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**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY**  
**Monday, August 09, 2021 Board Meeting**  
**1280 N. Congress Ave. Suite 215**  
**West Palm Beach FL 33409**

**NOTE: Agenda Summary (Pages 3 - 5)**  
**Staff Report (Pages 6 - 12)**

- I. CALL TO ORDER / ROLL CALL**
- II. AGENDA APPROVAL**
  - 1. Additions, Deletions, Substitutions to Agenda**
  - 2. Adoption of Agenda**
- III. ADOPTION OF W/BH CRA MINUTES (Pages 12A – 12D)**
- IV. PUBLIC COMMENTS**
- V. DISCLOSURES**
- VI. CONSENT AGENDA**
- VII. REGULAR AGENDA**
  - 1. Approval of Bid Proposal for the Westgate Dog Park (Pages 13 - 58)**
  - 2. Approval of the FY 2021-2022 CRA Budget (Pages 59 - 61)**
- VIII. REPORTS**
  - A. Staff Reports**  
**Correspondence (Pages 62 - 85)**
  - B. Attorney's Report**
  - C. Committee Reports and Board Comments**
    - 1. Administrative/Finance –**
    - 2. Capital Improvements – Chair, Mr. Daniels**
    - 3. Land Use –**



4. Real Estate – Chair, Mr. Kirby
5. Marketing –
6. Community Affairs –
7. Special Events – Chair, Ms. Ruffy
8. Correspondences

## **IX. ADJOURNMENT**

**ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE BOARD WILL BE BARRED FROM FURTHER AUDIENCE BEFORE THE BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD AS GRANTED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.**

**IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

**ON JUNE 7, 1994, THE BOARD OF COUNTY COMMISSIONERS APPROVED RESOLUTION NO. 94-693, KNOWN AS THE CODE OF ETHICS. UNDER SECTION 11, IT IS REQUIRED THAT PAID AND UNPAID LOBBYISTS REGISTER. PLEASE REFER TO SECTIONS 11.01 AND 11.02 IN THE CODE OF ETHICS FOR REGISTRATION SPECIFICS. FOR YOUR USE, REGISTRATION FORMS ARE AVAILABLE FROM THE CRA'S ADMINISTRATIVE ASSISTANT.**



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**AGENDA ITEMS**  
**Westgate/Belvedere Homes CRA Board Meeting**  
**August 9, 2021**

**REGULAR AGENDA**

**1. Approval of Bid Proposal for the Westgate Dog Park**

**A. Background and Summary:** On June 27, 2021, the CRA issued an invitation to Bid (ITB) for the development of the Westgate Dog Park. The work entails the construction of a dog park at the corner of Seminole Boulevard and Oswego Avenue. The development will include the installation of berms, landscaping material, irrigation, fencing, site furnishings, park equipment, signage and any site amenities consistent with these types of improvements along with other works necessary to complete the project as specified in the construction drawings. The construction will be funded by CRA Tax Incremental Financings (TIF) funds leveraged by a grant of \$92,700 provided by the Solid Waste Authority (SWA) on April 1<sup>st</sup>, 2018.

Staff hosted a non-required onsite pre-bid meeting on July 12 for prospective bidders. Two contractors attended the pre-bid meeting. All bidders were required to visit the site. During the bidding period, there were a lot of inquiries, at least eight contractors had registered to pick up the bid package. Several others have seen and downloaded it online.

On July 26, the bid submittal deadline date, the CRA received one proposal from All-Site Construction, Inc. Staff has reviewed the proposal and found that all the required documents were included in the submittal including site inspection form, bid bond, bid proposal form, bidders license, bidders qualification form, liability insurance certificate, construction schedule and complete sub-contractors list. All-Site has bid to complete the project for \$189,468.76 within four months with substantial completion to occur after 90 days. The price also includes a 15% contingency consideration. The company will be completing most of the work (69%) and will sub out the landscaping and the fence works. They plan to exceed Palm Beach County's Equal Business Opportunity expectation since the company is a registered Small Minority Business Enterprise.



Staff is checking reference and discussing the cost of mobilization with the contractor. The bid is somewhat higher than our designer's estimate; however, if a cost saving can be achieved, the proposed construction cost will align with our consultant's estimate. Thus, the staff recommendation to award the bid is contingent upon obtention of positive feedbacks from the references and clarification of the mobilization cost.

- B. Recommendation:** Staff recommends that the Board approve All-Site's proposal and execute the construction contract to hire them to develop the Westgate Dog Park.

## **2. Approval of the FY 2021-2022 CRA Budget**

- A. Background and Summary:** This is the second and final reading of the Budget. The CRA Budget includes three parts, the Redevelopment Trust Fund, the Capital Improvement Project, and the Transportation Enhancement grants. The Redevelopment Trust Fund presents in a line-by-line format all the items funded by the tax increment revenues and rental income. The total amount projected for the Trust fund is \$5,028,100. This part details the administrative and the programmatic expenses. A new program is being proposed to encourage public arts development throughout the CRA. Also, a percentage increase is added in the Administration Expenses to provide for potential cost of living and salary adjustment.

The preliminary tax roll value shows that the TIF might increase by 7.8% this year (an increase of \$212,691 to last year's TIF); The final tax is computed at the end of the year. We won't have a final number until March 2022.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. The grants received from CDBG and SWA are included in this portion of the Budget. An amount is also included for the USDA grant. The Total amount projected for Capital Improvement is \$2,729,000.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. These grants are being managed by the Palm Beach County Engineering Department, but they were awarded to the CRA through grant applications submitted by CRA Staff. These funding is provided on a reimbursement basis. This information is being shared with the Board



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to show the TPA grant activities and timeline. These funding are not administered by the CRA.

**B. Staff Recommendation:** Staff recommends approval of FY 2021 - 2022 CRA Budget.

**WESTGATE/BELVEDERE HOMES CRA BOARD MEETING**  
**August 9, 2021**

**Staff Update on In-House Projects**

**FY21 USDA Urban Agriculture Innovation & Production (UAIP) Grant (SUBMITTED)**

On July 30<sup>th</sup>, CRA staff in collaboration with DHED Special Projects staff, submitted an application for \$300,000 in funding from the USDA UAIP 2021 grant program for Implementation Projects. The grant opportunity is a \$4 million competitive nationwide offering, with a maximum of only \$300,000 available to individual awardees. If successful, the CRA would implement a 3-year initiative to expand production and enhance community programs at the Westgate Community Farm. The scope of the project would include the construction of a permanent greenmarket structure, a pavilion in the children's garden, and site improvements; the farm would be expanded to a satellite site on CRA owned properties along the L2 canal on Oswego Ave.; and, programs would be developed that expand training and education for Westgate residents that live with food insecurity. The CRA's participation in this project would be \$378,802 over 3 years allocated for construction and personnel costs. The USDA will award grants in September 2021.

**CDBG Funding for Demolition of CRA-Properties (STARTED)**

In April 2021 the Board approved a request to authorize PBC DHES to demolish 4 vacant homes on CRA-owned properties on Cherokee and Westgate Avenues. The CRA purchased the properties in 2018 with the optic of holding the land for private redevelopment. The homes are severely dilapidated, structurally unsafe, and have become a magnet for criminal activity, contributing to slum and blight in the community, particularly on Westgate Avenue. Staff applied to a DHES program to access CDBG funding for the demolition of the homes. The process is to be administered and managed by DHES staff who will be responsible for procuring contractors, administering the mitigation of asbestos and lead based paint, and ensuring that the demolition process follows all federal guidelines. The DHES contractor will acquire all necessary permits and complete the work. The CRA will likely plant grass following site clearance. The demolition is anticipated to cost \$60-80,000.

**2021-01 ULDC Amendment Round (IN PROCESS)**

The CRA is seeking to make amendments to the WCRAO in the first round of 2021. The following are highlights: corrective and clarifying amendments to overlay language and tables generally; introducing a new housing type called "South Westgate Estates Single Family Alternative" which allows smaller single family homes, limited to 45% building coverage, to be constructed on 25' wide lots; creating a 10' minimum front and side street setback in the UH Sub-area; and, exempting all development in the WCRAO to the provisions of Art. 3.D.1.E.2 which states that a structure must be set back one foot for each foot of height over 35' – applying this provision conflicts with build to line and frontage requirements.

This round of ULDC amendments was initiated by the Zoning Division at the January 28<sup>th</sup> BCC meeting. A draft of the amendment language was presented to the LDRAB on April 28<sup>th</sup> with a unanimous recommendation and no changes requested by the LDRAB. The 1<sup>st</sup> reading of the amendments is scheduled for July 22<sup>nd</sup> with adoption by the BCC on August 26<sup>th</sup>, 2021.

**Background:** Amendments to the County's Unified Land Development Code (ULDC) occur twice annually. The CRA regularly participates in this process to update areas of its WCRA Zoning Overlay to better achieve the goals and objectives of the agency and the amended Community Redevelopment Plan, respond to industry and market trends, simplify processes, and correct technical and language glitches.

### **2021 Comprehensive Plan Amendments (STARTED)**

Update: The PBC Planning Division is moving forward to amendments to the WCRA TCEA program that would remove all conditions of approval in this Comp. Plan amendment cycle. CRA staff would still be required to submit annual reports on the status of built projects and remaining daily and pm peak trips, until the pool is exhausted. Planning has determined that due to the legislative introduction of proportionate share, there is no longer a cost benefit to continue TCEA incentive programs. All TCEA programs Countywide are anticipated to sunset over time. The WCRA TCEA amendment is on the agenda for the August 13<sup>th</sup> Planning Commission meeting.

The Planning Division is initiating amendments to the WCRAO in the Future Land Use and Transportation Elements of the Comp Plan. FLUE amendments will address an outdated policy allowing a 20% commercial bonus increase without amendments to the FLUA, and TE amendments will update policies related to WDRAO Density Bonus Program income categories following the adoption of the 2020-02 amendments to the DBP in the ULDC. Amendments may also include updates to the WCRAO narratives in both elements. Planning will take the lead in drafting amendment language.

### **COVID-19 Small Business Emergency Relief Forgivable Loan Program (ONGOING)**

The Board approved the Program at their June meeting. The program is advertised on our website as well as Facebook page. Staff completed a direct mail out promoting the availability of the program to Westgate businesses at the end of August. Business types are screened by uses permitted in certain WCRAO sub-areas. Interest in the program has been robust. Five (5) applications were approved by the Board at their September 2020 meeting; four (4) more were approved by the Board at their October 2020 meeting; 1 application was approved at the November 2020 meeting; and one application was approved at the January 2021 meeting. The program budget spans two budget years: \$50,000 was allocated to FY 19/20 and \$100,000 is allocated to FY 20/21. The program has budget capacity for four more applications. Two businesses applied for and received loan forgiveness by the Board in February 2021.

Background: Small businesses have suffered financial loss and hardship due to the COVID-19 crisis. Small businesses in the CRA district with less than 25 employees can apply for up to \$10,000 in financial assistance in the form of a forgivable loan for eligible expenses associated with rent, payroll support, inventory purchases, utilities, expenses associated with technology upgrades to facilitate remote working, and/or expenses associated with the reconfiguration of interior spaces to accommodate a 6' physical separation. First come, first served basis. \$150,000 from the CRA's FY 19/20 and 20/21 budgets has been allocated to the program.

### **Public Assistance Grant (ONGOING)**

FEMA has approved nearly \$100,000 to pay for debris removal, and clean up detention ponds as a result of Hurricane Irma. Staff is working with the Florida Department of Emergency Management to implement this project.

### **Community Garden/Greenmarket (ONGOING)**

Update: The Plat has been granted technical compliance. Following the completion of corner clip dedications, the project can move into the permitting phase. Electricity, an irrigation pump and an irrigation system have been installed. Staff is working on developing a design and securing a contractor for site improvements and installation of a pre-manufactured structure to act as a permanent greenmarket.

Background: Staff engaged Schmidt-Nichols (SN) to prepare a site plan for the community garden and the green market. The CRA initiated new regulations to allow green markets to operate as an accessory to community gardens without having to buffer surrounding residential uses with an opaque wall and 20 ft landscape buffer. The site plan includes an enclosed structure with a bathroom and a walk-in cooler. The community garden/greenmarket received site plan approval in March 2018.

CRA staff proposed amendment language, adopted in the 2018-02 Round, to eliminate the community garden use from landscaping requirements, and modified code language regarding hours of operation and building size and placement for the accessory greenmarket use. Schmidt Nichols submitted an administrative amendment (ZAR) to remove the landscape buffers and ROW utility easement. The ZAR was approved in April 2019. The permits have been approved to operate the community garden. The electrician and plumbing contractors are working with the utility companies. The CRA will begin to work with a contractor/architect to design the greenmarket structure and prepare plans to submit for building permit. Platting is a condition of approval and is underway.

### **PBC Solid Waste Authority (SWA) Blighted & Distressed Properties Grants**

#### **FY 18/19 – Oswego Avenue Properties Clean-up - Westgate Dog Park (STARTED)**

Update: CRA staff issued an ITB (Invitation to Bid) to construct the park on June 26<sup>th</sup>, following Board approval on June 14<sup>th</sup>. Bids were due on July 26<sup>th</sup>. Despite interest from several contractors (there were 8 plan holders at bid close), only one contractor, All-Site Construction, submitted a bid proposal for consideration. CRA staff has reviewed the bid and is verifying references. The proposal amount is \$189,468 which is in excess, although not substantially, of the CRA's original cost estimate for the project, however, due to current construction costs, the proposal is reasonable. Given the SWA grant timeline, already extended, and the risk of no response should the bid be reissued, Staff is recommending that the contractor be selected.

A revised cost estimate, generalized to reflect increases in construction and materials costs, prepared by Schmidt Nichols projects the budget on the project to reach approximately \$143,500 with contingency. The SWA grant will fund \$92,700 of the project with the CRA's responsibility at \$50,800. Staff will review bid submittals 30 days after ITB issuance, and bring the tabulations to the Board for final selection at their August meeting.

The CRA has paid a landscape contractor to remove invasive trees, vegetation and debris on the sites. An additional time extension of the grant agreement has been provided by the SWA.

Staff worked with Schmidt Nichols on the dog park design. A site and landscape plan, along with cost estimate have been provided. The CRA is also working with County Purchasing to see if the agency can utilize the County's annual contract "piggyback" policy. The remaining lots will be cleared, sodded, and fence commensurate with the original scope.

Background: The CRA was awarded in the amount of \$92,700 to clean-up, clear, sod and fence 6 vacant CRA-owned properties on Oswego Avenue east of Seminole Blvd. previously earmarked for the L-2 Canal Expansion project. The CRA is proposing match funds in the amount of \$34,460. An Interlocal Agreement between the CRA & SWA was approved by the BCC in March 2018. The CRA received a 50% disbursement of total funds in April 2018.

SWA has approved an extension to the grant timeline and a change of scope to develop a dog park on three of the Oswego Avenue parcels targeted for the properties clean-up. The dog park will include areas and equipment for small and large dogs, fencing, landscaping, and benches. By the fall of 2018, the LWDD cleared a majority of the vegetation overgrowth along the L-2 canal leaving a window of opportunity in the budget to create a simple dog park and still maintain the overall budgeted amount.



## **PBC Transportation Planning Agency (TPA) Transportation Alternatives (TAP) & Local Initiatives (LI) Grants**

### **FY20 Cherry Road Pedestrian & Safety Improvements (NEW)**

Update: The Cherry Road project received approval for funding by the TPA Governing Board in July, 2020.

The CRA engaged consultants, WGI to refine the Cherry Rd. improvements project for TPA TAP grant application submittal in the 2020 cycle. CRA Staff and WGI worked with Engineering on improving the proposed typical sections. The project proposes reduced travel lanes for traffic calming, new sidewalks on the south side of Cherry Rd east and west of the bridge to the intersection of Country Club Rd., a new 12' shared multi-use path on the north side of the corridor, new crosswalks, pedestrian scale lighting, and shade trees where allowed. The total project cost is \$1.96 million. The grant reimburses \$1 million. The application was submitted to the TPA on February 28, 2020.

### **FY19 and Seminole Blvd. Complete Streets (FUNDED/ONGOING)**

Update: The Transportation Planning Agency Governing Board approved funding for the Seminole Blvd project at their July 18<sup>th</sup> meeting. The Seminole project was ranked #1. Staff and WGI presented the projects to FDOT and BTPAC in early April; Seminole was ranked #1 and Cherry Rd was #4. The Board recommended that the Seminole Blvd project should be prioritized since it ranked higher and is a larger project.

Background: The Board approved a two-fold work assignment with WGI in November 2018 to prepare a feasibility analysis to identify the best two projects to submit to the TPA for the 2019 Transportation Alternatives Program (TAP) cycle. Based on findings presented by WGI, the Board selected the following projects:

1. Seminole Blvd Complete Streets which expands existing sidewalks to 10-12 ft. multi-use paths on each side of the roadway, adds high visibility crosswalks at each intersection, adds pedestrian scale lighting, and shade trees. The project boundaries are from Okeechobee Blvd. to Oswego Ave. Total construction cost is \$1,622,979. The grant reimburses \$1 million.

TAP grant projects are designed and constructed within 3 years of prioritized funding. Design will begin in 2020 with construction completion in 2022.

### **FY18 – Westgate Avenue Corridor Complete Streets (DESIGN 50% COMPLETE)**

Update: Design has begun on the Westgate Avenue project and must be completed by July 2021. Design is moving forward without a roundabout. CRA Staff met with County Roadway Production and the project consulting engineers in February to discuss the design, scope and timeline of the project. The CRA has been asked to provide input on lighting design and landscaping.

A County Selection Committee met in November 2019 and selected American Consulting Engineers of Florida (ACE) to design the project. CRA staff was in attendance for the presentations and scoring. The County Engineering Department had shortlisted three firms for the project, including CRA consultants WGI, however, volume of previous work was an overriding factor in selection.

Background Information: Staff engaged WGI to coordinate the preparation of travel demand forecast modelling to determine the impact of reducing Westgate Ave from 5 lanes to 3 lanes utilizing a road diet approach. WGI facilitated communication with PBC TPA and Engineering to determine the best design alternative, held a public input meeting, and drafted the final design for the project to be used to obtain funding. WGI met with the Engineering Department to present the lane elimination plan. County staff is in support of the lane reduction from Wabasso to Congress, but they are not in support of the elevated landscape median. An alternative design, which allows for 3 lanes (2 thru lanes and one center turn

lane), bike lanes, and floating landscape islands on both sides of the ROW alternating with on street parking was presented to County Engineering for approval and support. With assistance from WGI, the LI grant application was submitted on March 2, 2018. CRA staff is working with County Engineering and Administration to design and administer all 3 of the TPA grant projects.

The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. The Westgate Avenue Complete Streets project was ranked #1 of 6 entries to receive Local Initiatives Program funding. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019 for FY 2019/20. Construction funding will be approved after the design is completed.

#### **FY18 – Phase II Belvedere Heights Streetlights & Sidewalks (DESIGN STARTED)**

Update: The BCC is considering an agenda item on June 16<sup>th</sup> for the design of this second phase. The TPA Governing Board voted to adopt the TPA List of Priority Projects for the LRTP FY 2020-2024 at their September 20, 2018 meeting. Projects that met TPA and FDOT eligibility requirements were ranked by internal advisory boards, committees and TPA Staff to be forwarded the Governing Board. Phase II of the Belvedere Heights Streetlights and Sidewalks project was ranked #3 of 4. This project has been moved up the timeline due to the inability of other funded projects to proceed. Design can start in July 2019. Construction funding will be approved after the design is completed. The CRA needs to execute an MOU and provide upfront funding to the County for design.

Background Information: CRA staff prepared and submitted a Transportation Alternatives Program (TAP) grant application for Phase II – Wellington Road to Bridgeman Road, of the Belvedere Heights Neighborhood for sidewalks and streetlights to PBC TPA in March 2018.

#### **FY17 – Phase I Belvedere Heights Streetlights & Sidewalks (DESIGN COMPLETE)**

Update: The neighborhood has experienced chronic poor drainage and the water mains have reached the end of their useable life and must be replaced. Mock Roos, the contractor for the sidewalks/streetlights project requested that PBC Water Utilities do the water main work prior to the installation of sidewalks and they have agreed; Mock Roos will also do this work. Engenuity Group has been working on a drainage design for the area and a request has been made for Water Utilities in collaboration with Engineering to do this work ahead of sidewalk installation as well. Water main replacement will occur January thru March, 2021 with drainage in March thru July, 2021. Construction on the sidewalks project is set to begin in August 2021.

Engineers are preparing the second part of the design. The Engineering Department has engaged several consultants through a CRA/County MOU to implement the project. Design is almost completed. The County is currently reaching out to the residents.

Background Information: An application was submitted to the TPA Transportation Alternatives Grant to request almost \$1 Million to install sidewalks and streetlights in Belvedere Heights in 2017. The funds will not be available until 2019. The BCC approved Engineering Department sponsorship of the project via resolution in May 2018.

#### **CRA Strategic Plan (ONGOING)**

CRA staff is continuing to work on a 5-year strategic plan that will implement the goals and objectives of the amended Redevelopment Plan. A strategic plan will outline the specific tasks, timeline and budget required for redevelopment activities over the next 5 years. It can also serve as a platform for the CRA to refine its vision and mission statement in a way that is current with its shifting priorities. Staff has received some initial input from Board members. Work on the Strategic Plan is ongoing.

**Streetlights for Belvedere Homes (ONGOING)**

The Engineering Department is partnering with Office and Community Revitalization to install streetlight in Belvedere Homes. An initial meeting has been held. Citizens are currently gathering signatures and easement authorization from residents and property owners.

### **Proposed Private Redevelopment Projects**

Below is list of private development projects in the Westgate CRA that are in the entitlements or the permitting process:

<b>Projects</b>	<b>Address</b>	<b>Status</b>
Cherry Road Plaza MUPD	Cherry Rd	<ul style="list-style-type: none"> <li>ABN, DOA, Variances, DRO approval for a 161,000 sf (phased) self-service storage facility</li> </ul>
Broward Motorsports	2300 Okeechobee Blvd	<ul style="list-style-type: none"> <li>DOA to address phased plan, additional square footage for storage &amp; retail, access</li> </ul>
Murphy Express Gas Station/C-store	1010 Military Trail (Walmart MUPD)	<ul style="list-style-type: none"> <li>In Zoning</li> <li>Demolish vacant Walgreens &amp; relocate and expand existing Murphy Express and add c-store</li> </ul>
Palm Key Apartments	Cherokee Ave	<ul style="list-style-type: none"> <li>In Zoning</li> <li>7 townhome-style multifamily units on .46 ac – utilizing CRA density bonus units</li> </ul>
1713 Quail (former Opportunity Inc.)	1713 Quail Drive	<ul style="list-style-type: none"> <li>In Zoning</li> <li>Repurposing existing building for new medical office use</li> <li>Rezoning to CG, multiple variances</li> </ul>
Museo Vault self-service storage (now Uovo Art)	4200 Westgate Ave	<ul style="list-style-type: none"> <li>In Zoning</li> <li>proposing a 4-story, 50,000 sf fine art and antique storage facility</li> </ul>
Autumn Ridge LITC mixed use	Congress Ave	<ul style="list-style-type: none"> <li>In Zoning</li> <li>106 units by Landmark Construction, 90% of units at or below 60% of AMI – 77 DBP units, TCEA and rezoning from RM to CG</li> </ul>
Soapy Shark Car Wash (formerly KFC/Jack's)	2200 Okeechobee Blvd.	<ul style="list-style-type: none"> <li>In permitting</li> <li>DRO Approval &amp; 6 variances required</li> </ul>
Duplex development	1115 Osceola	<ul style="list-style-type: none"> <li>Utilizing 1 WCRA density bonus unit, non-conforming lot</li> </ul>
Small Home project	2611 Saranac	<ul style="list-style-type: none"> <li>Construction on first 7 units has begun in early 2021</li> <li>1-acre site newly subdivided into 14 25 ft. lots for small homes</li> </ul>
Congress Avenue - Greene Apartments	1600 N. Congress Ave	<ul style="list-style-type: none"> <li>DRO approved – project now in permitting</li> <li>198 units (138 density bonus units from WCRA pool; 55 income restricted)</li> <li>SFWMD permit received at end of July utilizing available acre feet from the Preserve</li> </ul>
MacDonald Industrial/McArthur Dairy	N. Florida Mango	<ul style="list-style-type: none"> <li>On hold</li> <li>Type 2 waiver for extended hours of operation. BCC approved January. Construction to begin mid 2019</li> </ul>
Mi Pais Express (Fernandez) Mixed Use	2633 Westgate Ave	<ul style="list-style-type: none"> <li>CONSTRUCTION NEARING COMPLETION!</li> </ul>
Dos Hermanos Mixed Use	Westgate & Seminole Blvd	<ul style="list-style-type: none"> <li>Administratively withdrawn</li> <li>Rezoning &amp; variances approved. DRO site plan approval. New architect</li> </ul>
Westgate One	Westgate at Nokomis	<ul style="list-style-type: none"> <li>On hold</li> <li>Approved/ Extension.</li> </ul>

**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY  
1280 N. CONGRESS AVE., SUITE 215, WEST PALM BEACH, FL. 33409  
MINUTES OF THE MONTHLY MEETING**

**July 12, 2021**

**I. CALL TO ORDER (IN PERSON MEETING BROADCASTED ON ZOOM PLATFORM)**

Ms. Rufty, the Madam Chair, called the meeting to order at 5:15p.m. The roll was called by Ms. Pennell and Mr. Michel.

**Present:** Joanne Rufty  
Ruth Haggerty  
Joseph Kirby  
Ralph Lewis

**Absent:** Ronald L Daniels  
Enol Gilles  
Yeraldi Benitez

**Staff Present:** Elizée Michel, Executive Director  
Denise Pennell, Senior Planner  
Carmen Geraine, Bookkeeper  
Thomas J. Baird, Esq., General Counsel

**Absent:** Mai Bui, Administrative Assistant

**Others Present:** Dorritt Miller, Assistant County Administrator, Deputy George Gomez, Deputy Adam Robinson, Keith Jackson, PE, Engenuity Group, CRA Engineer (All Virtually Via Zoom)

**II. AGENDA APPROVAL**

**1. Additions, Deletions, Substitutions to Agenda**

- No Deletions, Substitutions to Agenda

**2. Adoption of Agenda**

- It was moved by Mr. Kirby and seconded by Ms. Haggerty to adopt the Agenda as amended. Motion carried (4-0)

**III. ADOPTION OF W/BH CRA MINUTES**

- It was moved by Ms. Haggerty and seconded by Mr. Kirby to adopt the minutes of the June 14, 2021 meeting. Motion carried (4-0)

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#### **IV. PUBLIC COMMENT**

- PBSO Deputy Robinson and Deputy Gomez gave a brief report to the Board about police activities in the Westgate CRA area for the previous month.

#### **V. DISCLOSURES**

- No disclosures

#### **VI. CONSENT AGENDA**

- **Approval of Site Development Assistance Program Grant for Elite Capital & Development for Seven Single Family Homes on Osceola Drive and Saginaw Avenue.**
- **Approval of Loan Forgiveness of COVID-19 Small Business Emergency Relief Forgivable Loan Program for Anita's Mexican Grill**

**It was moved by Ms. Haggerty and seconded by Mr. Kirby to approve consent agendas. The motion passed unanimously (4-0)**

#### **VII. REGULAR AGENDA**

##### **1. Authorization to Submit Grant Application and Approval of Technical Assistance Funds for USDA Grants**

Mr. Michel presented that the CRA is partnering with the Department of Housing and Economic Development (DHED) to submit an application to solicit funding from the United States Department of Agriculture (USDA) through the Office of Urban Agriculture and Innovative Production (OUAIP) to enhance and expand the Community Garden and Green Market program. The purpose of the grant is to assist eligible entities with projects that support the development of urban agriculture and innovative production by providing funding to promote and encourage urban, indoor, and other emerging agricultural practices to improve access to local food in a target area.

The CRA is eligible to submit a request as a unit of local government and would qualify to receive up to \$300,000 out of the \$4,000,000 available for the nationwide competition. If the application is approved, the CRA will use the funds to leverage Tax Increment Financing Funds to build a greenmarket structure, develop satellite sites and additional community garden and greenmarket programs.

We believe that the partnership with the County will make the application more competitive. After the grants is received, DHES staff will also be a partner in the implementation of the grant.

The funding may be spread over a period of three years. Staff is seeking Board approval to set aside funding equivalent to a maximum of 15% of the grant award to cover administrative costs for the Department of Housing and Community Department for their participation in the implementation of the grant.

The 15% will not be included in the grant budget as applicants get more points if they spent more money on innovative programs instead of administrative activities. The Admin funds will come from the CRA TIF budget and can also be spread over three years.

Staff recommends that the Board authorize the grant application and approve admin technical assistance funds for DHED.

**It was moved by Ms. Haggerty and seconded by Mr. Kirby to authorize the grant application and approve admin technical assistance funds for DHED. The motion passed unanimously (4-0)**

## **2. Draft Budget for FY 2021-2022**

Mr. Michel presented the first reading of the Budget. The CRA Budget includes three parts, the Redevelopment Trust Fund, the Capital Improvement Project, and the Transportation Enhancement grants. The Redevelopment Trust Fund presents in a line-by-line format all the items funded by the tax increment revenues and rental income. The total amount projected for the Trust fund is \$5,028,100. This part details the administrative and the programmatic expenses. A new program is being proposed to encourage public arts development throughout the CRA. The preliminary tax roll value shows that the TIF might increase by 7.8% this year (an increase of \$212,691 to last year's TIF); The final tax is computed at the end of the year. We won't have a final number until March 2022.

The Capital Improvement Project portion provides funding from the trust fund and grants to complete infrastructure improvement projects and acquire properties for redevelopment. The grants received from CDBG and SWA are included in this portion of the Budget. An amount is also included for the USDA grant. The Total amount projected for Capital Improvement is \$2,729,000.

The Transportation Enhancement part shows the grants received from the Transportation Planning Agency and the Department of Transportation. These grants are being managed by the Palm Beach County Engineering Department, but they were awarded to the CRA through grant applications submitted by CRA Staff. These funding is provided on a reimbursement basis. This information is being shared with the Board to show the TPA grant activities and timeline. These funding are not administered by the CRA.

12C

This is the first reading of the budget. Staff is only seeking input. A final budget will be presented at next month meeting. It will include considerations and input from the July meeting.

**3. Approval Funding for Construction and Engineering and Inspection (CEI) for Belvedere Phase II**

Mr. Michel introduced the item. The CRA is working with Palm Beach County Engineering to install streetlights and sidewalks in Belvedere Heights with a grant from the Florida Department of Transportation. The construction project is scheduled to start early next year. When the project starts, the County will hire consultants for construction engineering and inspection (CEI). This cost is estimated at \$275,000. The County is requesting a prepayment for that amount to avoid delaying the project.

Staff recommends that the Board authorizes staff to prepay the County \$275,000 for CEI for Belvedere Heights Phase II.

**It was moved by Ms. Haggerty and seconded by Mr. Kirby to authorize staff to prepay the County \$275,000 for CEI. The motion passed unanimously (4-0)**

**VIII. STAFF REPORTS**

In response to Ms. Haggerty's inquiry about page 106 and 107 of the Board packet referring to the neighborhood letter and map, Mr. Michel clarifies that the County's Water Utility Department is informing the residents of Belvedere Homes that they are designing a watermain replacement project for the area located south of Cherry Road and West of Clubhouse Dr. The pipes in that area are at the end of their useful life. WUD is working with Keshavarz and Associates to complete the design. Construction of the project is planned to start in the fall of 2022.

The Belvedere Heights drainage and watermain replacement is progressing on schedule. It is planned to be completed at the end of August.

**IX. AJOURNMENT**

**It was moved by Ms. Haggerty and seconded by Mr. Kirby to adjourn the meeting. The meeting adjourned at 5:50p.m.**

\_\_\_\_\_  
Mai Bui Administrative Assistant, Westgate CRA



**WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY ("WESTGATE CRA")**  
**PALM BEACH COUNTY, FLORIDA**  
**BID PROPOSAL**

**WESTGATE DOG PARK**  
**CRA PROJECT NO. 2021-01**

**Name of Bidder:** All-Site Construction, Inc

**Phone Number:** 561-848-1110 **Email Address:** Ezra@allsiteinc.net

**Submitted:** 7/26, 2021.

Westgate CRA  
1280 N. Congress Avenue, Suite 215  
West Palm Beach, Florida 33409

The undersigned, as Bidder, hereby declares that the only person or persons interested in the Bid Proposal, as principal or principals, is or are named herein and that no other person than herein mentioned has any interest in the Bid Proposal of the Contract to which the work pertains; that this Bid Proposal is made without connection or arrangement with any other person, company, or parties submitting a Bid or Proposal and that the Bid Proposal is in all respects fair and made in good faith without collusion or fraud.

The Bidder further declares that they have examined the site of the work, or Bidder has made sufficient test holes and/or other subsurface investigations to be fully satisfied, and that from personal knowledge and experience such a site is a correct and suitable one for this work and Bidder assumes full responsibility therefore; that Bidder has examined the Drawings and Specifications for the work to be done and has examined the other Contractual Documents relating thereto, including the Advertisement for Bids, Instructions to Bidders, Bid Proposal, Insurance requirements, form of Contract, General Conditions and Supplementary Conditions, Technical Specifications, Drawings and has read all Addenda prior to the opening of Bids, and that Bidder is satisfied fully, relative to all matters and conditions with respect to the work to which this Bid Proposal pertains.

Commercial Non-Discrimination Certification. The undersigned Bidder hereby certifies and agrees that the following information is correct: In preparing its response to this Solicitation, the Bidder has considered all proposals submitted from qualified, potential Subcontractors and suppliers, and has not engaged in "discrimination" as defined in the County's Commercial Nondiscrimination Policy as set forth in Resolution 2017-1770 as amended.

The Bidder proposes and agrees, if this Bid Proposal is accepted, to Contract with the Westgate CRA, in the form of Contract specified, to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the work specified in the Bid Proposal and the Contract, and called for by the Drawings and Specifications and in the manner specified.

WESTGATE DOG PARK  
2021-01

00300-1

13

**WESTGATE DOG PARK  
BASE BID SCHEDULE**

	Description	Unit	Quantity	Unit Cost	Total
<b>General</b>					
1	Permit Fees	LS	1	3731.13	3731.13
2	Mobilization	LS	1	33941.70	33941.70
3	Trash Removal	LS	1	1170	1170.00
4	On-Site Materials Storage	LS	1	11.70	11.70
				<b>TOTAL</b>	<b>38,854.53</b>
<b>Hardscape / Site Furnishings</b>					
1	4" Concrete Pads	SF	120	53.82	6458.40
2	Benches (incl. freight & taxes)	EA	6	1737.45	10424.70
3	Trash Receptacles (incl. freight & taxes)	EA	2	3437.46	6874.92
4	Waste station	EA	2	585	1170.00
	Waste station - bag dispenser only - mounted on U-channel posts (incl. freight & taxes)	EA	2	760 <sup>50</sup>	1521.00
5	Drinking Fountain	EA	1	5850	5850.00
6	Dog Park Rules Sign	EA	1	292.50	292.50
7	Site Furnishings/Park Equipment Installation	EA	1	1404	1404.00
8	4' Chain-link Fencing (furnish and install)	LF	530	29.25	15502.50
9	4' Chain-link Gates (furnish and install)	EA	4	585	2340.00
10	6' Chain-link Fencing w/ Tennis Court Screening (furnish and install)	LF	60	29.25	1755.00
11	Aluminum Entry Feature (furnish and install)	EA	1	6146 <sup>01</sup>	6146.01
				<b>TOTAL</b>	<b>59739.03</b>
<b>Landscape / Irrigation</b>					
1	Tree Removal (canopy trees)	EA	6	936	5616.00
2	Tree Removal (palms - all sizes)	EA	2	936	1872.00
3	Clear & Grub	LS	1	9828	9828
4	Berming (clean fill)	CY	70	23.4	1638
5	St. Augustine Sod, installed	SF	15,026	.667	10,020.84
6	Cocoplum Shrub, furnish and install	EA	39	14.04	547.56
7	Small Leaf Clusia Shrub, furnish and install	EA	20	14.04	280.80
8	Dwarf Fakahatchee Grass, furnish and install	EA	10	11.7	117.00
9	Silver Button Wood, furnish and install	EA	7	1053	7371
10	Southern Live Oak, furnish and install	EA	3	614.25	1842.75
11	Cabbage Palmetto (Sabal palms), furnish and install	EA	12	351	4212.00

00300-3



# OEBO SCHEDULE 1

## LIST OF PROPOSED CONTRACTOR/CONSULTANT AND SUBCONTRACTOR/SUBCONSULTANT PARTICIPATION

SOLICITATION/PROJECT/BID NAME: Westgate CRA Dog Park SOLICITATION/PROJECT/BID No.: 2021-01

NAME OF PRIME RESPONDENT/BIDDER: Ali-Site Construction, Inc ADDRESS: 2915 E Tamarind Ave West Palm Beach FL 33407

CONTACT PERSON: Ezra Saffold PHONE NO.: 561-848-1110 E-MAIL: \_\_\_\_\_

SOLICITATION OPENING/SUBMITTAL DATE: 7/26/21 DEPARTMENT: Estimating

PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE PRIME CONTRACTOR/CONSULTANT ON THIS PROJECT.  
PLEASE ALSO LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY ALL SUBCONTRACTORS/SUBCONSULTANTS ON THE PROJECT.

Name, Address and Phone Number	(Check all Applicable Categories)				DOLLAR AMOUNT OR PERCENTAGE OF WORK				
	Non-SBE	M/WBE	SBE	Small Business	Black	Hispanic	Women	Caucasian	Other (Please Specify)
1. <u>Ali-Site Construction, Inc</u> <u>2915 E Tamarind Ave WPB FL 561-848-1110</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
2. <u>A Cut Above Landscape &amp; Maintenance</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<u>39792.85</u>
3. <u>Daniels Fence</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<u>20987</u>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
5. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
(Please use additional sheets if necessary) Total Bid Price \$ <u>189,408.74</u> Total <u>128,688.91</u> Total SBE - M/WBE Participation <u>25%</u> I hereby certify that the above information is accurate to the best of my knowledge: <u>[Signature]</u> Title <u>President</u>									

Note: 1. The amount listed on this form for a Subcontractor/subconsultant must be supported by price or percentage listed on the properly executed Schedule 2 or attached signed proposal.  
2. Firms may be certified by Palm Beach County as an SBE and/or an M/WBE. If firms are certified as both an SBE and/or M/WBE, please indicate the dollar amount under the appropriate category.  
3. Modification of this form is not permitted and will be rejected upon submittal.

# OEBO LETTER OF INTENT – SCHEDULE 2

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. The Schedule 2 shall contain bolded language indicating that by signing the Schedule 2, both parties recognize this Schedule as a binding document. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 202101

SOLICITATION/PROJECT NAME: Westgate Dog Park

Prime Contractor: All-Site Construction Inc

Subcontractor: \_\_\_\_\_

(Check box(s) that apply)

☒ SBE ☐ WBE ☐ MBE ☐ M/WBE ☐ Non-S/M/WBE

Date of Palm Beach County Certification (if applicable): 8/11/17

The undersigned affirms they are the following (select one from each column if applicable):

Column 1

☒ Male ☐ Female

Column 2

☒ African-American/Black ☐ Asian American ☐ Caucasian American  
☐ Hispanic American ☐ Native American

Column 3

☐ Supplier

**S/M/WBE PARTICIPATION** – S/M/WBE Primes must document all work to be performed by their own work force on this form. Failure to submit a properly executed Schedule 2 for any S/M/WBE participation may result in that participation not being counted. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. S/M/WBE credit will only be given for the areas in which the S/M/WBE is certified. A detailed proposal may be attached to a properly executed Schedule 2.

Line Item	Item Description	Unit Price	Quantity/Units	Contingencies/Allowances	Total Price/Percentage
	Construction Management Services				128,688.91
	Cleaning & Grubbing				
	Concrete				
	Site Work				

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 128,688.91

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

Price or Percentage: \_\_\_\_\_

All-Site Construction

Print Name of Prime

By: \_\_\_\_\_

Authorized Signature

Ezra Saffold

Print Name

President

Title

Date: 7/26/21

Print Name of Subcontractor/subconsultant

By: \_\_\_\_\_

Authorized Signature

Print Name

Title

Date: \_\_\_\_\_

The Bidder hereby agrees to commence work under this contract on a date to be specified in written "Notice to Proceed" by the Westgate CRA and to fully complete the project,

within one hundred and twenty (120) consecutive calendar days,  
with substantial completion within ninety (90) consecutive calendar days.

thereafter as stipulated in the Contract Documents. The Bidder further agrees to pay as liquidated damages the sum of \$250.00 for each consecutive calendar day thereafter, through the calendar day on which the project is complete in accordance with the Contract Documents.

The Bidder further agrees to execute a Contract and furnish satisfactory Insurance Certificates within the fifteen (15) consecutive calendar days after written notice being given by the Westgate CRA of the award of the Contract.

The Bidder is responsible for determining the existing site conditions and quantity estimates. The undersigned agrees to accept in full compensation for a firm fixed price all the work described in the Contract Documents, and enumerated in the following bid schedule:

**STATE PRICE IN WORDS AND FIGURES**

**TOTAL BASE BID FOR WESTGATE DOG PARK:**

One hundred thousand four hundred Sixty - Eight  
76/100 DOLLARS (\$ 189,468.76)

BIDDER: All-Site Construction, Inc

DATE: 7/26/21

**WESTGATE DOG PARK  
BASE BID SCHEDULE**

	Description	Unit	Quantity	Unit Cost	Total
<b>General</b>					
1	Permit Fees	LS	1	3731.13	3731.13
2	Mobilization	LS	1	33941.70	33941.70
3	Trash Removal	LS	1	1170	1170.00
4	On-Site Materials Storage	LS	1	11.70	11.70
				<b>TOTAL</b>	<b>38,854.53</b>
<b>Hardscape / Site Furnishings</b>					
1	4" Concrete Pads	SF	120	53.82	6458.40
2	Benches (incl. freight & taxes)	EA	6	1737.45	10424.70
3	Trash Receptacles (incl. freight & taxes)	EA	2	3437.46	6874.92
4	Waste station	EA	2	585	1170.00
	Waste station - bag dispenser only - mounted on U-channel posts (incl. freight & taxes)	EA	2	760 <sup>50</sup>	1521.00
5	Drinking Fountain	EA	1	5850	5850.00
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9	4' Chain-link Gates (furnish and install)	EA	4	585	2340.00
10	6' Chain-link Fencing w/ Tennis Court Screening (furnish and install)	LF	60	29.25	1755.00
11	Aluminum Entry Feature (furnish and install)	EA	1	6146 <sup>01</sup>	6146.01
				<b>TOTAL</b>	<b>59739.03</b>
<b>Landscape / Irrigation</b>					
1	Tree Removal (canopy trees)	EA	6	936	5616.00
2	Tree Removal (palms - all sizes)	EA	2	936	1872.00
3	Clear & Grub	LS	1	9828	9828
4	Berming (clean fill)	CY	70	23.4	1638
5	St. Augustine Sod, installed	SF	15,026	.667	10,020.84
6	Cocoplum Shrub, furnish and install	EA	39	14.04	547.56
7	Small Leaf Clusia Shrub, furnish and install	EA	20	14.04	280.80
8	Dwarf Fakahatchee Grass, furnish and install	EA	10	11.7	117.00
9	Silver Button Wood, furnish and install	EA	7	1053	7371
10	Southern Live Oak, furnish and install	EA	3	6142 <sup>75</sup>	1842.75
11	Cabbage Palmetto (Sabal palms), furnish and install	EA	12	351	4212.00





# OEBO SCHEDULE 1

## LIST OF PROPOSED CONTRACTOR/CONSULTANT AND SUBCONTRACTOR/SUBCONSULTANT PARTICIPATION

SOLICITATION/PROJECT/BID NAME: Westgate CRA Dog Park  
 NAME OF PRIME RESPONDENT/BIDDER: All-Site Construction, Inc  
 CONTACT PERSON: Ezra Saffold  
 SOLICITATION OPENING/SUBMITTAL DATE: 7/26/21

SOLICITATION/PROJECT/BID No.: 2021-01  
 ADDRESS: 2915 E Tamarind Ave West Palm Beach FL 33407  
 PHONE NO.: 561-848-1110 E-MAIL: \_\_\_\_\_  
 DEPARTMENT: Estimating

PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE PRIME CONTRACTOR/CONSULTANT ON THIS PROJECT.  
 PLEASE ALSO LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY ALL SUBCONTRACTORS/SUBCONSULTANTS ON THE PROJECT.

Name, Address and Phone Number	(Check all Applicable Categories)				DOLLAR AMOUNT OR PERCENTAGE OF WORK				
	Non-SBE	M/WBE	SBE	Small Business	Black	Hispanic	Women	Caucasian	Other (please Specify)
1. <u>AllSite Construction, Inc</u> <u>2915 E Tamarind Ave WPB FL 561-848-1110</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<u>128,688.91</u>				
2. <u>A Cut Above Landscape &amp; Maintenance</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<u>39792.85</u>	
3. <u>Daniels Fence</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<u>20987</u>	
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

(Please use additional sheets if necessary)

Total Bid Price \$ 189,408.76

Total 128,688.91

Total SBE - M/WBE Participation 25%

I hereby certify that the above information is accurate to the best of my knowledge: [Signature] Title President

- Note:
- The amount listed on this form for a Subcontractor/subconsultant must be supported by price or percentage listed on the properly executed Schedule 2 or attached signed proposal.
  - Firms may be certified by Palm Beach County as an SBE and/or an M/WBE. If firms are certified as both an SBE and/or M/WBE, please indicate the dollar amount under the appropriate category.
  - Modification of this form is not permitted and will be rejected upon submittal.

# OEBO LETTER OF INTENT – SCHEDULE 2

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. The Schedule 2 shall contain bolded language indicating that by signing the Schedule 2, both parties recognize this Schedule as a binding document. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 202101

SOLICITATION/PROJECT NAME: Westgate Dog Park

Prime Contractor: All-Site Construction Inc

Subcontractor: \_\_\_\_\_

(Check box(s) that apply)

☒ SBE ☐ WBE ☐ MBE ☐ M/WBE ☐ Non-S/M/WBE

Date of Palm Beach County Certification (if applicable): 8/11/17

The undersigned affirms they are the following (select one from each column if applicable):

**Column 1**

☒ Male ☐ Female

**Column 2**

☒ African-American/Black ☐ Asian American ☐ Caucasian American  
☐ Hispanic American ☐ Native American

**Column 3**

☐ Supplier

**S/M/WBE PARTICIPATION** – S/M/WBE Primes must document all work to be performed by their own work force on this form. Failure to submit a properly executed Schedule 2 for any S/M/WBE participation may result in that participation not being counted. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. S/M/WBE credit will only be given for the areas in which the S/M/WBE is certified. A detailed proposal may be attached to a properly executed Schedule 2.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Construction Management Services				128,688.91
	Cleaning & Grubbing				
	Concrete				
	Site Work				

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 128,688.91

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

Price or Percentage: \_\_\_\_\_

All-Site Construction

Print Name of Prime

By: \_\_\_\_\_

Authorized Signature

Ezra Saffold

Print Name

President

Title

Date: 7/26/21

Print Name of Subcontractor/subconsultant

By: \_\_\_\_\_

Authorized Signature

Print Name

Title

Date: \_\_\_\_\_

# OEBO LETTER OF INTENT – SCHEDULE 2

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. The Schedule 2 shall contain bolded language indicating that by signing the Schedule 2, both parties recognize this Schedule as a binding document. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 202101

SOLICITATION/PROJECT NAME: Westgate Dog Park

Prime Contractor: All-Site Construction Inc

Subcontractor: Daniels Fence

(Check box(s) that apply)

☐ SBE ☐ WBE ☐ MBE ☐ M/WBE ☒ Non-S/M/WBE

Date of Palm Beach County Certification (if applicable): \_\_\_\_\_

The undersigned affirms they are the following (select one from each column if applicable):

**Column 1**

**Column 2**

**Column 3**

☒ Male ☐ Female

☐ African-American/Black ☐ Asian American ☒ Caucasian American  
☐ Hispanic American ☐ Native American

☐ Supplier

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Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Fencing				20987

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 20987

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

Price or Percentage: \_\_\_\_\_

All-Site Construction

Print Name of Prime

By: 

Authorized Signature

Ezra Saffold

Print Name

President

Title

Date: 7/26/21

Daniels Fence

Print Name of Subcontractor/subconsultant

By: Renee Caron

Authorized Signature

Renee Caron

Print Name

Estimator

Title

Date: 7/26/21

# OEBO LETTER OF INTENT – SCHEDULE 2

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. The Schedule 2 shall contain bolded language indicating that by signing the Schedule 2, both parties recognize this Schedule as a binding document. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 202101

SOLICITATION/PROJECT NAME: Westgate Dog Park

Prime Contractor: All-Site Construction Inc

Subcontractor: A Cut Above

(Check box(s) that apply)

☒ SBE ☐ WBE ☐ MBE ☐ M/WBE ☐ Non-S/M/WBE

Date of Palm Beach County Certification (if applicable): \_\_\_\_\_

The undersigned affirms they are the following (select one from each column if applicable):

**Column 1**

**Column 2**

**Column 3**

☒ Male ☐ Female

☐ African-American/Black ☐ Asian American

☒ Caucasian American

☐ Supplier

☐ Hispanic American

☐ Native American

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Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Landscape & Irrigation				39792.85

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: 39792.85

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2<sup>nd</sup>/3<sup>rd</sup> tier Subcontractor/subconsultant

Price or Percentage: \_\_\_\_\_

All-Site Construction

Print Name of Prime

By: \_\_\_\_\_

Authorized Signature

Ezra Saffold

Print Name

President

Title

Date: 7/26/21

A Cut Above

Print Name of Subcontractor/subconsultant

By: \_\_\_\_\_

Eneyda Gomez

Authorized Signature

Eneyda Gomez

Print Name

Estimator

Title

Date: 7/26/21



## Vendor Information

**Vendor ID:** VC0000009701

**Legal Business Name:** A Cut Above Landscape & Maintenance, Inc.

**Alias/DBA:**

**Address(es):** 1686 D ROAD, LOXAHATCHEE 33470  
1686 D Rd, Loxahatchee 33470-4862

**Contact(s):** ENEYDA GOMEZ 561-795-1995

**Email(s):** eneyda@acalandscape.net

**WebSite:**

### Grounds/Services

93437	Irrigation Systems Maintenance and Repair
96888	Tree and Shrub Removal Services
98836	Grounds Maintenance: Mowing, Edging, Plant (Not Tree) Trimm
98852	Landscaping (Including Design, Fertilizing, Planting, etc.,

### EO Certification

**Type:** SBE

**Certified:** 7/8/2020

**Expire:** 7/7/2023

**Business Owner(s):** Damon Rockett

**Race:** White

**Gender:** Male

### EO Certified Grounds/Services

93437	Irrigation Systems Maintenance and Repair
96888	Tree and Shrub Removal Services
98836	Grounds Maintenance: Mowing, Edging, Plant (Not Tree) Trimm
98852	Landscaping (Including Design, Fertilizing, Planting, etc.,

**Note:** The Office of Equal Business Opportunity (OEBO) requires current licensure at the time of certification, but does not guarantee the continued existence of any license held by a certified small business. The users of this directory should investigate the continuance of such credentials. OEBO does not accept liability for any loss or damage caused by errors, changes or omissions.

2019	02/11/2019
2020	01/15/2020
2021	04/10/2021

**Document Images**

<u>04/10/2021 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/15/2020 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/11/2019 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/15/2018 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/09/2017 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/15/2016 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/09/2015 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/28/2014 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/07/2013 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/10/2012 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/28/2011 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/04/2010 -- Domestic Profit</u>	<a href="#">View image in PDF format</a>

Acknowledgment is hereby made of the following Addenda received since issuance of Plans and Specifications:

Addendum No.   0   Dated:            Addendum No.            Dated:           

Addendum No.            Dated:            Addendum No.            Dated:           

The following Documents are attached to and made a condition of the Bid:

- a. Corporate or Partnership Certificate as applicable
- b. Bidders Qualification Form
- c. Subcontractors List

Full names of persons and firms interested in the foregoing bid as principals are as follows:

Ezra Saffold, president

**SITE INSPECTION FORM**

(Name of person who inspected site of proposed work for your firm)

Name:

Ezra Saffold

Date of Inspection:

7/12/21

Name of Bidder, Corporation, Firm or Individual:

All-Site Construction, Inc.

Business Address of Corporation, Firm or Individual:

2915 E Tamarind Ave WPA

Phone Number:

561-8481110

By:

[Signature]  
Signature

(SEAL IF A CORPORATION)

Ezra Saffold president

Typed Name and Title

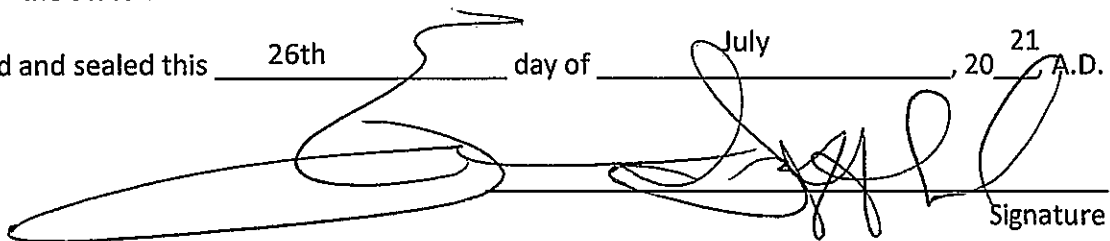
**CORPORATE CERTIFICATE**

<b>PROJECT NAME:</b> WESTGATE DOG PARK <b>PROJECT NUMBER:</b> 2021-01
--

I, Ezra Saffold, certify:

1. That I am the President of the Corporation  
Officer named in the foregoing Bid Proposal; and
2. That Ezra Saffold  
who signed said Bid Proposal on behalf of the Contractor was then  
President of the said Corporation; Officer and  
authorized to sign the Bid Proposal, and is authorized to sign Contracts and  
other instruments on behalf of Corporation; and
3. That submitting said Bid Proposal and entering into a Contract with the  
Owner for the construction of the work based upon said Bid Proposal, is  
within the scope of the corporate powers of the Corporation.
4. That the Corporation is in good standing and authorized to do business in  
the State of Florida.

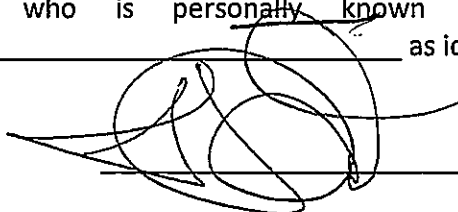
Signed and sealed this 26th day of July, 2021 A.D.

  
Signature

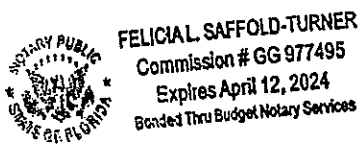
Ezra Saffold, President

Corporate Seal

Sworn to and subscribed before me this 26 day of July, 2021, by  
Ezra Saffold, who is personally known to me, or who  
produced \_\_\_\_\_ as identification.



Signature of Notary



Notary Seal

Commission No.: GG977495

WESTGATE DOG PARK  
2021-01



PARTNERSHIP CERTIFICATE

PROJECT NAME: WESTGATE DOG PARK  
PROJECT NUMBER: 2021-01

STATE OF FLORIDA )

) SS



\_\_\_\_\_, being duly sworn, deposes and says; that he/she is a member of the partnership firm designated as \_\_\_\_\_, and named in the foregoing Bid Proposal. That he/she has been duly vested with authority to submit the Bid Proposal and to make and sign instruments for the partnership by \_\_\_\_\_ and \_\_\_\_\_ who constitute all other members of the Partnership.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
Signature, General Partner

By:

\_\_\_\_\_  
Name & Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is personally known to me, or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Notary Seal

Commission No.: \_\_\_\_\_

WESTGATE DOG PARK  
2021-01

00409-2

29

**BIDDERS QUALIFICATION FORM**

PROJECT NAME:	WESTGATE DOG PARK	DATE:	7/26/21
PROJECT NUMBER:	2021-01		

Please fill out this form completely and submit with each Bid Proposal. Additional information may be required. Failure to comply with this requirement will render the proposal informal and may cause its rejection.

In order for the Westgate CRA to properly qualify your firm and its Bid Proposal for the referenced project, please provide the following information:

1. Legal Name and Address:

Name: All-Site Construction Inc  
Address: 2915 E Tamarind Ave  
Phone: 561-848-1110 Email Address: Ezra@allsiteinc.net  
City, State, Zip: West Palm Beach, FL 33407

2. Check one: Corporation:   x   Partnership:        Individual:       

3. If Corporation, state:

Date of Incorporation: 9/14/2001  
State in which Incorporated: Florida

4. If an out-of-state Corporation currently authorized to do business in Florida, give date of such authorization: N/A

5. Name and Title of Principal Officers: Date Elected:  
Ezra Saffold 9/14/01  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5.1 Name of Qualifying Agents: Date of Initial Qualification:  
Ezra Saffold  
\_\_\_\_\_  
\_\_\_\_\_

5.2 Name of Financially Responsible Officers (if any):  
Ezra Saffold  
\_\_\_\_\_  
\_\_\_\_\_

6. If Partnership, state: \_\_\_\_\_ Date of Partnership: \_\_\_\_\_

Name and Address of Partners:

N/A

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7. If Sole Proprietorship, state: \_\_\_\_\_ Name and Address of Owner: \_\_\_\_\_

N/A

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8. List State, County or other Public Agencies with which your organization is qualified to perform work by some means of pre-qualification:

Agency	Trade in which Qualified	Expiration Date	Amount Approved
Palm Beach County CID - CM at Risk - 08/2021 - NTE 2M			
Palm Beach County Annual Minor Contract - CM - 02/2025 - NTE 5M			
Palm Beach County School Board - CMAR - 08/2022 - NTE 5M			

9. Has your Organization or any member been involved in any litigation, arbitration or administrative proceeding within the last ten (10) years as a result of construction contracts, including but not limited to liens, delays, defective performance or workmanship? If yes, provide the following information for each case: (submit attachments as necessary.)

a. Style or caption of litigation OR ARBITRATION; \_\_\_\_\_ No

b. All parties to such proceedings:

N/A

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c. Names, addresses, telephone numbers of Attorneys for each party:

N/A

d. Date Litigation Started: N/A

e. Status of Case: N/A

f. Provide explanation of each claim by and against each party. (Attachments, as necessary.)

10. Have you or any principal of your company ever declared bankruptcy?

Yes \_\_\_\_\_ No   x  

If Yes, provide dates and particulars:

Date	Reason
N/A	

11. List three (3) construction-related credit references.

Name	Address	Phone No.
Aldrich Tool Rentals	1601 N Congress Ave, West Palm Beach, FL 33409	561-683-8511
Maschmeyer concrete Co	Lake Park FL	561-848-9112
Home Depot	West Palm Beach FL	561-683- 7221

12. List all subsidiaries or holding companies:

None

13. List Corporate names or business names under which each of the principals in the present Corporation have done business for the last ten years.

All-Site Construction Inc

14. List major subcontractors and suppliers from your three (3) largest most recent projects:

Project Name	Subcontr./Supp.	Contact	Phone
Broward Health Office Renovations	Advanced HVAC Contractors	Donald Macrostie	561-267-6636
Single Point of Entry Schools	Cherokee Glass & Mirrors	Dean Latta/ Phil Reynolds	561-586-7060
SWA Switchgear Replacement & Building Upgrades	Proshell Construction	Julien Beauregard	561-684-4959

15. State construction experience of principal members of your organization:

Name & Title	Years Exper.	Type Work	Cost Range	In What Capacity
Ezra Saffold	30	Construction Management Services	2-6M	Executive
Please see attached resumes of available team members				

List projects under direct supervision of the assigned Qualifying Agent(s), Project Manager(s), and/or Superintendent. (Attachments.)

Project/Type	Size/Value	Date
Broward Health Corporate Offices	1.5M	8/2021
Lake Worth Children Academy	2M	02/2022
John Prince Park - Boat Remp Replacement	670K	11/2021

If not listed above, provide work experience or assigned Qualifying Agent(s), Project Manager(s), and/or Superintendent.

Please see attached resume

16. List licenses of key members, including Qualifying Agents, and attach copies, including Certificate of Competency:

CGC1526181 General Construction License

17. List three (3) similar projects your organization has completed in the last five (5) years. List similar Florida Public Works projects first.

NAME OF PROJECT Alton Park - New park construction ADDRESS Palm Beach Gardens Fl  
OWNER North Palm Beach County Improvement District ADDRESS 5100 Beckman Terrace PBG FL  
PHONE # 561-624-7830  
ARCHITECT Architectural Studio Inc ADDRESS 300 Ave of Champions Ste 260 Palm Beach Gardens Fl  
PHONE # 561-202-6990  
CONTRACT AMOUNT 2.2M DATE OF COMPLETION 12/20  
WAS PROJECT COMPLETED WITHIN ALLOWED CONTRACT TIME? YES x NO      
PERCENTAGE OF THE COST OF THE WORK DONE BY YOUR OWN FORCES: 10 %

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NAME OF PROJECT Cunningham Park ADDRESS Riviera Beach FL  
OWNER City of Riviera Beach ADDRESS 600 W Blue Heron Blvd Riviera Beach  
PHONE # 561-845-3479  
ARCHITECT Colome & Associates Inc ADDRESS 530 24th WPB FL  
PHONE # 561-833-9147  
CONTRACT AMOUNT 2M DATE OF COMPLETION 12/2018  
WAS PROJECT COMPLETED WITHIN ALLOWED CONTRACT TIME? YES x NO      
PERCENTAGE OF THE COST OF THE WORK DONE BY YOUR OWN FORCES: 15 %

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NAME OF PROJECT Riviera Beach Marina Redevelopment - CMAR Partner ADDRESS 200 E 13th street Riviera Beach  
OWNER City of Riviera Beach ADDRESS 2001 Broadway Blvd Riviera Beach  
PHONE # 561-844-3408  
ARCHITECT Song & Associates ADDRESS West Palm Beach Fl  
PHONE # 561-655-2423  
CONTRACT AMOUNT 25M DATE OF COMPLETION 04/2016  
WAS PROJECT COMPLETED WITHIN ALLOWED CONTRACT TIME? YES x NO      
PERCENTAGE OF THE COST OF THE WORK DONE BY YOUR OWN FORCES: 10 %

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18. Status of Current Contracts Over \$10,000

Project Name, Location & Description Owner Contact & Phone No.	Contract Amount	% Complete	Projected Completion Date
Four Points Youth Center - Interior Renovation - West Palm Beach, FL-Palm Beach County -Jim Daley- 561-233-4408 -	\$936K		03/2022
Lake Worth Children Academy - Construction a new day care center -Lake Worth FL- Schwans Learning Center - Kettelene Placid -561-541-5379 / Lender: Stone Bank - John Coppolino -561-432-2053 - \$2M - 15% - 04/2022			
Palm Tran Renovations - West Palm Beach FL - Interior Renovations - Palm Beach County - Bill Munker 561-233-0265 -	\$25K	0%	60 days from permit issuance



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**SAFFOLD, EZRA G**

ALL-SITE CONSTRUCTION INC.

2915 E TAMARIND AVE

WEST PALM BEACH FL 33407

**LICENSE NUMBER: CGC1526181**

**EXPIRATION DATE: AUGUST 31, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





**Palm Beach County  
Office of Equal Business Opportunity**

**Certifies That**


**ALLSITE CONSTRUCTION INC.,**

**Vendor # ALLS0032**

*is a Small/Minority Business Enterprise (S/MBE) as prescribed by section 2-80.21 - 2-80.30 of  
the Palm Beach County Code for a three year period from  
August 17, 2020 to August 16, 2023*

The following services and/or products are covered under this certification:

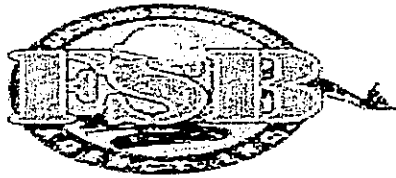
**Carpentry; Carpet/Flooring Installation and/or Removal Services; Construction Management  
Services; Maintenance and Repair, Sidewalk and Driveway (Including Removal; Painting Services;  
Repair Services, Concrete, Including Removal and Replace**

  
**Allen Gray, Manager**  
08/17/2020



**Palm Beach County Board of County Commissioners**

**Dave Kerner, Mayor**  
**Robert S. Weinroth, Vice Mayor**  
**Gregg K. Weiss**  
**Mary Lou Berger**  
**Melissa McKinlay**  
**Mack Bernard**  
**County Administrator**  
**Verdenia C. Baker**



June 22, 2021

To Whom It May Concern

**RE: ALL-SITE CONSTRUCTION INC**

Dear Sirs:

It has been the privilege of FSB Agency, Inc and United States Fire Insurance Company to provide surety bonds on behalf of All-Site Construction Inc for over eleven years.

At the present time, we provide up to **\$6,500,000 single / \$12,000,000 aggregate** surety program to All-Site Construction Inc. As always, the surety reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. The surety assumes no liability if for any reason they do not execute a specific bond.

United States Fire Insurance Company is listed on the US Treasury Department's Listing of Approved Sureties. Their rating is A and their financial size is XIII.

Very truly yours,

By: GLADYS KEITH  
**Gladys Keith, Attorney-in-Fact**

7971 Riviera Blvd, Suite #211, Miramar, Florida 33023  
Phone: (954) 589-1631 \*\* Fax: (954) 589-0735



ALL-CON-01

NBEDIA

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
6/29/2021

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

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

PRODUCER C & C Insurance, Inc. 1921 NW 150 Ave, Suite 101 Pembroke Pines, FL 33028	CONTACT NAME:	PHONE (A/C, No, Ext): (954) 431-2008		FAX (A/C, No): (954) 704-0507
	E-MAIL ADDRESS: info@candcinsurance.com			
INSURED All-Site Construction, Inc., Saffold Paving Inc. & 2915 E Tamarind Ave. LLC 2915 East Tamarind Avenue West Palm Beach, FL 33407	INSURER(S) AFFORDING COVERAGE			NAIC #
	INSURER A: United Specialty Insurance Company			12537
	INSURER B: STARSTONE NATIONAL INSURANCE COMPANY			25496
	INSURER C: LLOYDS OF LONDON			
	INSURER D:			
	INSURER E:			
INSURER F:				

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X	DC102070-00	1/27/2021	1/27/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	X	X	84824C210ALI	1/27/2021	1/27/2022	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) Y/N <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Property			351OR100006	1/27/2021	1/27/2022	Building/Contents 450,000

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

Blanket Additional Insured included if required by contract. Blanket Primary and Non-Contributory if required by contract. Waiver of subrogation included if required by contract.

RE: CBC 060458 & CGC 1526181

## CERTIFICATE HOLDER

## CANCELLATION

City of Riviera Beach Building Department  
800 W Blue Heron Blvd  
Riviera Beach, FL 33404

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

AUTHORIZED REPRESENTATIVE

COMMERCIAL GENERAL LIABILITY

CG 25 03 05 09

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**DESIGNATED CONSTRUCTION PROJECT(S)  
GENERAL AGGREGATE LIMIT**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

**Designated Construction Project(s):**

All operations of the named insured.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section I – Coverage A, and for all medical expenses caused by accidents under Section I – Coverage C, which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.

2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage C regardless of the number of:

- a. Insureds;
- b. Claims made or "suits" brought; or
- c. Persons or organizations making claims or bringing "suits".

3. Any payments made under Coverage A for damages or under Coverage C for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project

General Aggregate Limit for any other designated construction project shown in the Schedule above.

4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section I – Coverage A, and for all medical expenses caused by accidents under Section I – Coverage C, which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage A for damages or under Coverage C for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and

2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section III – Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

© ISO Properties, Inc.

Policy Number: DCI02070-00

COMMERCIAL  
GENERAL LIABILITY  
CG 20 10 10 01

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR  
CONTRACTORS – SCHEDULED PERSON OR  
ORGANIZATION**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART  
SCHEDULE**

**Name of Person or Organization:**

Blanket as required by written contract.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. Section II – Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

**2. Exclusions**

This insurance does not apply to "bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

CG 20 10 10 01

Policy Number: DCI02070-00

**COMMERCIAL  
GENERAL LIABILITY**

CG 20 37 10 01

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR  
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART  
SCHEDULE**

<b>Name of Person or Organization:</b>  Blanket as required by virtue of written contract.
<b>Location And Description of Completed Operations:</b>  
<b>Additional Premium:</b>  

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

**Section II – Who Is An Insured** is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

CG 20 37 10 01

Policy Number: DCI02070-00

**COMMERCIAL  
GENERAL LIABILITY**

CG 24 04 10 93

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY  
AGAINST OTHERS TO US**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART  
SCHEDULE**

**Name of Person or Organization:**

Blanket as required by written contract.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement. )

The TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section IV – COMMERCIAL GENERAL LIABILITY CONDITIONS) is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

CG 24 04 10 93



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**PRIMARY AND NONCONTRIBUTORY –  
OTHER INSURANCE CONDITION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance Condition** and supersedes any provision to the contrary:

**Primary And Noncontributory Insurance**

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.



ALLSI-1

OP ID: LG

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/28/2021

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

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

<b>PRODUCER</b> ARDEN INSURANCE ASSOCIATES 525 W. LANTANA RD. LANTANA, FL 33462-1625 KENN NORBERG	561-582-4101	<b>CONTACT NAME</b> ROBERT NORBERG
		<b>PHONE (A/C, No., Ext.)</b> 561-582-4101 <b>FAX (A/C, No.)</b> 561-586-8061
		<b>E-MAIL ADDRESS:</b> Certificates@ardeninsurance.com
		<b>INSURER(S) AFFORDING COVERAGE</b>
		<b>INSURER A:</b> AMERICAN BUILDERS INS. CO. <b>NAIC #</b> 11240
		<b>INSURER B:</b> BERKSHIRE HATHAWAY GUARD
		<b>INSURER C:</b>
		<b>INSURER D:</b>
		<b>INSURER E:</b>
		<b>INSURER F:</b>

**INSURED**  
ALL-SITE CONSTRUCTION INC. & SAFFOLD PAVING, INC.  
2915 E. TAMARIND AVE  
WEST PALM BEACH, FL 33407

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

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

ISSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJE CT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	X	X				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> BLNKT ADDL			ALAU068653	08/26/2020	08/26/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	WCV012112909 BLANKET WAIVER INCL	07/02/2020	07/02/2021	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

CONSTRUCTION MANAGEMENT CONTRACTOR

## CERTIFICATE HOLDER

## CANCELLATION

 CITY OF RIVIERA BEACH BUILDING DEPARTMENT 600 W. BLUE HERON BLVD. RIVIERA BEACH, FL 33404	RIVIE01
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
AUTHORIZED REPRESENTATIVE 	

# NOTEPAD

INSURED'S NAME ALL-SITE CONSTRUCTION INC. &  
SAFFOLD PAVING, INC.

ALLSI-1  
OP ID: LG

PAGE 2  
Date 06/28/2021

A, B, C - AMERICAN BUILDERS INS CO 16632 - AM BEST RATED: A (EXCELLENT)  
D - BERKSHIRE HATHAWAY GUARD - AM BEST RATED: A (EXCELLENT)

# CITY OF WEST PALM BEACH

DEPARTMENT OF DEVELOPMENT SERVICES



WEST PALM BEACH

Development Services

Attached is your 2020-2021 Business Receipt evidencing payment of fees for your Local Business Tax; Certificate of Use (if applicable); Sidewalk Café Permit (if applicable); and/or Extended Hours Alcohol Permit (if applicable).

Business Tax Receipt: This document, based on the business category codes listed below, is your Business Tax Receipt. THIS BUSINESS TAX RECEIPT MUST BE DISPLAYED ON THE PREMISES IN A PLACE WHERE IT MAY BE SEEN AT ALL TIMES (Sec. 82-160 City Code).

Certificate of Use: A certificate of use may be suspended or revoked in accordance with Sec. 22-39 of the City Code.

Sidewalk Café Permit: A sidewalk café permit requires compliance with the conditions in Secs. 78-345 and 78-347 of the City Code. A sidewalk café permit may be suspended or revoked pursuant to Sec. 78-348 of the City Code.

Extended Hours Alcohol Permit: An extended hours alcohol permit requires compliance with the conditions in Sec. 6-8 of the City Code and may be suspended or revoked as provided in said section.

FOR INFORMATION CALL (561) 805-6700 EMAIL [businessstax@wpb.org](mailto:businessstax@wpb.org) HOURS 8:00 AM - 5:00 PM — MONDAY - FRIDAY

INSTRUCTIONS: PLEASE POST IN A CONSPICUOUS PLACE AT YOUR PLACE OF BUSINESS.



## CITY OF WEST PALM BEACH

WEST PALM BEACH

Development Services

0000028077  
ALL-SITE CONSTRUCTION INC  
2915 E TAMARIND AVE

NOT TRANSFERABLE

CITY OF WEST PALM BEACH  
P.O. BOX 3147, WEST PALM BEACH, FL 334

CERTIFIED BUILDING CONTR  
CBC060458  
CGC1526181

BUS. TAX ID.	CATEGORY	DESCRIPTION	FEE
56488	236210	BUILDING CONTRACTOR	86.81
TOTAL⇒			86.81
** PAID			71.92
			** F

THIS DOCUMENT NOT VALID  
UNTIL FUNDS ARE COLLECTED

THIS DOCUMENT NOT VALID  
UNTIL FUNDS ARE COLLECTED

EXPIRES  
SEPTEMBER 30  
2021

## PROJECT LISTING

All-Site Construction has worked for the past 10 years with the Job Order Contract and BSO CMAR Minor Services Contract performing the same scope of Work inclusive of construction, maintenance and management services, engineering, designing, estimating, bidding, inspections and construction administration.

### **PALM BEACH COUNTY CONVENTION CENTER GARAGE WEST PALM BEACH, FL**

This project consists of the new construction of a nine-level, cast-in-place concrete parking garage in the existing surface parking lot of the Palm Beach Convention Center in West Palm Beach, Fla. Capacity for 2,650 cars.

Services Provided: CMAR Partner

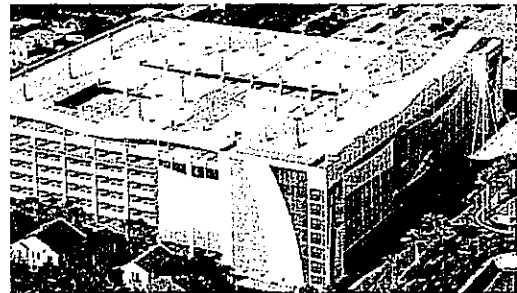
Size:  
944,140 SF

Owner's Rep  
John Chesher 2633 Vista Parkway  
West Palm Beach, FL 33411  
561.233.0266

Initial Cost: \$45.7M  
Final Cost: \$45M

Design Firm Contact:  
Fernando Del Dago, Leo Daily  
561.688.2111

Date of Completion:  
March 2017



#### **PROJECT RELEVANCE**

- ✓ CMAR
- ✓ LAST 5 YEARS

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### **DEPARTMENT OF JUVENILE JUSTICE FENCE REPLACEMENT**

No Climb fence replacement

Services Provided: CMAR

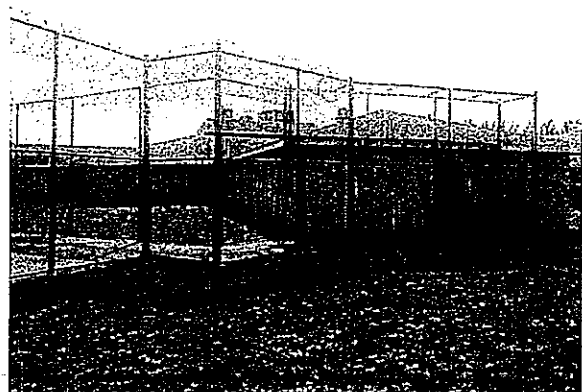
Owner's Rep  
Mr. Greg Avant  
Construction Projects Consultant II  
Florida Department of Juvenile Justice  
Bureau of General Services  
Office: 850-717-2752  
Mobile: 850-251-0532  
Gregory.avant@dj.j.state.fl.us

Initial Cost: \$195K  
Final Cost: \$250K due to Owner added scope.

Date of Completion:  
May 2021

#### **PROJECT RELEVANCE**

- ✓ CMAR
- ✓ LAST 5 YEARS



## **PROJECT LISTING**

### **PORT OF PALM BEACH 3RD FLOOR BUILD OUT RIVIERA BEACH, FL**

Renovations to Owner Occupied Building

Services Provided: Design Build

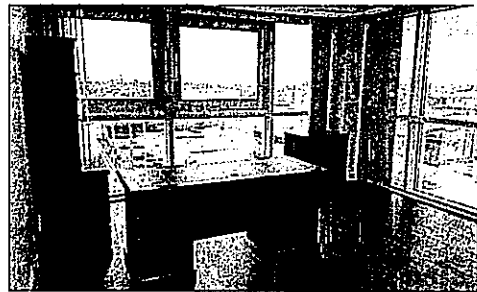
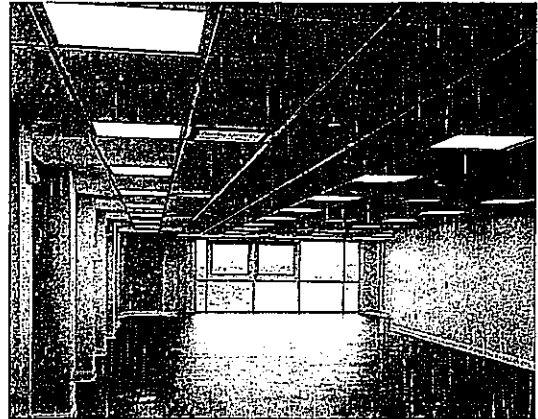
Owner's Rep  
Jose Soler  
2001 Broadway, Suite 300  
Riviera Beach, FL  
561.383.4133

Design Firm  
Daniel Diaz, D&Q Studio  
786.239.1322

Size:  
4,000 SF

Initial Cost: \$360K  
Final Cost: \$370K due to Owner Change Orders

Date of Completion:  
February 2018



### **OKEEHEELEE PARK SOUTH BOAT LAUNCH & RESTROOM FACILITY WEST PALM BEACH, FL**

Construction of a lakeside boat ramp/ dock, an 800 SF new restroom building, paved car and boat trailer parking areas and associated site improvements.

Services Provided: Construction Manager

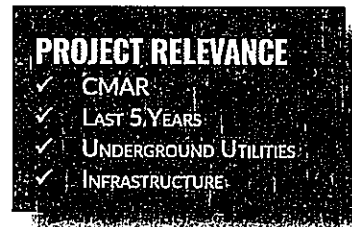
Owner's Rep  
Andy Gamble  
2633 Vista Parkway  
West Palm Beach, FL 33411  
561.233.2055

Design Firm  
Scott Barber, CH2MHILL  
954-351-9256

Size: 840 SF Restroom Facility

Initial Cost: \$1.08 M  
Final Cost: \$1.1 M

Date of Completion:  
June 2018



## PROJECT LISTING

### **RIVIERA BEACH MARINA VILLAGE DEVELOPMENT** **RIVIERA BEACH, FL**

This project consists of 28-acres of redevelopment, including new streets, sidewalks, extensive infrastructure, utility improvements, a new community building, an upgraded and reprogrammed bicentennial park with an interactive water playground, concessions pavilion and a boardwalk/promenade tying the site to the recently renovated marina. This project was designed and certified at LEED silver design standards.

Services Provided: CMAR Partner

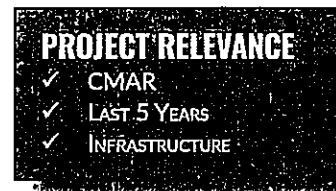
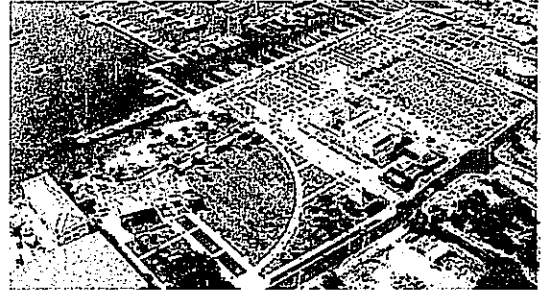
Owner's Rep  
Scott Evans  
2001 Broadway, Suite 300  
Riviera Beach, FL 33404  
561-844-3408

Initial Cost: \$25.7M  
Final Cost: \$28M due to  
Owner Scope Changes

Date of Completion:  
April 2016

Design Firm Contact:  
Mark Clary, Song & Associates  
561.329.3808

Size:  
Event Center = 33,000 SF, Site = 958,320 SF,



### **CUNNINGHAM PARK** **PALM BEACH COUNTY**

Resurfacing of basketball courts, bathroom construction, fence installation, site lighting, site amenities (benches, playground equipment, shade sails, bike rack, pavilions, shelters), entry sign, and walkways.

Services Provided: Construction Manager

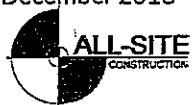
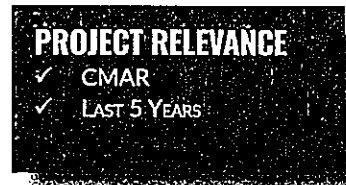
Owner's Rep  
Mr. Richard Blankenship, Director  
Cunningham Park  
Riviera Beach Parks and Recreation  
Office: 561-845-3411  
Mobile: 561-315-8332  
rblankenship@rivierabch.com

Design Firm Contact:  
Liz Colome  
561.833.9147

Size: 3.5 Acres

Initial Cost: \$1,896,679  
Final Cost: \$2,041,885 due to Owner Change Orders

Date of Completion:  
December 2018



51

# Unit 2-C Alton Park – West Palm Beach



## PROJECT

## RELEVANCE Community Facility

- New Restroom Construction

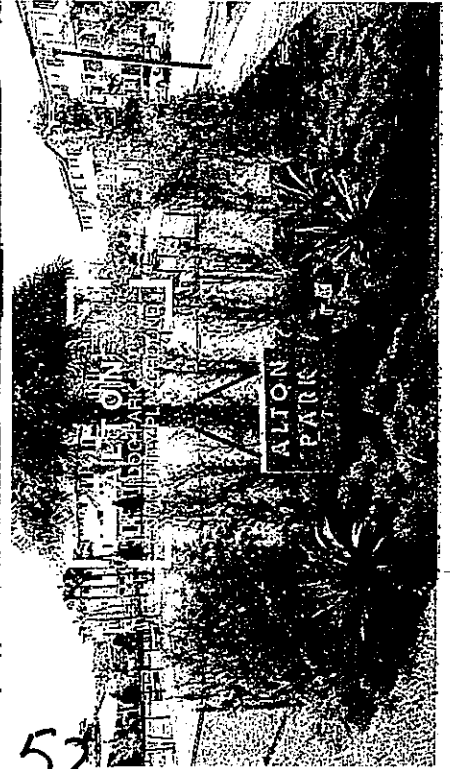
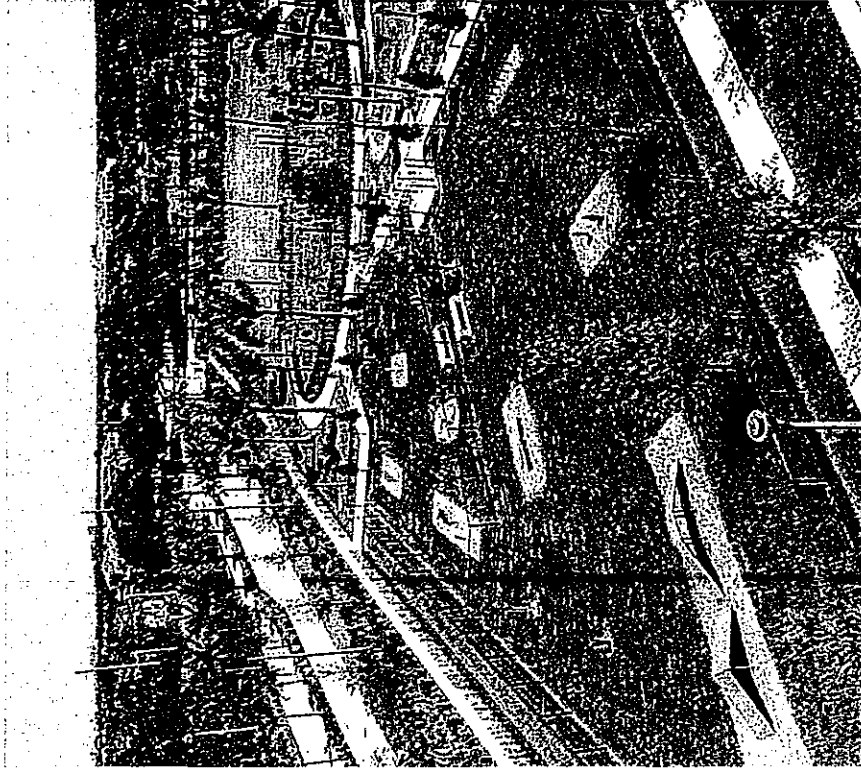
- New construction of a 5 acres community park with dog parks, playground, fitness station installation, and restroom facilities

- Final Cost: \$2.2 Million

- Completed 2020

- Type: Construction Manager

- 5100 Beckman Ter Situs Suite Palm Beach Gardens, FL





## 04 STAFF QUALIFICATIONS



### EZRA SAFFOLD

#### PRESIDENT & PROJECT EXECUTIVE

As Project Executive for All-Site Construction, Ezra Saffold will be responsible for overseeing day to day operations of the firm including assisting the project team in all matters pertaining to the project.

#### EDUCATION

Bachelors of Business- FAU  
1999  
Associate of Arts- Palm Beach  
State College 1997  
Certified General Contractor-  
CGC1526181  
AGC Board Member

#### EXPERIENCE

20 Years, President of All-Site  
Construction  
30 Years of related work  
experience with other firms.

#### OFFICE LOCATION

West Palm Beach- Executive  
oversight of all projects

#### RELEVANT PROJECT EXPERIENCE

- Department of Juvenile Justice Fence Replacement | \$205 K
- PBC Convention Center Parking Garage- WPB | \$40 M
- Riviera Beach Marina Event Center- Riviera Beach | \$25 M
- PBC Okeeheelee Boat Launch & New Restroom- WPB | \$1,084,000 M
- PBC Fire Station #42 Interior Renovations- Delray Beach | \$870,570.00
- Solid Waste Authority Unattended Scale Installation- WPB | \$656,205.00
- Port of Palm Beach 4th Floor Buildout- Riviera Beach | \$369,000.00
- Village of Royal Palm Beach RV Storage Lot | \$1.7 Million
- PBC Bill Bailey Community Center- Gym Renovations- WPB | \$130,415.00
- PBC Westgate Gym Weatherproofing- WPB | \$105,605.00



### JAY ZUCKERMAN, LEED AP

#### SENIOR CHIEF ESTIMATOR

As a Senior chief Estimator for All-Site Construction, Jay will be working with the design team to develop budgets and schedules as well as trade scopes as the design progresses. He will also provide constructibility reviews, value analysis, and cost modeling during the design process. His responsibilities will also include reviewing trade quotations and making recommendations for selection. In the construction process, Jay will assist the Project Manager and Site Superintendent to ensure that the work is being performed in accordance with the design intent.

#### EDUCATION

BS in Accounting,  
Lehigh University-  
1969

#### EXPERIENCE

3 Years with All-Site  
Construction  
30 Years of related work  
experience with other firms.

#### RELEVANT PROJECT EXPERIENCE

- Department of Juvenile Justice Fence Replacement | \$205 K
- Jupiter Farms Elementary School, Bathroom Renovations, Palm Beach Co., FL | \$2 Million
- Lighthouse Elementary School, Bathroom Renovations, Palm Beach Co., FL | \$2 Million
- PBC Okeeheelee Boat Launch, Restroom/ Boat Launch, Palm Beach Co., FL | \$1.8 Million
- Cunningham Park, New Park with Restroom Building, & Playground, Palm Beach Co., FL | \$1.9 Million
- Lake Worth Middle School, New School, Palm Beach Co., FL | \$12 Million
- Marina Gardens Town Homes, New Construction, Palm Beach Co., FL | \$26 Million
- John D. MacArthur Beach State Park - New Park, Palm Beach Co., FL | \$5 Million



## 04 STAFF QUALIFICATIONS



### FELICIA SAFFOLD-TURNER

#### JUNIOR ESTIMATOR

Felicia has been with All-Site for (7) years with (3) years working in estimating and is experienced with blueprint reading, trade identification, Microsoft Office, and all preconstruction activities during the estimating process. Felicia will work with the team to develop scopes and assist with cost analysis. Felicia will be responsible for issuing bid advertisements, coordination of pre-bid meetings and bid openings. She is also the documentation control specialist as it pertains to the estimating and construction phases of the projects. Additionally, she handles accounts receivables and payables for the projects.

#### EDUCATION

BS in Business Management  
AS in Coding and Insurance

#### EXPERIENCE

4 Years, Junior  
Estimator at All-Site  
Construction  
4 Years, Administration  
Assistant at All-Site  
Construction

#### OFFICE LOCATION

West Palm Beach – Estimator  
PROFESSIONAL  
OSHA Certified  
Certified Estimating - AGC

#### RELEVANT PROJECT EXPERIENCE

- Department of Juvenile Justice Fence Replacement | \$205 K
- SWA Switchgear Replacement & Upgrades | \$1.2 Million
- Supervisor of Elections – Interior Renovations | \$400,000.00
- Sabal Palm /High Ridge School | \$600,000.00
- LC Swain Middle School | \$200,000.00
- Broward Health Corporate Office Renovations | \$1.5Million
- Northshore/Citywide ADA | \$1.8M
- Emergency Operations Center | \$280,303.00
- Okeeheelee Ski Slalom | \$383,000.00



### ANSON STUART, LEED ASSOCIATE

#### SENIOR PROJECT MANAGER

As an Architect and Construction Project Manager, Anson Stuart is uniquely positioned to manage projects from initial inception through project close out. And his years of experience as an owner's rep makes him sensitive to issues of time, quality and cost.

#### EDUCATION

Master of Architecture –  
Florida A&M University.  
Project Management  
Professional (PMP)  
Commercial Building  
Inspector (ICC-B2)  
State of Florida Registered  
Architect, AR97856  
LEED Associate

#### EXPERIENCE

3 Years with All-Site  
Construction  
21 Years of related work  
experience with other firms.

#### OFFICE LOCATION

West Palm Beach – Senior  
Project Manager

#### RELEVANT PROJECT EXPERIENCE

- Department of Juvenile Justice Fence Replacement | \$205 K
- Jupiter Farms Elementary School, Bathroom Renovations, CMAR, Palm Beach Co., FL | \$1 M
- Lighthouse Elementary School, Bathroom Renovations, CMAR, Palm Beach Co., FL | \$2 M
- Bodden Town Primary School, 10,710 SF | \$2.5 M
- Sir John A. Cumber Primary School, 10,710 SF | \$2.5 M
- Florida Memorial University Phase 2, 9,000 sf | \$1.8 M
- North Hialeah Elementary School, 5,500 SF | \$1.2 M
- Kelsey L. Pharr Elementary School, 3,000 sf | \$1 M



## 04 STAFF QUALIFICATIONS



### WILLIAM NEESE

#### PROJECT MANAGER

William has over 24 years' experience in project management. His responsibilities are to chart the project development plan and to develop the project plan. In addition to coordinating projects with all All-Site's project superintendents and project managers to ensure that the project process is managed efficiently without budget cost overages and time stipulated slippages. He also oversees performance of all tradesmen and reviews drawings to make sure that all specifications and regulations are being followed.

#### EDUCATION

Mobile Equipment Operator  
Certificate—United Rentals  
Company—10/2020  
Licensed Storm Water  
Discharge Inspector—Florida  
DEP #7109—03/2020  
OSHA 30-hour card—  
Occupational Health and  
Safety Administration  
—12/2020

#### EXPERIENCE

2 Year with All-Site  
Construction  
25 Years of related work  
experience with other firms.

#### OFFICE LOCATION

West Palm Beach—Project  
Manager

#### RELEVANT PROJECT EXPERIENCE

- Department of Juvenile Justice Fence Replacement | \$205 K
- USACE Indian Prairie Canal 1&2 HHD Levee | \$28 M
- USACE Indian Prairie Canal 3 HHD Levee | \$18 M
- SWA Switchgear & Bldg. Upgrades | \$1.2 Million
- Northshore/Citywide ADA | \$1.8M
- Okeeheelee Ski Slalom | \$383,000.00
- Emergency Operations Center | \$280,303.00



### EZRA SAFFOLD JR.

#### PROJECT ENGINEER

As a Project Engineer for All-Site Construction, Inc. Ezra Jr. is responsible for overseeing documentation and project related activities. He will assist the project manager with managing construction costs to eliminate cost overages. Ezra will also assist the Superintendent with vendor and supply scheduling.

#### EDUCATION/ CERTIFICATIONS

B.A. Business Management  
and Communications—  
Northern Illinois University

#### EXPERIENCE

2 Years, Project Engineer at  
All-Site Construction

#### OFFICE LOCATION

West Palm Beach—Project  
Engineer

#### RELEVANT PROJECT EXPERIENCE

- Department of Juvenile Justice Fence Replacement | \$205 K
- Wellington Landing Middle School | \$67,374.00
- Stinger Ray—PBIA—Interior Renovation | \$300,000.00
- PBIA Concourse C—Fire proofing | \$169,312.00
- Vero Beach Hotel and Spa—Exterior Renovations | \$297,441.00
- Bear Lakes Middle School | \$487,306.84



## 04 STAFF QUALIFICATIONS



### ROBERT "BOBBY" MASON

#### SUPERINTENDENT

Bobby has been a site construction superintendent for over 37 years and is experienced in all phases of construction. Bobby will be responsible for quality control assurance, day-to-day supervision of all trades, daily construction logs, ensure adequate manpower, safety, progress meetings with trades, schedule adherence, punchout, and closeout.

**EDUCATION/  
CERTIFICATIONS**  
Construction Management  
CE at Florida Institute of  
Technology  
General Contractors  
Supervisory License-  
MA049563  
Home Inspector Certification

**EXPERIENCE**  
4 Years, Superintendent at  
All-Site Construction  
38 Years of related work  
experience with other firms.

**OFFICE LOCATION**  
West Palm Beach-  
Superintendent

**PROFESSIONAL**  
OSHA Certified

#### RELEVANT PROJECT EXPERIENCE

- Jupiter Farms Elementary School, Bathroom Renovations, CMAR, Palm Beach Co., FL | \$4 M
- Bill Bailey Community Center | \$130K
- Lighthouse Elementary School, Bathroom Renovations, CMAR, Palm Beach Co., FL | \$2 M
- Cunningham Park, New Park with Restroom Building & Playground, Palm Beach Co., FL | \$1.9 Million
- Riviera Beach Community Center, New Building, Palm Beach Co., FL | \$1.3 Million



### TOM JORDAN

#### SUPERINTENDENT

Tom will host weekly safety compliance training/meetings, review and document safety incidents, maintain safety reports, inspect worksites and work conditions for safety, enforce Contractor and client safety policies and guidelines in accordance with OSHA regulations

**EDUCATION/  
CERTIFICATIONS**  
Hollandale Trade School,  
Certified Electrical Technician

**EXPERIENCE**  
35 years  
2 All Site Construction

**OFFICE LOCATION**  
West Palm Beach-  
Superintendent

**PROFESSIONAL**  
OSHA Certified

#### RELEVANT PROJECT EXPERIENCE

- City of West Palm Beach Northshore City-wide ADA Improvements | \$1.8 M
- Riviera Beach Heights Sidewalk Improvements | \$785,139
- Palm Beach County Okeechobee Ski Slalom | \$383,000
- City of West Palm Beach Solid Waste Authority Switchgear & Building | \$1.2 M
- Supervisor of Elections Interior Renovations | \$300,000
- Broward Health Office | \$1.2 M



## 04 STAFF QUALIFICATIONS



### PIERRE WILSON

#### PROJECT ENGINEER

As a Project Engineer for All-Site Construction, Inc. Pierre is responsible for overseeing documentation and project related activities. He will assist the project manager with managing construction costs to eliminate cost overages. Pierre will also assist the Assistant Project Manager with vendor and supply scheduling.

#### EDUCATION/ CERTIFICATIONS

B.A. Criminal Justice, Kent  
State University, 2003

#### EXPERIENCE

1 Year, Project Engineer at  
All-Site Construction  
4 Years of related work  
experience with other  
firms.

#### OFFICE LOCATION

West Palm Beach- Project  
Engineer

#### RELEVANT PROJECT EXPERIENCE

- Wellington Landing Middle School | \$67,374.00
- Stinger Ray – PBIA – Interior Renovation | \$300,000.00
- PBIA Concourse C – Fire proofing | \$169,312.00



### SYLVIA C. HOLLAND

#### FINANCIAL ADMINISTRATOR

Sylvia has been an Accountant Controller for All-Site for (3) months and has experience in construction accounting and administration. Sylvia will be responsible maintain accurate records, create financial reports and perform analysis. She will be managing the administrative process on budgeted projects. Additionally, she handles accounts receivables and payables for the projects.

#### EDUCATION/ CERTIFICATIONS

MD in Economics – National  
University of Asuncion  
Enroll Agent – Tax  
Professional

#### EXPERIENCE

3 months Financial  
Administrator with All-Site  
Construction  
27 years Accountant  
Controller – with other firms.

PROFESSIONAL  
OSHA 10 Certificate

#### RELEVANT PROJECT EXPERIENCE

- SWA Switchgear Replacement & Upgrade | \$1.2 Million
- Supervisor of Elections – Interior Renovations | \$400,000.00
- Sabal Palm /High Ridge School | \$600,000.00
- LC Swain Middle School | \$200,000.00
- Broward Health Corporate Office Renovations | \$1.5Million



### SUBCONTRACTORS LIST

PROJECT NAME: WESTGATE DOG PARK  
PROJECT NUMBER: 2021-01

DATE: 7/26/21

A list of all subcontractors to be utilized on the project shall be provided herein. This list of subcontractors shall be included with the bid submittal. Failure to complete this form renders the proposal informal and may cause its rejection. The contractor shall complete all categories that apply.

The purpose of this list is to discourage "sub-shopping" in general, and to provide a basis for the implementation of the substitution provisions of this Contract. The receipt of this Attachment in no way constitutes approval or disapproval by the Westgate CRA of any subcontractor listed.

Each subcontractor must hold a current Palm Beach County license as may be required for the purpose of performing the specified work for which they are listed. Each subcontractor listed and submitted with the bid proposal by the successful bidder will not be changed without prior written approval of the Westgate CRA. Owner consideration will be given only when the change is a benefit to the project and, therefore, the Westgate CRA, or, when the absence of a change would be a detriment to the project by impacting the ability of the Contractor to complete his/her contract obligations.

Following are the subcontractors to be used if the undersigned is awarded the contract.

TRADE	NAME	LICENSE NO.
Clearing/Grubbing	All-Site Construction	CGC 1526181
Grading/Berming	All Site	
Concrete	All-Site Construction	
Landscaping/Sod	A Cut Above	SCC 131152097
Irrigation	A Cut Above	SCC 131152097
Fencing	Daniel Fence	27-1586879
Other (if cost exceeds 10% of Bid amount)		

BIDDING CONTRACTOR:

Name of Firm:

All-site Construction Inc

Signed By:

Address:

2915 E Tamarind Ave West Palm Beach FL

Phone:

561-848-1110

Email Address:

Ezra@allsiteinc.net

**REDEVELOPMENT TRUST FUND**

	<b>APPROVED BUDGET FY2021</b>	<b>PROPOSED BUDGET FY2022</b>	<b>INCREASE/ (DECREASE)</b>
<b>REVENUE:</b>			
Balance Brought Forward	1,000,000	2,000,000	1,000,000
Ad Valorem Taxes (TIF)	2,737,786	2,950,477	212,691
Rental Income	65,000	76,623	11,623
Interest	1,000	1,000	0
<b>TOTAL REVENUE</b>	<b>3,803,786</b>	<b>5,028,100</b>	<b>1,224,314</b>
<b>EXPENSES:</b>			
<b>Employee Expenditures:</b>			
Salaries & Wages	385,530	424,000	38,470
Retirement	34,670	38,200	3,530
Insurance - Health/Dental	74,000	74,000	0
Payroll Taxes	30,000	33,000	3,000
<b>Total Payroll Expenditures</b>	<b>524,200</b>	<b>569,200</b>	<b>45,000</b>
<b>Professional Expenditures</b>			
Eng. & Const. Coordination	200,000	400,000	200,000
Technical Assistance	350,000	200,000	-150,000
Audit Fees	20,000	25,000	5,000
Legal Fees	50,000	50,000	0
<b>Total Professional Expenditure</b>	<b>620,000</b>	<b>675,000</b>	<b>55,000</b>
<b>Other Expenditures</b>			
Government Fees & Services	300	300	0
Insurance/Property/Liability	25,000	25,000	0
Landscape & Prop. Maintenance	140,000	140,000	0
Property Management	30,000	30,000	0
Streetlights/Utilities	65,000	65,000	0
Office Rent/Utilities	70,000	75,000	5,000
Advertising	10,000	10,000	0
Community Garden	100,000	200,000	100,000
Community Activities	100,000	100,000	0
PR & Marketing	60,000	60,000	0
Public Art	0	75,000	75,000
Bank Fees & Charges	2,200	2,200	0
Neighborhood Preserv. Grant	60,000	60,000	0
COVID-19 SBA Program	100,000	0	-100,000
Tenant Buildout Asst.	100,000	100,000	0
Rent Asst. program	100,000	100,000	0
Site Develop. Asst. Program	225,000	200,000	-25,000
Commun /Mailouts	6,500	6,500	0
Dues & Subscriptions	2,500	2,500	0
Housing & Economic Devel.	350,000	375,000	25,000
Staff & Board Development	15,000	15,000	0
Office Equipment/Supplies	20,000	20,000	0
Miscellaneous	18,086	12,400	-5,686
Transfer to Capital Improv.	1,060,000	2,110,000	1,050,000
<b>Total Other Expenditures</b>	<b>2,659,586</b>	<b>3,783,900</b>	<b>1,124,314</b>
<b>Total Expenditures</b>	<b>3,803,786</b>	<b>5,028,100</b>	<b>1,224,314</b>

## CAPITAL IMPROVEMENT FUND

	APPROVED FY2021	PROPOSED FY2022	INCREASE/ DECREASE
<b>REVENUES:</b>			
Balance Brought Forward	600,000	91,000	-509,000
Solid Waste Authority	91,000	91,000	0
Transferred from Trust Fund	1,060,000	2,110,000	1,050,000
USDA Grant	0	150,000	150,000
CDBG Grant	300,000	237,000	-63,000
<b>Total Revenue</b>	<b>2,051,000</b>	<b>2,679,000</b>	<b>628,000</b>

### EXPENDITURES:

#### Construction Projects

Property Acquisition	600,000	750,000	150,000
BH Infrastructure Improvement	1,320,000	1,130,000	-190,000
Dog Park	131,000	149,000	18,000
USDA Community Garden	0	150,000	
Westgate Avenue	0	500,000	500,000
<b>Total Expenditures</b>	<b>2,051,000</b>	<b>2,679,000</b>	<b>628,000</b>



## Transportation Planning Agency Fund

	APPROVED FY2021	PROPOSED FY2022	INCREASE/ DECREASE	CONSTRUCTION
<b>REVENUES:</b>				
Balance Brought Forward	4,467,000	6,354,982	1,887,982	
BelvedereHeights Phase 1	0	0	0	
Belvedere Heights Phase 2	0	0	0	
Westgate Ave Streetscape	0	0	0	
Seminole Boulevard	887,982	0	-887,982	
Cherry Road	1,000,000	0	-1,000,000	
<b>Total Revenue</b>	<b>6,354,982</b>	<b>6,354,982</b>	<b>0</b>	
<b>EXPENDITURES:</b>				
<b>Construction Projects</b>				
Belvedere Heights Phase 1	1,104,000	1,104,000	0	2021
Belvedere Heights Phase 2	956,000	956,000	0	2022
Westgate Ave Streetsca[e	2,407,000	2,407,000	0	2023
Seminole Boulevard	887,982	887,982	0	2023
Cherry Road	0	1,000,000	1,000,000	2024
<b>Total Expenditures</b>	<b>5,354,982</b>	<b>6,354,982</b>	<b>1,000,000</b>	

**Application for Federal Assistance SF-424****\* 1. Type of Submission:**

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New
- ☐ Continuation
- ☐ Revision

**\* If Revision, select appropriate letter(s):****\* Other (Specify):****\* 3. Date Received:**

Completed by Grants.gov upon submission.

**4. Applicant Identifier:****5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:****\* a. Legal Name:**

Westgate Belvedere Homes Community Redevelopment Agency

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

52-1657361

**\* c. UEI:**

N38VHH6LGBR7

**d. Address:****\* Street1:**

1280 Old Congress Ave Ste 215

**Street2:****\* City:**

West Palm Beach

**County/Parish:****\* State:**

FL: Florida

**Province:****\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

33409-6377

**e. Organizational Unit:****Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:****\* First Name:**

Elizee

**Middle Name:****\* Last Name:**

Michel

**Suffix:****Title:****Organizational Affiliation:****\* Telephone Number:**

561-640-8181

**Fax Number:****\* Email:**

emichel@pbcgov.org

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## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Natural Resources Conservation Service

### 11. Catalog of Federal Domestic Assistance Number:

10.935

CFDA Title:

Urban Agriculture and Innovative Production

### \* 12. Funding Opportunity Number:

USDA-NRCS-NHQ-UAIP-21-NOFO0001110

\* Title:

Urban Agriculture and Innovative Production (UAIP) Competitive Grants Program

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Westgate Community Farm - Production Expansion, Community Education, Training and Outreach Initiative

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

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**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

20

\* b. Program/Project

20

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2021

\* b. End Date:

09/30/2024

**18. Estimated Funding (\$):**

* a. Federal	300,000.00
* b. Applicant	378,802.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	678,802.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name:

Elizee

Middle Name:

\* Last Name:

Michel

Suffix:

\* Title:

Executive Director

\* Telephone Number:

561-640-8181

Fax Number:

\* Email:

emichel@pbcgov.org

\* Signature of Authorized Representative:

Completed by Grants.gov upon submission.

\* Date Signed:

Completed by Grants.gov upon submission.

## Project Narrative File(s)

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\* Mandatory Project Narrative File Filename:

7-30-21 Project Narrative FINAL\_CRA.pdf

Add Mandatory Project Narrative File

Delete Mandatory Project Narrative File

View Mandatory Project Narrative File

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To add more Project Narrative File attachments, please use the attachment buttons below.

Add Optional Project Narrative File

Delete Optional Project Narrative File

View Optional Project Narrative File

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### 1. Applicant Organization

*Must match box 8 of the SF-424.*

Applicant Organization: **Westgate Belvedere Homes Community Redevelopment Agency**

Phone Number: (561) 640-8181

Email: emichel@pbcgov.org

Mailing Address: 1280 Old Congress Ave., Ste. 215, West Palm Beach, Florida 33409

### 2. Authorized Organization Representative (AOR)

*List the person who will be the main contact for any correspondence and is responsible for signing any documentation should the grant be awarded. Must match box 21 of the SF-424.*

Name: Elizee Michel

Title: Executive Director

Phone Number: (561) 640-8181, ext. 102

Email: emichel@pbcgov.org

Mailing Address: ☒ ☐ Check if same as above

### 3. Applicant Entity Type

*Select the applicable entity type for your organization as defined in Section C. of the NFO.*

☐ Native American tribal governments (federally recognized)

☐ Native American tribal governments (other than federally recognized)

☐ Nonprofits having a 501(c)3 status with the Internal Revenue Service (IRS), other than institutions of higher education

☐ Nonprofits that do not have a 501(c)3 status with the IRS, other than institutions of higher education

☒ ☐ A unit of local government

☐ Any school that serves any of the grades kindergarten through grade 12

### 4. Grant Application Project Type

*Select the applicable project type as described in Section A of the NFO.*

☐ Planning Project ☒ **Implementation Project**

### 5. Project Title: Westgate Community Farm – Production Expansion, Community Education, Training and Outreach Initiative

*Provide a descriptive title. Must match box 15 of the SF-424.*

### 6. Funding Request: \$300,000

*Insert the total amount (\$) of Federal funds requested. This must match the total amount requested on Line 18a. Estimated Federal Funding of the SF-424.*

### 7. Duration of Project

Start Date: October 1, 2021 End Date: September 30, 2024

**8. Project Target Area(s) Physical Address**

*Enter each address where this project will occur.*

Street Address	City	State	County	Census Tract
1130 Wabasso Drive	West Palm Beach	Florida	Palm Beach	29 and 30
2620 Oswego Avenue	West Palm Beach	Florida	Palm Beach	29 and 30

**9. Continuation Project Information**

Does this project continue the efforts of a previously funded UAIP project?

☐ Yes ☒ No

If you have selected “yes”, please describe how this project will differ from and build on the previous efforts. Include the year funded, project type and completion date.

N/A

## 10. Project Narrative

### i. Project Overview and Relationship to Program Objectives:

The Westgate/Belvedere Homes Community Redevelopment Agency (Redevelopment Agency) seeks to build upon the success of its Westgate Community Farm (Community Farm) and seasonal Farmers Market, which began operations in 2015, to improve access to fresh food choices, increase the number of apprenticeship positions, workshops, and educational programs for its residents.

The redevelopment area (Area) comprises approximately 1,300-acres or two-square miles within unincorporated Palm Beach County, de-annexed from the City of West Palm Beach in the early 1930s. By the 1980s, the Area suffered from widespread and persistent slum and blight due to insufficient drainage and severe flooding, unpaved roads, dilapidated housing stock, deteriorated buildings and property neglect, disinvestment and stunted economic growth, impacts from Palm Beach International (PBI) airport operations, and a high concentration of residents in poverty, and low-income households, among other factors. Through a Finding of Necessity, in 1989 the Palm Beach County (PBC) Board of County Commissioners established the Redevelopment Agency as a dependent special district pursuant to Florida Statute, Ch. 163, Part III to promote social and economic development. The Community Redevelopment Agency (CRA) is mandated with implementing their Community Redevelopment Plan (Plan), developed with community and stakeholders input, to addresses the unique needs within the targeted area. The Plan includes the overall goals for redevelopment within the targeted area, as well as identifying the types of projects and programs planned.

CRA's in Florida are funded through tax increment financing (TIF), Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the "frozen value." Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. CRA's leverage these local public funds with private dollars through partnerships to make redevelopment happen. Over \$33 million in improvements to drainage and sanitary sewer systems, new and rehabilitated workforce housing projects, open and recreational space amenities, and programs to support community and economic development have been implemented by the Redevelopment Agency since its creation.

Characteristics of slum and blight, and the associated lack of healthy food destination investment within the Area contribute to household food insecurity. The entirety of this single urban service area (Area), is designated a food desert by the USDA (see Exhibit 1). According to the 2019 U.S. Census American Community Survey (2019 ACS), the Area has a poverty level of 36.5%, with 61.0% of the population earning no more than \$34,999, and 45.7% of individuals earning no more than \$24,999 compared to the County at 19.1%. This is significant because, according to the Living Wage Calculator, the individual living wage for Palm Beach County (County) is \$32,490 per the 2020-2021 update. By contrast, the County has a poverty level of 12.2%, with 35.7% of individuals earning no more than \$34,999.

While the Community Farm serves all Area residents including the surrounding neighborhoods, the primary target audience are households that receive SNAP benefits, which is 38.1% of the Area's households, compared to the County at 9.8%; and children less than 18 years



old, which account for 34% of the Area's total population, compared to the County at 19.2% (2019 ACS). Targeted audiences also include local elementary school children, residents seeking culturally significant produce not readily available in local commercial markets, and residents seeking volunteer opportunities and/or apprenticeships to launch a career in urban farming education, production, or related fields.

To improve the value of the Community Farm for Area residents, an Edible Backyard Garden workshop will be implemented, and farming operations will be expanded to a 0.32 acre satellite site where an agroforest will be created, in addition to continuing soil amendment efforts toward increasing production by approximately 20% by year 3 and 50% by year 5, improving access to fresh produce choices at the bi-weekly Farmers Market, and serving a greater number of Westgate households. To date, one-quarter of sales are from households with SNAP benefits, which accounts for 30% of overall sales. Through marketing and community outreach efforts, the Community Farm targets increasing the percentage of SNAP beneficiaries to 33% of purchases.

The Community Farm will build upon its collaboration with the West Gate Elementary School (School) and is currently working with the Florida Atlantic University (FAU) College of Nursing Westgate Community Health Center (Health Unit) to re-establish a partnership. With these partners, this project will provide and expand targeted educational programs for the children and residents, and provide a nutritionist for health and nutrition consultations for residents at the Farmers Markets. Planting beds will be installed at the School to kick-off an Adopt-a-Bed project for the students as a teaching tool to convey best farming practices, the importance of nutrition, and how the food system work. This project will also support increasing the number of annual school field trips to the Community Farm. Through the partnership with the Health Unit or a certified nutritionist, residents will have easy access to a nutritionist at no charge, for consultations twice a month. The Redevelopment Agency/Palm Beach County partnership will continue through the provision of funds toward the improvement of streets, street lighting, storm-water and drainage, among others. These funds also contribute toward community center improvements, the expansion and improvement of parks, demolition of blighted structures, and the acquisition of land.

**ii. The Community to Be Involved in the Project and the Needs to Be Addressed:**

Evaluation of food system elements and needs within the targeted Area is predicated upon several key elements that comprise the local food environment. This includes spatial distribution and physical accessibility of fresh food destinations; demographic analysis of household income, size, and mobility; the number of food stamp/SNAP beneficiaries; and actively employing community engagement/outreach efforts to identify cultural fresh produce preferences to increase the value of the Community Farm to its residents.

According to the 2019 ACS, a total of 12,549 Westgate residents live in 3,118 households, for an average of four persons per household, which far exceeds the County's average of 2.6 persons per household. The percentage of Hispanic (57.4%) and Black (31.2%) residents exceed the County averages of 22.4% and 18.7% respectively, while individual median income is a paltry \$20,413, well below the estimated minimum 2020-21 individual annual living wage of \$32,490 for PBC. Similarly, median household income is \$34,980, almost half of the County's median of \$63,299, and even farther below the estimated minimum 2020-21 household living wage of \$94,057 for a family of four. Not surprisingly, 45.7% of individuals earn no more than \$24,999 compared to the County at 19.1%, and 36.5% of residents fall below the 100% Poverty Level compared to the County at 12.2%, with an additional 22.0% within 100% to 149% of the Poverty Level. Mobility options necessary to access healthy food destinations are further limited, as 5.1%

of households have zero cars and 34.6% get by with only one car, compounded by limited access to public transit. Within the Westgate Area, 88.6% percent of households own a computer and 78.4% have a broadband internet subscription.

Additionally, 38.1% of households receive food stamps/SNAP, and according to the PBC School Board, prior to the Covid-19 pandemic, almost all (95%) of West Gate Elementary Students qualified for free/reduced lunch.

The Area is bounded by Okeechobee Blvd. (8-lanes) to the north, Belvedere Road (6-lanes) to the south, and Military Trail (6-lanes) to the west, all of which are dangerous multi-lane high-speed (45 mph) arterials, which support regional or Palm Beach International (PBI) airport serving commercial establishments mostly comprised of car sales/rentals, fast food restaurants, convenience stores, gas stations, big box retail, and commercial plazas.

The Westgate Community Farm is located within the social center of the Westgate Area (see Exhibit 2), which is primarily residential, but includes the Westgate Avenue mixed-use Main Street corridor. Also located within this core redevelopment area are the PBC Westgate Park and Community Center, West Gate Elementary School, the Health Clinic, a number of passive recreation areas developed by the Redevelopment Agency, and the future Westgate Community Farm satellite farm.

### **iii. The Organizations and Communities Involved in the Project:**

The **Westgate Community Redevelopment Agency**, the applicant, has been developing and implementing community redevelopment projects within its single urban service area since 1989. The Redevelopment Agency has sought input from its residents and stakeholders through outreach efforts and charrettes, and established ongoing partnerships toward revitalizing its community. The urban Community Farm is owned and operated by the Redevelopment Agency, and was created in 2015 due to a recognition by the Agency that many of its residents have limited access to fresh food choices. This resulted in a partnership with the Quantum Foundation and the Palm Beach County Health Department in 2012, to create a mobile Farmers Market, the Westgate Green Market Express. A small electric golf cart was modified with a flatbed to accommodate the fresh produce supplied by a local farm. A registered dietitian was also onboard to talk with residents and share recipes. Following the acquisition of vacant land in 2012 to develop an urban farm, and in anticipation of continued growth of the Community Farm, the Redevelopment Agency worked with PBC Zoning staff to amend land development code regulations, and obtained required Engineering and Zoning Site Plan approval (Exhibit 3) necessary to make the permanent Farmers Market a shovel ready project.

The Community Farm has been growing each year, systematically expanding the variety and volume of available produce based on ongoing community input. More specifically, many specialty fruits and vegetables are grown to accommodate the cultural demands of its residents, an effective strategy to sustain attendance at the Farmers Markets as 57.4% of the Area's residents are Hispanic and 31.2%, Black, compared to the County at 22.4% and 18.7%, respectively. Examples of produce grown based on community input are Lalo (Egyptian spinach), Epizote (Mexican Tea), Pwa Kongo (Pigeon Peas), Yuca, and Calaloo/Bledo (Amaranth).

In addition to the surrounding neighborhood residents, the Community Farm works with AmeriCorps and drug rehabilitation facilities to source volunteers interested in learning about best farming practices, including organic farming techniques that are utilized at this Community Farm. Volunteers and residents are also educated about the value and process of composting organic

waste. The Community Farm accepts bio-waste from residents for composting that residents can then be provided with in time, as a value-added service.

Since its inception, the Community Farm has been working with the local community tree trimming service and accepting their chipped-tree organic waste. This is then aged/composted onsite and used as mulch for the planting beds. Not only does the mulch hold moisture and keep the soil from drying out, but it also holds on to nutrients so they don't leach into the groundwater, keeping it available in the soil for the plants. It also adds organic matter that helps the health of the soil ecosystem.

The Community Farm will also be expanding its educational and workshop programs for children and adults (Exhibit 4). To build upon these efforts, the Redevelopment Agency and the **West Gate Elementary School** (School) will increase the scope of its partnership to provide additional programs at the school campus that introduces and educates the community's children to the importance of a healthy diet, how to grow food, and to understand where their food comes from. The School has been serving the educational needs of the community since 2001. The Redevelopment Agency is currently working on re-establishing its partnership with the **Florida Atlantic University** (University) **Northwest Community Health Alliance Community Health Center** (Health Center) to provide a nutritionist at the Farmers Markets. The Health Center received a Federally Qualified Health Center Look-Alike designation in May 2021, and has been operated by the University's Christine E. Lynn College of Nursing since 2014. In the event the Health Center is not able to provide a nutritionist, the Redevelopment Agency will identify a substitute certified nutritionist, preferably from within the Westgate community. The **Palm Beach County** (County) **Department of Housing and Economic Development** has been working with its Redevelopment Agency since its creation. This partnership will build upon the Redevelopment Agency's and the County's experience with community redevelopment, outreach, infrastructure improvements, and project implementation toward the continued success of this critically important Community Farm.

As of June 2021, the Redevelopment Agency renewed its strategic partnership with **Feeding Florida**, the state's food bank network, and remains the County's first and only partner in the Fresh Access Bucks (FAB) program. FAB is a USDA funded, statewide nutrition incentive program that encourages SNAP recipients to redeem their benefits at Farmers Markets to purchase fresh fruits and vegetables. FAB increases the purchasing power of SNAP participants by providing a one-to-one match, an invaluable incentive to purchase fresh fruits and vegetables at the Community Farm as 38.1% of Westgate's residents receive SNAP benefits compared to the County at 9.8% (ACS 2019).

**Key personnel** for implementing the proposed project and their roles are as follows:

**Jetson Brown** is the Farm Manager oversees all aspects of planning operations at the Westgate Community Farm. He creates curricula, organizes and leads field trips and Community Farm tours, runs the apprenticeship program, trains volunteers, and engages residents at the Farmers Markets. He holds a Certificate in Ecological Horticulture from the Center for Agroecology and Sustainable Food Systems, University of California, Santa Cruz. He has over twelve years of experience with horticulture projects and farm management.

**Rodolfo Luarca** is the Assistant Farm Manager and is responsible for maintaining farm operations, community engagement and outreach, developing relationships with community businesses, marketing the farm to residents, and further developing the backyard vegetable and herb gardening workshops. A lifelong farmer, he has over 35 years of experience with larger scale farms and fruit tree nurseries.

**Miriam Nolasco** assists the Farm Manager and Assistant Farm Manager with daily operations. She began with the farm at the age of fifteen with her first apprenticeship and was so eager to continue to learn best farming practices, that she signed up for the program the following year. She was hired as a permanent member of the farm's team in 2020 and has aspirations of becoming a lifelong farmer.

Mr. Luarca and Ms. Nolasco were both hired from within the Westgate community and are both of Hispanic descent and are bilingual. An added benefit as 57.4% of the Westgate community is Hispanic (ACS 2019).

**Denise Pennell** is the Senior Planner/Project Manager for the Redevelopment Agency and will oversee the grant's management and implementation. She has over 6 years of experience in local, state, and federal grant administration and construction project management that includes public participation and design charrettes. She has administered community planning grants funded by the Florida Department of Economic Opportunity, and has managed the construction of a neighborhood park utilizing sub-recipient funds from Palm Beach County's annual Community Development Block Grant funding allocation, layered with local funding from the County's Solid Waste Authority, from project inception through to grant closeout. She has managed successfully awarded applications for funding from the Florida Department of Transportation through the Palm Beach County Transportation Planning Agency's Transportation Alternatives and Local Initiatives Programs totaling \$6.7 million for five roadway improvements projects to be fully constructed by the end of FY25 that improve connectivity, safety and walkability in the CRA district.

**Alan Chin Lee** is the Economic Development Special Projects Manager with Palm Beach County and will provide expertise, guidance, and assistance in the grant's management and implementation. He has over eleven years of experience with federal grant management, compliance with federal award conditions and requirements, grant implementation, project delivery, and community outreach. He is currently managing programs such as the \$1.4 million U.S. Economic Development Administration's Public Works program which empowers distressed communities to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment; the \$1.4 million U.S. Environmental Protection Agency's Revolving Loan Program which targets the cleanup of contaminates sites, targeting low-income and distressed communities; and the \$1.1 million Department of Energy's Energy Efficiency & Community Block Grant Program which assists businesses with low-interest loans for energy efficiency improvements.

#### **iv. Project Goals and Intended Outcomes:**

**GOAL 1 - Increase production and improve access to fresh produce choices:** Increase sales of fresh produce to targeted Westgate households, by expanding production and diversity of produce generated by the Community Farm, and through development of a permanent Farmers Market facility.

**Objective 1.a:** By the end of year 1, complete development of a 0.32 acre satellite Agroforest farm to bolster Community Farm production, concurrent with a partial reconfiguration of the primary farm site to reduce fruit trees and expand unshaded space dedicated to annual, medicinal and educational crop production.

**Objective 1.b:** By the end of year 2, complete expansion of the current Farm growing season from 40-weeks to 48-weeks annually.

**Objective 1.c:** By the middle of year 2 (18-months), complete construction of a permanent building with a walk-in cooler, restroom and office, and a Farmers Market pole barn (funded by non-federal funds) to improve operational efficiency in anticipation of increased production, educational programs and workshops, and community outreach meetings.

**Objective 1.d:** Increase seasonal agricultural production available for sale at the Westgate Community Farm Market by 10% annually in years 2 and 3, for a total increase of 20% over year 1 production.

**Objective 1.e:** Increase number and volume of Farmers Market sales to Westgate households utilizing SNAP by 10% annually (based on current year sales).

**GOAL 2 - Community Education and Training:** Build upon educational, apprenticeship and volunteer opportunities offered to Westgate residents that emphasizes the importance of healthy eating and resilient local food systems, to foster self-sufficiency to address food insecurity; the importance of making healthy nutrition choices; or, inspiring careers in farming or related industries.

**Objective 2.a:** By the end of year 1, increase educational outreach efforts offered in partnership with Westgate Elementary, to formalize related classroom curriculum related to farming, weather and nutrition, provide up to 8 field trips annually, and provide supplies and assistance to facilitate installation of 6 raised garden beds at the school.

**Objective 2.b:** By the end of year 1, expand the Westgate Community Farm apprenticeship program to create a second apprenticeship position, and formalize training to enable graduates to seek out farming or related employment opportunities, and/or qualify for the Assistant Farm Manager position.

**Objective 2.c:** Establish an Edible Home Garden Program, to provide up to 6 hands-on home garden training workshops at the Community Farm annually, to include provision of a basic home garden tool/seed starter kit for one attendee. In addition, offer up to 6 Edible Home Garden installations to Westgate residents at no cost.

**Objective 2.d:** Upon initiation of Year 1, provide free bi-monthly health consultations and/or nutritional education for at least 12 residents attending the Farmers Market, in partnership with a certified nutritionist.

**GOAL 3 - Community Outreach and Resource Hub:** Build upon current multi-lingual community outreach and marketing efforts and formalize the Community Farm as a resource hub for urban farming and best farming practices, health and nutrition, and promote increased Farmers Market participation and/or sales to targeted Westgate households.

**Objective 3.a:** By the end of year 1, update electronic and print media (e.g. webpages, blogs, direct mailers, brochures, etc.) to include additional background on Westgate Green Market Express and Community Farm history/successes, provide information on urban farming best practices and educational opportunities offered, and weekly updates on produce available for sale at the Community Farm Market. Updates to website, social and print media will also include offerings in Spanish.

**Objective 3.b:** Beginning year 3, begin to promote Westgate residents home based Cottage Food businesses at the Farmers Market, where Florida law supports individuals who use home kitchens to produce certain foods for sale direct to consumers.

**Objective 3.c:** Develop a restaurant, chef and grocer initiative to seek out partnerships that may help to expand nutritional and food preparation education provided at the Westgate Community Farm, or help to advertise healthy food destinations within the Area.

**v. Activities to Achieve the Goals:**

**GOAL 1 - Increase production to improve access to fresh produce choices:** To improve access to fresh produce for the Westgate residents, the Redevelopment Agency will install a 160 square foot (sf) prefabricated permanent structure to incorporate an office area, an ADA compliant restroom to replace the leased Port-O-Potty, and a walk-in refrigerator for the short-term storage of produce, to better accommodate inventory for the Farmers Markets and to increase produce shelf life. The existing temporary tents will be replaced with a 340 sf permanent pole barn to provide shade and shelter in inclement weather, create a formal display and sales area, and better accommodate the Farmers Market's patrons, vendors, and the nutritionist. A children's pavilion will be installed in the dedicated children's garden to be used for educational programs. This will complement the Adopt-A-Bed program with West Gate Elementary School. The pole barn will serve as a formal area for the contracted certified nutritionist to engage patrons, and to convey educational information during field trips, tours, to train volunteers, and to conduct the edible backyard gardening workshops. ADA compliant parking, ramps, and a mulch corral will also be installed. These Community Farm construction activities, funded by the Redevelopment Agency (non-federal), will be completed within eighteen months. Expansion to a satellite site (land is owned by the Redevelopment Agency), will enable the Community Farm to increase the quantity and variety of produce grown. A perimeter fence and gate and irrigation system will be installed, followed by clearing and grubbing, soil amendments and subsequently, the installation of fruit trees and plants. Produce will be brought to the main farm for the Farmers Markets. Located just north of Westgate Avenue, the Community Farm is ideally located proximate to and is easily accessed from the community's social center. A weather station will be installed to track weather conditions year over year, to determine any correlations with the production success of specific crops. This will also be an important educational tool for field trips, tours and workshops. Improvements to the satellite site will be completed in twelve months following the completion of an environmental site assessment, which will be completed in year 1. The Community Farm uses the CubePOS (Point-of-Sale) system and will continue to use this system to track the variety and volume of produce sold, the number of sales, the number of households that use SNAP benefits, the percentage of overall sales made by SNAP beneficiaries, and Farmers Markets revenue, year over year to track the Community Farm's progress. The number of volunteer hours will also be tracked during the planting, growing and harvest seasons.

**GOAL 2 - Community Education and Training:** The West Gate Elementary School and the Westgate Community Farm will build upon and formalize their partnership by creating an Adopt-A-Bed pilot program consisting of 6 planting beds at the School campus in year 1. This project will include informational and workshop programs that introduce students to the concepts of best farming practices, organic farming practices, healthy-food production, and the value of food systems, with a hands-on educational experience. This activity will also complement field trips to the Community Farm when it is safe to return to group activities. This project will provide eight field trips per season at no cost to the students, and track the number of attending students, annually.

A second apprenticeship position will be created in year 1 to assist with activities and receive first-hand experience and training with the process involved in expanding operations at the main farm and the satellite site. The Community Farm will initiate an edible backyard garden workshop program targeted at the Westgate residents. This program will convey best farming practices and demonstrate the organic farming principles used throughout the Community Farm, enabling workshop participants an opportunity to be better educated and less dependent with some of their

commercially grown produce needs. A starter kit valued at \$200 will be provided to one participant per workshop, chosen through a raffle, consisting of seeds, seedlings, basic tools, and a How-To manual, containing resources for acquiring supplies. Up to 6 participants choosing to install an edible backyard garden will be provided with technical assistance, materials and tools to start their project. The number of projects conducted, the number of participants, and the number of gardens installed will be tracked with a spreadsheet to monitor program success, year over year. Within year 2, a certified nutritionist will be onsite, bi-monthly at the Community Farm during farmers Markets and will be available to provide information and education to residents toward developing/improving healthy nutrition habits. The number of people consulting with the nutritionist will be tracked.

Beginning in year 2, information from the weather station will be tracked. Any correlations to crop success will be recorded. Species that grow best during specific southern Florida seasons will be noted. Lessons learned at the farm is freely shared by the Farm Manager with anyone seeking information which includes up-and-coming farmers, gardening clubs, community residents, the elementary school, and in the USDA grant reports, among others.

**GOAL 3 - Community Outreach and Resource Hub:** The Community Farm will build upon its value to the community by hosting public/outreach meetings with its County partner at the pole barn. Within the first year, at least one meeting will be held to inform residents of the available expanded services and programs, and to get feedback regarding the species of fruit trees that they would most like to have at the satellite site. Within year 1, the website will be updated in English and Spanish with activities such as field trips, tours, the edible backyard garden workshop, and the apprenticeship program. This will be followed by frequent website updates to include the seasonally available produce with prices that will be available at upcoming Farmers Markets, and the schedule indicating when the nutritionist will be available at the Farmers Markets. Community resources links will also be added. The website may also include an 'Ask the Nutritionist' question and answer page. The number of hits to the website will be tracked monthly through upgraded Search Engine Optimization (SEO) technology in addition to the number of questions to the nutritionist. At the start of year 1, the Farm will begin a direct e-newsletter mail out three times a year to all Westgate households. The number of attendees on field trips, tours, and the workshops will be tracked annually.

The Project Manager for the Redevelopment Agency will confirm that the work for which they are being invoiced, has been completed and is eligible for payment under the respective program fund, prior to requesting reimbursement from the USDA.

The Community Farm will improve access to fresh food choices by increasing the volume and variety of produce grown, enabling this project to serve a greater number of households in this single urban area. The Community Farm will work with its community partners to provide Westgate residents with educational programs for children, field trips, workshops, the apprenticeship program, and advice and guidance from a nutritionist, to improve the community's understanding of the importance of a healthy diet, understanding the food system, sustainable agricultural practices, in addition to developing life-long skills for a farming career.

**vi. Evaluation:**

Since its inception in 2015, the Community Farm has constantly been improving the soil quality through soil amendments and growing produce using organic farming principles. With the addition of the 0.32 acre satellite site where an agroforest will be created with a variety of fruit trees, the grow season will be extended, ultimately enabling this project to provide easy access to

a greater volume and variety of community grown produce. Information from the weather station will be tracked and evaluated alongside production output year over year to determine if there are any correlations with the success of the various types of crops grown at the site. The Farm Manager enthusiastically shares technical information including best practices and lessons learned with other urban farms, beginning farmers and community garden groups. The Community Farm has many years of experience with numerous specialty crops that are grown based on feedback from the residents, enhancing the farms value with produce not commercially available in this part of the state.

The Following metrics will be used to evaluate the Community Farm's progress:

- Number of West Gate Elementary School students attending field trips
  - The Community Farm anticipates at least 100 students annually
- Number of West Gate Elementary School students participating in the Community Farm's social media
  - Targeting 50 comments from students annually
- West Gate Elementary School student participation in a poster competition demonstrating the importance of a healthy diet
  - Targets 50 student entries per competition
- Edible backyard garden workshops attendees
  - This project targets 12 participants annually
- Number of implemented household edible backyard gardens
  - This project targets 6 households installing an edible garden
- Number of households using SNAP benefits
  - Increase SNAP beneficiaries from 25% to 35% annually
- Overall percentage of sales from SNAP beneficiaries
  - Increase sales from SNAP beneficiaries from 30% to 33%
- Number of transactions at the Farmers Markets annually
  - Increase the number of transactions by 10% annually
- Volume of produce grown annually
  - Increase volume of produce by 10% annually
- The number of residents consulting with the nutritionist
  - This service targets assisting 192 residents annually
- Number of residents using the Ask a Nutritionist website feature
- Number of community businesses supporting the farm by providing complementing programs at the Farmers Markets
- Number of Cottage Food businesses/vendors participating at the Farmers Markets
  - Targeting 2 per year starting in year 3
- The number of annual volunteer hours at the Community Farm
  - targeting 250 volunteers annually

**vii. Self-Sustainability:**

Following the creation of the Westgate Green Market Express in 2011, the Redevelopment Agency developed the Westgate Community Farm in 2015. This project has been very well received by Area's residents and is successful in its mission to provide convenient access to fresh food choices at affordable prices. This critically needed community resource contributes toward the mitigation of this urban Area's USDA food desert designation. The USDA grant funds will allow the Redevelopment Agency and the Community Farm to increase access to fresh food



choices to the Area's residents through the expansion to a satellite site. These funds will also allow the Redevelopment Agency to build upon its partnership with the West Gate Elementary School (School) and facilitate the implementation of an on-campus, Adopt-A-Bed teaching tool for the students, and to facilitate field trips to the Community Farm. The Redevelopment Agency is currently working on re-establishing its partnership with the Florida Atlantic University (FAU) College of Nursing Westgate Community Health Center to provide residents with easy access to free health consultations and nutrition advice. In the event that the Health Center is not able to provide a nutritionist, one will be identified, preferably from within the Area's community.

The Redevelopment Agency's operating budget is generated annually through tax increment financing (TIF). This funding source has become reliable and predictable due to ongoing redevelopment efforts made over the past 32 years, in conjunction with community stakeholders and partners. The Westgate Community Redevelopment Agency will continue to fund the Community Farm's operations including the expanded activities following the end of the grant. As such, the following activities will continue (Exhibit 5) beyond the grant's performance period:

The 0.32 acre satellite site that will be developed as an agroforest consisting primarily of fruit trees to increase production yield year over year as the trees mature. This site is projected to increase the Community Farm's overall production volume by as much as 20% by year 3 and 50% by the end of year five.

As the Community Farm's revenue increases commensurate with the increased production, the funds will be reinvested into operations, including the two paid apprentice positions.

The Community Farm and the West Gate Elementary School will continue the Adopt-A-Bed pilot project on campus, providing students with hands-on experience at these edible gardens, education about the importance of a healthy diet, developing an understanding of best farming practices and the food system, and field trips to the Community Farm.

The Community Farm will continue to work with volunteers from the Westgate community, AmeriCorps and drug rehab facilities that are interested in learning new skills about best farming practices, including organic farming techniques.

Community Farm revenue and the Redevelopment Agency will continue to fund the Edible Backyard Garden workshops, and to maintain the dedicated children's garden that will complement the field trips from the elementary school and children's groups in general.

Regular updates to the website will continue with seasonally available produce at the Farmers Markets. E-newsletters and mailers to all community residents will also be funded by the Redevelopment Agency.

Lessons learned at the Community Farm such as best farming practices, the relevance of the data collected from the weather station as relates to production, the successes of the organic farming principles and its effectiveness with the varieties of produce grown at the sites, will continue to be shared as the Community Farm grows in relevance. This includes sharing information with the elementary school, the community, and other entities interested in developing or expanding urban farms.

The Redevelopment Agency or the Health Unit seek foundation funding to continue the providing residents with health and nutrition advice, following the end of the grant.

## Project Abstract Summary

*This Project Abstract Summary form must be submitted or the application will be considered incomplete. Ensure the Project Abstract field succinctly describes the project in plain language that the public can understand and use without the full proposal. Use 4,000 characters or less. Do not include personally identifiable, sensitive or proprietary information. Refer to Agency instructions for any additional Project Abstract field requirements. If the application is funded, your project abstract information (as submitted) will be made available to public websites and/or databases including USA Spending.gov.*

Funding Opportunity Number

USDA-NRCS-NHQ-UAIP-21-NOFO0001110

CFDA(s)

10.935

Applicant Name

Westgate Belvedere Homes Community Redevelopment Agency

Descriptive Title of Applicant's Project

Westgate Community Farm - Production Expansion, Community Education, Training and Outreach Initiative

Project Abstract

PROJECT ABSTRACT SUMMARY

USDA Urban Agriculture and Innovative Production (UAIP) Competitive Grants Program

Westgate Community Farm - Production Expansion, Community Education, Training and Outreach Initiative

The Westgate/Belvedere Community Redevelopment Agency (Redevelopment Agency) respectfully requests \$300,000 in UAIP funds for the expansion of the Westgate Community Farm project and related educational activities.

The Westgate Community Redevelopment Area (Area) is a blighted urban/suburban USDA designated food desert located in unincorporated Palm Beach County (PBC), Florida, comprised of a single two square mile service area. This Area is characterized by a high percentage of low-income, mobility challenged households, suffering from limited access to healthy and affordable food choices. To contribute toward the mitigation of this Area's designation as a food desert, the Redevelopment Agency developed the Westgate Community Farm in 2015 to improve access to fresh produce for the Area's residents. While all Area residents are targeted, the primary target beneficiaries are Area residents who receive SNAP benefits. This project will also focus on local elementary students, and residents seeking careers/building skills in farming. According to 2019 American Community Survey (ACS) data, 36.5% of Westgate residents fall below the 100% poverty level (PBC at 12.2%), 38.1% of households receive SNAP benefits (PBC at 9.8%), and has an average household size of 4 people (PBC has 2.6). Almost all (95%) of the local elementary school students also qualify for free/reduced lunch (PBC School Board, 2021). In addition, median household income is a mere \$34,980 compared to PBC at \$63,299, and well below the estimated minimum 2020-21 annual living wage of \$94,057 for a family of four living in PBC.

The key elements that the Redevelopment Agency uses to evaluate the local food system inadequacies include the high concentration of low-income individuals, individuals living in poverty, the number of households with SNAP benefits, and the number of elementary school students receiving free/reduced lunches at the elementary school. Evaluation of the local food system is also a critical factor, considering limited availability of healthy food destinations resulting from inadequate business investment attributed to blight conditions within the community, and a prevalence of fast food restaurants and convenience stores clustered along the high-speed commercial corridors bordering this service area. In addition, household mobility issues are also recognized, including low household car ownership rates, limited mass transit opportunities, and the geographic separation resulting from the aforementioned corridors.

The Redevelopment Agency seeks to build upon the successes of the Westgate Green Market Express, Westgate Community Farm (Community Farm), and the Farmers Market to increase access to fresh food choices, and increase the number of apprenticeship positions, workshops, and educational programs for its residents. This three-year grant will help to accelerate three project goals, which include increasing the Community Farm's productivity necessary to expand access to fresh produce, developing a permanent Farmers Market, expanding educational, nutritional and apprenticeship programs to promote food security and careers in farming, and improve its multi-lingual community outreach efforts, including updating its website and other electronic and print marketing and educational media.

This USDA UAIP Grant will enable the Redevelopment Agency to build upon its current efforts to improve the local food system within its single urban service Area, increase the production of produce, and expand programs offered through the Community Farm. These funds will also formalize, improve upon, and expand educational activities and services through partnerships with West Gate Elementary School, a certified nutritionist, and Palm Beach County.

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# BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006  
Expiration Date: 02/28/2022

## SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Federal	10.935	\$	\$	\$ 300,000.00	\$	\$ 300,000.00
2. Non-Federal					378,802.00	378,802.00
3.						
4.						
5. Totals		\$	\$	\$ 300,000.00	\$ 378,802.00	\$ 678,802.00

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**SECTION B - BUDGET CATEGORIES**

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1) Federal	(2) Non-Federal	(3)	(4)	
a. Personnel	\$ 53,040.00	\$ 45,128.00	\$	\$	\$ 98,168.00
b. Fringe Benefits	0.00	11,282.00			11,282.00
c. Travel	0.00	0.00			0.00
d. Equipment	8,500.00	0.00			8,500.00
e. Supplies	56,950.00	0.00			56,950.00
f. Contractual	120,695.00	14,517.00			135,212.00
g. Construction	49,300.00	307,875.00			357,175.00
h. Other	11,515.00	0.00			11,515.00
i. Total Direct Charges (sum of 6a-6h)	300,000.00	378,802.00			\$ 678,802.00
j. Indirect Charges	0.00	0.00			\$ 0.00
k. TOTALS (sum of 6i and 6j)	\$ 300,000.00	\$ 378,802.00	\$	\$	\$ 678,802.00
7. Program Income	\$ 0.00	\$ 0.00	\$	\$	\$ 0.00

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SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8.	Federal	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>
9.	Non-Federal	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>
10.		<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>
11.		<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>
12. TOTAL (sum of lines 8-11)		\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>

SECTION D - FORECASTED CASH NEEDS						
		Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13.	Federal	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>
14.	Non-Federal	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>
15. TOTAL (sum of lines 13 and 14)		\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT					
(a) Grant Program		FUTURE FUNDING PERIODS (YEARS)			
		(b) First	(c) Second	(d) Third	(e) Fourth
16.	Federal	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>
17.	Non-Federal	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>
18.		<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>
19.		<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>
20. TOTAL (sum of lines 16 - 19)		\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>	\$ <input style="width: 80%;" type="text"/>

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges: <input style="width: 95%;" type="text"/>	22. Indirect Charges: <input style="width: 95%;" type="text"/>
23. Remarks: <input style="width: 98%;" type="text"/>	

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## Budget Narrative File(s)

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\* Mandatory Budget Narrative Filename: 7-30-21 Budget Narrative\_FINAL DRAFT\_CRA.pdf

Add Mandatory Budget Narrative

Delete Mandatory Budget Narrative

View Mandatory Budget Narrative

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To add more Budget Narrative attachments, please use the attachment buttons below.

Add Optional Budget Narrative

Delete Optional Budget Narrative

View Optional Budget Narrative

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USDA Urban Agriculture and Innovative Production (UAIP) Competitive Grants Program  
USDA-NRCS-NHQ-UAIP-21-NOFO0001110

**Westgate Community Farm – Production Expansion, Community Education, Training and Outreach Initiative**

**BUDGET NARRATIVE**

PROJECT TOTAL: \$678,802

Federal Funds Requested: \$300,000

Non-Federal Contribution (no match required): \$378,802

**PART A: FEDERAL FUNDS – BUDGET SUMMARY**

Cost Classification	Year 1 10/1/21 to 9/30/22	Year 2 10/1/22 to 9/30/23	Year 3 10/1/23 to 9/30/24	Total Cost
<b>1. Personnel</b>	<b>\$12,480</b>	<b>\$18,720</b>	<b>\$21,840</b>	<b>\$53,040</b>
a. Miriam Nolasco	\$3,120	\$3,120	\$3,120	\$9,360
b. TBD Farm Apprentice #2	\$9,360	\$15,600	\$18,720	\$43,680
<b>2. Equipment</b>	<b>\$0</b>	<b>\$8,500</b>	<b>\$0</b>	<b>\$8,500</b>
a. Walk-in cooler	\$0	\$8,500	\$0	\$8,500
<b>3. Supplies</b>	<b>\$17,490</b>	<b>\$24,730</b>	<b>\$14,730</b>	<b>\$56,950</b>
<i>Primary &amp; Satellite Farms</i>	<i>\$600</i>	<i>\$11,040</i>	<i>\$1,040</i>	<i>\$12,680</i>
a. Soil Amendments	\$600	\$600	\$600	\$1,800
b. Trees/plants	\$0	\$10,000	\$0	\$10,000
c. Seeding supplies	\$0	\$440	\$440	\$880
<i>Educational Collaboration</i>	<i>\$3,570</i>	<i>\$370</i>	<i>\$370</i>	<i>\$4,310</i>
a. Raised beds, tools, shed	\$3,200	\$0	\$0	\$3,200
b. Seeding supplies	\$220	\$220	\$220	\$660
c. Field trip materials	\$150	\$150	\$150	\$450
<i>Edible Home Gardens</i>	<i>\$7,320</i>	<i>\$7,320</i>	<i>\$7,320</i>	<i>\$21,960</i>
a. Workshop giveaways	\$1,200	\$1,200	\$1,200	\$3,600
b. Tools/materials	\$6,120	\$6,120	\$6,120	\$18,360
<i>Community Outreach</i>	<i>\$6,000</i>	<i>\$6,000</i>	<i>\$6,000</i>	<i>\$18,000</i>
c. Direct mail-outs	\$6,000	\$6,000	\$6,000	\$18,000
<b>4. Contractual</b>	<b>\$44,597</b>	<b>\$38,049</b>	<b>\$38,049</b>	<b>\$120,695</b>
a. Jetson Brown	\$15,288	\$15,288	\$15,288	\$45,864
b. Rodolfo Luarca	\$6,916	\$6,916	\$6,916	\$20,748
c. Alan Chin Lee	\$10,193	\$7,645	\$7,645	\$25,483
d. TBD Certified Nutritionist	\$7,200	\$7,200	\$7,200	\$21,600
e. TBD Website Consultant	\$5,000	\$1,000	\$1,000	\$7,000
<b>5. Construction</b>	<b>\$49,300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,300</b>
a. Clear/Grub/Site Prep	\$7,500	\$0	\$0	\$7,500
b. Permitting/Inspections	\$2,000	\$0	\$0	\$2,000

Westgate Community Farm – BUDGET NARRATIVE

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PAGE: 1 VENDOR PAYMENT HISTORY RECORDS FOR FEID / SSN: 521657361

PAYMENT DATE	PAYMENT NUMBER	PAYEE NAME	PAYMENT TYPE	AGENCY DOC.NBR.	INVOICE NUMBER	INVOICE AMOUNT
2021/07/27	<u>0117045</u>	WESTGATE BELVEDERE HOMES CRA	REGULAR WARRANT	V000386	2	<u>4,676.77</u>

FOR ADDITIONAL INFORMATION PLEASE CONTACT: EXECUTIVE OFFICE OF THE GOVERNOR AT (850) 815-4624

2021/07/27	<u>0117050</u>	WESTGATE BELVEDERE HOMES CRA	REGULAR WARRANT	V000395	1	<u>172.83</u>
2021/07/27	<u>0117050</u>	WESTGATE BELVEDERE HOMES CRA	REGULAR WARRANT	V000395	3	<u>62.60</u>

\*PAYMENT TOTAL: 235.48

FOR ADDITIONAL INFORMATION PLEASE CONTACT: EXECUTIVE OFFICE OF THE GOVERNOR AT (850) 815-4624

2021/07/27	<u>0117051</u>	WESTGATE BELVEDERE HOMES CRA	REGULAR WARRANT	V000397	1	<u>3,111.75</u>
2021/07/27	<u>0117051</u>	WESTGATE BELVEDERE HOMES CRA	REGULAR WARRANT	V000397	3	<u>1,126.80</u>

\*PAYMENT TOTAL: 4,238.55

FOR ADDITIONAL INFORMATION PLEASE CONTACT: EXECUTIVE OFFICE OF THE GOVERNOR AT (850) 815-4624

2021/07/28	<u>0124961</u>	WESTGATE BELVEDERE HOMES CRA	REGULAR WARRANT	V000388	2	<u>84,181.89</u>
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