

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Community Redevelopment Agency Advisory Board

Thursday, February 1, 2024 3:00 PM

City Commission Conference Room, City Hall

Please be advised, In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

A. Call to Order and Roll Call

B. Updates:

1. Monthly Reports*
2. Upcoming Events*

C. Action Items

1. Meeting Minutes January 11, 2024 (Pg.8-11)
2. Site and Infrastructure Incentive – 625 E Lime LLC (Pg.22-42)
3. Leased Properties Landscape and Irrigation Maintenance (Pg.43-82)

D. Discussion Items

1. CRA Project Status Updates*

E. Public Comments from Audience

F. Comments from Board Chair and Advisory Board Members

G. Adjourn

* For Information

NEXT REGULAR MEETING:

Thursday, March 7, 2024



INCENTIVES OVERVIEW

Incentive Projects Completed

| Status | Type | District | Project Name | TOTAL AWARD |
|----------|------------------|-----------|---------------------------------------|---------------|
| Complete | Arts | Dixieland | Quick Print Art Infusion | \$ 3,080.00 |
| Complete | Improvement | Dixieland | Dixieland Auto Parts Façade & Site | \$ 11,719.00 |
| Complete | Arts | Dixieland | Artman Building Façade | \$ 8,592.00 |
| Complete | Improvement | Downtown | Cat Café | \$ 55,000.00 |
| Complete | Improvement | Downtown | Gore Building Infill | \$ 463,000.00 |
| Complete | Arts | Downtown | Feng Shui Restoration at Munn Park | \$ 10,000.00 |
| Complete | Improvement | Downtown | Studio C EDGE | \$ 25,000.00 |
| Complete | Improvement | Midtown | Vishal Shadadpuri Laundry reno | \$ 12,244.50 |
| Complete | Improvement | Midtown | Dynamic Properties | \$ 79,536.27 |
| Complete | Improvement | Midtown | Richard Fox Plumbing | \$ 37,354.54 |
| Complete | Improvement | Midtown | Medical Office/ADAA Real Estate LLC | \$ 22,434.22 |
| Complete | New Construction | Midtown | Mary's Bagel Café Infill | \$ 189,509.00 |
| Complete | Improvement | Midtown | Artistic Nail & Beauty Academy Infill | \$ 52,847.19 |

Incentive Projects Awarded, Under Construction and Applications Under Review

| Status | Type | District | Project Name | TOTAL AWARD |
|--------------|------------------|-----------|--|---------------|
| Complete | Improvement | Dixieland | Reececliff's (Infill only) FAS recd prev.. | \$ 25,000.00 |
| Awarded | Improvement | Dixieland | Vanguard Room Infill | \$ 75,000.00 |
| Awarded | Improvement | Downtown | TR Hillsborough Renovation Infill | \$ 150,000.00 |
| Under Review | Arts | Downtown | Lake Mirror Tower Mural | \$ - |
| Awarded | New Construction | Downtown | TIF Rebates - Agreements | \$ 900,000.00 |
| Awarded | Improvement | Midtown | Uncle App's | \$ 31,999.00 |
| Complete | Improvement | Midtown | Skateworld | \$ 175,000.00 |
| Awarded | Improvement | Midtown | Hadleys School | \$ 40,530.00 |
| Awarded | Arts | Midtown | Midtown Mini Murals | \$ 10,000.00 |
| Under Review | Improvement | Midtown | Enyap Properties Renovation | \$ - |
| Under Review | Improvement | Midtown | Wally's | \$ - |
| Under Review | Improvement | Midtown | Lakeland Town Center Dr. Unit 928 Infill | \$ 65,210.00 |
| Awarded | Improvement | Midtown | Payne Air Conditioning | \$ 75,000.00 |

TOTAL INCENTIVES: 25

TOTAL CRA INCENTIVES AWARDED: \$ 1,547,739



ACTIVE PROJECTS OVERVIEW

| Status | Type | District | Project Name |
|--------------|-----------------------|-----------|---|
| Ongoing | Affordable Housing | Midtown | Infill Land Bank RFP Rounds 1 and 2 |
| Planning | Affordable Housing | Midtown | Septic to Sewer Analysis Study |
| Ongoing | Affordable Housing | Midtown | Housing Incentives-Developer RFPs |
| Ongoing | Affordable Housing | Midtown | Housing Incentives - Homeowners |
| Ongoing | Affordable Housing | Midtown | Tax Deed Sales Tracking/Bids |
| Construction | Community Improvement | Downtown | Bark At the Lake - Rose Street Dog Park |
| Construction | Community Improvement | Downtown | LPD Community Policing Strategies |
| Construction | Community Improvement | Multiple | LPD Community Policing Strategies |
| Planning | Community Improvement | Multiple | CRA Advisory Board Retreat |
| Ongoing | Community Improvement | Multiple | Annual Budget |
| Ongoing | Community Improvement | Multiple | Annual Audit |
| Ongoing | Community Improvement | Multiple | Annual Report |
| Ongoing | Community Improvement | Multiple | Tax Increment Revenue Funding Calculations |
| Planning | Community Improvement | Multiple | Marketing and Community Outreach |
| Planning | Corridor Enhancements | Dixieland | South Florida Ave Corridor Design (FDOT/City) |
| Design | Corridor Enhancements | Downtown | Bay Street Streetscape Design |
| Construction | Corridor Enhancements | Downtown | Bay Street Streetscape Construction |
| Design | Corridor Enhancements | Midtown | Providence Road Design |
| Design | Corridor Enhancements | Midtown | Rose St ROW Improvements Design |
| Construction | Corridor Enhancements | Midtown | Rose St ROW Construction |
| Planning | Corridor Enhancements | Midtown | Memorial Blvd PD&E Study |
| Design | Corridor Enhancements | Multiple | Five-Points Roundabout Design/Bid |
| Design | Economic Development | Downtown | Site Design/Vacate ROW |
| Design | Economic Development | Downtown | Peachtree Flats Development |
| Design | Economic Development | Downtown | Oak Street Development |
| Planning | Economic Development | Downtown | Targeted Infill Strategies |
| Ongoing | Economic Development | Midtown | Property Management - Billing/Tenant Communicat |
| Ongoing | Economic Development | Multiple | Incentive Administration |
| Ongoing | Economic Development | Multiple | BBIC/Prospera Business Tech. Assistance Funding |
| Ongoing | Economic Development | Multiple | Catalyst Lakeland |
| Design | Economic Development | Multiple | iMS Implementation |
| Ongoing | Economic Development | Multiple | DRT/Concept Plan Review Monitoring |
| Planning | Economic Development | Multiple | Incentive Program Revisions |

Continued on next page



| Status | Type | District | Project Name |
|--------------|-----------------------------|----------|---|
| Design | Neighborhood Investment | Midtown | 7th Street Sidewalk |
| Design | Neighborhood Investment | Midtown | N Scott Ave Sidewalk Design |
| Design | Neighborhood Investment | Midtown | Emma Street Sidewalk Design |
| Design | Neighborhood Investment | Midtown | Lkld Hills Blvd Landscape Enhancements |
| Planning | Neighborhood Investment | Midtown | NW Alley Inventory and Review |
| Planning | Neighborhood Investment | Midtown | Lake Parker Aquatic Management Planning |
| Planning | Neighborhood Investment | Midtown | Chase Street Trail Design |
| Planning | Neighborhood Investment | Midtown | Historic Survey - Neighborhoods Inventory |
| Planning | Neighborhood Investment | Multiple | Downtown West Action Plan |
| Planning | Property Mgmt & Acquisition | Downtown | Strategic Acquisition - Commercial Properties |
| Ongoing | Property Mgmt & Acquisition | Midtown | Property Management - Landscaping RFP |
| Ongoing | Property Mgmt & Acquisition | Midtown | Property Management RFP |
| Construction | Property Mgmt & Acquisition | Midtown | DouBakehouse Walk-in Freezer |
| Design | Property Mgmt & Acquisition | Midtown | DouBakehouse Hood Replacement |
| Design | Property Mgmt & Acquisition | Midtown | Collective/DouBakehouse AC Replacement Design |
| Planning | Property Mgmt & Acquisition | Midtown | Tenant Property Valuations and Dispositions RFP |
| Planning | Property Mgmt & Acquisition | Midtown | Mass Area RFP |
| Planning | Property Mgmt & Acquisition | Midtown | Strategic Acquisition - Mass Area RFP |
| Planning | Property Mgmt & Acquisition | Midtown | Strategic Acquisition - Commercial Properties |

TOTAL Active Projects: 50

TOTAL Funding Allocation: \$19,215,327

**REVENUE AND EXPENDITURE SUMMARY
LAKELAND COMMUNITY REDEVELOPMENT AGENCY**

**Downtown
January-24**

| | FY23 Final | FY 24 Budget | Expenses to Date |
|---------------------------------------|-----------------------|-----------------------|-----------------------|
| REVENUES: | | | |
| Ad Valorem Taxes | \$3,182,039.64 | \$3,836,072.00 | \$2,099,177.52 |
| Other | \$40,541.56 | \$1,970,000.00 | \$7,143.50 |
| Revenues Total | \$3,222,581.20 | \$5,806,072.00 | \$2,106,321.02 |
| EXPENSES: | | | |
| Operating | \$33,409.24 | \$399,445.00 | \$7,839.59 |
| Community Improvement | \$56,052.96 | \$58,856.00 | \$14,714.01 |
| TIF Agreement Payments | \$891,835.80 | \$900,000.00 | |
| Debt Service | \$400,000.00 | \$344,389.00 | |
| Property Management | \$2,043.68 | \$36,036.00 | \$242.52 |
| <u>Incentives:</u> | | | |
| Small Project Assistance | \$572,959.58 | \$501,345.00 | |
| Infill Adaptive Reuse Assistance | \$0.00 | | |
| Arts & Entertainment | \$10,000.00 | \$10,000.00 | |
| <u>Special Projects:</u> | | | |
| Catalyst Development | \$100,000.00 | \$441,108.00 | |
| Mirrorton Substation Screenwall | \$387,064.52 | \$82,128.00 | |
| Bay St Streetscape & Drainage | \$11,660.52 | \$415,000.00 | |
| Downtown Streetscape | \$21,415.57 | \$300,000.00 | \$265.56 |
| Downtown Corridor Enhancements | \$0.00 | \$430,345.00 | |
| Five Points Roundabout | \$23,052.64 | \$438,698.00 | \$356,549.17 |
| SFLA Corridor | \$62,397.50 | \$1,086,849.00 | |
| Lake Mirror Promenade**Dog Park | \$0.00 | \$126,155.00 | |
| Redevelopment Plan Update | \$175,000.00 | | |
| Business Technical Assistance Program | \$40,000.00 | | \$8,875.00 |
| Downtown Infrastructure | \$155,000.00 | | |
| Oak Street Development | \$736,000.00 | | |
| Peachtree Flats Development | \$387,500.00 | | |
| Expenses Total | \$2,571,892.01 | \$7,063,854.00 | \$388,485.85 |

**REVENUE AND EXPENDITURE SUMMARY
LAKELAND COMMUNITY REDEVELOPMENT AGENCY**

**Midtown
January-24**

| | FY23 Final | FY 24 Budget | Expenses To Date |
|---------------------------------------|-----------------------|------------------------|-----------------------|
| REVENUES: | | | |
| Ad Valorem Taxes | \$7,070,540.99 | \$7,889,383.00 | \$4,363,123.36 |
| Other | -\$508,427.27 | \$234,000.00 | \$158,174.47 |
| Rental Income & Reimbursements | \$332,999.17 | \$157,000.00 | \$122,731.14 |
| Revenues Total | \$6,895,112.89 | \$8,280,383.00 | \$4,644,028.97 |
| EXPENSES: | | | |
| Operating | \$542,383.37 | \$1,365,969.00 | \$203,292.26 |
| Community Improvement | \$446,388.00 | \$468,707.00 | \$117,176.76 |
| Property Management | \$254,378.52 | \$351,173.00 | \$103,415.77 |
| Redevelopment Mass Ave Properti | \$142,060.91 | \$901,448.00 | \$36,373.94 |
| <u>Incentives:</u> | | | |
| Small Project Assistance | \$553,626.70 | \$1,258,132.00 | |
| Arts & Entertainment | \$6,075.00 | \$54,235.00 | \$745.68 |
| Job Creation Incentive | \$0.00 | \$0.00 | |
| Affordable Housing | \$325,376.02 | \$2,045,000.00 | \$96,798.84 |
| | | \$1,502,045.00 | |
| <u>Special Projects:</u> | | | |
| 114 E Parker Construction | \$0.00 | | |
| E. Main District | \$21,161.25 | \$1,348,153.00 | \$5,806.25 |
| Olive Street Sidewalk | \$94,293.14 | | |
| N. Scott Ave Sidewalk | \$3,179.25 | \$307,509.00 | \$308.33 |
| Emma St Sidewalk | \$0.00 | \$275,000.00 | |
| Chase St Trail | \$0.00 | \$300,000.00 | |
| Five Points Roundabout | \$1,012.49 | \$721,948.00 | |
| Providence Road | \$52,947.69 | \$1,672,746.00 | \$1,505.75 |
| W. Lake Parker/Lakeshore Trail | \$4,200.00 | \$78,309.00 | \$2,800.00 |
| Memorial Blvd | \$0.00 | \$550,000.00 | |
| Midtown Landscape/Median Maint. | \$26,998.43 | \$106,613.00 | \$4,697.49 |
| NW Neighborhood | \$15,918.13 | \$2,923,338.00 | \$8,020.00 |
| NE Neighborhood | \$7,416.27 | \$1,188,817.00 | |
| Midtown Infrastructure | \$0.00 | \$250,000.00 | |
| Redevelopment Plan Update | | \$325,000.00 | |
| Business Technical Assistance Program | | \$160,000.00 | \$7,325.00 |
| Lakeland Hills Blvd - Landscape | | \$250,000.00 | |
| 7th St Sidewalk | | \$115,000.00 | |
| Hartsell Ave Trail | | \$75,000.00 | |
| Infrastructure Projects | | \$500,000.00 | |
| Alley Improvement Projects | | \$500,000.00 | |
| Expenses Total | \$2,497,415.17 | \$19,594,142.00 | \$588,266.07 |

**REVENUE AND EXPENDITURE SUMMARY
LAKELAND COMMUNITY REDEVELOPMENT AGENCY**

**Dixieland
January-24**

| | FY23 Final | FY 24 Budget | Expenses to Date |
|----------------------------------|----------------------|-----------------------|---------------------|
| REVENUES: | | | |
| Ad Valorem Taxes | \$387,597.32 | \$410,812.00 | \$226,517.12 |
| Other | -\$1,822.65 | \$56,000.00 | \$0.00 |
| Revenues Total | \$385,774.67 | \$466,812.00 | \$226,517.12 |
| EXPENSES: | | | |
| Operating | \$13,671.45 | \$64,683.00 | \$1,041.86 |
| Community Improvement | \$7,134.00 | \$7,366.00 | \$1,841.49 |
| <u>Incentives:</u> | | | |
| Small Project Assistance | \$2,148.00 | \$697,852.00 | |
| Infill Adaptive Reuse Assistance | \$0.00 | \$300,000.00 | |
| Arts & Entertainment | \$9,128.12 | \$40,872.00 | \$2,148.00 |
| Special Projects: | | | |
| Alley Improvement Projects | \$1,328.84 | \$113,808.00 | |
| SFLA Corridor | \$2,599.00 | \$914,356.00 | |
| Dixieland Sign | \$2,278.93 | \$7,396.00 | \$33.12 |
| Redevelopment Plan Update | ████████████████████ | \$175,000.00 | |
| Expenses Total | \$38,288.34 | \$2,321,333.00 | \$5,064.47 |

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday January 11, 2024
3:00 PM – 5:00 PM
City Commission Conference Room**

Attendance

Board Members: Terry Coney, Chrissanne Long, Katy Martinez, Christine Goding, Lynne Simpkins, Jason Ellis, Commissioner LaLonde and Ronald Roberts

Absent: Tyler Zimmerman

Staff: Valerie Ferrell, Shelley Guiseppi, Jonathan Rodriguez, Sandra Fairall and Carlos Turner

Guests: Director Brian Rewis, Assistant Director Jason Willey, Assistant City Attorney Alex Landback, Kevin Lovelace, Samantha Odom, Intern Ashley Parow, Kimberly Moore, Marcus Ruggiero, LPD/NLO CRA Officer Hammersla, LPD/NLO CRA Officer Sanchez and LPD/NLO Officer McGurk

Packets

- Meeting Minutes dated December 7, 2023
- Financial Update
- Project Progression Report
- CRA Incentive Program Overview

Action Items – Old Business

Financial Update & Project Tracker

Valerie Ferrell provided an update on financials and projects. Staff is working on policy updates and the Annual Report which will be presented to the Advisory Board and City Commission in March along with incentive revisions.

Meeting Minutes Dated October 5, 2023

Chrissanne Long motioned to approve.
Lynne Simpkins seconded which passed unanimously.

Housekeeping

Action Items – New Business

CRA Incentives Program Overview

Valerie Ferrell provided an overview of the Design Assistance Incentive. This program began in 2014 and revised in 2019. The objective is to pay for architect services to help improve the facades and site of businesses.

Katy Martinez asked what the motivation for this incentive is.

Valerie Ferrell stated it is to help implement the improvement that is visualized by the architects rendering.

Lynne Simpkins asked what happens if someone is unaware of incentives and already started their project.

Valerie Ferrell advised grants are only available for projects that have not been started. One condition is the applicant must speak to the CRA before they obtain a building Permit.

Chrissanne Long asked if there are outreach attempts to notify businesses of available incentives.

Valerie Ferrell advised yes.

Discussion ensued.

Valerie Ferrell discussed the Art Infusion Incentive which began in 2021. This program is centered on refreshing building facades through the installation of murals. The CRA pays for artists to prepare sketch, install mural as well as paint and supplies.

Terry Coney asked if the murals on Yard on Mass, The Well and Talbot House were projects of this incentive.

Valerie Ferrell stated those murals were additional investments in CRA owned properties and not a part of this incentive.

Chrissanne Long questioned the amount of funding available for this project and if recipients must cover any additional costs.

Valerie Ferrell stated that as of today, no recipient has had to pay. The CRA has been able to fund every project, but the structure of the incentive will be modified to better assist future recipients.

Valerie Ferrell explained the Infill Adaptive Reuse. This incentive started in 2016, revised in 2018 and again in 2019. This is a matching grant for interior building upgrades for leasehold improvements.

Terry Coney questioned if adding an elevator would qualify for this incentive.

Valerie Ferrell stated yes, that would qualify.

Valerie Ferrell discussed the EDGE incentive, formerly known as Food-Related services. This was established in 2011 and revised in 2016. This is a matching grant for electric, water and wastewater, utility connections and upgrades, installation of attached fixtures, grease traps, backflow preventers, venting systems, sprinkler systems, solid waste and recycling management.

Jason Ellis asked if impact fees for food-related businesses were considered in this incentive.

Valerie advised no but it is worth considering.

Terry Coney asked if Harry's Seafood Bar & Grille inquired for funding.

Jonathan Rodriguez advised yes but they already obtained permits which made them ineligible.

Valerie Ferrell presented the STEMM incentive. This was formerly known as Job Creation Incentive and was established in 2016. This is assistance to qualified projects that add STEM-based jobs in Midtown by reimbursing permit fees, water and wastewater impact fees, infrastructure improvements and transportation and traffic improvements.

Chrissanne Long asked for an example of STEMM job.

Valerie Ferrell stated this would be science, technology, engineering, mathematics and manufacturing jobs.

Discussed ensued.

Valerie Ferrell presented TIF incentive. Tax Increment Financing was established in 2000 and revised in 2015. This provides developers reimbursement of tax increment generated as a result of property improvements. Increment is reimbursed for five years at 50% of the tax increment until the end of the term of the agreement. It also cannot be combined with other CRA incentives.

Discussion ensued.

Discussion Items

Terry Coney asked for an update from the LPD/NLO Officers.

Officer Hammersla advised no new updates at this time.

Lynne Simpkins questioned the median placement and signage on Griffin Road during the construction on Providence Road.

Brian Rewis stated he has reached out to obtain more information.

Discussion ensued.

Christine Goding asked if LPD officers have the crisis training.

Officer Hammersla advised all officers are required to complete crisis training.

Adjourned at 3:51 PM

Next Meeting, Thursday, February 1, 2024, at 3:00 PM.

Terry Coney, Chairman

Date

Lakeland CRA Incentive Overview January 2024

| Commercial Properties Incentives For Business and Property Owners | | | | |
|--|--|--|--|--|
| Program | Current Program Description | Districts Offered | Current Max. Limits | Examples of Eligible Improvements |
| Design Assistance Est. 2014 Rev. 2019 | CRA pays for architectural services that offers guidance on how to improve most prominent facades of their buildings. Results in renderings/concepts that could lead to further investment by owner. | Dixieland, Midtown | \$700 per 50 feet of frontage \$750 per 50 feet of frontage (2-story buildings get \$1,000 in Midtown) *stand max grant contribution per application is et at 25% of annual allocation | Design Assistance is available to all commercial property owners within the Dixieland/Midtown. Governmental entities and not-for-profit entities are not eligible, with the exception for those paying property taxes. |
| Façade & Site Improvement Est 2011 Rev 2014 Rev 2019 | Matching grant for exterior street-side façade and publicly visible improvements like signs, windows, doors, awnings, canopies, limited landscaping, fencing | Dixieland Midtown | \$15,000 Dixieland \$75,000* Midtown *\$90,000 (60% match) if Design Assistance is implemented (Midtown only) | Landscaping and Irrigation; Exterior alterations and repairs, stucco, painting and other general façade improvements; Exterior Windows, Exterior Doors and Storefront Improvements; Exterior lighting fixtures and related electrical work; Exterior Signage; Awnings and canopy features; Site preparation including cleaning and grading |
| Infill Adaptive Reuse Est 2016 Rev 2018 Rev 2019 | Matching grant for interior building upgrades for leasehold improvements that may include the upgrading or installation of new electrical, HVAC, plumbing, sprinkler/fire suppression systems, interior permanent fixtures, and ADA compliance items | Dixieland Downtown (2 nd story only) Midtown | \$15,000 Dixieland \$30,000 Downtown (2 nd Story) \$75,000 Midtown | Electrical/plumbing upgrades and utility connections (not otherwise covered by EDGE Incentive); Venting, HVAC, mechanical systems, and water heaters; Sprinkler/fire suppression systems, firewalls, life safety improvements; American with Disabilities Act (ADA) accessibility improvements; Internal structural stabilization systems (e.g., repair and replacement of load bearing walls, columns, beams/girders, joist, etc.); Interior walls (including drywall), ceilings, floors, doors, and molding; Interior paint; Wall insulation; Certain permanent bathroom and kitchen counter tops, cabinets, sinks; Interior historical restoration |
| Dixieland Art Infusion Est 2021 | A program centered on refreshing building façades through the installation of murals, CRA pays for artist to prepare sketch, install mural, as well as paint, supplies | Dixieland, Downtown with S Florida Ave frontage only | Artists are registered through CRA, offered \$100 stipend for sketch preparation, with paint materials paid directly by CRA, with max. \$5/sf limit for mural installation | Artists fee for rendering preparation (\$100 maximum with at least 2 renderings) Site Preparation and paint purchase (\$10,000 maximum purchase) Artist fee for mural completion (\$5 per sf) |

Lakeland CRA Incentive Overview January 2024

| Commercial Properties Incentives (continued) For Business and Property Owners | | | | |
|--|--|------------------------------|------------------------|---|
| Program | Current Program Description | Districts Offered | Current Max. Limits | |
| EDGE Est 2021 (formerly Food-Related Services Program Est 2011, Rev 2016) | Matching grant for electric, water and wastewater utility connections and upgrades, installation of attached fixtures, grease traps, backflow preventers, venting systems, sprinkler systems, solid waste and recycling management | Dixieland, Downtown, Midtown | \$25,000 all districts | Electric, water and wastewater utility connections (from ROW to building connection); Installed and attached features, including grease traps, backflow preventers, venting systems and fire sprinkler systems; Solid waste and recycling management; Engineering services for electrical, mechanical and plumbing services (not to exceed 20% of the grant total) |

| Commercial Properties Incentives (continued) For Developers | | | | |
|--|--|---------------------|---|---|
| Program | Current Program Description | Districts Offered | Current Max. Limits | |
| STEMM Est 2021 (formerly Job Creation Incentive Pilot Program Est 2016) | Assistance to qualified projects that add STEM-based jobs in Midtown, by reimbursing permit fees, Water and Wastewater Impact Fees, infrastructure improvements and transportation and traffic Improvements | Midtown | \$150,000 Max. Award per project | Permitting Fee Reimbursement Mitigate Water and Wastewater Impact Fees Relocation of Water, Wastewater and Electric Transmission Lines Infrastructure Improvements Electric Transformers and Dual Feeds Transportation and Traffic Improvements |
| Tax Increment Financing Est 2000 Rev 2015 | Provides developers reimbursement of tax increment generated as a result of property improvements. Increment is reimbursed for five years, at 50% of the tax increment until the end of the term of the agreement. Cannot be combined with other CRA incentives. | Downtown Midtown | Policy Provides: 50% of increment (City/County) generated from project after reassessed with improvements. Reimbursements paid for 5-year commitment. | Downtown Criteria: Be consistent with the Redevelopment Plan Maintain and enhance the historic and pedestrian character of Downtown Provide a catalyst for economic development Promote infrastructure improvements including bike/pedestrian connections that allow for connectivity between all areas of Downtown Promote infill development Midtown Criteria: Be consistent with the Redevelopment Plan Provide a catalyst for economic development Provide employment opportunities for area residents Promote infrastructure improvements including bike/pedestrian connections that allow for connectivity between all areas of Midtown Promote infill development |

Ferrell, Valerie

From: Cook, Kevin
Sent: Friday, September 15, 2023 1:59 PM
To: COL ALL
Subject: Griffin Road Gravity Sewer Replacement
Attachments: MOT Notice.pdf

PUBLIC NOTICE

THE INSTALLATION OF NEW SEWER LINES WILL IMPACT TRAFFIC ON GRIFFIN ROAD

WHO: Kamminga & Roodvets, Inc.
WHAT: Installation of approximately 1,700 linear feet of 24" gravity sewer main and 11 manholes
WHY: Replacing older infrastructure
WHEN: The project is scheduled to start September 25, 2023
WHERE: Griffin Road from Providence Road to Pyramid Parkway

LAKELAND, FL (September 15, 2023) - The City of Lakeland has contracted with Kamminga & Roodvets, Inc. to install approximately 1,700 linear feet of 24-inch gravity sewer main and 11 manholes along a portion of Griffin Road. The project will replace older infrastructure along Griffin Road between Providence Road and Pyramid Parkway. The project is scheduled to start September 25, 2023, with an expected April 7, 2024, completion date. Work will be done Monday through Friday from 7 a.m. to 7 p.m. for the duration of the project.

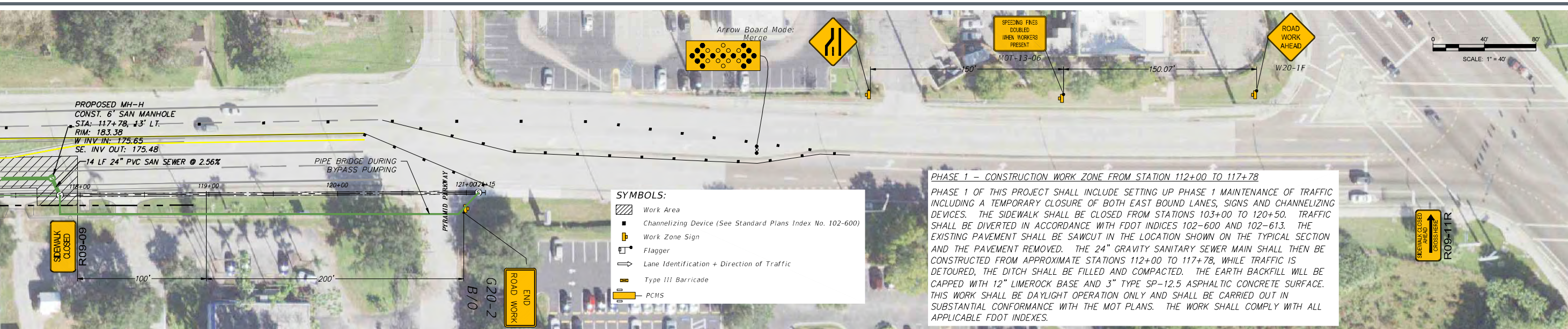
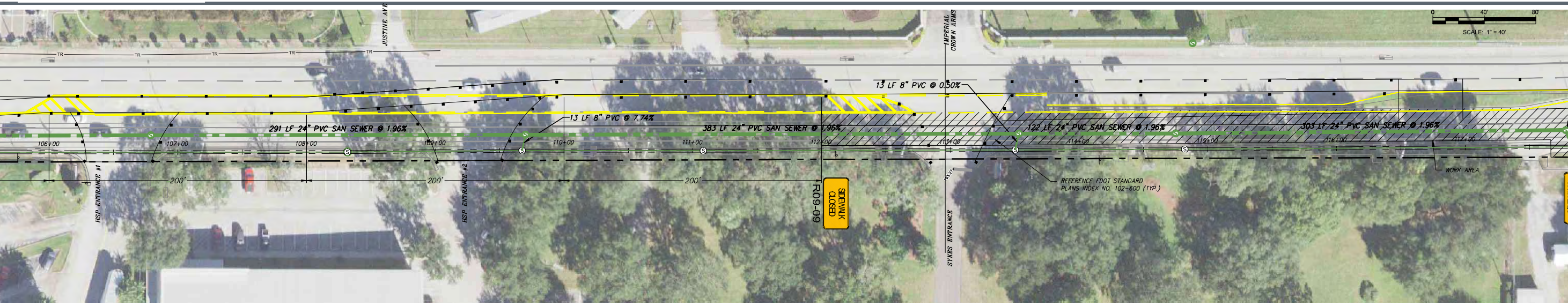
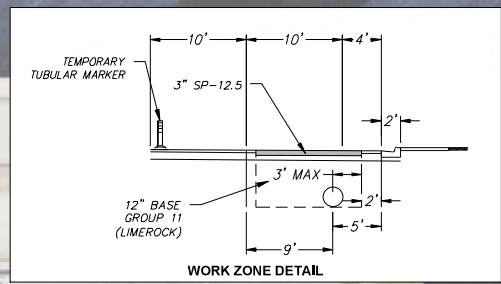
To ensure the smooth flow of traffic and the safety of all residents and workers, the appropriate measures and detours will be in place as part of a traffic management plan for the project. Message boards will soon be in place to notify motorists and residents about the upcoming road closures and traffic impacts.

Attached are Maintenance of Traffic (MOT) drawings that detail the extents of the construction zone along with detours that will impact traffic along Griffin Road and the roads that branch into/from Griffin Road in the impacted area. The existing gravity main will remain in service until wastewater can be routed to the new gravity sewer main, therefore water/wastewater customers will not be impacted.

-END-

PUBLIC RECORDS NOTICE:

All e-mail sent to and received from the City of Lakeland, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.



- SYMBOLS:**
- Work Area
 - Channelizing Device (See Standard Plans Index No. 102-600)
 - Work Zone Sign
 - Flagger
 - Lane Identification + Direction of Traffic
 - Type III Barricade
 - PCMS

PHASE 1 – CONSTRUCTION WORK ZONE FROM STATION 112+00 TO 117+78

PHASE 1 OF THIS PROJECT SHALL INCLUDE SETTING UP PHASE 1 MAINTENANCE OF TRAFFIC INCLUDING A TEMPORARY CLOSURE OF BOTH EAST BOUND LANES, SIGNS AND CHANNELIZING DEVICES. THE SIDEWALK SHALL BE CLOSED FROM STATIONS 103+00 TO 120+50. TRAFFIC SHALL BE DIVERTED IN ACCORDANCE WITH FDOT INDICES 102-600 AND 102-613. THE EXISTING PAVEMENT SHALL BE SAWCUT IN THE LOCATION SHOWN ON THE TYPICAL SECTION AND THE PAVEMENT REMOVED. THE 24" GRAVITY SANITARY SEWER MAIN SHALL THEN BE CONSTRUCTED FROM APPROXIMATE STATIONS 112+00 TO 117+78, WHILE TRAFFIC IS DETOURED, THE DITCH SHALL BE FILLED AND COMPACTED. THE EARTH BACKFILL WILL BE CAPPED WITH 12" LIMEROCK BASE AND 3" TYPE SP-12.5 ASPHALTIC CONCRETE SURFACE. THIS WORK SHALL BE DAYLIGHT OPERATION ONLY AND SHALL BE CARRIED OUT IN SUBSTANTIAL CONFORMANCE WITH THE MOT PLANS. THE WORK SHALL COMPLY WITH ALL APPLICABLE FDOT INDEXES.

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| NUMBER | DATE | DESCRIPTION |
|--------|------------|-------------------------|
| 0 | 04/13/2023 | ISSUED FOR CONSTRUCTION |

CHASTAIN-SKILLMAN
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SUITE #110
LAKELAND, FL 33801-4611
(863) 646-1402

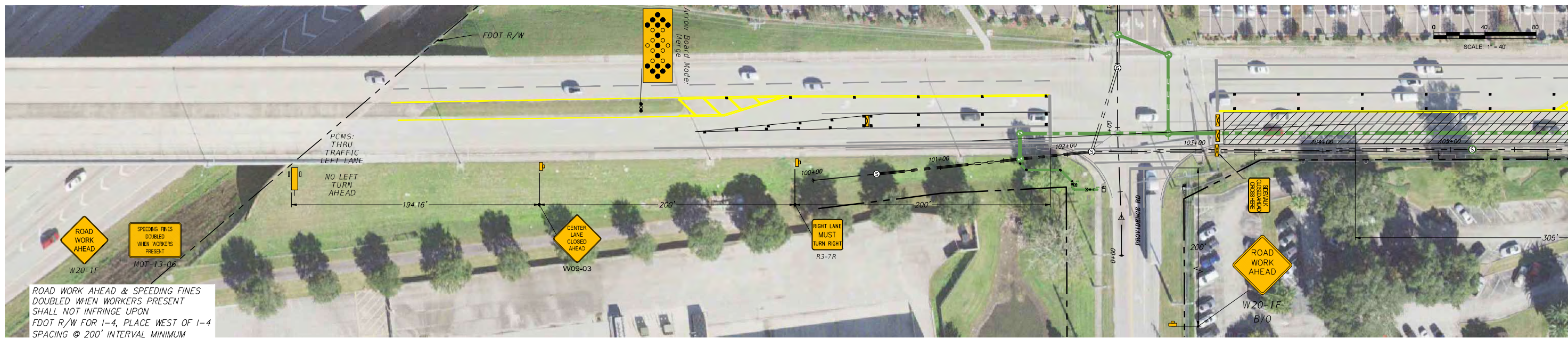
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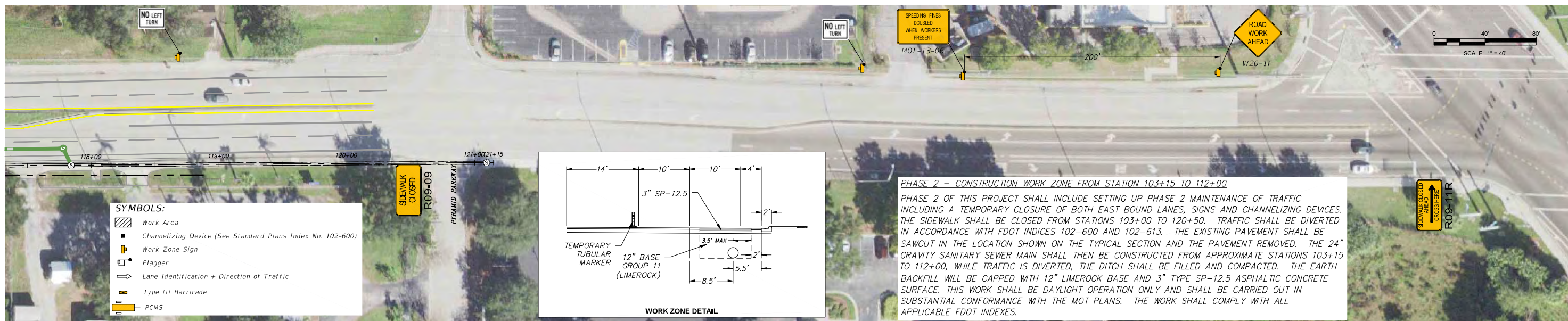
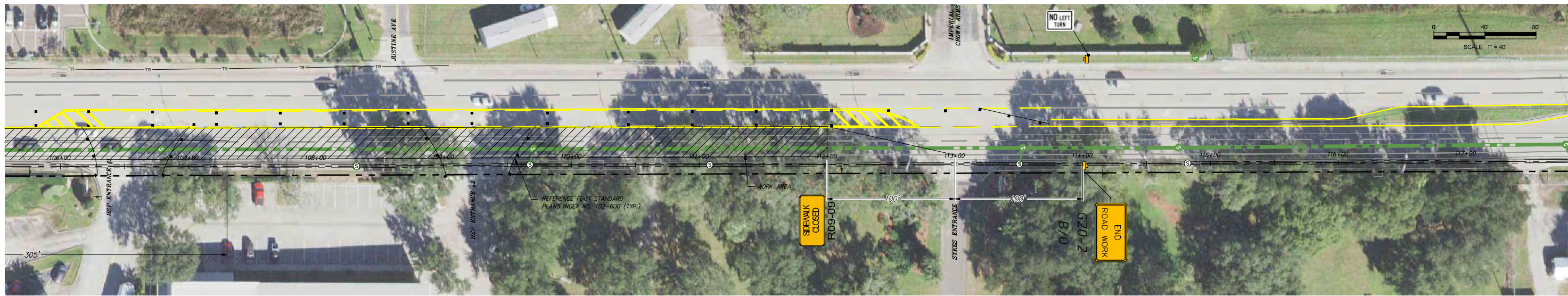
CITY OF LAKELAND
GRIFFIN ROAD
GRAVITY SEWER REPLACEMENT
MAINTENANCE OF TRAFFIC PHASE I

ENGINEER: VAUGHAN S. LEER, P.E.
REG. NO.: 94781

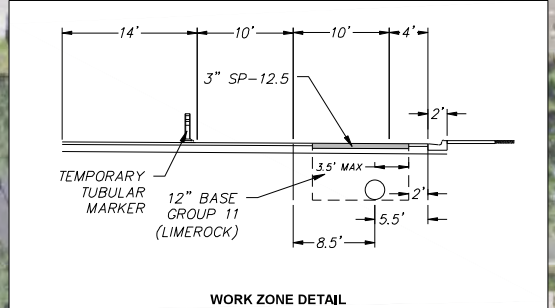
PROJECT NUMBER:
9922.15
SHEET NUMBER:
MOT-01



ROAD WORK AHEAD & SPEEDING FINES DOUBLED WHEN WORKERS PRESENT SHALL NOT INFRINGE UPON FDOT R/W FOR 1-4, PLACE WEST OF 1-4 SPACING @ 200' INTERVAL MINIMUM



- SYMBOLS:**
- Work Area
 - Channelizing Device (See Standard Plans Index No. 102-600)
 - Work Zone Sign
 - Flagger
 - Lane Identification + Direction of Traffic
 - Type III Barricade
 - PCMS



PHASE 2 - CONSTRUCTION WORK ZONE FROM STATION 103+15 TO 112+00

PHASE 2 OF THIS PROJECT SHALL INCLUDE SETTING UP PHASE 2 MAINTENANCE OF TRAFFIC INCLUDING A TEMPORARY CLOSURE OF BOTH EAST BOUND LANES, SIGNS AND CHANNELIZING DEVICES. THE SIDEWALK SHALL BE CLOSED FROM STATIONS 103+00 TO 120+50. TRAFFIC SHALL BE DIVERTED IN ACCORDANCE WITH FDOT INDICES 102-600 AND 102-613. THE EXISTING PAVEMENT SHALL BE SAWCUT IN THE LOCATION SHOWN ON THE TYPICAL SECTION AND THE PAVEMENT REMOVED. THE 24" GRAVITY SANITARY SEWER MAIN SHALL THEN BE CONSTRUCTED FROM APPROXIMATE STATIONS 103+15 TO 112+00, WHILE TRAFFIC IS DIVERTED, THE DITCH SHALL BE FILLED AND COMPACTED. THE EARTH BACKFILL WILL BE CAPPED WITH 12" LIMEROCK BASE AND 3" TYPE SP-12.5 ASPHALTIC CONCRETE SURFACE. THIS WORK SHALL BE DAYLIGHT OPERATION ONLY AND SHALL BE CARRIED OUT IN SUBSTANTIAL CONFORMANCE WITH THE MOT PLANS. THE WORK SHALL COMPLY WITH ALL APPLICABLE FDOT INDICES.

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| NUMBER | DATE | DESCRIPTION |
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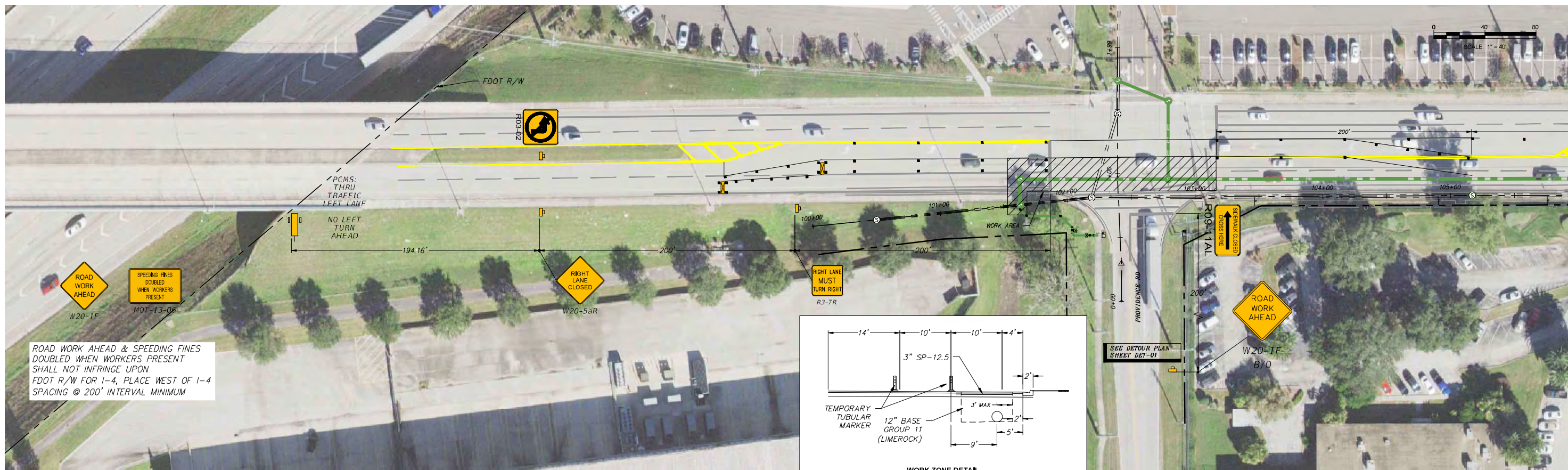


CITY OF LAKELAND
GRIFFIN ROAD
GRAVITY SEWER REPLACEMENT
MAINTENANCE OF TRAFFIC PHASE II

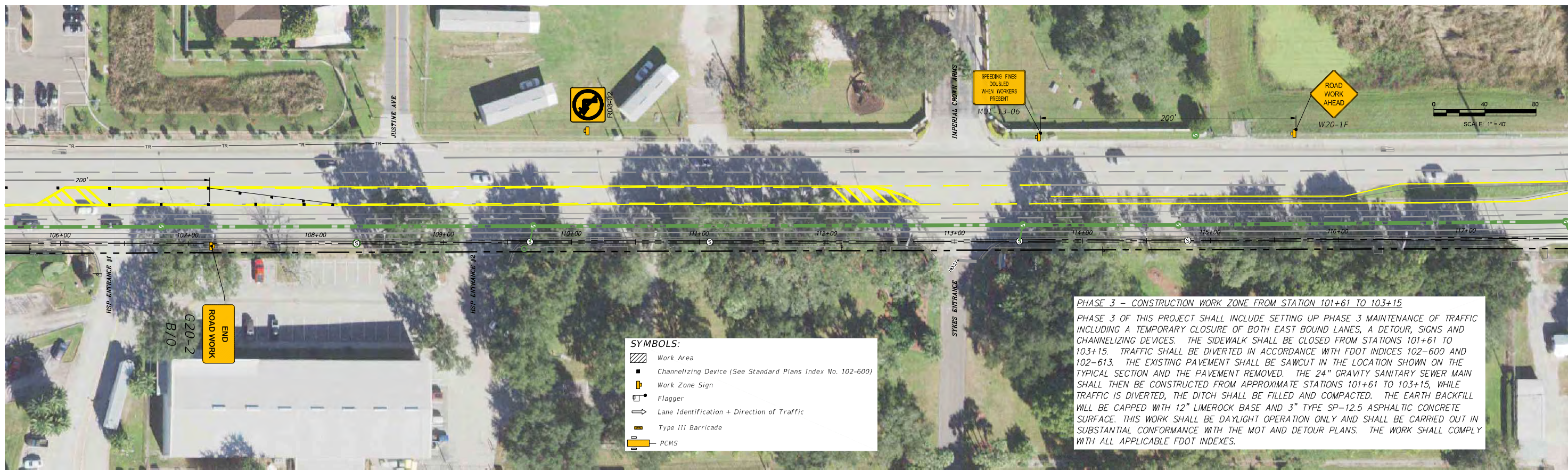
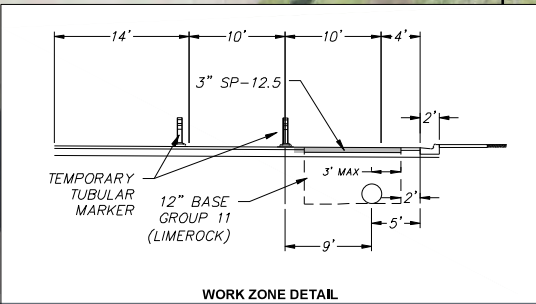
ENGINEER: VAUGHAN S. LEER, P.E.
REG. NO.: 94781

PROJECT NUMBER:
9922.15

SHEET NUMBER:
MOT-02



ROAD WORK AHEAD & SPEEDING FINES DOUBLED WHEN WORKERS PRESENT SHALL NOT INFRINGE UPON FDOT R/W FOR 1-4, PLACE WEST OF 1-4 SPACING @ 200' INTERVAL MINIMUM



PHASE 3 - CONSTRUCTION WORK ZONE FROM STATION 101+61 TO 103+15
 PHASE 3 OF THIS PROJECT SHALL INCLUDE SETTING UP PHASE 3 MAINTENANCE OF TRAFFIC INCLUDING A TEMPORARY CLOSURE OF BOTH EAST BOUND LANES, A DETOUR, SIGNS AND CHANNELIZING DEVICES. THE SIDEWALK SHALL BE CLOSED FROM STATIONS 101+61 TO 103+15. TRAFFIC SHALL BE DIVERTED IN ACCORDANCE WITH FDOT INDICES 102-600 AND 102-613. THE EXISTING PAVEMENT SHALL BE SAWCUT IN THE LOCATION SHOWN ON THE TYPICAL SECTION AND THE PAVEMENT REMOVED. THE 24" GRAVITY SANITARY SEWER MAIN SHALL THEN BE CONSTRUCTED FROM APPROXIMATE STATIONS 101+61 TO 103+15, WHILE TRAFFIC IS DIVERTED, THE DITCH SHALL BE FILLED AND COMPACTED. THE EARTH BACKFILL WILL BE CAPPED WITH 12" LIMEROCK BASE AND 3" TYPE SP-12.5 ASPHALTIC CONCRETE SURFACE. THIS WORK SHALL BE DAYLIGHT OPERATION ONLY AND SHALL BE CARRIED OUT IN SUBSTANTIAL CONFORMANCE WITH THE MOT AND DETOUR PLANS. THE WORK SHALL COMPLY WITH ALL APPLICABLE FDOT INDEXES.

SYMBOLS:

- Work Area
- Channelizing Device (See Standard Plans Index No. 102-600)
- Work Zone Sign
- Flagger
- Lane Identification + Direction of Traffic
- Type III Barricade
- PCMS

| NUMBER | DATE | DESCRIPTION |
|--------|------------|-------------------------|
| 0 | 04/13/2023 | ISSUED FOR CONSTRUCTION |

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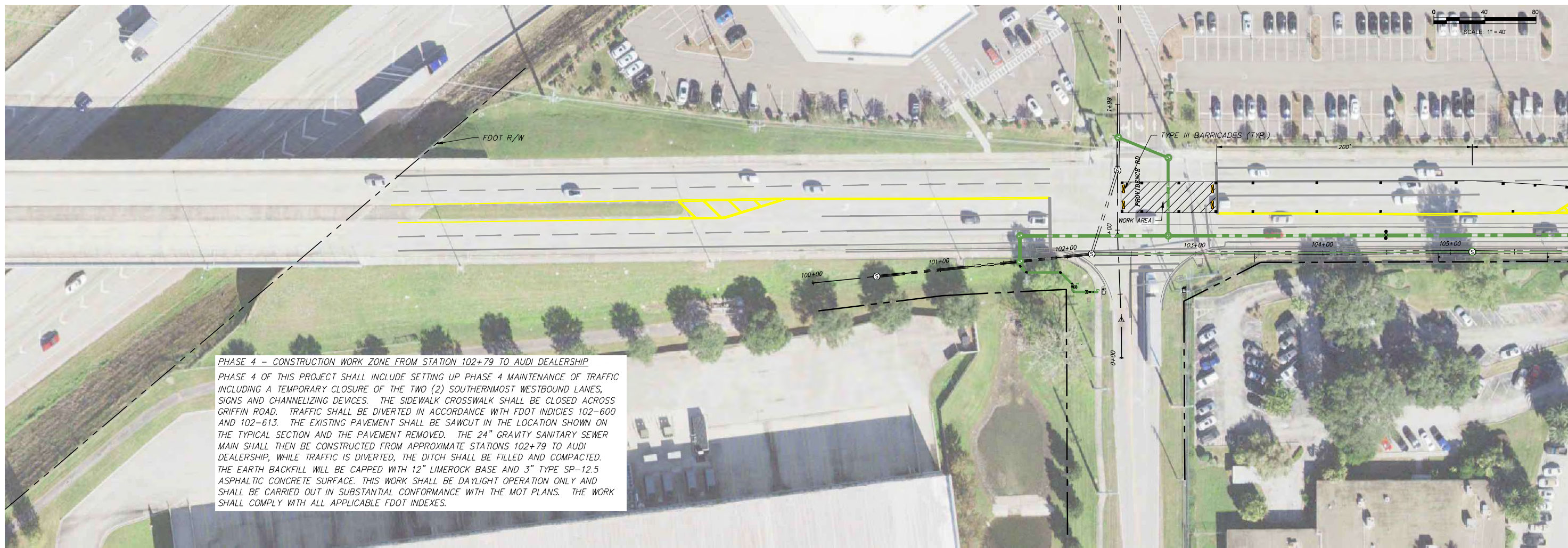


CITY OF LAKELAND
 GRIFFIN ROAD
 GRAVITY SEWER REPLACEMENT
 MAINTENANCE OF TRAFFIC PHASE III

ENGINEER: VAUGHAN S. LEER, P.E.
 REG. NO.: 94781

PROJECT NUMBER:
 9922.15
 SHEET NUMBER:
 MOT-03

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PHASE 4 - CONSTRUCTION WORK ZONE FROM STATION 102+79 TO AUDI DEALERSHIP

PHASE 4 OF THIS PROJECT SHALL INCLUDE SETTING UP PHASE 4 MAINTENANCE OF TRAFFIC INCLUDING A TEMPORARY CLOSURE OF THE TWO (2) SOUTHERNMOST WESTBOUND LANES, SIGNS AND CHANNELIZING DEVICES. THE SIDEWALK CROSSWALK SHALL BE CLOSED ACROSS GRIFFIN ROAD. TRAFFIC SHALL BE DIVERTED IN ACCORDANCE WITH FDOT INDICIES 102-600 AND 102-613. THE EXISTING PAVEMENT SHALL BE SAWCUT IN THE LOCATION SHOWN ON THE TYPICAL SECTION AND THE PAVEMENT REMOVED. THE 24" GRAVITY SANITARY SEWER MAIN SHALL THEN BE CONSTRUCTED FROM APPROXIMATE STATIONS 102+79 TO AUDI DEALERSHIP, WHILE TRAFFIC IS DIVERTED, THE DITCH SHALL BE FILLED AND COMPACTED. THE EARTH BACKFILL WILL BE CAPPED WITH 12" LIMEROCK BASE AND 3" TYPE SP-12.5 ASPHALTIC CONCRETE SURFACE. THIS WORK SHALL BE DAYLIGHT OPERATION ONLY AND SHALL BE CARRIED OUT IN SUBSTANTIAL CONFORMANCE WITH THE MOT PLANS. THE WORK SHALL COMPLY WITH ALL APPLICABLE FDOT INDEXES.



- SYMBOLS:**
- Work Area
 - Channelizing Device (See Standard Plans Index No. 102-600)
 - Work Zone Sign
 - Flagger
 - Lane Identification + Direction of Traffic
 - Type III Barricade
 - PCMS

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| NUMBER | DATE | DESCRIPTION |
|--------|------------|-------------------------|
| 0 | 04/13/2023 | ISSUED FOR CONSTRUCTION |

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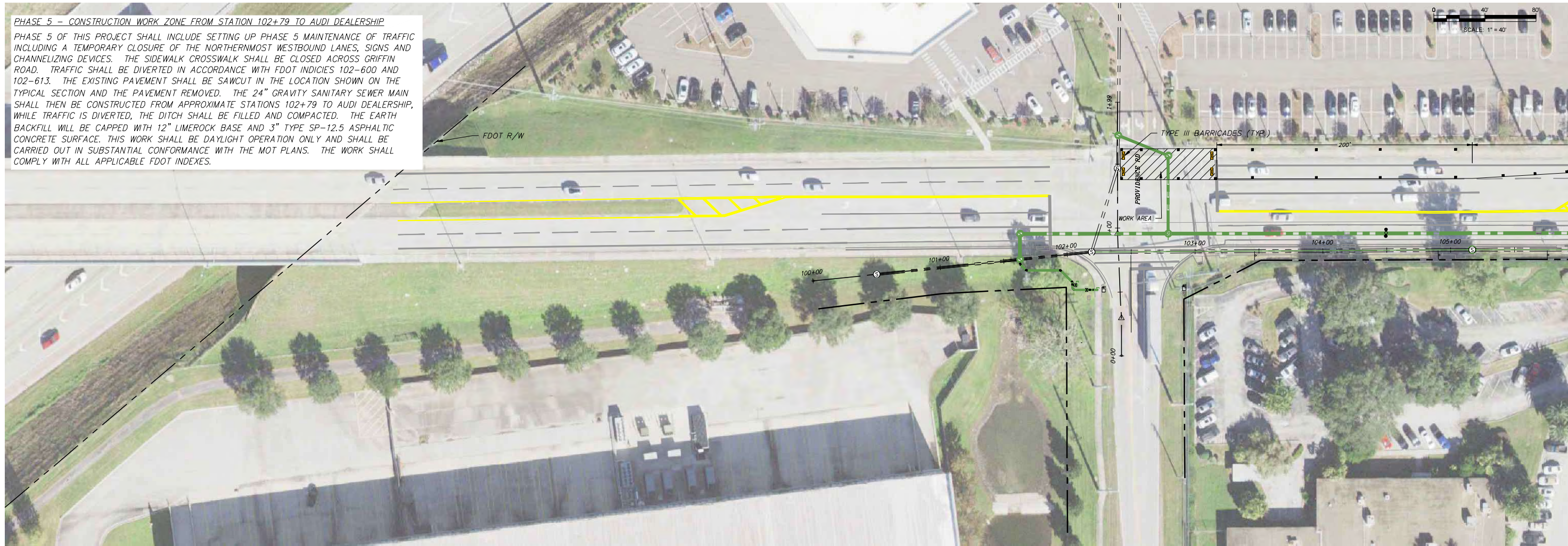
CITY OF LAKELAND
 GRIFFIN ROAD
 GRAVITY SEWER REPLACEMENT
 MAINTENANCE OF TRAFFIC PHASE IV

ENGINEER: VAUGHAN S. LEER, P.E.
 REG. NO.: 94781

PROJECT NUMBER:
 9922.15
 SHEET NUMBER:
 MOT-04

PHASE 5 - CONSTRUCTION WORK ZONE FROM STATION 102+79 TO AUDI DEALERSHIP

PHASE 5 OF THIS PROJECT SHALL INCLUDE SETTING UP PHASE 5 MAINTENANCE OF TRAFFIC INCLUDING A TEMPORARY CLOSURE OF THE NORTHERNMOST WESTBOUND LANES, SIGNS AND CHANNELIZING DEVICES. THE SIDEWALK CROSSWALK SHALL BE CLOSED ACROSS GRIFFIN ROAD. TRAFFIC SHALL BE DIVERTED IN ACCORDANCE WITH FDOT INDICIES 102-600 AND 102-613. THE EXISTING PAVEMENT SHALL BE SAWCUT IN THE LOCATION SHOWN ON THE TYPICAL SECTION AND THE PAVEMENT REMOVED. THE 24" GRAVITY SANITARY SEWER MAIN SHALL THEN BE CONSTRUCTED FROM APPROXIMATE STATIONS 102+79 TO AUDI DEALERSHIP, WHILE TRAFFIC IS DIVERTED, THE DITCH SHALL BE FILLED AND COMPACTED. THE EARTH BACKFILL WILL BE CAPPED WITH 12" LIMEROCK BASE AND 3" TYPE SP-12.5 ASPHALTIC CONCRETE SURFACE. THIS WORK SHALL BE DAYLIGHT OPERATION ONLY AND SHALL BE CARRIED OUT IN SUBSTANTIAL CONFORMANCE WITH THE MOT PLANS. THE WORK SHALL COMPLY WITH ALL APPLICABLE FDOT INDEXES.



- SYMBOLS:**
- Work Area
 - Channelizing Device (See Standard Plans Index No. 102-600)
 - Work Zone Sign
 - Flagger
 - Lane Identification + Direction of Traffic
 - Type III Barricade
 - PCMS

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| NUMBER | DATE | DESCRIPTION |
|--------|------------|-------------------------|
| 0 | 04/13/2023 | ISSUED FOR CONSTRUCTION |

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CITY OF LAKELAND
 GRIFFIN ROAD
 GRAVITY SEWER REPLACEMENT
 MAINTENANCE OF TRAFFIC PHASE V, VI, VII & VIII

ENGINEER: VAUGHAN S. LEER, P.E.
 REG. NO.: 94781

PROJECT NUMBER:
 9922.15
 SHEET NUMBER:
 MOT-05

Ferrell, Valerie

From: Cook, Kevin
Sent: Thursday, January 25, 2024 3:27 PM
To: COL ALL
Subject: PROJECT UPDATE - GRIFFIN ROAD SEWER MAIN REPLACEMENT
Attachments: 104[2].jpg

FOR IMMEDIATE RELEASE

CONTACT:
Kevin Cook
Director of Communications
City of Lakeland
863/834-6264
Social Media @lakelandgov

PUBLIC NOTICE
PROJECT UPDATE FOR GRIFFIN ROAD SEWER MAIN REPLACEMENT

WHO: Kamminga & Roodvoets, Inc.
WHAT: Installation of 1,700 linear feet of 24-inch gravity sewer main
WHY: Replacing older, failing infrastructure
WHEN: Project is ongoing with an estimated late February 2024 completion
WHERE: Griffin Road between Providence Road and Pyramid Parkway

LAKELAND, FL (January 25, 2024) - Kamminga & Roodvoets, Inc. is installing approximately 1,700 linear feet of 24-inch gravity sewer main and 11 manholes along a portion of Griffin Road. The project is replacing older infrastructure along Griffin Road between Providence Road and Pyramid Parkway. The project started October 2023 and has an estimated February 29, 2024, completion date. The contractor is working very quickly to complete this phase of the project and is ahead of schedule. Once Kamminga & Roodvoets, Inc. has completed their portion of the project, Griffin Road will be repaved, striped and the sidewalk will be repaired. The existing gravity main is in service until wastewater can be routed to the new gravity sewer main when the project is completed. This ensures water/wastewater customers are not impacted by the construction of the new sewer main. Griffin Road is currently open for both east and westbound directions. Appropriate measures and detours are in place as part of a traffic management plan for the project.

-END-

PUBLIC RECORDS NOTICE:

All e-mail sent to and received from the City of Lakeland, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.



Staff Memo

To: CRA Advisory Board
From: Valerie Ferrell, CRA Manager
Date: February 1, 2024
Re: **Site and Infrastructure Incentive – Lime St Apartments**

I. Overview

Coda Development has a growing portfolio of multi-family projects in Downtown Lakeland, with the Lime St. Apartments being its third located in the Garden District. Coda Development believes in quality, mid-sized multi-family projects that add to the infill redevelopment goals of the CRA. The Lime St project will continue to build on this concept. The Development will consist of one, 4 story building, having a total of (48) apartment units, with a mix of one- and two-bedroom apartments.

The project has progressed through the City’s development review process and received the following approvals and incentives:

- Site Plan - September 23, 2021
- Historic Preservation Board – January 27, 2022 and June 22, 2023 (amendment)
- CRA TIF Incentive Agreement – February 21, 2022 and December 18, 2023 (amendment)

Since receiving the TIF agreement on February 21, 2022 the costs of construction along with soft financing costs have increased significantly. After further analyzing site development and attaining updated cost estimates, Coda Development has worked with CRA staff to evaluate scope of improvements that are added benefits to the public realm and support infill development. The following items are considered:

- Underground stormwater detention
- Sidewalk and streetscape upgrades
- Streetside landscaping and irrigation
- Solid waste facilities enclosure
- Decorative knee wall and retaining wall

The total site and infrastructure improvements are estimated at \$589,625 and remain consistent with the Downtown Redevelopment Plan Goals, as well as other CRA incentivized projects.

II. Total CRA Financial Contribution

As a comparison, below is a summary of the final TIF incentive calculation combined with the proposed site infrastructure contribution:

| Final Approved TIF Rebate Estimates | |
|--|---------------------|
| Year 1 @ 50% | \$52,412.80 |
| Year 2 @ 50% | \$53,034.08 |
| Year 3 @ 50% | \$55,791.01 |
| Year 4 @ 50% | \$58,685.79 |
| Year 5 @ 50% | \$61,725.31 |
| Total TIF Estimate | \$281,649.00 |
| Additional Site/Infrastructure Incentive | |
| | <u>\$589,625.00</u> |
| Combined Incentive Total | \$871,274.00 |

III. Board Consideration

Staff recommends approval of site and infrastructure incentive up to \$589,625 to 625 E Lime LLC for the Lime St Apartments project.

Next steps would be preparation of an Agreement and consideration of the recommended incentive by the CRA Board/City Commission.

Attachments:

- Letter of Request from 625 E Lime LLC
- Construction Estimates
- Site Plan, Architectural Renderings, and Building Elevations

Dear CRA Advisory Board:

The Lime St. Development will be built by 625 E Lime LLC on the property located at 625 E Lime St. and 611-613 E Lime St., which is in the Garden District of Downtown Lakeland. The project will be developed by CODA Development, which recently completed Royal Oak Apartments and currently has Valencia at the Park Apartments under construction, both within Downtown Lakeland. CODA Development believes in quality, mid-sized multi-family projects that add to the infill redevelopment goals of the CRA. The Lime St. project will continue to build on this concept. The Development will consist of one, 4 story building, having a total of (48) apartment units, with a mix of one- and two-bedroom apartments. The Development Review Committee granted approval of the design of the Development on September 23, 2021. This approval was sought to be consistent with the City's Redevelopment plan. This will help the City meet their goals of enhancing and maintaining the historic character of Downtown.

Since receiving the TIF agreement on February 21, 2022 the costs of construction along with financing costs have increased significantly. Below is a recap of the costs that were estimated at the time of the TIF request along with the current estimate of costs.

12/2/2021 (Date of TIF Application) - The Property was purchased on August 11, 2021 for \$1,075,000.00. The Developer's hard costs for the Development a projected to be \$8,399,121.00 with an additional \$506,718.00 in soft costs and \$1,076,974.00 (includes closing costs) in land acquisition costs, bringing the total development costs to approximately \$9,982,813.00.

6/28/2023 - The Developer's hard costs for the Development are projected to be \$10,758,000.00 with an additional \$776,588.00 in soft costs and \$1,076,974.00 (includes closing costs) in land acquisition costs, bringing the total development costs to approximately \$12,611,562.00.

The site and building construction estimates are currently being updated. It is highly anticipated that the June 2023 estimates have increased.

In addition to the significant cost increase of construction, financing costs (IE Interest Rates) have almost doubled making it even more difficult to get a project out of the ground. That being said, having almost completed our second

development project in downtown Lakeland, we are confident we will be able to secure financing for this project.

If the City is able to provide assistance with the Site and Infrastructure improvements, we anticipate starting construction before the end of this year.

Thanks for your consideration.

Best Regards,

A handwritten signature in blue ink, appearing to be 'JL', with a long horizontal stroke extending to the right.

Jason Lewis
President
CODA Development

Estimate: 1374 Lime Street Apartments Rev. 2

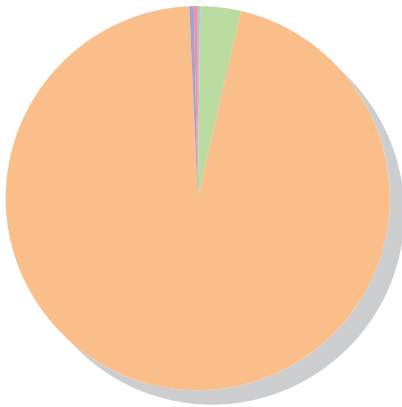
Estimate Unit Costs

| Line | Description | Quantity | Unit Cost | Total |
|------|--|--------------|--------------|-----------------------|
| 1 | 01 General Conditions | | | |
| 2 | Equipment Rental | 5.00 MO | 2,650.00 | 13,250.00 |
| 3 | Surveying | 1.00 LS | 40,000.00 | 40,000.00 |
| 4 | Utility Locates | 1.00 LS | 6,000.00 | 6,000.00 |
| 5 | Truck | 11.00 MO | 1,000.00 | 11,000.00 |
| 6 | Fuel | 11.00 MO | 750.00 | 8,250.00 |
| 7 | Project Manager | 1,907.00 HR | 72.00 | 137,304.00 |
| 8 | Superintendent | 1,907.00 HR | 70.00 | 133,490.00 |
| 9 | Project Engineer | 867.00 HR | 55.00 | 47,685.00 |
| 10 | Plan Reproduction | 1.00 LS | 2,500.00 | 2,500.00 |
| 11 | Safety | 11.00 MO | 300.00 | 3,300.00 |
| 12 | Temporary Job Site Trailer | 11.00 MO | 1,750.00 | 19,250.00 |
| 13 | On-Site Storage Container | 11.00 MO | 1,000.00 | 11,000.00 |
| 14 | Temporary Toilet (Four) | 11.00 MO | 1,200.00 | 13,200.00 |
| 15 | Temporary Protection | 1.00 LS | 10,000.00 | 10,000.00 |
| 16 | Temporary Fencing | 1.00 LS | 7,000.00 | 7,000.00 |
| 17 | Final Cleaning | 45,568.00 SF | 0.60 | 27,340.80 |
| 18 | Dumpster | 35.00 EA | 550.00 | 19,250.00 |
| 19 | General Conditions Total | | | \$509,819.80 |
| 20 | 02 Existing Conditions | | | |
| 21 | Material Testing | 1.00 LS | 55,000.00 | 55,000.00 |
| 22 | Existing Conditions Total | | | \$55,000.00 |
| 23 | 03 Concrete | | | |
| 24 | Concrete & Masonry | 1.00 LS | 1,024,974.00 | 1,024,974.00 |
| 25 | Gypcrete | 1.00 LS | 128,226.00 | 128,226.00 |
| 26 | Concrete Total | | | \$1,153,200.00 |
| 27 | 05 Metal | | | |
| 28 | Miscellaneous Metals | 1.00 LS | 255,145.00 | 255,145.00 |
| 29 | Metal Total | | | \$255,145.00 |
| 30 | 06 Wood , Plastic and Composites | | | |
| 31 | Wood Framing | 1.00 LS | 881,039.00 | 881,039.00 |
| 32 | Wood Trusses | 1.00 LS | 204,060.77 | 204,060.77 |
| 33 | Cabinets and Countertops | 1.00 LS | 230,000.00 | 230,000.00 |
| 34 | Trim | 1.00 LS | 69,407.09 | 69,407.09 |
| 35 | Fypon Brackets (Material Allowance) | 1.00 LS | 25,000.00 | 25,000.00 |
| 36 | Wood , Plastic and Composites Total | | | \$1,409,506.86 |
| 37 | 07 Thermal and Moisture Protection | | | |
| 38 | Roofing | 1.00 LS | 122,857.00 | 122,857.00 |
| 39 | Waterproofing & Caulking | 1.00 LS | 61,300.00 | 61,300.00 |
| 40 | Building Insulation | 1.00 LS | 82,158.10 | 82,158.10 |
| 41 | Hardie Board Siding | 1.00 LS | 255,000.00 | 255,000.00 |

| Line | Description | Quantity | Unit Cost | Total |
|------|---|----------|--------------|---------------------|
| 42 | Thermal and Moisture Protection Total | | | \$521,315.10 |
| 43 | 08 Openings | | | |
| 44 | Doors, Frames & Hardware | 1.00 LS | 385,386.82 | 385,386.82 |
| 45 | Storefront | 1.00 LS | 11,000.00 | 11,000.00 |
| 46 | Windows | 1.00 LS | 70,630.82 | 70,630.82 |
| 47 | Full Height Mirror (Allowance-Level 4 Fitness Room) | 1.00 LS | 5,000.00 | 5,000.00 |
| 48 | Openings Total | | | \$472,017.64 |
| 49 | 09 Finishes | | | |
| 50 | Drywall | 1.00 LS | 389,111.89 | 389,111.89 |
| 51 | Flooring | 1.00 LS | 240,186.46 | 240,186.46 |
| 52 | Level 2 Bike Room Buildout (Allowance) | 1.00 LS | 20,000.00 | 20,000.00 |
| 53 | Stucco | 1.00 LS | 110,800.00 | 110,800.00 |
| 54 | Sealed Concrete | 1.00 LS | 13,350.00 | 13,350.00 |
| 55 | Painting | 1.00 LS | 200,000.00 | 200,000.00 |
| 56 | Finishes Total | | | \$973,448.35 |
| 57 | 10 Specialties | | | |
| 58 | Bath Accessories/Fire Extinguishers/Postal | 1.00 LS | 49,569.10 | 49,569.10 |
| 59 | Level 3 Lockers (Allowance) | 1.00 LS | 20,000.00 | 20,000.00 |
| 60 | Specialties Total | | | \$69,569.10 |
| 61 | 11 Equipment | | | |
| 62 | Appliances | 1.00 LS | 267,000.00 | 267,000.00 |
| 63 | 4in1 Workout Equipment (Allowance-Level 4 Fitness Room) | 1.00 LS | 6,000.00 | 6,000.00 |
| 64 | Equipment Total | | | \$273,000.00 |
| 65 | 12 Furnishing | | | |
| 66 | Horizontal Louver Blinds | 1.00 LS | 16,000.00 | 16,000.00 |
| 67 | Furnishing Total | | | \$16,000.00 |
| 68 | 14 Conveying System | | | |
| 69 | Elevator | 1.00 LS | 120,000.00 | 120,000.00 |
| 70 | Conveying System Total | | | \$120,000.00 |
| 71 | 21 Fire Suppression | | | |
| 72 | Fire Suppression | 1.00 LS | 79,500.00 | 79,500.00 |
| 73 | Fire Suppression Total | | | \$79,500.00 |
| 74 | 22 Plumbing | | | |
| 75 | Plumbing | 1.00 LS | 677,132.90 | 677,132.90 |
| 76 | Plumbing Total | | | \$677,132.90 |
| 77 | 23 Heating, Ventilating and Air-Conditioning (HVAC) | | | |
| 78 | HVAC | 1.00 LS | 540,000.00 | 540,000.00 |
| 79 | Heating, Ventilating and Air-Conditioning (HVAC) Total | | | \$540,000.00 |
| 80 | 26 Electrical | | | |
| 81 | MEP Allowance for Level 4 Fitness Room | 1.00 LS | 20,000.00 | 20,000.00 |
| 82 | Electrical | 1.00 LS | 1,371,101.00 | 1,371,101.00 |

| Line | Description | Quantity | Unit Cost | Total |
|------|------------------------------------|----------|------------|-----------------------|
| 83 | Electrical Total | | | \$1,391,101.00 |
| 84 | 31 Earthwork | | | |
| 85 | Sitework | 1.00 LS | 782,000.00 | 782,000.00 |
| 86 | Earthwork Total | | | \$782,000.00 |
| 87 | 32 Exterior Improvements | | | |
| 88 | Landscape | 1.00 LS | 55,938.00 | 55,938.00 |
| 89 | Exterior Improvements Total | | | \$55,938.00 |
| 90 | Sub-Total (Base Cost) | | | \$9,353,693.75 |

Estimate Summary



- Material [\$18,250]
- Labor [\$318,479]
- SubContractor [\$8,950,665]
- Equipment [\$35,250]
- Other [\$31,050]

| Description | | Total |
|--------------------------------|---------|-----------------------|
| Sub-Total (Base Cost) | | \$9,353,693.75 |
| Sub-Total (Direct Cost) | | \$9,353,693.75 |
| Profit | 3.7500% | 350,763.52 |
| Insurance | 0.7500% | 70,152.70 |
| Total Estimate | | \$9,774,609.97 |

| Lime Street Apartments - Site Work Detail Estimates | | |
|--|---------------------------------|------------------------|
| CRA Request for Assistance | | |
| Item No. | Description of Work | Scheduled Value |
| 1 | Underground detention system | \$289,310.00 |
| 2 | Stormwater Connections | \$112,770.00 |
| 3 | ADA accessible sidewalks | \$14,295.00 |
| 4 | Streetscape Drive | \$19,792.00 |
| 5 | Streetside landscaping | \$21,991.00 |
| 6 | Streetside decorative knee wall | \$27,485.00 |
| 7 | Dumpster enclosure | \$43,982.00 |
| 8 | CIP Retaining wall | \$60,000.00 |
| | | \$589,625.00 |











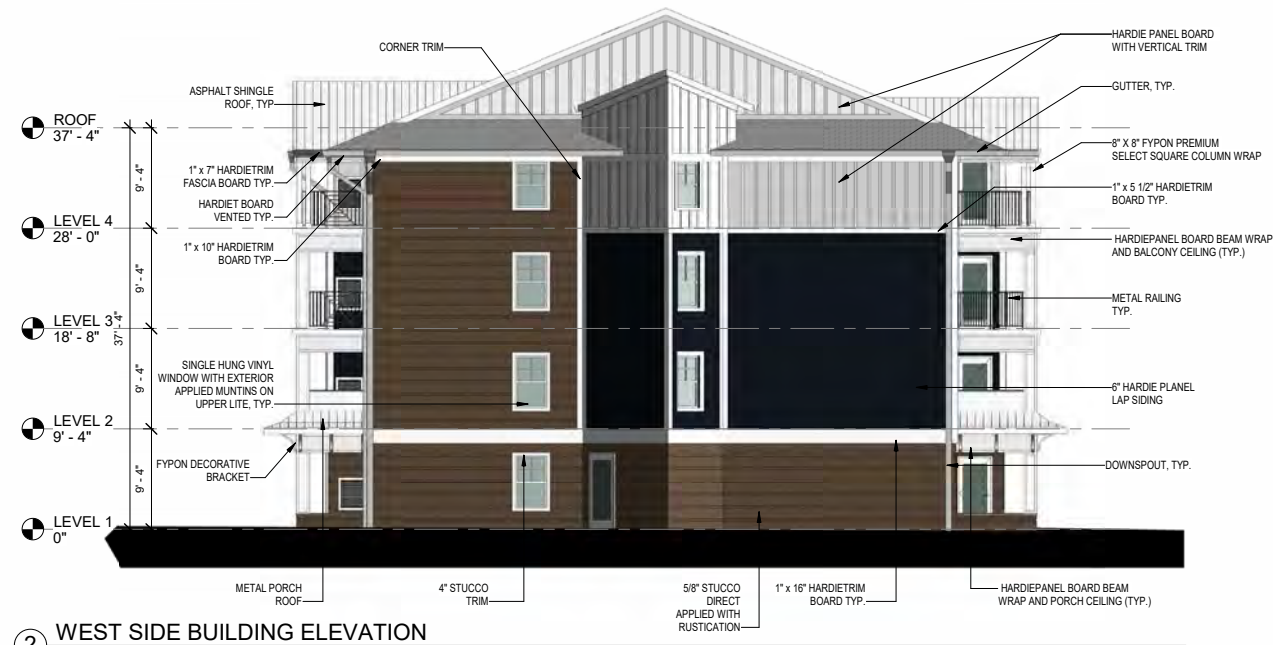
- GENERAL ELEVATION NOTES**
1. EXTERIOR FINISH COLOR AND GRAPHIC REPRESENTATIONS IN ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO MANUFACTURER'S SPECIFICATION FOR ACTUAL COLORS AND FINISHES.
 2. EXTERIOR LAP SIDING/SHINGLE/BRICK VENEER FINISH TO WRAP INSIDE AT THE WALL TURNS.
 3. ALL HARDIE PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S DETAILS FOR H210.
 4. SEE HARDIE STANDARD DETAILS FOR PENETRATIONS, CORNER CONDITIONS AND INTERSECTION OF MATERIALS.
 5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRE-ENGINEERED OR CUSTOM FABRICATED SYSTEMS SUCH AS CANOPIES, SCREEN ENCLOSURES AND RAILINGS.
 6. ALL VENT PIPES, DOWNSPOUTS, ETC VISIBLE ON THE SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE EXTERIOR FINISH COLOR.
 7. REVIEW ALL SIGHTLINES AROUND THE PROPERTY BEFORE LOCATING ANY EQUIPMENT ON ROOF OR SITE.
 8. ALL EXTERIOR GRILLES, LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE PAINTED/FINISHED TO MATCH THE ADJACENT EXTERIOR MATERIAL.
 9. PRINT SHEETS IN COLOR FOR ACCURATE REFERENCE.
 10. ASPHALT SHINGLES ROOF WITH WITH A SLOPE OF 4:12 OR LOWER TO HAVE DOUBLE UNDERLAYMENT PER CODE.



2 EAST SIDE BUILDING ELEVATION



1 NORTH SIDE BUILDING ELEVATION

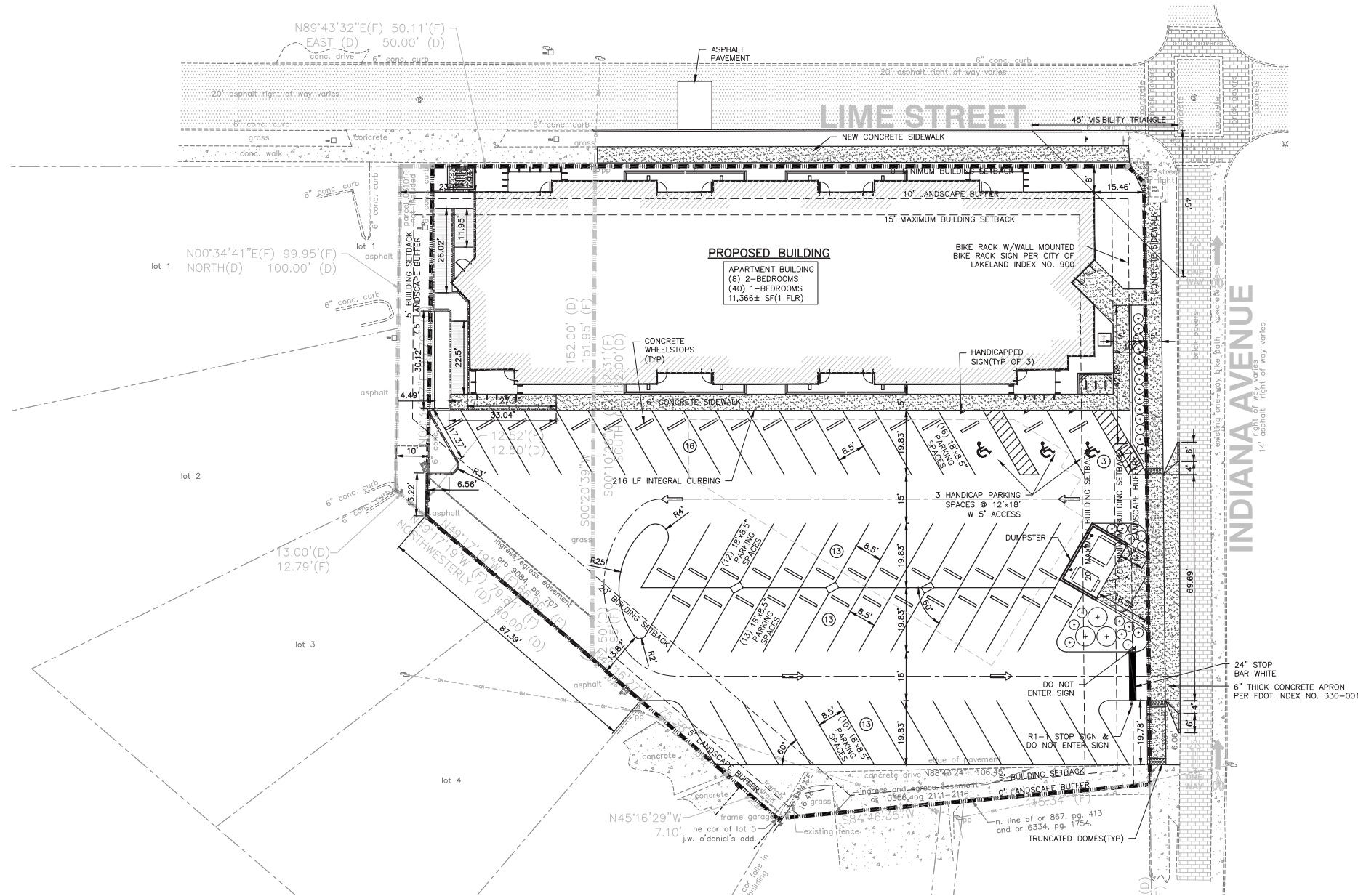


2 WEST SIDE BUILDING ELEVATION
1/8" = 1'-0"



1 SOUTH SIDE BUILDING ELEVATION
1/8" = 1'-0"

- GENERAL ELEVATION NOTES
1. EXTERIOR FINISH COLOR AND GRAPHIC REPRESENTATIONS IN ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO MANUFACTURER'S SPECIFICATION FOR ACTUAL COLORS AND FINISHES.
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 10. ASPHALT SHINGLES ROOF WITH WITH A SLOPE OF 4:12 OR LOWER TO HAVE DOUBLE UNDERLAYMENT PER CODE.



| LEGEND | | | |
|--------|--------------|-----|-----------------------------------|
| TYP | TYPICAL | ☐ | WATER METER |
| H/C | HANDICAP | → | POWER POLE |
| R | RADIUS | → | TRAFFIC FLOW (INFORMATIONAL ONLY) |
| R/W | RIGHT-OF-WAY | ☼ | AREA LIGHT |
| | | ♿ | HANDICAP PARKING |
| | | — | PROPOSED CURB |
| | | --- | PROPERTY LINE |
| | | --- | RIGHT-OF-WAY |
| | | --- | EXISTING EDGE OF PAVEMENT |
| | | ▨ | PROPOSED CONCRETE PAVEMENT |
| | | ▨ | EXISTING CONCRETE PAVEMENT |
| | | ▨ | PROPOSED ASPHALT PAVEMENT |
| | | ▨ | EXISTING PAVED ROADWAY |

SITE DATA

| | |
|--|--|
| 1. SITE ADDRESS | 625 E. LIME STREET LAKELAND, FL 33801 |
| 2. GROSS SITE AREA | 39,969 SF 0.91 AC |
| 3. PARCEL NUMBER | 24281900000031020 |
| 4. FLOOD ZONE | THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NO. 12105C0315G, DATED 12-22-16. |
| 5. OWNER | LAKE MORTON APARTMENTS, LLC P.O. BOX 2955 LAKELAND, FL 33806 |
| 6. BUILDING SETBACKS | FRONT (NORTH) 0-15 FT FRONT (EAST) 10-20 FT SIDE (WEST) 5 FT SIDE (SOUTHEAST) 5 FT REAR (SOUTHWEST) 20 FT |
| 7. LANDSCAPE BUFFERS | FRONT (NORTH) 10 FT FRONT (EAST) 5 FT SIDE (WEST) 7.5 FT SIDE (SOUTHEAST) 0 FT REAR (SOUTHWEST) 5 FT |
| 8. PARKING DATA: | |
| REQUIRED: | |
| (8) 2 BEDROOMS x 1.5 SPACES/1 2-BEDROOM UNIT | = 12 SPACES |
| (40) 1 BEDROOM x 1 SPACE/1 1-BEDROOM UNIT | = 40 SPACES |
| LESS BICYCLE PARKING CREDIT | = -2 SPACES |
| TOTAL PARKING SPACES REQUIRED | = 50 SPACES |
| PROVIDED: | |
| REGULAR PARKING SPACES | = 55 SPACES |
| HANDICAP PARKING SPACES | = 3 SPACES |
| TOTAL PARKING SPACES PROVIDED | = 58 SPACES |
| 9. | THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE. |
| 10. | ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF LAKELAND REQUIREMENTS. |
| 11. | MAXIMUM BUILDING HEIGHT = 40 FT. |
| 12. SITE AREAS: | |
| VEHICULAR USE AREA | 20,239 SF 52.00% |
| BUILDING AREA (1FL) | 11,366 SF 29.20% |
| TRASH ENCLOSURE AREA | 253 SF 0.65% |
| PATIO AREA | 1,083 SF 2.78% |
| SIDEWALK AREA | 2,099 SF 5.39% |
| TOTAL IMPERVIOUS AREA | 35,040 SF 90.02% |
| PERVIOUS AREA | 3,884 SF 9.98% |
| GROSS SITE AREA | 38,924 SF 100.00% |
| FLOOR AREA RATIO (ALL FLOORS) | 1.168 |
| 13. FUTURE LAND USE DESIGNATION | RH |
| 14. ZONING DESTINATION | 0-1 |
| 15. CONTEXT DISTRICT | URBAN NEIGHBORHOOD |
| 16. HISTORIC DISTRICT | EAST LAKE MORTON |
| 17. SPECIAL PUBLIC INTEREST DISTRICT | GARDEN DISTRICT |
| 18. FFPC OCCUPANCY CLASSIFICATION | RESIDENTIAL GROUP R2 |
| 19. TYPE OF CONSTRUCTION | 5A |

SITE PLAN NOTES:

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY PORTER GEOGRAPHICAL POSITIONING & SURVEYING, DATED 04/29/19.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
- ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
- CIVIC OPEN SPACE-LAKE MORTON SHORE PARK IS LESS THAN 1,320 FEET AWAY.
- CITY OF LAKELAND LAND DEVELOPMENT CODE 4.11.5.2.B.2. THE SUBJECT PROPERTY IS LESS THAN 1,320 FEET AWAY FROM STOP 2. (S. IOWA AVE. & E. ORANGE STREET) ON ROUTE 10.
- BICYCLE PARKING SPACES-CITY OF LAKELAND LAND DEVELOPMENT CODE 4.11.6.2. THE PROJECT WILL PROVIDE A MINIMUM OF 4 BICYCLE PARKING SPACES.
[CITY OF LAKELAND LAND DEVELOPMENT CODE 4.11.6.4. THE PROJECT WILL RECEIVE A CREDIT AGAINST THE MINIMUM OFF-STREET PARKING REQUIREMENT OF TWO PARKING SPACES.]
- THE 6TH EDITION 2017 FLORIDA BUILDING AND ACCESSIBILITY CODE REQUIREMENTS WERE APPLIED FOR THE DESIGN AND CONSTRUCTION OF THIS SITE. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2017 6TH EDITION FLORIDA BUILDING CODE AND ACCESSIBILITY CODE.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER OF RECORD AND CITY OF LAKELAND A SHOP DRAWING OF THE PROPOSED SIGNAGE THAT IS TO BE INSTALLED IN THE RIGHT-OF-WAY FOR THE DROP-OFF AREA PRIOR TO ORDERING SIGNAGE.
- CONTRACTOR TO MODIFY PROPOSED FENCING AROUND BACKFLOW ASSEMBLIES AS NECESSARY TO ALLOW PROPOSED LANDSCAPING PER CITY OF LAKELAND DETAIL WS-601.

FIRE PROTECTION NOTE

THERE IS AN EXISTING FIRE HYDRANT LOCATED APPROXIMATELY 7 NORTH AND 44 FEET EAST OF THE NORTHEASTERN PROPERTY CORNER ALONG LIME STREET SOUTH RIGHT-OF-WAY LINE ON THE SOUTHEASTERN CORNER OF LIME AND INDIANA.

LIME STREET APARTMENTS
625 E. LIME STREET
LAKELAND, FLORIDA 33801

DATE: 1/5/23
 WAYNE J. SPROUSE, P.E.
 FL REG. NO. 60821

PROJECT NO:
14036.001
 DATE: 9/29/21
 DESIGNED BY: WJS
 DRAWN BY: GTH
 CHECKED BY: WJS

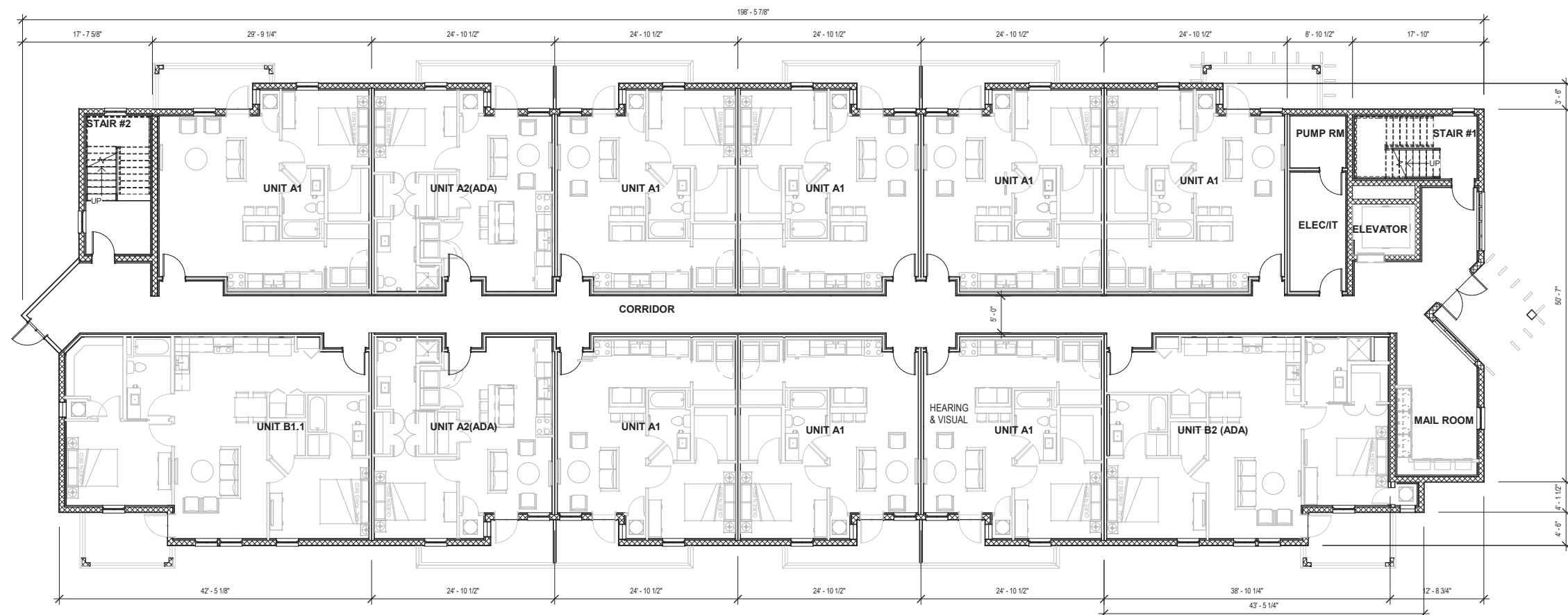
KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 www.call811.com

DRAWING TITLE:

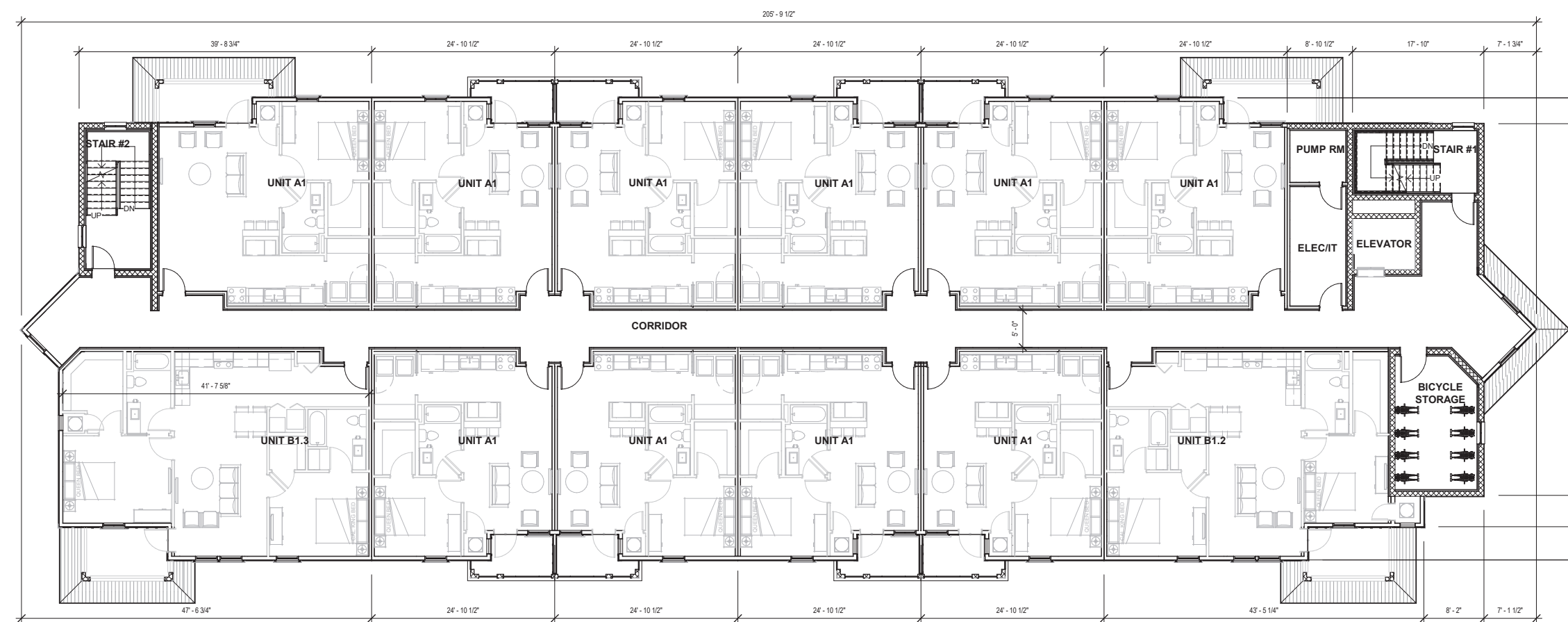
SITE PLAN

SHEET NO:

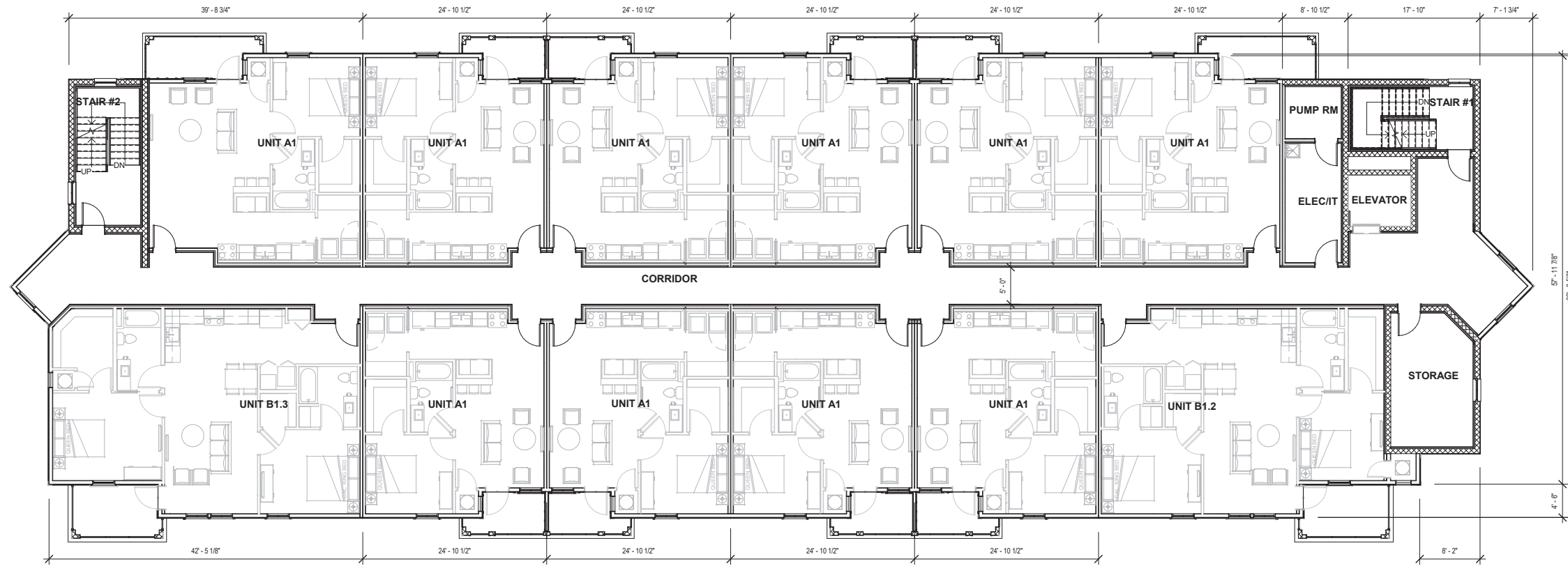
6.0



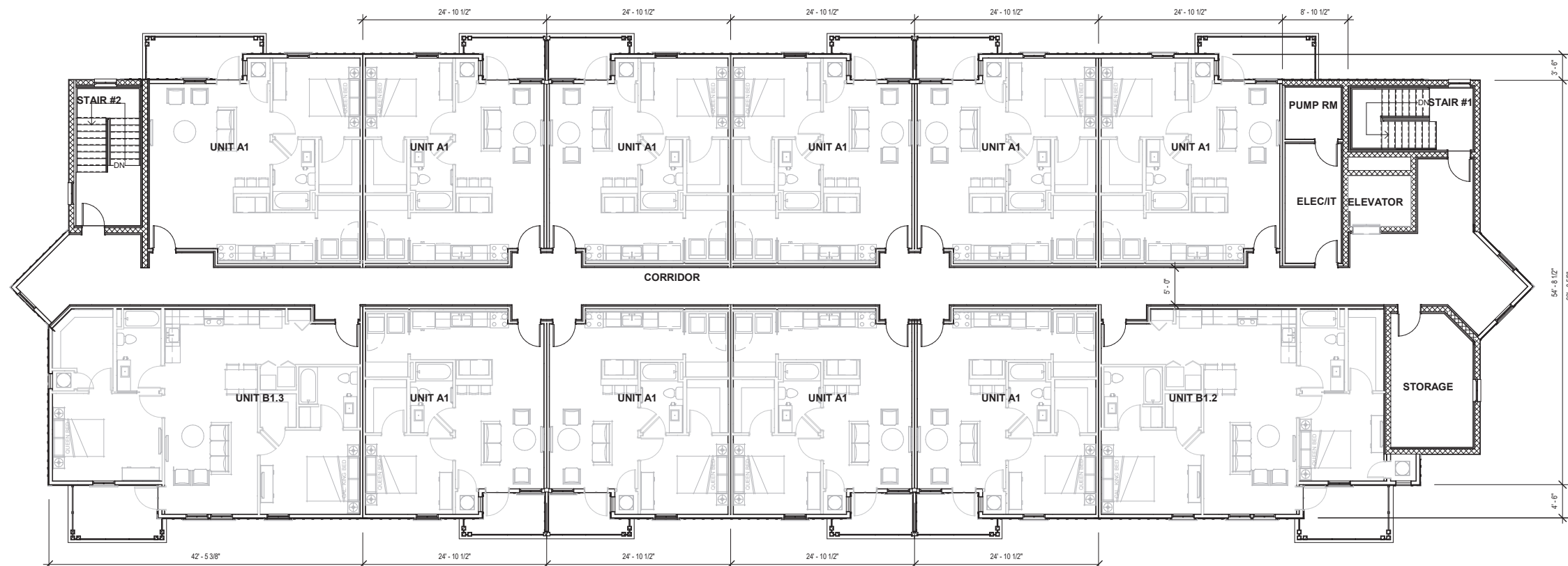
① OPTION 1-FIRST FLOOR
1/8" = 1'-0"



② OPTION 1-SECOND FLOOR
1/8" = 1'-0"



① OPTION 1-THIRD FLOOR
1/8" = 1'-0"



② OPTION 1-FOURTH FLOOR
1/8" = 1'-0"

EXISTING DUPLEX IMAGES



EXISTING SITE



EXISTING SITE



Staff Memo

To: CRA Advisory Board
From: Valerie Ferrell, CRA Manager
Date: February 1, 2024
Re: **Routine Landscape and Irrigation Maintenance Services – CRA Leased Properties**

I. Overview

The CRA must maintain approximately ten (10) properties leased to commercial tenants to ensure the facilities are adequately kept, well maintained and contributing to the revitalization of the area. Such maintenance services include mowing of grass, weeding, maintenance of landscaped areas, irrigation management, removal of loose trash or debris, tree and bush trimming and herbicide application.

On September 25, 2023, the City’s Purchasing Department issued Invitation to Bid No. 2023-ITB-155 seeking qualified vendors to provide landscape and irrigation maintenance services at the Lakeland CRA leased properties. The City received responses from the eight (8) vendors.

The CRA and Purchasing staff reviewed the proposals received for its Routine Landscape and Irrigation Maintenance bid. As much effort as we put into the front end to ensure clarity for vendors to understand our project scope, we realize the challenges in evaluating each not only on their pricing but also in substantially responsiveness and ability to perform the services requested.

The primary goal is to award to a company that can effectively manage quality landscaping to very demanding tenant needs and enhance the exterior of the CRA investments. We have considered the bids on the following:

- pricing
- local preference (within Lakeland Electric Service Area)
- vendor’s ability to perform this work through its number of employees
- company experience
- flexibility to respond and coordinate on repairs, special projects (plant replacement, etc)

II. Board Consideration:

With these considerations, the staff has recommended awarding the bid to STAG Industries in the annual contract amount of \$76,550. Next steps would approval by the CRA Board/City Commission and issuance of Purchase Order.

Attachments:

- 2023-ITB-155
- Bid Response Summary

INVITATION FOR BID

2023-ITB-155

ROUTINE LANDSCAPE AND IRRIGATION MAINTENANCE FOR
LAKELAND CRA LEASED PROPERTIES

City of Lakeland
1140 E. Parker Street
Lakeland, FL 33801

RELEASE DATE: October 5, 2023

DEADLINE FOR QUESTIONS: October 26, 2023

RESPONSE DEADLINE: November 9, 2023, 3:30 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://secure.procurenow.com/portal/lakelandgov>

City of Lakeland
INVITATION FOR BID

Routine Landscape and Irrigation Maintenance for Lakeland CRA Leased
Properties

I. NOTICE TO BIDDERS

II. INTRODUCTION.....

III. SCOPE OF WORK.....

IV. INSURANCE AND SAFETY REQUIREMENTS

V. SPECIFICATION OF SAFETY AND OCCUPATIONAL HEALTH

VI. VENDOR QUESTIONNAIRE

VII. PRICING PROPOSAL.....

Attachments:

A - Indemnification 2023 Contractor

H - Map_Series

1. NOTICE TO BIDDERS

INVITATION TO BID

Routine Landscape and Irrigation Maintenance for Lakeland CRA Leased Properties

FOR THE CITY OF LAKELAND

Thursday, October 5, 2023

ITB No.2023-ITB-155

Sealed bids will be received electronically by the Purchasing Manager via OpenGov, the City's e-Procurement Portal ("Portal"), until 3:30 pm – Thursday, November 9, 2023. Bids received after this specified time and date will not be considered. The sealed bids will be publicly opened and read aloud on the same date and time in the office of the Purchasing Manager for the following:

Bid Documents may be accessed by visiting our Website

at <https://procurement.opengov.com/portal/lakelandgov> or by contacting the City of Lakeland Purchasing Division @ (863) 834-6780. **Bid Documents are Required for Bid Submittal.** Bidders are required to submit their responses through the Portal. Bidders shall sign up on the Portal if an account does not exist.

THE CITY OF LAKELAND IS SOLICITING SEALED BIDS FROM QUALIFIED VENDORS TO PROVIDE: Routine Landscape and Irrigation Maintenance for Lakeland CRA Leased Properties.

THE BIDS SUBMITTED SHALL BE IN COMPLETE ACCORDANCE WITH, WITHOUT LIMITATION, THIS INVITATION TO BID, THE ATTACHED CITY OF LAKELAND SPECIFICATIONS, AND ALL CODES AND REQUIREMENTS REFERENCED THEREIN.

All Questions regarding this invitation to bid shall be in writing and submitted electronically via the Portal through the Question and Answer tab before 5:00 pm on Thursday, October 26, 2023. Responses will be released on the Question and Answer Tab.

1.1. CLARIFICATION AND/OR EXCEPTIONS OF DOCUMENTATION

Bidders requiring clarification or having a dispute with these documents must advise the City Purchasing Division of the nature of the required clarification or basis of the dispute, in writing, no later than 5:00 pm on Thursday, October 26, 2023 via the Portal's Question and Answer tab. If no written contact has been made by this specified date, the Bidder waives the right to any future consideration and accepts the documents as published and/or revised by the City. **Additionally, submitting a signed bid shall be construed as a total compliance statement.**

1.2. BIDDING DOCUMENTS and DRAWINGS

Bidding Documents are in electronic PDF format and may be accessed by logging onto the City Purchasing e-Procurement Portal in the [#ATTACHMENTS](#) sections.

1.3. FLORIDA PUBLIC RECORDS LAW

Respondent's submittal information shall be subject to Chapter 119, Florida Statutes, generally known as the "Florida Public Records Law." This statute provides that all documents, papers, records and similar material produced or received by an agency or political subdivision of the State are subject to public inspection and review under reasonable conditions and at reasonable times. Accordingly, unless specifically exempted by law, all bids and materials received with bids, marketing information, quotations, proposals, specifications, correspondence, forms, contracts, bonds, financial statements, prospectus, corporate resumes, product summaries, lab reports, inspection and test reports and any other such material will be considered a matter of public record. The City and its staff cannot regard any document, information or data as proprietary or confidential unless so advised by the City Attorney.

Additionally, should a Contractor enter into an Agreement with the City, the Contractor shall comply with Florida Statute Chapter 119, the Florida Public Records Act as it relates to records kept and maintained by Contractor in performance of services pursuant to this Agreement. In accordance with Florida Statute §119.0701, the Contractor shall keep and maintain public records required by the City in performance of services pursuant to the contract. Upon request from the City's custodian of public records, Contractor shall provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided pursuant to Florida Statute Chapter 119 or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City. Contractor shall, upon completion of the contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform services pursuant to the contract. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems 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: KEVIN COOK - DIRECTOR OF COMMUNICATIONS AT: PHONE: 863-834-6264, E-MAIL: KEVIN.COOK@LAKELANDGOV.NET, ADDRESS: ATTN: COMMUNICATIONS DEPARTMENT, 228 S. MASSACHUSETTS AVE., LAKELAND, FLORIDA 33801.

1.4. EXPARTE COMMUNICATION

Please note that to insure the proper and fair evaluation of a bid, the City of Lakeland prohibits exparte communication (i.e., unsolicited) initiated by the Bidder to the City Official or Employee evaluating or

considering the bids prior to the time a bid decision has been made. Communication between Bidder and the City will be initiated by the appropriate City Official or Employee in order to obtain information or clarification needed to develop a proper and accurate evaluation of the bids. Ex parte communication may be grounds for disqualifying the offending Bidder from consideration or award of the bid then in evaluation or any future bid.

1.5. INSURANCE AND SAFETY REQUIREMENTS

All insurance shall be secured from or countersigned by an agent or surety company recognized in good standing and authorized to do business in the State of Florida.

The Contractor shall, within ten (10) days of notification of award and **prior to commencement of work, take out and maintain in full force and effect minimum insurance coverage as specified in the attached requirements.** This insurance shall remain in force and effect throughout the duration of the contract.

A certificate of existing insurance coverage should be submitted with the bid as proof of insurability. If the current coverage does not meet the bid requirements, then the Bidder should request an affidavit of insurability from the Bidder's insurance agent that certifies that the requirements can and will be met. Failure to provide adequate insurance coverage may be cause for disqualification as non-responsive to the bid requirements. The Contractor agrees to accept and abide by the City of Lakeland safety regulations in complete accordance with the attached requirements.

1.6. INDEMNIFICATION AGREEMENT

The Contractor agrees to indemnify and hold harmless the City of Lakeland in complete accordance with the attached requirements. This agreement shall be signed, notarized and returned with the bid submittal. Failure to provide the Hold Harmless Indemnification Agreement may be cause for disqualification as non-responsive to the bid requirements.

1.7. PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids 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, for **CATEGORY TWO** for a period of 36 months from the date of being placed on the convicted vendor list.

1.8. DRUG-FREE WORKPLACE CERTIFICATION

By submitting a bid in response to this Invitation to Bid, you are certifying that your company is a drug-free workplace in accordance with Florida Statute 287.087.

1.9. SUSPENSION AND DEBARMENT CERTIFICATION

By submitting a bid in response to this Invitation to Bid, you are certifying that your company, pursuant to 49 CFR Part 29: (1) is not presently suspended or debarred as, and/or listed on the U.S. General Services Administration's System for Award Management (SAM) as such; and (2) will at all times remain eligible to bid for and perform the services subject to the requirements set forth herein and other applicable laws. Bidder agrees that any contract awarded to Bidder will be subject to termination by the City if Contractor or its subcontractors fail to comply or maintain such compliance.

1.10. CONFLICT OF INTEREST / STATEMENT OF NON-COLLUSION

The award hereunder is subject to Chapter 112, Florida Statutes. All respondents must disclose with their bid the name of any officer, director, or agent who is also an employee of the City of Lakeland. Further, all respondents must disclose the name of any City of Lakeland employee who owns, directly or indirectly, an interest of five percent (5%) or more of the respondent's firm or any of its branches.

The respondent shall certify that he/she has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the bid and that the respondent is not financially interested in, or otherwise affiliated in a business way with any other respondent on the same land or improvements.

1.11. E-VERIFY CERTIFICATION

Vendor/Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

All persons employed by the Vendor/Contractor during the term of the Contract to perform employment duties within Florida; and

All persons, including subcontractors, assigned by the Vendor/Contractor to perform work pursuant to the Contract with the City.

1.12. VENDOR/CONTRACTOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES

Section 287.135, Florida Statutes, as may be amended, prohibits agencies or local government entities from contracting with companies for goods or services of \$1,000,000.00 or more, that are on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel and that it does not have business operations with Cuba or Syria.

As the person authorized to submit responses/bids on behalf of respondent/bidder, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel or has business operations in Cuba or Syria. I

understand that pursuant to section 287.135 , Florida Statutes, as may be amended, the submission of a false certification may subject company to civil penalties, attorney’s fees, and/or costs.

1.13. PROHIBITION AGAINST CONSIDERING SOCIAL, POLITICAL OR IDEOLOGICAL INTERESTS IN GOVERNMENT CONTRACTING -- F.S. 287.05701

Bidders are hereby notified of the provisions of section 287.05701, Florida Statutes, as amended, that the City will not request documentation of or consider a Bidder's social, political, or ideological interests when determining if the Bidder is a responsible Bidder. Bidders are further notified that the City's governing body may not give preference to a Bidder based on the Bidder's social, political, or ideological interests.

1.14. ADDENDA

It is the Bidder’s responsibility to contact the Purchasing Division prior to submitting a bid to ascertain if any addenda have been issued, to obtain all such addenda and return executed addenda with the bid.

The failure of a Bidder to submit acknowledgment of any addenda that affects the bid price(s) may be considered an irregularity and may be cause for rejection of the bid.

1.15. LOCAL VENDOR PREFERENCE

A copy of City’s Local Preference Policy, Ordinance No. 5912 dated January 3, 2022 is attached.

A Local Business shall be defined as a vendor, supplier or contractor that: (i) conducts business within the jurisdictional limits of Lakeland Electric’s service territory by providing goods, services or construction; (ii) maintains a physical business location within the jurisdictional limits of Lakeland Electric’s service territory in an area legally zoned for conducting such business; (iii) conducts business on a daily basis from the local business location; (iv) has conducted business from such location for at least twelve (12) consecutive months prior to the due date for the applicable bid or proposal; and (v) provides a copy of its local business tax receipt, if located within the City of Lakeland, or a copy of its Polk County local business tax receipt, if located outside of the City limits but within Lakeland Electric’s service territory.

1.16. BID PROTEST PROCEDURE

The City’s procedure on bid disputes is located in the City’s Purchasing Manual and can be found at <https://www.lakelandgov.net/departments/purchasing/bid-dispute-policy>.

1.17. TERMS AND CONDITIONS OF AGREEMENT

A copy of the agreement to be entered into with the successful bidder is included with this bid attached herein, should the City require such.

1.18. OPENGOV PROCUREMENT

The City of Lakeland uses OpenGov, the e-Procurement Portal (“Portal”), to administer the competitive solicitation process, including but not limited to soliciting quotes, sealed bids, proposals, and qualifications, issuing addenda, posting results and issuing notification of an intended decision. Bidders are strongly encouraged to familiarize themselves well in advance of their intention of submitting a proposal to ensure familiarity with the use of the Portal. The City shall not be responsible for a Bidder’s inability to submit a proposal by the end date and time for any reason, including issues arising from the use of the Portal.

1.19. BID SUBMITTAL

Respondent shall complete all electronic sections of their response and submit a response before the due date and time identified in the Timeline of this solicitation. Electronic sections may comprise of but are not limited to Contact Information, Addenda Confirmation, Questionnaire, Pricing and Company Profile.

The City of Lakeland at its sole discretion reserves the right to waive technicalities or irregularities, to reject any or all bids, and/or to accept that bid which is in the best interest of the City. The award of this bid, if made, may be based on considerations other than total cost and may be awarded based on various considerations, including without limitation; Bidder’s experience and/or qualifications, past experience, administrative cost, standardization, technical evaluation and oral and/or written presentations as required. The City reserves the right to accept all or part, or to decline the whole, and to award this bid to one (1) or more Bidders. There is no obligation to buy. The bid, if awarded, will be in the judgement of the City the most responsive to the City’s needs. The City of Lakeland encourages the use of minority and women-owned businesses as subcontractors or in joint venture arrangements.

City of Lakeland, Florida

Mark D. Raiford, CPPB

Purchasing Manager

2. INTRODUCTION

2.1. Summary

IT IS THE INTENT OF THIS SOLICITATION TO SECURE ECONOMICAL PRICING FOR ROUTINE LANDSCAPE AND IRRIGATION MAINTENANCE AT LAKELAND COMMUNITY REDEVELOPMENT AGENCY LEASED PROPERTIES AND RELATED AREAS. THESE SERVICES MUST BE PERFORMED IN A SAFE MANNER, AND THE RESULTS MUST BE AESTHETICALLY PLEASING AS THESE FACILITIES REPRESENT THE LAKELAND CRA TO THE RATE-PAYING PUBLIC.

THE BID SUBMITTED AND THE PURCHASE ORDER, IF ISSUED, SHALL BE IN COMPLETE ACCORDANCE WITH, WITHOUT LIMITATION, THIS INVITATION TO BID, CITY OF LAKELAND SPECIFICATIONS, ALL CODES, REGULATIONS, SPECIFICATIONS AND REQUIREMENTS REFERENCED THEREIN.

2.2. Background

Maintenance of the public realm is directly connected to quality of life of residents and economic growth of an area. The CRA is committed to not only maintaining its properties but revitalizing the physical environment for the benefit of the Lakeland CRA Districts as a whole.

2.3. Contact Information

Linda Alspaugh

Purchasing Agent

1140 East Parker Street

Lakeland, FL 33801

Email: linda.alspaugh@lakelandgov.net

Phone: [\(863\) 834-8787](tel:(863)834-8787)

Department:

Community & Economic Development - CRA

2.4. Timeline

The City Commission may not approve this purchase, or may ask that the plan be modified in some respect. The City may opt to modify and/or terminate the project described within the ITB.

The suggested deployment schedule contained within this ITB is subject to change based on the City's needs and/or final scoping of the project through the contract negotiation phase.

Estimated Schedule

| | |
|-------------|-----------------|
| ITB release | October 5, 2023 |
|-------------|-----------------|

| | |
|--|---|
| Pre-Bid Meeting (Non-Mandatory) | October 19, 2023, 10:00am Purchasing Bid Room, 1140 E. Parker St., Lakeland, FL 33801 |
| ITB questions deadline | October 26, 2023, 5:00pm |
| ITB proposal due date | November 9, 2023, 3:30pm |

3. SCOPE OF WORK

3.1. ROUTINE LANDSCAPE AND IRRIGATION MAINTENANCE

Service Specifications:

The Bid will be awarded based on the overall qualifications of the company and the costs submitted for the services to be provided based on the ten (10) locations. No subcontracting will be permitted for this work and all work must be performed by the company using company employees, unless otherwise noted below. The Core services shall include:

- **Clean-Up and Waste Removal**
 - Prior to performing any Work, the Contractor shall survey and walk the grounds of the Property and pick up, bag, and remove all waste material, trash, and debris such as paper, cans, bottles, fallen palm fronds, etc. from turf and within landscaped beds.
 - Upon completion of each day's Work and prior to leaving the Property after performing the scheduled landscape maintenance, the Contractor shall remove waste materials, trash, debris, grass clippings, trimmings, mulch, etc. and dirt from all sidewalks, curbs, gutters, parking areas, and roadways.
 - All debris shall be picked up, bagged, hauled away, and disposed of offsite by the Contractor and shall not be left on the Property or on the curb.
- **Mowing**
 - All mowing shall be accomplished on the same day on which the Work is begun on the Property.
 - Mowing shall be even, without scalping or bouncing and mowed to the optimal height for the grass species.
 - DO NOT MOW closer than 12 inches from any vertical structures (buildings, fence, sign, light fixtures, fire hydrant, telephone pole, tree, etc.)
- **Trimming**
 - All grass closer than 12 inches from any vertical obstruction must be trimmed with a string trimmer, or similar handheld trimmer or other equipment.
 - Properly trimmed areas shall have a uniform height and appearance with the surrounding mowed area and should not be discernible from the mowed area.
 - The Contractor shall exercise care to ensure that string trimmers, or any other equipment used to trim grass, do not damage any property.

- **Edging**
 - All sidewalks, curbs, and plant bed edges shall be edged with a vertical blade edger, or similar equipment and should have a uniform appearance
 - When edging plant beds, the established bed line shall be used to avoid excessive removal of existing grass areas.
 - Chemicals shall not be used for edging along sidewalks, curbs, and/or plant beds.
- **Blowing, Raking, and/or Sweeping**
 - All hardscape surfaces shall be blown, raked, and/or swept free of grass clippings, waste materials, leaves, dirt, debris, etc. after every mowing, trimming, edging.
 - Grass clippings, waste materials, leaves, dirt, debris, etc. shall not be blown raked, and/or swept into plant beds, streets, stormwater systems/drains, retention ponds, neighboring properties, etc. All grass clippings, waste materials, leaves, dirt, debris, etc. shall be collected, bagged, and removed from the Lakeland CRA-owned property.
- **Weed Eradication**
 - The Contractor shall be responsible for keeping all Properties free of weeds at all times.
 - Weeds shall be removed from all landscaping beds, tree wells, turf, ground cover, sidewalks, cracks, curbing, paver brick areas, and pavement joints.
 - Hand pulling /manual removal is the preferred method of post emergent weed control.
 - The Contractor can remove weeds through the use of chemicals to kill the tops and roots. The weeds should then be removed within 1-7 days of spraying during the growing season and within 7-14 days of spraying during the dormant season. Failed spray applications must be followed by reapplication. The Contractor shall place appropriate warning signs in all public areas sprayed.
 - Properly weeded areas shall be totally free of weeds to include tree wells and mulched/rock areas.
- **Disease/Insect Control**
 - It is the responsibility of the Contractor to survey all grass areas, shrubs, plants, plant beds, and trees for disease or insect infestation.
 - If disease or an insect infestation is present, the Contractor shall provide written notification to the Lakeland CRA and a recommended course of action. If requested by the Lakeland CRA, the Contractor may submit a proposal to provide the additional services. The Lakeland CRA, at its sole discretion, will determine if the price quotes are fair and reasonable.

- **Mulch**

- New mulch will match existing mulch so that the new mulch is similar in appearance.
- Mulch shall be uniform in color and appearance, and free of leaves, sticks, etc.
- All mulch beds, including tree wells, shall be replenished per schedule to maintain a minimum 3-inch depth.
- All mulch beds will be cleaned of weeds, trash, debris, litter, etc. prior to putting down new mulch.
- A granular pre-emergent herbicide shall be applied to all landscape beds prior to the application of mulch.
- When the buildup of old decomposing mulch becomes a problem, the Contractor is to remove and replace the old mulch at the Lakeland CRA's discretion.
- If mulching is performed, the number of bags of mulch used on each Property will be included in the submitted Quarterly Invoice.
- Properties shall be mulched one (1) time per year in March/April, before the rainy season begins.

- **Fertilization/Replacement**

- It is the responsibility of the Contractor to survey all grass areas, shrubs, plants, plant beds, and trees for fertilization needs based on a recommended schedule per area provided by Contractor.
- All grass areas, shrubs, small trees and plants shall be replaced if deemed necessary.
- If replacement is performed the number of items replaced on each Property will be included in the submitted Quarterly Invoice.

- **Shrub Pruning**

- Shrubs shall be pruned weekly only as needed to remove branches which are dead, broken, extending beyond the face of curbs or sidewalks, or are climbing building walls (unless they are intended to climb the wall, such as climbing vines).
- Pruning cuts shall be accomplished leaving no stub cuts, flush cuts, rips and tears, or straight cuts. Cuts shall be made back to a node or point of origin. All plant material removed during the pruning operation shall be cut off cleanly.
- Hedges shall be regularly pruned to maintain a uniform height and width. Except as noted previously, allow the shrubs to grow un-pruned to their natural sizes.

- **Tree Pruning**

- Prune trees only to remove dead, diseased, broken, dangerous, or crossing branches or fronds and seed pods.
- Prune trees to remove any low hanging branches that pose a conflict with vehicular or pedestrian use areas.
- Pruning cuts shall be accomplished leaving no stub cuts, flush cuts, rips and tears, or straight cuts. Cuts shall be made back to a node or point of origin. All plant material removed during the pruning operation shall be cut off cleanly.
- Discard all tree and palm trimmings off-site using a legal method.
- Trees and/or palms located on City or State owned right of ways shall not be included as part of the required Work.
- **Irrigation System**
 - The Contractor shall be responsible for checking all sprinklers in the Properties to make sure all are working properly and heads are recessed in closed position at grade.
 - The Contractor will be responsible for sprinklers they damage during performance of landscape maintenance services.
 - If the Contractor/Tenant notices an issue with the sprinklers prior to starting Work on the Property, the Contractor shall provide written notification to the Lakeland CRA and a recommended course of action. If requested by the Lakeland CRA, the Contractor may submit a proposal to provide the additional services.

Locations:

The contractor shall provide services at the following addresses and identified in the map series attached:

| Location | Property Description | Services |
|--------------------------|--|--|
| 801 N. Massachusetts Ave | Crystal’s World of Dance and adjacent parking area | Light Mowing, Landscaping, Trash Removal, tree trimming and Irrigation Maintenance |
| 802 N. Massachusetts Ave | Yard on Mass interior courtyard and rights of way | Light Mowing, Landscaping, Trash Removal, tree trimming and Irrigation Maintenance |

| | | |
|-------------------------|---|--|
| 306 E Parker Street | Parking Area for Yard on Mass | Mowing, Landscaping, Trash Removal, tree trimming and Irrigation Maintenance |
| 820 N Massachusetts Ave | Haus 820, ART/ifact Studios, courtyard event space, shared parking area and rear access with Color Wall | Light Mowing, Landscaping, trash Removal and Irrigation maintenance |
| 830 N Massachusetts Ave | DouBakehouse, The Collective Offices, shared parking area and perimeter surrounding Plum St and Kentucky Ave. | Light mowing, Landscaping, trash Removal, tree trimming and irrigation maintenance |
| 902 N Kentucky Ave | Parking Area for Mass Market Tenants event parking | Mowing, landscaping, trash removal, tree trimming and irrigation maintenance |
| 830 N Kentucky Ave | Parking Area for Mass Market Tenants event parking | Mowing, landscaping, trash removal, tree trimming and irrigation maintenance |
| 114 E Parker St | The Well business center and event space as well as adjacent parking area | Light mowing, landscaping, trash removal and irrigation maintenance |
| 304 E Plum St | Urban Farm, not to include gardening boxes | Light mowing, landscaping, trash removal and irrigation maintenance |
| 310 E Plum St | Market Lofts and Repurpose Art Studio as well as adjacent parking area and courtyard | Light mowing, landscaping, trash removal and irrigation maintenance |

Subcontractors to be used for as-needed basis for following services. Pricing will be provided per request based on type of service needed and mutually agreed upon by contractor and owner using the subcontractors listed below. It is understood that contractor will facilitate all repairs and work orders for the services to be performed by subcontractors once approval is given by owner. All invoices will be directed to the contractor to be paid by the owner.

Irrigation Repairs (beyond scope of what contractor can provide):

Subcontractor Name:

Location:

Phone:

Tree Trimming (beyond scope of what contractor can provide):

Subcontractor Name:

Location:

Phone:

Plant Replacements:

Subcontractor Name:

Location:

Phone:

3.2. ANNUAL SERVICES REQUIREMENT

- This Annual Services Requirement, if placed, shall be Firm and Valid, Beginning with the Issuance of a Purchase Order through September 30, 2024, with an Option for Two (2), One (1) Year Renewals upon Mutual Written Consent.
- If the Bidder is awarded a Contract under this Bid Solicitation, the prices offered by the Bidder shall remain fixed and firm during the performance of the work, except for any change orders or variations, which must meet the prior approval and written authorization of the CRA.
- As part of its Bid, the Bidder must identify any and all subcontractors that will be used in the performance of the proposed scope of work, their qualifications (including any licenses, certifications, etc.), capabilities, experience, and the portion of the work to be done by the subcontractor.
- The CRA disposes of property from time to time, and as a result, the total number of CRA-owned properties being maintained by the Contractor may change from time to time. The CRA reserves the right to reduce the number of properties to be maintained and to completely eliminate any property or items of work listed in the Bid or the resultant Contract. Any change in the number of properties, elimination of any property from the maintenance list, or change to the scope of work shall be made via a written amendment to the Contract executed by both parties.
- The CRA acquires property from time to time, and as a result, the total number of CRA-owned properties being maintained by the Contractor may change from time to time. Although this ITB and resultant Contract may identify specific properties and/or services, it is hereby agreed and understood that the CRA may add properties and/or similar services to the resultant Contract at the option of the CRA.
 - The Contractor shall submit a proposal for the provision of landscape maintenance services for the additional property or additional scope of work when requested by the CRA. The CRA, at its sole discretion, will determine if the price quotes are fair and reasonable, and the Contractor may perform the additional work by way of a formal modification/amendment of the Contract executed by both parties.

4. INSURANCE AND SAFETY REQUIREMENTS

4.1. STATEMENT OF PURPOSE

The City of Lakeland (the "City") from time to time enters into agreements, leases and other contracts with Other Parties (as hereinafter defined).

Such Agreements shall contain at a minimum risk management/insurance term to protect the City's interests and to minimize its potential liabilities. Accordingly, the following minimum requirements shall apply:

4.2. CITY DEFINED

The term City (wherever it may appear) is defined to mean the City of Lakeland itself, its Commission, employees, volunteers, representatives and agents.

4.3. OTHER PARTY DEFINED

The term Other Party (wherever it may appear) is defined to mean the other person or entity which is the counter-party to the Agreement with the City and any of such Other Party's subsidiaries, affiliates, officers, employees, volunteers, representatives, agents, contractors and subcontractors.

4.4. LOSS CONTROL/SAFETY

Precaution shall be exercised at all times by the Other Party for the protection of all persons, including employees, and property. The Other Party shall comply with all laws, rules, regulations or ordinances related to safety and health, and shall make special effort to anticipate and detect hazardous conditions and shall take such precautionary and prompt action where loss control/safety measures should reasonably be expected.

The City may order work to be stopped at any time, without liability, if conditions exist that present immediate danger to persons or property. The Other Party acknowledges that such stoppage, or failure to stop, will not shift responsibility for any damages from the Other Party to the City.

4.5. INSURANCE - BASIC COVERAGES REQUIRED

The Other Party shall procure and maintain the following described insurance, except for coverage specifically waived by the City of Lakeland, on policies and with insurers acceptable to the City, and insurers with AM Best ratings of no less than A.

These insurance requirements shall in no way limit the liability of the Other Party. The City does not represent these minimum insurance requirements to be sufficient or adequate to protect the Other Party's interests or liabilities, but are merely minimums.

"Except for workers' compensation and professional liability, the Other Party's insurance policies shall be endorsed to name the **City of Lakeland as additional insured**. It is agreed that the Other Party's insurance shall be deemed primary and non-contributory with respect to any insurance or self-insurance carried by The City of Lakeland for liability arising out of the operations of this agreement."

Except for worker's compensation, the Other Party waives its right of recovery against the City, to the extent permitted by its insurance policies.

The Other Party's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City. They shall be reduced or eliminated at the option of the City. The Other Party is responsible for the amount of any deductible or self-insured retention.

Insurance required of the Other Party or any other insurance of the Other Party shall be considered primary, and insurance of the City shall be considered excess, as may be applicable to claims which arise out of the Hold Harmless, Payment on Behalf of the City of Lakeland, Insurance, Certificates of Insurance and any Additional Insurance provisions of this agreement, contract, or lease.

4.6. Commercial General Liability

This insurance shall be an "occurrence" type policy written in comprehensive form and shall protect the Other Party and the additional insured against all claims arising from bodily injury, sickness, disease, or death of any person other than the Other Party's employees or damage to property of the City or others arising out of any act or omission of the Other Party or its agents, employees, or Subcontractors and to be inclusive of property damage resulting from explosion, collapse or underground (xcu) exposures. This policy shall also include protection against claims insured by usual personal injury liability coverage, and to insure the contractual liability assumed by the Other Party under the article entitled **INDEMNIFICATION**, and "**Products and Completed Operations**" coverage.

The Other Party is required to continue to purchase products and completed operations coverage for a minimum of three years beyond the City's acceptance of renovation or construction properties.

The liability limits shall not be less than:\$1,000,000.00

- **Bodily Injury and \$1,000,000**
- **Property Damage Single limit each occurrence**

4.7. Business Automobile Liability

Business Auto Liability coverage is to include bodily injury and property damage arising out of ownership, maintenance or use of any auto, including owned, non-owned and hired automobiles and employee non-ownership use.

The liability limits shall not be less than:\$1,000,000.00

- **Bodily Injury and \$1,000,000**
- **Property Damage Single limit each occurrence**

4.8. Workers' Compensation

Workers' Compensation coverage to apply for all employees for statutory limits and shall include employer's liability with a limit of \$100,000 each accident, \$500,000 disease policy limits, \$100,000 disease limit each employee. ("All States" endorsement is required where applicable). If exempt from

Worker's Compensation coverage, as defined in Florida Statute 440, the Other Party will provide a copy of State Workers' Compensation exemption.

All subcontractors shall be required to maintain Worker's Compensation.

The Other Party shall also purchase any other coverage required by law for the benefit of employees.

4.9. Excess Liability

This insurance shall protect the Other Party and the additional insured against all claims in excess of the limits provided under the employer's liability, commercial automobile liability, and commercial general liability policies. The policy shall be an "occurrence" type policy, and shall follow the form of the General and Automobile Liability.

The liability limits shall not be less than:\$1,000,000.00

4.10. Contractors Pollution Liability

which is a contractor base policy, which should be provided on an occurrence basis, Contractor Pollution Liability provides third-party coverage for bodily injury, property damage, defense, and cleanup as a result of pollution conditions (sudden/accidental and gradual) arising from contracting operations performed by or on behalf of the contractor.

OR

Environmental Impairment Liability

The Other Party shall be responsible for purchasing and maintaining environmental impairment liability insurance. This insurance should cover the following types of environmental impairment: Sudden and Accidental, and Gradual. **NOTE: If choosing Environmental Impairment Liability, the liability limits will be the same as Contractors Pollution Liability as listed below.**

The liability limits shall not be less than:\$1,000,000 or Environmental Impairment Liability

4.11. EVIDENCE/CERTIFICATES OF INSURANCE

Required insurance shall be documented in Certificates of Insurance which provide that the City shall be notified at least 30 days in advance of cancellation, nonrenewable, or adverse change.

New Certificates of Insurance are to be provided to the City at least 15 days prior to coverage renewals.

If requested by the City, the Other Party shall furnish complete copies of the Other Party's insurance policies, forms and endorsements.

For Commercial General Liability coverage, the Other Party shall, at the option of the City, provide an indication of the amounts of claims payments or reserves chargeable to the aggregate amount of liability coverage.

Receipt of certificates or other documentation of insurance or policies or copies of policies by the City, or by any of its representatives, which indicate less coverage than required does not constitute a waiver of the Other Party's obligation to fulfill the insurance requirements herein.

5. SPECIFICATION OF SAFETY AND OCCUPATIONAL HEALTH

City of Lakeland project representatives who assume responsibility for contract management will be responsible for ensuring compliance with these safety requirements by all Contractors and Subcontractors.

5.1. General

- A. All contractors are responsible for providing their employees with a safe and healthful working environment as required the Occupational Health and Safety (OSH) Act of 1970 and the Occupational Safety and Health Administration (OSHA) standards. Therefore, the contractor and their employees are responsible for following OSHA standards, applicable state regulations, and the City of Lakeland Safety Practices and Policies.
- B. The City of Lakeland's Safety Team and City management reserve the right to STOP work for any condition found to be Immediately Dangerous to Life and Health (IDLH). The contractor is solely and exclusively responsible for compliance with all safety requirements and the safety of all their employees and property on the project site. Note: Nothing in this requirement is to be construed to as removing or shifting responsibility from the contractor.
- C. The parties hereto expressly agree that the obligation to comply with applicable safety provisions is a material provision of this Contract and a duty of the Contractor. The City reserves the right to require demonstration of compliance with the safety provisions of this Contract. The parties agree that such failure is deemed to be a material breach of this Agreement. The Contractor agrees upon such breach, all work under the Contract shall terminate until compliance with the provision of this Agreement is demonstrated. In no event shall action or failure to act on the part of the City be construed as a duty to enforce the safety provisions of this Agreement, nor shall it be construed to create liability for the City for any act or failure to act in respect to the safety provisions of this Agreement.

5.2. Personal Protective Equipment (PPE) (OSHA 29CFR§1910 Subpart I)

It is the contractor's sole responsibility to provide adequate PPE for their employees. Additionally, the contractor is responsible for training their employees in the proper selection, maintenance, use of PPE. Minimal PPE requirements on City of Lakeland worksites:

- A. Foot protection must meet ANSI Z41.1-1999 standards and worn on all City properties.
- B. Head protection must meet ANSI Z89.1-1986 standards and worn in all areas except office buildings and office trailers.
- C. Eye and face protection must meet ANSI Z87.1-1989 standards and worn in all areas except office buildings and office trailers.
- D. Hand and Arm Protection must meet OSHA 29CFR§1910.138 requirements for proper selection, inspection, and care.

- E. Hearing Protection must meet ANSI S3.19-74, OSHA 29CFR§1910.95(j) and 29CFR§1910.95 Appendix: B requirements. Hearing protection must be worn in areas where the noise level is over 85 dB

5.3. [Housekeeping](#)

It is the contractor's sole responsibility to keep the project work site clean during and after working hours. Contractor shall supply waste receptacles for each site location. They shall be emptied not less frequently than once each working day, unless unused, and shall be maintained in a clean and sanitary condition. At the completion of the contract the contractor will ensure that all excess materials are removed from the work site and that the worksite is left clean and safe. If the contractor leaves a project work site unkept and in a hazardous condition; the City will have the area cleaned and forward the bill to the contractor.

5.4. [Smoking](#)

Smoking is permitted only in designated areas. Receptacle's must be used or waste removed in contractors' waste disposal container.

5.5. [Safety Kick-offs and Safety Stand-Downs](#)

A safety kick-off to disseminate safety expectations will be conducted before the project commences. Safety stand-downs will be conducted when major safety concerns, accidents, or near misses occur.

5.6. [Training Documentation](#)

OSHA requires documentation of all safety training provided to employees by their employers. Documentation of all required safety training required for work proposed for this contract must be submitted within thirty days of contract award or before commencement of contracted work. Please reference the Safety Requirements Report for details.

5.7. [Written Safety Programs or Plans](#)

Contractors awarded contracts with the City of Lakeland must, thirty days of contract award or before commencement of contracted work, provide the Risk Management Office written safety programs or plans. Please reference the requirements set forth in the Safety Requirements Report. The Risk Management Office will approve the submitted safety programs or plans as adequate to reduce risk of the work being performed.

5.8. [Supplemental #3: Road Work Safety](#)

Work Zone Safety

Work zones are any areas where work is being performed by a contractor. Work zones can present hazards to citizens, City employees, and contractors; it is the contractors responsibility to take the proper precautions to reduce these risks. Work zone protection is the adequate safe-guarding or protecting of pedestrians, motorists, employees, and equipment using PPE, suitable barriers, warning signs, lights, flags, traffic cones, high-level standards, barricade rope, flaggers, etc., as the job requires on approaches to work areas, excavations, open manholes, parked equipment, etc. Proper work area

protection shall be planned to ensure the safety and protection of the employee, the public and the equipment.

A. PPE

All employees working on or within 15 feet of a road way for longer than 15 minutes all employees must wear FDOT approved Class 3 reflective clothing or vests. Flaggers shall wear a red/orange or green-warning vest that is at least ANSI/SEA Class 2 Apparel compliant. Warning garment worn during periods of limited visibility shall be of a reflective material meeting those specifications -outlined in the ANSI/SEA Class 3 Apparel.

B. Maintenance of Traffic (MOT) or Temporary Traffic Control (TTC)

The contractor will perform contractual duties in a manner that reduces interference with public traffic as much as possible. Such times as the contractor must perform work that impedes public traffic; for example, when crossing, obstructing, or closing roads, driveways, and walkways (private or public). The contractor is solely responsible for establishing and maintaining safe detours and lane closures per FDOT MOT/TTC requirements. The contractor is responsible for informing property owners when private drives will be closed or redirected. The City of Lakeland's Safety Team reserves the right to inspect all worksites and advise the contractor or their representatives on adjusting the work zone, if needed.

MOT/TTC can be performed by a FDOT MOT/TTC intermediate certified employee or supervised by a FDOT MOT advanced certified employee.

a. Signs-Work zone warning signs must be placed in accordance with FDOT requirements in a manner that establishes the best protection for citizens, employees, and contractors. Signs must be removed or covered when work is not underway and the hazard is not present.

b. Barricades- Only FDOT approved barricades and cones must be utilized for MOT/TTC. The contractor is responsible for ensuring that any barricades have warning illumination, such as beacon lights, from sunset to sunrise.

c. Flaggers- Flaggers or other appropriate traffic control shall be used wherever there is a doubt that signs, signals, and barricades can achieve effective protection.

d. Vehicles, Equipment, and Materials- The contractor is responsible for placing vehicles, equipment, and materials so that these items pose the least impedance and hazards to traffic (vehicle or pedestrian). Vehicles or equipment working on or within ten feet of the roadway must be equipped with a minimum of one amber 360-degree Class I warning device. The warning device must be in operation all the time the vehicle or equipment is on or within ten feet of the roadway.

5.9. [Supplemental #4: Fall Protection](#)

Fall Protection must meet 29CFR§1910.140 and 29CFR§1910.66 Appendix C for general industry contracts and 29CFR§1926.501 for construction contracts. The contractor is responsible for training their employees on the proper selection, donning, maintenance, and inspection of personal fall protection and fall arrest systems. The contractor is responsible for providing, maintaining, and inspecting fall protection devices for their employees. The contractor is responsible for ensuring that all

tie-off points can hold at least 5,000 pounds. The City of Lakeland's Safety Team reserves the right to inspect all fall protection devices, including tie-off points.

5.10. Supplemental #5: Hazardous Chemicals and Hazardous Communications

The Contractor is responsible for compliance with all Federal, State or Local Right-To-Know-Law (Hazardous Communications) for its employees and the employees of all Subcontractors the Contractor brings on or causes to be on the project site, inclusive of pesticides and/or herbicides.

The Contractor shall, between receiving the Contract and coming on the project site to begin work, provide the City's project representative with affidavits and/or training documents stating that ALL personnel the Contractor brings on, or causes to be on the project site, have been given training or possess the appropriate licenses (if required) on any toxic substances said personnel will be working with or may be exposed to while working at the job site.

The Contractor shall provide to the City's project representative a copy of the manufacturer's SDS for all hazardous chemicals used or brought on the project site by the Contractor or Subcontractor prior to the substance being brought onto the City's property.

Upon written request, the Contractor and/or Subcontractor must be provided SDS's which are in the possession of the City. The City may establish reasonable procedures for acting upon such requests to avoid interruption of normal work operations.

Before any work shall begin, the Contractor shall arrange a meeting to advise City's project representative about safety and any dangers City employees will be subjected to, due to the presence of chemicals brought on the project site.

5.11. Supplemental #7: Respiratory Protection

Respiratory Protection must meet OSHA 29CFR§1910.134 requirements and all employees must pass pulmonary function testing (PFT) and fit testing. Respiratory protection must be worn and maintained per OSHA standards. Contractors are responsible for ensuring their employees have meet all testing and training criteria. Contractors are solely responsible for providing their employees and subcontractors with the proper respiratory protection in accordance with OSHA standards or a hazardous chemicals SDS sheet. NOTE: All contractors and subcontractors performing duties with concrete that include cutting, grinding, or other duties that would cause silica dust to become airborne must wear at a minimum a N95 dust mask.

5.12. Supplemental #13: Equipment Safety

All operations involving equipment must be conducted according to the applicable OSHA standards. All equipment operators must be certified or licensed according to federal, state, and local requirements. All equipment must be inspected according to OSHA requirements and before use by the operator. The contractor is solely responsible for compliance with this safety requirement.

a. Powered industrial trucks- all operations that are performed using powered industrial trucks (forklifts, lulls, etc.) must be conducted in accordance with OSHA 29CFR§1910.178 for general industry and 29CFR§1926.600 and 29CFR§1926.602 for construction.

b. Aerial lifts- all operations that are performed using aerial lifts (boom lifts, cherry pickers, snorkel lifts, etc.) must be conducted in accordance with OSHA 29CFR§1910.67 for general industry and 29CFR§1926.453 for construction.

5.13. Supplemental #15: Storm Drainage and Surface Water Protection

The Contractor shall comply with all applicable ordinances, rules, and regulations restricting the introduction of non-storm water discharges to the City's municipal separate storm water system (MS4) and/or surface water bodies, including: The Code of Ordinances of Lakeland, Part II, Section 86; Polk County Ordinance 93-06; and, the City of Lakeland Land Development Regulations, Article 6.

A. The Contractor is prohibited from placing, depositing, or dumping of any dirt, sweepings, filth, slops, litter, loose materials, water, grease, slippery materials, etc. in or upon any street, highway, alley, sidewalk, park, lake, or other public place in the City.

B. The Contractor will develop and implement a plan to utilize best management practices (BMPs), including, but not limited to, treatment methods and practices, to control polluted runoff, spillage, leaks, sludge, waste, or runoff from raw material to prevent flooding and/or adverse impacts to the natural resources of the City, and ensure the elimination of pollutants discharging to the MS4 and/or any surface water body during construction and maintenance activities. To the maximum extent possible, the Contractor will utilize schedules of activities, prohibitions of practices, maintenance procedures, and other management activities to prevent or eliminate pollutants from entering the MS4 or being discharged to surface water bodies.

C. The Contractor will utilize proper erosion, liquid and sediment control measures; provide inlet protection for storm drains and drainage conveyances, ponds, and easements; and, take all reasonable precautions to contain runoff on-site and eliminate illicit discharges to the MS4 and/or surface water bodies. Illicit discharge includes, but is not limited to, any spilling, leaking, seeping, pouring, emitting, emptying, or dumping of materials, rinse water, or waste products into the MS4 and/or surface water bodies of the City.

6. [VENDOR QUESTIONNAIRE](#)

It is the intent of the City to team with an outside vendor to procure a robust solution that meets the needs of the City as defined in this document.

Response to this ITB becomes the exclusive property of the City of Lakeland. Awarded Respondent's deliverables and documentation throughout the course of this project become the exclusive property of the City of Lakeland. City Policies: As a general overall requirement, the Respondents of this ITB shall be required to comply with the City policies and procedures including, but not limited to: Standard Contractual Provisions, Insurance Requirements, Indemnification, Safety Requirements, Consultant Expense Reimbursement Policy, and the Florida Public Records Law.

6.1. [Attest*](#)

"I attest no City of Lakeland employee, their spouse, or child has an ownership stake in this organization."

Please confirm

*Response required

6.2. [Certificate of Insurance*](#)

A certificate of existing insurance coverage should be submitted with the proposal as proof of insurability. If the current coverage does not meet the RFP requirements, then the Respondent should request an affidavit of insurability from the Respondent's insurance agent that certifies the requirements can and will be met.

*Response required

6.3. [Hold Harmless Indemnification Agreement*](#)

*Response required

6.4. [Additional Required Bid Submittal Information upload here](#)

6.5. [Drug-free Workplace Certification*](#)

Please confirm

*Response required

6.6. [Suspension and Debarment Certification*](#)

Please confirm

*Response required

6.7. [Public Entity Crimes Certification*](#)

Please confirm

*Response required

6.8. [Conflict of Interest/Statement of Non-Collusion*](#)

Please confirm

*Response required

6.9. E-Verify Certification*

Please confirm

*Response required

6.10. Vendor/Contractor Certification Regarding Scrutinized Companies*

Please confirm

*Response required

6.11. Please List a Minimum of Three (3) Projects that Your Company Has Successfully Completed Within the Past Three (3) Years which are of Equal Size, Scope, Magnitude and Complexity as the Project to be Done for the City of Lakeland. This List shall be Specifically Prepared for this Bid Submittal and Should Include the Name of the Entity and the Name and Telephone Number of a Responsible Individual Qualified to Respond to Questions Concerning Your Company's Abilities, Costs, Schedules, etc.*

*Response required

6.12. Bid Sheet*

THIS BID SHALL BE VALID FOR SIXTY (60) DAYS FROM DATE OF OPENING.

The following Bid is in strict accordance with the City of Lakeland Bid No. 2023-ITB-155, dated Thursday, October 5, 2023 and all attachments as referenced therein.

"I hereby certify that I understand and am aware that the City of Lakeland at its sole discretion reserves the right to waive technicalities or irregularities, to reject any or all proposals, and/or to accept that proposal which is in the best interest of the City. The award of this IFB, if made, may be based on considerations other than total cost and may be awarded based on various considerations, including without limitation; Respondent's experience and/or qualifications, past experience, administrative cost, standardization, technical evaluation and oral and/or written presentations as required. The City reserves the right to accept all or part, or to decline the whole, and to award this IFB to one (1) or more Respondents. There is no obligation to buy. The IFB, if awarded, will be in the judgement of the City the most responsive to the City's needs. The City of Lakeland encourages the use of minority and women owned businesses as subcontractors or in joint venture arrangements.

If claiming Local Vendor Preference, I certify that the company satisfies each of the following criteria at the time of their submission of a response to the solicitation necessary to qualify as a "Local Business": a vendor, supplier or contractor that: (i) conducts business within the jurisdictional limits of Lakeland Electric's service territory by providing goods, services or construction; (ii) maintains a physical business location within the jurisdictional limits of Lakeland Electric's service territory in an area legally zoned for conducting such business; (iii) conducts business on a daily basis from the local business location; (iv) has conducted business from such location for at least twelve (12) consecutive months prior to the due date for the applicable bid or proposal; and (v) provides a copy of its local business tax receipt, if located

within the City of Lakeland, or a copy of its Polk County local business tax receipt, if located outside of the City limits but within Lakeland Electric's service territory."

Please confirm

*Response required

6.13. [Local Vendor Preference](#)

If claiming Local Vendor Preference, a valid Local Business Tax Receipt must be provided at the time the response is submitted in order to qualify for such consideration.

7. PRICING PROPOSAL

801 N. MASSACHUSETTS AVE.

Crystal's World of Dance and adjacent parking area

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

802 N. MASSACHUSETTS AVE.

Yard on Mass and interior courtyard

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

820 N. MASSACHUSETTS AVE.

Haus 820 and ART/ifact Studios, courtyard event space, shared parking, rear entrance area and Color Wall

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

830 N. MASSACHUSETTS AVE.

DouBakehouse and The Collective, shared parking area as well as perimeter surrounding Plum and Kentucky

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

306 E. PARKER ST.

Parking area for Yard on Mass

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

304 E. PLUM ST.

Urban Farm and perimeter along Plum St and Massachusetts Ave.

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

902 N. KENTUCKY AVE.

Parking Area for Mass Market Tenants event parking

| Line Item | Description | Frequency | Unit Cost |
|-----------|-------------|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

830 N. KENTUCKY AVE.

Parking Area for Mass Market Tenants event parking

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

910 E PLUM ST

Market Loft Apartments and Repurpose Art Studio as well as adjacent parking area and courtyard.

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |

| Line Item | Description | Frequency | Unit Cost |
|-----------|--|-----------|-----------|
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

114 E PARKER ST

The Well business center and event space as well as adjacent parking area.

| Line Item | Description | Frequency | Unit Cost |
|-----------|---|------------------|-----------|
| 1 | Mowing | Weekly/Bi-Weekly | |
| 2 | Landscaping (blowing, edging, weeding, trash removal) | Weekly/Bi-Weekly | |
| 3 | Irrigation Maintenance | Monthly | |
| 4 | Mulch or appropriate cover replacement | Annually | |
| 5 | Tree Trimming | As Needed | |
| 6 | Plant Replacement | As Needed | |

| Crystal's World of Dance - 801 N Massachusetts Ave | Frequency | A1 Earthworks LLC - Local | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|--|------------------|---------------------------|-------------------------|-------------------|-----------------|------------------|-------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 40.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 58.00 | \$ 250.00 | \$ 200.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 40.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 58.00 | \$ 250.00 | \$ 250.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 350.00 | \$ 500.00 | \$ 500.00 | \$ 1,875.00 | \$ 2,400.00 | \$ 600.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 500.00 | \$ 150.00 | \$ 185.00 | \$ 250.00 | \$ 700.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 250.00 | \$ 500.00 |
| Subtotal | | \$ 4,000.00 | \$ 4,240.00 | \$ 6,110.00 | \$ 7,700.00 | \$ 7,940.00 | \$ 7,947.00 | \$ 10,800.00 | \$ 12,450.00 |

| Yard on Mass - 802 N Massachusetts Ave | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|---|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|-------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 72.00 | \$ 200.00 | \$ 400.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 72.00 | \$ 200.00 | \$ 300.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 500.00 | \$ 350.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 700.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 500.00 | \$ 150.00 | \$ 100.00 | \$ 200.00 | \$ 800.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 250.00 | \$ 600.00 |
| Subtotal | | \$ 4,000.00 | \$ 5,080.00 | \$ 6,260.00 | \$ 7,550.00 | \$ 7,940.00 | \$ 7,748.00 | \$ 7,700.00 | \$ 17,800.00 |

| Haus 820 & ART/fact Studios - 820 N Massachusetts Ave | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|---|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|-------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 72.00 | \$ 200.00 | \$ 200.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 72.00 | \$ 200.00 | \$ 200.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 500.00 | \$ 350.00 | \$ 500.00 | \$ 100.00 | \$ 500.00 | \$ 500.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 500.00 | \$ 150.00 | \$ 100.00 | \$ 500.00 | \$ 500.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 250.00 | \$ 500.00 |
| Subtotal | | \$ 4,000.00 | \$ 5,080.00 | \$ 6,260.00 | \$ 7,550.00 | \$ 7,940.00 | \$ 7,348.00 | \$ 7,700.00 | \$ 11,300.00 |

| The Collective & Dou Bakehouse - 830 N Massachusetts Ave | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|--|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|--------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 90.00 | \$ 325.00 | \$ 200.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 90.00 | \$ 325.00 | \$ 250.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 250.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 250.00 | \$ 500.00 | \$ 500.00 | \$ 1,780.00 | \$ 825.00 | \$ 600.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 750.00 | \$ 150.00 | \$ 100.00 | \$ 1,500.00 | \$ 700.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 250.00 | \$ 500.00 |
| Subtotal | | \$ 4,000.00 | \$ 5,080.00 | \$ 6,010.00 | \$ 7,700.00 | \$ 7,940.00 | \$ 10,540.00 | \$ 11,625.00 | \$ 12,450.00 |

| Yard on Mass Parking Lot - 306 E Parker St | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|---|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|-------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 40.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 60.00 | \$ 250.00 | \$ 200.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 40.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 60.00 | \$ 250.00 | \$ 200.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 3,750.00 | \$ 4,900.00 | \$ 500.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 500.00 | \$ 150.00 | \$ 300.00 | \$ 500.00 | \$ 500.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 250.00 | \$ 500.00 |
| Subtotal | | \$ 4,000.00 | \$ 4,240.00 | \$ 6,260.00 | \$ 7,700.00 | \$ 7,940.00 | \$ 9,990.00 | \$ 13,300.00 | \$ 11,300.00 |

| Urban Farm - 304 E Plum St | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|---|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|-------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 40.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 68.00 | \$ 100.00 | \$ 200.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 40.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 68.00 | \$ 100.00 | \$ 300.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 250.00 | \$ 500.00 | \$ 500.00 | \$ 1,430.00 | \$ 2,950.00 | \$ 600.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 500.00 | \$ 150.00 | \$ 100.00 | \$ 1,500.00 | \$ 700.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 250.00 | \$ 500.00 |
| Subtotal | | \$ 4,000.00 | \$ 4,240.00 | \$ 6,010.00 | \$ 7,700.00 | \$ 7,940.00 | \$ 8,342.00 | \$ 7,750.00 | \$ 13,500.00 |

| Mass Market Parking Lot - 902 N Kentucky Ave | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|---|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|-------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 40.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 68.00 | \$ 250.00 | \$ 200.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 68.00 | \$ 250.00 | \$ 250.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 3,075.00 | \$ 5,900.00 | \$ 600.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 500.00 | \$ 150.00 | \$ 150.00 | \$ 500.00 | \$ 600.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 500.00 | \$ 500.00 |
| Subtotal | | \$ 4,000.00 | \$ 4,660.00 | \$ 6,260.00 | \$ 7,700.00 | \$ 7,940.00 | \$ 9,987.00 | \$ 14,300.00 | \$ 12,450.00 |

| Haus 820 Parking Lot - 830 N Kentucky Ave | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|---|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|--------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 40.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 89.00 | \$ 250.00 | \$ 300.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 89.00 | \$ 250.00 | \$ 350.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 2,325.00 | \$ 3,900.00 | \$ 600.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 750.00 | \$ 150.00 | \$ 100.00 | \$ 1,000.00 | \$ 700.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 1,000.00 | \$ 600.00 |
| Subtotal | | \$ 4,000.00 | \$ 4,660.00 | \$ 6,260.00 | \$ 7,700.00 | \$ 7,940.00 | \$ 11,001.00 | \$ 12,300.00 | \$ 16,650.00 |

| Neighbors of Lakeland & Repurpose Art Studio - 310 E Plum St | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|--|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|--------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 90.00 | \$ 200.00 | \$ 300.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 90.00 | \$ 200.00 | \$ 350.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 2,400.00 | \$ 425.00 | \$ 600.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 1,000.00 | \$ 150.00 | \$ 200.00 | \$ 1,000.00 | \$ 700.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 250.00 | \$ 600.00 |
| Subtotal | | \$ 4,000.00 | \$ 5,080.00 | \$ 6,260.00 | \$ 7,700.00 | \$ 7,940.00 | \$ 11,160.00 | \$ 7,625.00 | \$ 16,650.00 |

| The Well - 114 E Parker St | Frequency | A1 Earthworks LLC | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Svc | JDMF LLC | Trujillo Lawn Co. | J. Weary Lawn Care Svcs LLC |
|---|------------------|-------------------|-------------------------|-------------------|-----------------|------------------|-------------|-------------------|-----------------------------|
| Mowing | Weekly/Bi-Weekly | \$ 1,200.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 72.00 | \$ 200.00 | \$ 200.00 |
| Landscaping (blowing, edging, weeding, trash) | Weekly/Bi-Weekly | \$ 900.00 | \$ 50.00 | \$ 65.00 | \$ 75.00 | \$ 75.00 | \$ 72.00 | \$ 200.00 | \$ 300.00 |
| Irrigation Maintenance | Monthly | \$ 750.00 | \$ 40.00 | \$ 25.00 | \$ 75.00 | \$ 95.00 | \$ 100.00 | \$ 200.00 | \$ 200.00 |
| Mulch or appropriate cover replacement | Annually | \$ 1,150.00 | \$ 400.00 | \$ 500.00 | \$ 350.00 | \$ 500.00 | \$ 1,000.00 | \$ 1,475.00 | \$ 500.00 |
| Tree Trimming | As Needed | \$ 1,100.00 | \$ 100.00 | \$ 55.00 | \$ 500.00 | \$ 150.00 | \$ 100.00 | \$ 500.00 | \$ 600.00 |
| Plant Replacement | As Needed | \$ 900.00 | \$ 75.00 | \$ 25.00 | \$ 25.00 | \$ 55.00 | \$ 18.00 | \$ 500.00 | \$ 500.00 |
| Subtotal | | \$ 4,000.00 | \$ 5,080.00 | \$ 6,260.00 | \$ 7,550.00 | \$ 7,940.00 | \$ 8,248.00 | \$ 8,675.00 | \$ 13,400.00 |

| | | | | | | | | | |
|----------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|
| Annual Totals | | \$ 40,000.00 | \$ 47,440.00 | \$ 61,950.00 | \$ 76,550.00 | \$ 79,400.00 | \$ 92,311.00 | \$ 101,775.00 | \$ 137,950.00 |
|----------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|

2023-ITB-155 ROUTINE LANDSCAPE AND IRRIGATION MAINTENANCE FOR CRA PROPERTIES

| | A-1 Earthworks | Looks Great Enterprises | Big D's Lawn Care | STAG Industries | Cut Ups Lawn Service | JDMF LLC | Trujillo Lawn Company | J. Weary Lawn Care Services LLC |
|-------------------------------|----------------|-------------------------|-------------------|-----------------|----------------------|--------------|-----------------------|---------------------------------|
| FACTOR | TOTAL | TOTAL | TOTAL | TOTAL | TOTAL | TOTAL | TOTAL | TOTAL |
| Total Annual Price | \$40,000 | \$47,440 | \$61,950 | \$76,550 | \$79,400 | \$92,311 | \$101,775 | \$137,950 |
| Local (Lakeland Service Area) | Lakeland | Lakeland | Lake Wales | Lakeland | Tampa | Gotha | Winter Haven | Lakeland |
| # of Employees | 2 | 4 | 2 | 12 | 5 | 25 | 4 | 5 |
| Years in Business | 1 | 9 | 1 | 15 | 5 | 8 | 1 | 5 |



