: ADDRESS:															
<b>INSURED</b> CPZ Architects, Inc. 4316 West Broward Blvd. Plantation, FL 33317		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Travelers Indemnity Company of</td> <td>25682</td> </tr> <tr> <td>INSURER B : Travelers Indemnity Company</td> <td>25658</td> </tr> <tr> <td>INSURER C : Travelers Casualty and Surety C</td> <td>19038</td> </tr> <tr> <td>INSURER D : Wesco Insurance Company</td> <td>25011</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Travelers Indemnity Company of	25682	INSURER B : Travelers Indemnity Company	25658	INSURER C : Travelers Casualty and Surety C	19038	INSURER D : Wesco Insurance Company	25011	INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #																
INSURER A : Travelers Indemnity Company of	25682																
INSURER B : Travelers Indemnity Company	25658																
INSURER C : Travelers Casualty and Surety C	19038																
INSURER D : Wesco Insurance Company	25011																
INSURER E :																	
INSURER F :																	
<b>COVERAGES</b>		<b>CERTIFICATE NUMBER:</b>															
<b>REVISION NUMBER:</b>		<b>REVISION NUMBER:</b>															
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>																	
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS										
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	6801H881909	10/16/2016	10/16/2017	EACH OCCURRENCE <b>≤1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) <b>≤1,000,000</b> MED EXP (Any one person) <b>≤10,000</b> PERSONAL & ADV INJURY <b>≤1,000,000</b> GENERAL AGGREGATE <b>≤2,000,000</b> PRODUCTS - COMPI/OP AGG <b>≤2,000,000</b> \$										
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	X	X	6801H881909	10/16/2016	10/16/2017	COMBINED SINGLE LIMIT (Ea accident) <b>≤1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$										
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION <b>≤10000</b>	X	X	CUP6G403954	10/16/2016	10/16/2017	EACH OCCURRENCE <b>≤1,000,000</b> AGGREGATE <b>≤1,000,000</b> \$										
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			UB7327Y233	10/16/2016	10/16/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT <b>≤1,000,000</b> E.L. DISEASE - EA EMPLOYEE <b>≤1,000,000</b> E.L. DISEASE - POLICY LIMIT <b>≤1,000,000</b>										
D	Professional Liability			ARA109275203	10/16/2016	10/16/2017	<b>\$2,000,000 per claim</b> <b>\$2,000,000 annl aggr.</b>										
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) <b>Professional Liability coverage is written on a claims-made basis.</b>																	
<b>CERTIFICATE HOLDER</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">             For Proposal Purposes           </div>				<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 													
ACORD 25 (2014/01) 1 of 1 #S19133481/M19133454				© 1988-2014 ACORD CORPORATION. All rights reserved.													
				<b>GITEW</b>													

## CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317  
 200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957  
 (954) 792-8525, FAX (954) 797-2847  
 AA #26000685      WWW.CPZARCHITECTS.COM



One Tower Square, Hartford, Connecticut 06183

CHANGE ENDORSEMENT

Named Insured:  
DESIGN MANAGEMENT SERVICES INC

Policy Number: 660-1H533571-PHX-16  
Policy Effective Date: 04/18/16  
Issue Date: 09/23/16  
Return Premium \$ 28

INSURING COMPANY:  
THE PHOENIX INSURANCE COMPANY

Effective from 09/21/16 at the time of day the policy becomes effective.

THIS INSURANCE IS AMENDED AS FOLLOWS:

AMEND ADDRESSES TO 4411 NE 30TH AVE.

THE ADDRESS OF THE NAMED INSURED ON THE DECLARATIONS IS CHANGED TO  
4411 NE 30TH AVE.  
LIGHTHOUSE POINT, FL 33064

NAME AND ADDRESS OF AGENT OR BROKER:  
USI INS SERVICES LLC (CGW93)  
1715 N WESTSHORE BLVD STE 700  
TAMPA, FL 33607

COUNTERSIGNED BY:

\_\_\_\_\_  
Authorized Representative

DATE: \_\_\_\_\_

IL TO 07 09 87 PAGE 1 OF 1  
OFFICE: A&E RETAIL



# *State of Florida*

## *Department of State*

I certify from the records of this office that MIDGARD GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on December 9, 1998.

The document number of this corporation is P98000102692.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on February 9, 2017, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Sixth day of April, 2017*



*Ken Ditzner*  
*Secretary of State*

Tracking Number: CU8440084022

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD  
2601 BLAIR STONE ROAD  
TALLAHASSEE FL 32399-0783

(850) 487-1395

REID, CHARLES P  
CB CONSTRUCTORS, INC  
2251 BLOUNT RD  
POMPANO BEACH FL 33069-5114

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto [www.myfloridalicense.com](http://www.myfloridalicense.com). There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CGC009175 ISSUED: 08/02/2016

CERTIFIED GENERAL CONTRACTOR  
REID, CHARLES P  
CB CONSTRUCTORS, INC

IS CERTIFIED under the provisions of Ch. 489 FS.  
Expiration date . AUG 31, 2018 L1608020001507

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER
CGC009175

The GENERAL CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2018



REID, CHARLES P  
CB CONSTRUCTORS, INC  
2251 BLOUNT RD  
POMPANO BEACH FL 33069-5114











# LICENSES – CPZ ARCHITECTS, INC.

*“Designing Quality Architecture that Builds Lasting Relationships”*

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF ARCHITECTURE & INTERIOR DESIGN

<b>LICENSE NUMBER</b>	
AA26000685	

The ARCHITECT CORPORATION  
Named below IS CERTIFIED  
Under the provisions of Chapter 481 FS.  
Expiration date: FEB 28, 2019

CPZ ARCHITECTS, INC.  
4316 W BROWARD BLVD  
PLANTATION FL 33317



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF ARCHITECTURE & INTERIOR DESIGN

<b>LICENSE NUMBER</b>	
AR0010995	

The ARCHITECT  
Named below IS LICENSED  
Under the provisions of Chapter 481 FS.  
Expiration date: FEB 28, 2019

ZIMMERMAN, CHRISTOPHER P.  
4316 WEST BROWARD BOULEVARD  
PLANTATION FL 33317



## CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317  
200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957  
(954) 792-8525

AA #26000685

WWW.CPZARCHITECTS.COM



# CERTIFICATES – BROWARD COUNTY CBE

*“Designing Quality Architecture that Builds Lasting Relationships”*



**BROWARD COUNTY FLORIDA**  
**OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT**  
 Governmental Center Annex  
 115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400 • FAX 954-357-5674 • TTY 954-357-5664

July 25, 2016

Mr. Chris Zimmerman  
**CPZ ARCHITECTS, INC.**  
 4316 W. Broward Blvd  
 Plantation, Florida 33317

Dear Mr. Zimmerman:

The Broward County Office of Economic and Small Business Development is pleased to announce that your firm's **County Business Enterprise (CBE)** certification has been renewed.

Your firm's certification is continuing from your anniversary date, but is contingent upon the firm verifying its eligibility annually through this office. You will be notified in advance of your obligation to continue eligibility in a timely fashion. However, the responsibility to assure continued certification is yours. Failure to document your firm's continued eligibility for the CBE program within **thirty (30) days** from your anniversary will result in the expiration of your firm's certification. Should you continue to be interested in certification after it has expired, you will need to submit a new application and all required supporting documentation for review.

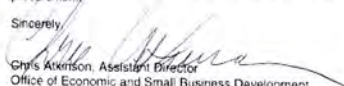
To review current Broward County Government bid opportunities visit: [www.broward.com/purchasing](http://www.broward.com/purchasing) and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in BidSync to ensure you have added all appropriate classification codes. Bid opportunities over \$3,500 will be advertised to vendors via e-mail and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Your primary certification group is **Architecture/Engineering Services**. This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at [www.broward.org/EO&SD](http://www.broward.org/EO&SD) and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following areas:

**NAICS CODE: 541310**

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,  
  
 Chris Atkinson, Assistant Director  
 Office of Economic and Small Business Development

Cert Agency: BC-CBE  
**ANNIVERSARY DATE: August 5<sup>th</sup>**

Broward County Board of County Commissioners  
 Mark D. Blegen • Kevin J. Coy • David G. Hodges • Mark Kim • Eric LaBelle • Tim Ryan • Barbara Spitzer • Joe Walker  
 www.broward.org

## CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317  
200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957  
(954) 792-8525, FAX (954) 797-2847  
WWW.CPZARCHITECTS.COM

AA #26000685

CAM #17-1024  
Exhibit 3  
163 of 178





**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN  
2601 BLAIR STONE ROAD  
TALLAHASSEE FL 32399-0783**

**(850) 487-1395**

**DESIGN MANAGEMENT SERVICES INC  
4411 NE 30TH AVENUE  
LIGHTHOUSE POINT FL 33064**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto [www.myfloridalicense.com](http://www.myfloridalicense.com). There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF ARCHITECTURE & INTERIOR DESIGN**

LICENSE NUMBER
IB26000818

The INTERIOR DESIGN CORPORATION  
Named below IS CERTIFIED  
Under the provisions of Chapter 481 FS.  
Expiration date: FEB 28, 2019

**DESIGN MANAGEMENT SERVICES INC  
4411 NE 30TH AVENUE  
LIGHTHOUSE POINT FL 33064**



ISSUED: 12/01/2016

DISPLAY AS REQUIRED BY LAW

SEO # L1612010001009

Exhibit 3  
164 of 178



# State of Florida



## Department of State

I certify from the records of this office that DESIGN MANAGEMENT SERVICES, INC. is a corporation organized under the laws of the State of Florida, filed on August 16, 2005.

The document number of this corporation is P05000114038.

I further certify that said corporation has paid all fees due this office through December 31, 2016, that its most recent annual report/uniform business report was filed on March 2, 2016, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Eighteenth day of April, 2016



CR2EO22 (1-11)

*Ken Detzner*

Ken Detzner  
Secretary of State



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation  
CRUSH LAW, P.A.

### Filing Information

<b>Document Number</b>	P05000051471
<b>FEI/EIN Number</b>	20-3305467
<b>Date Filed</b>	04/06/2005
<b>Effective Date</b>	04/04/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE
AMENDMENT	
<b>Event Date Filed</b>	08/22/2011
<b>Event Effective Date</b>	NONE

### Principal Address

333 N. NEW RIVER DR. EAST  
1500  
FORT LAUDERDALE, FL 33301

Changed: 04/22/2015

### Mailing Address

333 N. NEW RIVER DR. EAST  
2200  
FORT LAUDERDALE, FL 33301

Changed: 03/30/2009

### Registered Agent Name & Address

CRUSH, COURTNEY C  
333 N. NEW RIVER DR. EAST  
1500  
FORT LAUDERDALE, FL 33301

Address Changed: 04/22/2015

### Officer/Director Detail

#### **Name & Address**

Title P



CRUSH, COURTNEY C  
1101 CORDOVA ROAD  
FORT LAUDERDALE, FL 33316

**Annual Reports**

Report Year	Filed Date
2014	04/30/2014
2015	04/22/2015
2016	04/18/2016

**Document Images**

<a href="#">04/18/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/22/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/22/2011 -- Name Change</a>	View image in PDF format
<a href="#">05/02/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/30/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/19/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/07/2007 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">07/24/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/06/2005 -- Domestic Profit</a>	View image in PDF format

# EgovPlus Online Services

## Business Detail

<b>Business ID</b>	9800794	<b>Business Info</b>	BAR ID 979181
<b>Business Name</b>	CRUSH COURTNEY CALLAHAN		
<b>Business Address</b>	<a href="#">333 N NEW RIVER DR E # 2200</a>	<b>Owner</b>	<a href="#">COURTNEY CRUSH</a>
<b>City/State/Zip</b>	FORT LAUDERDALE, FL 33301-	<b>Established</b>	03-27-2006
<b>Phone Number</b>	954-332-2407	<b>Balance Due</b>	\$0.00
<b>Business Status</b>	OPEN	<b>Pending Payment</b>	\$0.00

## Business Tax Information

Tax Number	Category	Issued	Expiration	Status
<a href="#">721691</a>	ATTORNEY AT LAW	10-06-2008	09-30-2017	PRINTED

# THE FLORIDA BAR

Search The Florida Bar

THE FLORIDA BAR / Find A Lawyer / Profile

## Courtney Callahan Crush

### Member in Good Standing

### Eligible to Practice Law in Florida

**Bar Number:** 979181

**Mail Address:** Crush Law P.A.  
333 N New River Dr E Ste 1500  
Fort Lauderdale, FL 33301-2205  
United States  
Office: 954-522-2010  
Fax: 954-522-2030

**Email:** ccrush@crushlaw.com

**Personal Bar URL:** www.floridabar.org/mybarprofile/979181

**vCard:** 

**County:** Broward

**Circuit:** 17

**Admitted:** 08/20/1993

**10-Year Discipline History:** None

**Law School:** University of Florida, Fredric G. Levin College of Law, 1992

**Practice Areas:** Administrative  
Environmental and Land Use  
Government and Administrative

**Firm:** Crush Law P.A.

**Firm Size:** 2 to 5

**Firm Position:** Managing Partner

The Find a Lawyer directory is provided as a public service. The Florida Bar maintains limited basic information about lawyers licensed to practice in the state (e.g., name, address, year of birth, gender, law schools attended, admission year). However, The Florida Bar allows individual attorneys the opportunity to add personal and professional information to the directory. The lawyer is solely responsible for reviewing and updating any additional information in the directory. The lawyer's added information is not reviewed by The Bar for accuracy and The Bar makes no warranty of any kind, express or implied. The Florida Bar, its Board of Governors, employees, and agents are not responsible for the accuracy of that additional information. Publication of lawyers' contact information in this listing does not mean the lawyers have agreed to receive unsolicited communications in any form. Unauthorized use of this data may result in civil or criminal penalties. The Find a Lawyer directory is not a lawyer referral service.

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Certified Foreign Legal Consultants

Research & Professionalism  
Ethics Opinions  
Rules Regulating the Bar  
Foreign Legal Research



# EgovPlus Online Services

## Business Detail

<b>Business ID</b>	1102314	<b>Business Info</b>	BAR 0482439
<b>Business Name</b>	CRUSH,JASON		
<b>Business Address</b>	<a href="#">333 N NEW RIVER DR E # 2200</a>	<b>Owner</b>	<a href="#">CRUSH,JASON</a>
<b>City/State/Zip</b>	FORT LAUDERDALE, FL 33301-	<b>Established</b>	04-19-2012
<b>Phone Number</b>	(954) 522-2010	<b>Balance Due</b>	\$0.00
<b>Business Status</b>	OPEN	<b>Pending Payment</b>	\$0.00

## Business Tax Information

Tax Number	Category	Issued	Expiration	Status
<a href="#">736172</a>	ATTORNEY AT LAW	04-19-2012	09-30-2017	PRINTED

# THE FLORIDA BAR

Search The Florida Bar

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## Jason Scott Crush


### Member in Good Standing

**Bar Number:** 482439

**Mail Address:** Crush Law, P.A.  
333 N New River Dr E Ste 1500  
Fort Lauderdale, FL 33301-2205  
United States  
Office: 954-522-2010  
Fax: 954-522-2010

**Email:** [jcrush@crushlaw.com](mailto:jcrush@crushlaw.com)

**Personal Bar URL:** [www.floridabar.org/mybarprofile/482439](http://www.floridabar.org/mybarprofile/482439)

**vCard:** 

**County:** Broward

**Circuit:** 17

**Admitted:** 04/19/2001

**10-Year Discipline History:** None

**Law School:** University of New Hampshire School of Law, 1998

**Practice Areas:** Zoning, Planning and Land Use

**Firm:** Crush Law, P.A.

**Firm Size:** 2 to 5

**Firm Position:** Managing Partner

**Firm Website:** [www.crushlaw.com](http://www.crushlaw.com)

### Eligible to Practice Law in Florida

The Find a Lawyer directory is provided as a public service. The Florida Bar maintains limited basic information about lawyers licensed to practice in the state (e.g., name, address, year of birth, gender, law schools attended, admission year). However, The Florida Bar allows individual attorneys the opportunity to add personal and professional information to the directory. The lawyer is solely responsible for reviewing and updating any additional information in the directory. The lawyer's added information is not reviewed by The Bar for accuracy and The Bar makes no warranty of any kind, express or implied. The Florida Bar, its Board of Governors, employees, and agents are not responsible for the accuracy of that additional information. Publication of lawyers' contact information in this listing does not mean the lawyers have agreed to receive unsolicited communications in any form. Unauthorized use of this data may result in civil or criminal penalties. The Find a Lawyer directory is not a lawyer referral service.

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Authorized House Counsel  
Certified Foreign Legal Consultants

#### Research & Professionalism

Ethics Opinions  
Rules Regulating the Bar  
Fastcase Legal Research



# SECTION 8

## BID ADDENDUM







**ADDENDUM NO. 1**

RFQ No. 275-11844

TITLE: Lease and Development of Parcel C (Property ID #494209010170)

ISSUED: 4/4/17

This addendum is being issued to make the following change(s):

1. Section II – Special Terms And Conditions, Item 2.11.1 is revised as follows:

**2.11.1** A proposal security payable to the City of Fort Lauderdale shall be submitted with the proposal response in the amount of **ten percent (10%)** of the first year's base rental amount. A proposal security can be in the form of a bid bond or cashier's check, and will be returned to the unsuccessful proposers soon as practicable after award and execution of Lease. Upon execution of the Lease, a Construction Assurance Deposit (CAD) of **two percent (2%)** of the total proposed construction costs shall be paid to the Lessor in the form of cash or an irrevocable letter of credit. The proposal security will be returned to the successful proposer after acceptance of the Payment and Performance Bond, if required; acceptance of insurance coverage, if required; and full execution of contract documents; or other conditions as stated in the Special Conditions or elsewhere in the RFP.

2. The opening date has been changed to April 11, 2017

All other terms, conditions, and specifications remain unchanged.

James Hemphill  
Sr. Procurement Specialist

Company Name: Midgard Group, Inc.  
(please print)

Bidder's Signature: Joe E. Golden, Jr.

Date: 4.11.17



# SECTION 9

---

RFP QUESTIONS AND ANSWERS

---



# Bid #275-11844 - Ground Lease and Development of Parcel C (Property ID #494209010170)



Q & A deadline: Mar 29, 2017 5:00:00 PM EDT

Print

5 Questions

0 Unanswered Questions

## 1. 275-11844 - Ground Lease and Development of Parcel C (Property ID #494209010170)

1. Are the forms submitted on Bidsync also submitted in hard copy?
2. In the RFP does "Contractor" mean "Proposer"?
3. In section 4.2.6, does "Client," include business relationships?
4. In section 4.2.7.e, does "Business License" mean evidence that the corporation is authorized to conduct business in the State of Florida?
5. In section 2.12.1, if the Proposer entity does not have payroll and uses an affiliated management entity, is the workers' compensation insurance coverage sufficient? - Mar 24, 2017 4:32:53 PM EDT

Answer - Apr 03, 2017 2:51:32 PM EDT

1. Yes
2. Yes
3. Yes
4. Yes
5. Whoever is coming onto City/Airport property needs to document their insurance before commencing any work. If the GC is using an employment company for their workers the employment company will need to provide the City with a certificate of insurance for the project.

## 2. 275-11844 - Ground Lease and Development of Parcel C (Property ID #494209010170)

1. Is the proposer required to hold a business license in the state of Florida at time of submittal of an RFP response or can this be obtained prior to contract approval?
2. Please provide a standard lease that the city will use / has used in previous projects?
3. Are contingencies to be detailed in the RFP response or provided at time of contract negotiation? If required at time of RFP response a sample lease is requested.
4. What is the maximum structure/building height permitted by City Zoning Code on this property? What is the maximum structure/building height permitted by the FAA on this property?
5. The RFP references on Section 1.1 that the City is accepting offers that include a "Project of Significant Development." Is there a definition of a project of significant development or a threshold which qualifies a project to meet this description?
6. If the City commission elects not to award the contract or if the proposer is unable to obtain building permits, entitlements, or variances or other approvals (SFWMD, FAA, Broward DERM, etc.) is the security deposit returned to the proposer?
7. Section 2.12.4, page 5: Does the City anticipate the proposer to provide insurance coverage for the "firm and those performing work" at time of RFP submittal or is existing coverage of the proposer sufficient? Question context is that the proposer does not have a contractor in place at time of RFP submittal so we would be unable to provide those insurance coverages. - Mar 28, 2017 3:25:48 PM EDT

Answer - Apr 03, 2017 2:51:32 PM EDT

1. It is preferred, however, all required documentation must be received by any deadline given by the City as to not delay the project.
2. No
3. All of your known contingencies are to be included in your response. They can be further discussed during negotiations.
4. Max. Height per FAA Part 77 is 150 feet
5. That will determined by the City.
6. The security deposit will be returned to proposers not selected for contract award by the City Commission. Please refer to section 2.10.2 for return of security deposit information.
7. Proposer will need to document that they have the required insurance coverage prior to doing any actual work for the City.

## 3. 275-11844 - Ground Lease and Development of Parcel C (Property ID #494209010170)



1. The RFP Appraisal (Exhibit A) references multiple deed restrictions, for setbacks and other things. Would the City make copies of the deed restrictions available to the public?
2. What is the recording information for the deed restrictions referenced in the RFP appraisal?
3. Will the City make available any environmental studies and mitigation obligations including permits affecting the property in its custody?
4. Is it the City's position that any lease is contingent on a development order for the proposed use?
5. Is the Supplier Response Form (Bid/Proposal Certification) in the "Documents Tab" on Bidsync applicable to this RFP? The Form references Section 1.02, 1.05 and 1.09 of "General Conditions" which are not contained in Solicitation 275-11844. Please clarify applicability and use of this form.
6. In section 2.7.2 is the evidence of financial qualifications applicable to Proposer only or Proposer and its contractor? - Mar 28, 2017 4:35:28 PM EDT

**Answer** - Apr 03, 2017 2:51:32 PM EDT

1. Yes

3. Yes

4. Yes

5. This is a standard form used for various types of solicitations let by the Procurement Div. - If there are things that do belong for this particular solicitation, please indicated with "N/A"

6. Proposer

**Answer** - Apr 10, 2017 4:46:51 PM EDT

2.The Corrected Declaration of Deed Restrictions and Protective Covenants was recorded in book 3324 page 79 through and including page 85. See exhibit.

#### **4. 275-11844 - Ground Lease and Development of Parcel C (Property ID #494209010170)**

1. If the Proposer entity does not have payroll and uses an affiliated management entity, is the workers' compensation coverage for the affiliated management entity sufficient? - Mar 28, 2017 4:42:52 PM EDT

**Answer** - Apr 03, 2017 2:51:32 PM EDT

Whoever is coming onto City/Airport property needs to document their insurance before commencing any work. If the GC is using an employment company for their workers the employment company will need to provide the City with a certificate of insurance for the project.

#### **5. 275-11844 - Ground Lease and Development of Parcel C (Property ID #494209010170)**

1. Must proposals comply with the permitted uses in the AIP zoning district and also be consistent with the Employment Center land use designation?

2. This Section 2.11.1 references a check for 10% of "annual net rent". Section VI Proposal Page references "Base Rent". Please clarify. - Mar 28, 2017 4:57:14 PM EDT

**Answer** - Apr 03, 2017 2:51:32 PM EDT

1. Yes

Results per page: 5 ▼

# SECTION 10

DEPOSIT CHECK COPY





THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

# OFFICIAL CHECK

1000181461

68-236/514

ISSUING BRANCH 8540112-BROWARD - CYPRESS CREEK

DATE April 04, 2017

PAY TO THE ORDER OF CITY OF FORT LAUDERDALE

\$29,134.20

Twenty-Nine Thousand One Hundred Thirty-Four and 20/100ths Dollars

## BB&T

# \$29,134.20

DOLLAR TWO NINE COMMA ONE THREE FOUR PERIOD TWO ZERO

MEMO/PURCHASER MIDGARD GROUP INC

AUTHORIZED SIGNATURE

*Dan Bible*

⑈ 1000181461⑈ ⑆ 051402369⑆ 0001019010097⑈

Details on Back. Security Features Included.