NORTH SPRINGS IMPROVEMENT DISTRICT

MEETING OF THE BOARD OF SUPERVISORS

March 05, 2025

North Springs Improvement District

9700 NW 52 Street Coral Springs, FL 33076
Phone (954) 752-0400 Fax (954) 755-7317

February 26, 2025

Board of Supervisors
North Springs Improvement District

Dear Board of Supervisors:

A meeting of the Board of Supervisors of North Springs Improvement District will be held on **Wednesday, March 05, 2025**, **at 4:00 P.M.** at 9700 NW 52nd Street, Coral Springs, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of February 05, 2025, Meeting Minutes
3. Audience Comments and Supervisors' Requests on Non-Agenda Items
4. Staff Reports
   A. Manager
      I. Award of Contract for RFP 2025-01, Janitorial Cleaning and Maintenance Services
   B. Attorney
   C. Engineer
      I. Consideration of Quotes for North Springs Preserve Storage Maintenance Facilities
5. Approval of Financials and Check Registers
6. Adjournment

SECOND
ORDER OF BUSINESS

February 05, 2025, Meeting Minutes

MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **February 05, 2025** at 4:00 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Anthony Avello	Secretary
Vince Moretti	Assistant Secretary

Also present were:

Rod Colon	District Manager
Brian Sherman	District Counsel
Jane Early	District Engineer *via Zoom*
Brenda Richard	District Clerk
Katherine Castro	Executive Assistant
Donna Holiday	GMS-South Florida, LLC *via Zoom*
Mayor Rich Walker	City of Parkland
Julie Krolak	City Manager, City of Coral Springs
Bryant Au	Lifetime Fitness
Officer Mulvey	Coral Springs Police Department

The following is a summary of the discussions and actions taken at the February 5, 2025 regular Board of Supervisor's meeting of the North Springs Improvement District.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Colon called the meeting to order at 4:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Approval of the Minutes of the January 8, 2025 Meeting**

On MOTION by Mr. Avello seconded by Mr. Moretti with all in favor the minutes of the January 8, 2025 meeting were approved as presented.

THIRD ORDER OF BUSINESS **Audience Comments on Non-Agenda Items and Supervisor's Requests**

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Manager

I. Consideration of Purchase and Sale Agreement with LTF

Mr. Sherman stated we have an understanding with Lifetime and have had many conversations, we are in the City of Coral Springs regarding a special exception, building the parking lot in accordance with all the applicable rules, any type of temporary parking that we need to open the Preserve as well as any special exception that is likely to be required based on the sale of the property in order for us to open including ADA spots.

Mr. Colon stated the funds for this will be used to pay down principal on the 2024 water and sewer bonds.

> On MOTION by Mr. Avello seconded by Mr. Moretti with all in favor the district manager and district counsel were authorized to take any and all actions necessary to execute the purchase and sales agreement with Lifetime Fitness in the amount of $3,204,500.

B. Attorney

Mr. Sherman stated we were able to assist staff in obtaining the DRC approval from the City of Coral Springs. We can move to the next finish line as far as moving to the permits and finishing the Preserve.

C. Engineer

I. Ratification of Proposal for Emergency Repair to Storage Tank located at the NSID Booster Station

> On MOTION by Mr. Avello seconded by Mr. Moretti with all in favor the proposal for emergency repair to the storge tank located at the NSID booster station was ratified.

FIFTH ORDER OF BUSINESS **Approval of Financials and Check Register**

On MOTION by Mr. Avello seconded by Mr. Moretti with all in favor the check register was approved.

SIXTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Avello seconded by Mr. Moretti with all in favor the meeting adjourned at 4:07 p.m.

Anthony Avello Secretary	Vince Moretti Assistant Secretary

THIRD
ORDER OF BUSINESS

Audience Comments and Supervisors' Requests on Non-Agenda Items

FOURTH
ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

I. Award of Contract for RFP 2025-01, Janitorial Cleaning and Maintenance Services

NORTH SPRINGS IMPROVEMENT DISTRICT

To: Board of Supervisors

Re: RFP 2025-01 NSID Janitorial Cleaning and Maintenance Services

Date: February 24, 2025

The District received ten (10) inquiries regarding RFP 2025-01 for NSID Janitorial Cleaning and Maintenance Services for the North Springs Improvement District. Two (2) submittals were received, but one (1) submittal did not meet the requested specifications, including certifications and insurance requirements, and was deemed non-responsive.

The RFP 2025-01 for NSID Janitorial Cleaning and Maintenance Service for the North Springs Improvement District, consists of, but is not limited to, cleaning, sanitizing, and maintaining all areas of the designated property.

The following bids were received:

COMPANY	AMOUNT
SFM Janitorial Services, LLC.	$64,176.00
Sparkling Maintenance	$100,000.00

Staff is recommending Sparkling Maintenance in the amount of their bid.

NORTH SPRINGS IMPROVEMENT DISTRICT

RFP 2025-01 – FOR JANITORIAL CLEANING AND MAINTENANCE SERVICES
PROPOSAL COST SUBMITTAL FORM

Name of Company: Sparkling Maintenance.

Contact Person: Wimar Muñoz

Address: 480 Sailboat Circle Weston, Fl. 33326

Phone Number: (954) 624-2785

Email Address: wimars@gmail.com

Emergency Contact: Carmen Gotta

Emergency Phone Number: (954) 624-6945

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ANNUAL LUMP SUM AMOUNT

By: _____
Authorized Representative

Print: Wimar Muñoz Date: 2/14/2025

The District reserves the right to reject any or all quotes, proposals, & bids, with or without cause, to waive technical errors and informalities, reject any and all proposals that are incomplete, conditional, non-responsive, or which contain additions not allowed for; reject any or all proposals in whole or in part with or without cause and to accept any bid from a proposer which is qualified and which, in its judgment, best serves the interests of or represents the best value to the District, and which is not necessarily the lowest proposal, but rather the overall price & reputation of the Vendor. The North Springs Improvement District is an equal opportunity/affirmative action employer.

EXHIBIT "A" FIXED FEE JANITORIAL AND CLEANING MAINTENANCE AGREEMENT

THIS AGREEMENT by and between North Springs Improvement District, an Independent Special District and public corporation of the State of Florida as created and existing in accordance with Chapter 2005-341, Laws of Florida, as amended and recodified from time to time, ("District"), and _____, a Sparkling Maintenance, located at _____ ("Vendor") is made as of the last date of execution by any party to this Agreement;

WHEREAS, the District requires janitorial maintenance services on the premises of its property, and solicited proposal; and

WHEREAS, various proposals were received and evaluated, and at the meeting of the District Supervisors on _____, 2025, approval was given to contract and enter into negotiations for the provision of such services with the Vendor for a lump sum amount;

1. Scope of Services. Throughout the term of this Agreement, Vendor shall provide to the District janitorial maintenance services, upon the District property described hereinafter, in accordance with the RFP, including as set forth below.

a. District Property. Services shall be provided for the North Springs Improvement District Water Treatment Plant;

b. Services to be Provided. The janitorial maintenance services at such location, required to be provided by the Vendor, shall consist of:

i. The awarded firm shall be required to provide and/or furnish any additional necessary materials, equipment, transportation, machinery, supplies, tools, labor, and supervision to perform complete janitorial services for the designated areas listed in these specifications. The vendor shall not use any material that the District determines unsuitable for the purpose or harmful to the surface to which it is applied.

ii. The District shall be responsible for supplying disposable paper supplies, such as paper towels and toilet paper, as well as, soaps, deodorizers, and trash can liners.

iii. The District shall be responsible for supplying supplies, including all cleaning agents, window cleaners, detergents, floor cleaners, disinfectants, and any other cleaning products used to perform the work under this contract.

iv. The District shall supply all necessary equipment and tools to perform all work under this contract, including brooms, dustpans, mops, buckets, gloves, wiping clothes and sponges, squeegees, scrapers, and ladders.

v. The District shall furnish all necessary cleaning equipment, including power-driven floor scrubbing machines, waxing polishing machines, and industrial-type vacuum cleaners needed for the performance of the work specified.

vi. The District will provide water and electricity to enable the vendor to perform the required services. A designated storage closet will be available in each building for janitorial supplies. These storage closets must be organized and kept tidy. Cleaning products and supplies should be stored in the designated area and not left in other locations, such as offices or common areas. Flammable chemicals must be placed in designated cabinets specifically for flammable materials.

vii. The District reserves the right to add or remove buildings from this contract as necessary. If buildings are removed from this contract, the vendor is expected to adjust the monthly invoice.

viii. **Building A**
Approximate Square Footage: 8,000 square feet
Service Frequency: Monday – Friday

- Exterior Entrance
- Reception
- Large Conference Room
- Kitchenette
- 1 Restroom
- Lounge Room
- Sleeping Quarters
- Laundry Room
- Outdoors Sitting/Dining Area
- Foyer Area
- 1 Restroom
- 2 Restrooms with Lockers and Showers
- Exercise Room

ix. **Building B**
Approximate Square Footage: 5,000 square feet
Service Frequency: Monday – Friday
Building B1

- Side Office
- Work Bench Area

Building B1

- Workshop Area (smooth concrete)
- Upstairs Open Office

Building B2

- Exterior Entrance
- 2 Restrooms
- Lab
- 8 Offices (Carpet Floor)
- Conference Room
- Locker Room
- Kitchenette

x. **Building C**
Approximate Square Footage: 10,900 square feet(indoors), 1,500 square feet (outdoor)
Service Frequency: Monday – Friday

- Exterior Entrance
- Outdoor Patio Area
- Conference Room
- Reception Area
- Cafeteria
- 3 Restrooms
- 2 Offices
- 6 Cubicles

xi. **Building D**
Approximate Square Footage: 4,000 square feet
Service Frequency: Monday – Friday

- Exterior Entrance

- Reception
- Waiting Area
- Corridors
- 3 Restrooms
- Lab Office/Lab Area
- Foyer Area
- Kitchenette
- 6 Private offices
- 4 Open Cubicles

xii. Daily Services:

- Dust furniture, desks, chairs, credenzas, tables, and cabinets in conference rooms.
- Return chairs, furniture, and waste containers to proper positions.
- Lock designated office doors upon completion of cleaning.
- Clean and disinfect all restroom facilities, including all sinks, basins, urinals, and commodes.
- Clean and disinfect all locker rooms, including all showers, sinks, basins, urinals, and commodes.
- Clean and disinfect all exercise room equipment.
- Clean, sweep, and disinfect mop rubber flooring.
- Clean and disinfect all partitions, restroom walls, door and stall handles, and fixtures.
- Clean and disinfect all high-touch areas: light switches, touch plates, handrails, and door knobs/handles.
- Replenish all paper products, soaps, and trash liners.
- Clean and polish all mirrors.
- Clean and polish all internal window glass.
- Clean and disinfect all countertops and tables in the cafeteria/breakrooms/kitchen areas and wipe down chairs.
- Clean and clear all drains.
- Clean inside and outside of all microwave units.
- Clean the outside of all refrigerators, coffee machines, and other appliances.
- Clean and disinfect all drinking fountains.
- Sweep and clear debris at all entrances, landings, hallways, and emergency stairways. Mop all interior emergency stairways.
- Empty all garbage and trash receptacles and replace liners.
- Properly dispose of recyclable materials.
- Remove all garbage and trash from the premises.
- Dust mop all hard surface floors with treated dust mop.
- Damp mop all hard surfaces to remove stains and spills as necessary.
- Damp mop or wet mop floors when necessary due to inclement weather.
- Wet mop and disinfect all restroom and kitchen floors in all buildings.
- Vacuum all carpeted areas, excluding locked areas.
- Vacuum floor mats and wipe walls behind trash containers
- Spot clean carpet as needed.
- Sweep and/or vacuum all stairs and emergency stairs.
- Wipe down the interior of elevators.

xiii. Weekly Services:

- Clean showers to remove soap scum and mildew.
- Wet mop all hard surface floors thoroughly, including the removal of dirt along baseboards and corners.

- Clean all door fronts and handles.
- Dust all blinds, windowsills, doorframes, shelves, furniture, and picture frames in all public areas using a streak-free product to clean the surface.
- Dust file cabinets, counters, partitions, conference tables, and desktops, provided no papers are on them. Use a streak-free product intended to clean the surface.
- Clean and disinfect all telephones.
- Dust railing around rotunda and stairwells.
- Clean all glass surfaces, including partitions, doors, and interior windows.
- Clean outside stairs and entrances to buildings.
- Wipe clean plastic and leather furniture.

xiv. Monthly Services:

- Deep clean showers to improve sanitation and appearance.
- Clean all high-reach areas, including shelves, ledges, air returns, vents, and grills.
- Clean all baseboards.
- Clean all Venetian blinds.
- Dust all corners.
- Clean and vacuum all upholstered furniture.
- Clean and dust all hall and lobby walls.
- Clean baseboards, carpet edges, and corners.
- Remove cobwebs.

xv. Quarterly Services:

- Wash all glass surfaces, including partitions, doors, and interior and exterior windows.
- Defrost and clean refrigerators.
- Clean all ceiling light panels/light coverings and remove insects or any debris.
- Meet quarterly with the designated District representative to discuss issues or areas of concern.

2. Compensation. As compensation for Vendor's full and faithful performance of all of the above referenced janitorial maintenance services, the District agrees to pay a total fixed fee not to exceed the total amount of $ 100.000^{00} annually. Such fee shall be due and payable in equal monthly installments, payable in arrears, in the amount of $ 8333.37 per month, within 15 business days of the District's receipt of the Vendor's monthly invoice for the prior month's services.

3. Term. Unless terminated sooner in accordance with the terms of this Agreement, the Term of this Agreement shall be for a period of five (5) years from the Date of Commencement. If this contract is not renewed before the expiration of any term, this contract shall continue to be honored on a month-to-month basis until this contract has been renewed.

4. Independent Vendor. Vendor has control over the means and methods by which it performs the services set forth in this Agreement. Vendor, its employees and agents, shall be deemed independent Vendors and not agents nor employees of the District, and shall not attain any rights or benefits generally afforded District employees; furthermore Vendor, its employees and agents, shall not be deemed entitled to any benefits under the District's Workers Compensation, Insurance benefits or similar laws.

5. In accordance with Section 448.095, *Florida Statutes*, Vendor agrees as follows:

a. Vendor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees
b. Owner shall terminate this Agreement if Owner has a good faith belief that Vendor is in violation of Section 448.09(1), Florida Statutes.

c. Vendor shall terminate any agreement with any subvendor if the Vendor has a good faith belief that the subvendor is in violation of Section 448.09(1), Florida Statutes. Owner may immediately terminate this Agreement for a breach of this subparagraph.

d. A contract terminated pursuant to this Section is not a breach of contract and shall not be considered as such.

e. Vendor shall be liable for any and all additional costs incurred by Owner as a result of a termination for this Section.

6. Indemnification. Vendor agrees to defend, indemnify and hold harmless the District and the District's agents, officers and employees from and against any and all claims, suits, damages, liabilities or causes of action, arising out of, related to, or in any way connected with this Agreement or the janitorial services provided hereunder (including the performance or non-performance of any of the provisions of this Agreement required of the Vendor), including but not limited to all claims for personal injury, loss of life or damage to property and from and against any orders, judgments or decrees which may be entered, and from and against all costs, attorney's fees and expenses incurred in connection with the defense of any such claims and investigation thereof, regardless of any negligence of the District or District's agents, officers or employees. The provisions of this paragraph shall survive any termination or expiration of the Term of this Agreement.

7. Insurance. Vendor shall provide, pay, for, and maintain, in force at all times during the Term of this Agreement, a comprehensive general liability insurance policy with minimum bodily injury coverage of $1,000,000 together with Commercial Automobile Liability insurance. Vendor shall also secure and pay for Workers Compensation Insurance in the amount required by Florida Statutes or $1,000,000 each accident, $500,00 Disease Policy limit, $500,000 Disease for all employees to the extent required for compliance with the "Workers Compensation Law" (Chapter 440, F. S.) of the State of Florida and any applicable federal laws, and shall keep such insurance in full force at all times during the Term of this Agreement. Exempt vendors or service providers must provide a Certification of Exemption from the State of Florida Department of Financial Services Division of Workers' Compensation.

a. The District shall be named as an additional insured on all insurance policies the Vendor is required to provide or maintain, except for any applicable Workers Compensation Insurance; and all insurance policies must be from financially sound carriers authorized to do business in Florida and must include a waiver of subrogation in favor of indemnities.

b. Proposer agrees to provide the insurance written by a carrier licensed to do business in the State of Florida. To the extent available, the policy shall be an occurrence form, not a claims-made policy. Must provide the **"North Springs Improvement District Project Name and Contract Number," or this Certificate will be rejected since we will be unable to match the Certificate to** the work contemplated. Provide **all** text stated in the "Description of Operations . . ." section.

c. A certificate of insurance shall be provided for review and approval, five (5) business days after notice of technical selection. The Certificate shall provide for North Springs Improvement District to be named as an additional insured for work under this Agreement as per page 2 of our sample Certificate.

d. Liability Limits should be shown as "Primary".

e. **North Springs Improvement District shall be named as an additional insured on all insurance policies** the Vendor is required to provide or maintain, except for any applicable Workers Compensation Insurance; and all insurance policies must

be from financially sound carriers authorized to do business in Florida and must include a waiver of subrogation in favor of indemnities.

The District shall be given **30** days prior written notification of Consultant's intent to cancel or modify any required insurance. Any notification less than **30** days shall be considered non-responsive.

8. Permit/Licenses/Certifications. Vendor must secure and maintain any and all permits, licenses, and certifications required to complete this Agreement. All fees required for any necessary permits, licenses, and certifications shall be paid by the Vendor.

9. Standards. All work performed by the Vendor under this Agreement shall be performed in good faith and in a competent and timely manner consistent with professional standards for such work.

10. Default by Vendor. In the event (i) Vendor fails to expeditiously and fully perform its services in accordance with the provisions of this Agreement, or (ii) Vendor or any employee or agent of Vendor shall file or record a lien against any property of the District, or (iii) Vendor is declared to be bankrupt or insolvent, or an assignment for the benefit of creditors is made by Vendor, or Vendor shall file a voluntary petition in bankruptcy or insolvency or a receiver shall be appointed for Vendor and such appointment, bankruptcy or insolvency proceedings, petition, declaration or assignment is not set aside within 30 days, or (iv) any representation of a material fact made by Vendor to the District shall prove to be knowingly false or misleading, in any material respect, or (v) Vendor fails in the observance or performance of any covenant, agreement or condition contained in this Agreement required to be kept, performed were observed by Vendor, or (vi) Vendor violates any laws, ordinances, rules, regulations or orders of any Public Authority having jurisdiction, then District may declare Vendor to be in default hereunder and exercise any remedies available to it under this Agreement or under the law.

11. Termination by Owner Due to Vendor's Default. If Vendor is in default under the provisions of this Agreement, the District may, without prejudice to any right or remedy, and after giving Vendor 15 days written notice to cure such default, terminate the Agreement and Vendor shall thereupon cease performance of any work under this Agreement and shall not be entitled to any further payment (other than payment for the value of work already performed to the extent such payment has not, at that time, yet been made).

12. Termination Without Cause. Either party may terminate this Agreement, for any reason, upon thirty (30) days written notice to the other party.

13. No Assignment/No Subvendors. In as much as this contract is the product of competitive bidding, and the District has relied upon the experience, qualifications and history of the Vendor, this Agreement shall not be assignable without the written consent of the District, which consent may be withheld for any reason whatsoever, and Vendor agrees not to delegate any portion of the work or services required to be provided under this Agreement to any subvendors.

14. Compliance with Laws. Vendor agrees that in connection with its performance under this Agreement, it shall, at all times, comply with all applicable laws, ordinances and codes of all applicable governmental authorities.

15. Governing Law/Venue. This Agreement shall be interpreted and enforced in accordance with Florida Law, not including its conflict of law provisions. The exclusive venue for any litigation arising out of or relating to this Agreement shall be in Broward County, Florida.

16. Notice. All notices which may be given pursuant to this Agreement shall be in writing and shall be deemed to have been given if delivered by personal service, or be email with a confirmed transmission, or by Certified Mail Return Receipt Requested addressed to the Parties at their respective

addresses indicated below or as the same be changed in writing from time to time ("Notice"). Such Notice shall be deemed given on the day on which personally served or properly transmitted via email with confirmation sent; or if solely by mail, on the fifth day after being posted or the actual date of receipt, whichever is earlier.

As to the District:

Rod Colon
District Manager
North Springs Improvement District
9700 NW 52nd Street
Coral Springs, FL 33076
rodc@nsidfl.gov

With a copy to:

Brenda Richard
District Clerk
North Springs Improvement District
9700 NW 52nd Street
Coral Springs, FL 33076
brendas@nsidfl.gov

and

With a copy to:

Brian J. Sherman
District Counsel
Goren Cherof Doody & Ezrol PA.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, FL 33308
BSherman@gorencherof.com

As to the Vendor:

Sparkling Maintenance
480 Sailboat Circle
Weston, Fl. 33326
wimars@gmail.com

17. Documents Compromising Agreement. The Agreement documents shall include this Agreement as well as the following documents, which are incorporated herein by reference.

a. North Springs Improvement District's Request for Proposal and all of its addenda and attachments which are part of the RFP set forth above.
b. Vendor's Certificate of Insurance required in the Request for Proposal;
c. Vendor's response to the RFP or soliciting document.

18. Scrutinized Companies. Vendor, its principals, or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in Iran Terrorism Sectors List, or is engaged in business

operations with Syria. In accordance with Section 287.135, Florida Statutes, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local government entity for goods or services of:

a. Any amount if, at the time bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to ¬ß215.4725, Florida Statutes, or is engaged in a boycott of Israel; or

b. One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company:

c. Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List, created pursuant to Section 215.473, Florida Statutes; or

d. Is engaged in business operations in Syria.

19. Miscellaneous.

a. Title and paragraph headings are for convenient reference and are not intended to confer any rights or obligations upon the Parties to this Agreement.

b. No modification, amendment, or alteration of the terms and conditions contained in this Agreement shall be effective unless contained in a written document executed with the same formality as this Agreement.

c. This Agreement sets forth the full and complete understanding of the parties regarding the subject of this Agreement as of the effective date, and supersedes any and all negotiations, agreements, and representations related thereto made or dated prior to this Agreement except as otherwise set forth herein.

d. If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.

e. The failure of either party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in breach or violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach, or of any future violation, breach or wrongful conduct.

f. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees and costs, including fees and expenses charged for representation at both the trial and appellate levels.

g. IN THE EVENT OF ANY LITIGATION ARISING OUT OF THIS AGREEMENT, EACH PARTY HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHTS TO TRIAL BY JURY.

h. There are no intended third party beneficiaries under this Agreement.

i. Vendor represents that it presently has no interest and shall acquire no interest, either directly or indirectly, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Florida Statutes Section 112.311. Vendor further represents that no person having a conflict of interest shall be employed by Vendor to perform any function under this Agreement.

j. Vendor shall promptly notify the District in writing of all such conflicts of interest or any prospective business association, interest or other circumstance with may influence or appear influence the Vendor's judgment or quality of services being provided hereunder. Such written notice shall identify the prospective business association, interest or circumstance, the nature of the work that

the Vendor may undertake and shall request an opinion of the District as to whether the association, interest or circumstance would, in the opinion of the District, constitute a conflict of interest if entered into by the Vendor. The District agrees to notify the Vendor of its opinion by Certified Mail within thirty (30) days of receipt of notification by the Vendor if, in the opinion of the District, the prospective business association, interest or circumstance shall be deemed a conflict of interest with respect to services provided to the District by the Vendor under the terms of this Agreement. This Agreement does not prohibit the Vendor from performing services for any other special purpose taxing District, and such retention of the Vendor shall not constitute a conflict of interest under this Agreement.

k. The Vendor warrants that it has not employed or retained any company or person other than a bonafide employee or independent Vendor working solely for the Vendor, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, individual, or firm other than a bonafide employee or independent Vendor working solely for the Vendor, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.

l. Vendor warrants and represents that all its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.

m. Vendor hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

20. Public Records. Vendor, pursuant to and in accordance with Section 119.0701, Florida Statutes, and to the extent Vendor might be deemed or determined to be an "Agency" as defined in F.S. 119.011(2), shall comply with the public records laws of the State of Florida, and specifically shall:

a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Vendor does not transfer the records to the District; and

d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Vendor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Vendor transfers all public records to the District upon completion of the Agreement, the Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Vendor keeps and maintains public records upon completion of the Agreement, the Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. Vendor acknowledges that any requests to inspect or copy public records relating to this Agreement should be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Vendor, the Vendor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Vendor acknowledges that should Vendor fail to provide the public records to the District within a reasonable time, the Vendor may be subject to penalties pursuant to Sections 119.10 and 119.0701(4), Florida Statutes.

IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE VENDOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

DISTRICT CLERK'S OFFICE
9700 NW 52ND STREET
CORAL SPRINGS, FL 33076
TELEPHONE: (954) 796-6603
EMAIL: BRENDAS@NSIDFL.GOV

21. Scrutinized Companies: Vendor, its principals, or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in Iran Terrorism Sectors List, or is engaged in business operations with Syria. In accordance with Section 287.135, Florida Statutes, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local governmental entity for goods or services of:

    a. Any amount if, at the time bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to ¬¨√ü215.4725, Florida Statutes, or is engaged in a boycott of Israel; or
    b. One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company:
    c. Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List, created pursuant to Section 215.473, Florida Statutes; or
    d. Is engaged in business operations in Syria.

22. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all which taken together shall constitute one in the same Agreement. For purposes of execution scanned, emailed, or electronic signatures shall be deemed the equivalent of originals.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year shown next to their signatures.

NORTH SPRINGS IMPROVEMENT DISTRICT

By:_____

Title: _____

Date: _____

VENDOR: _____

By: _____

Title: MGR

Date: 2/14/25

FOURTH
ORDER OF BUSINESS

STAFF REPORTS – B. ATTORNEY

FOURTH
ORDER OF BUSINESS

STAFF REPORTS – C. ENGINEER

I. Consideration of Quotes for North Springs Preserve Storage Maintenance Facilities

NORTH SPRINGS IMPROVEMENT DISTRICT

To: Board of Supervisors

Re: North Springs Preserve Storage Maintenance Facilities

Date: February 24, 2025

We have evaluated the quotes received for the Storage Maintenance Facilities located at the North Springs Preserve, which consists of the following scope:

- Furnish all labor, materials, and equipment
- One (1) 12'X24 Shelter & One (1) 6'X8' Pump Room
- Remove & dispose of existing tile roof
- Install new metal roofing
- Block up open areas using CMU walls
- Attach new walls to existing tie beams
- Supply & Install Two rolling doors and metal doors
- Apply stucco to match interior & exterior walls
- Paint interior & exterior walls

The following quotes were received:

COMPANY	AMOUNT
Delcons, Inc.	$61,457
Sky Light Builders, LLC	$111,423
Stone Lion Building & Restoration, Corp.	$105,960

Staff is recommending Delcons, Inc., provided in the amount of $61,457.

SKY LIGHT BUILDERS LLC

Skylightg Builders
CGC-1515715
1500 Weston Rd, Weston, FL 33326
suitte#200-22
felpe@skylightbuild.com
(954) 682-3435
(786)357-6514

Insured: The Preserve Bathroom
Property:
Parkland

Estimator: Felipe Alvarez Business: (954) 682-3435
Position: Senior Estimator / P.Manager

Claim Number: **Policy Number:** **Type of Loss:**

Date of Loss: Date Received:
Date Inspected: Date Entered: 11/26/2024 7:42 PM

Price List: FLFL8X_OCT24
Restoration/Service/Remodel
Estimate: THEPRESERVEBATH_BB

Thank you for choosing SKYLIGHTBUILDERS
We would like to thank you for the opportunity to provide you with outstanding service. We appreciate your business and hope to exceed your expectations in service, as well as earn your repeat business.

The total amount for this Emergency provided is $ 111,423.56the following pages included a detailed breakdown of the total .

If you have any questions, comments or concerns, please fell free to contact our office at the above referenced contact numbers, and once again ***Thank you !***

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the items and pricing of those changes. Repairs will be scheduled after a signed copy of this estimate is received.

I/we agree to any and all terms, conditions & figures /amounts set forth within this proposal

_____**Date**_____

SKY LIGHT BUILDERS LLC

Skylightg Builders
CGC-1515715
1500 Weston Rd, Weston, FL 33326
suitte#200-22
felpe@skylightbuild.com
(954) 682-3435
(786)357-6514

THEPRESERVEBATH_BB

Main Level

New Storage **Height: 8'**

Missing Wall - Goes to Floor **2' 9" X 6' 8"** **Opens into OLD_BATH3**

Missing Wall - Goes to Floor **2' 8" X 6' 8"** **Opens into OLD_BATH**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Seal the walls and ceiling w/PVA primer - one coat	587.00 SF @	0.81 =	475.47
Paint the walls and ceiling - two coats	587.00 SF @	1.34 =	786.58

Old Bath **Height: 8'**

Missing Wall - Goes to Floor **2' 9" X 6' 8"** **Opens into NEW_STORAGE**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Seal the walls and ceiling w/PVA primer - one coat	285.53 SF @	0.81 =	231.28
Paint the walls and ceiling - two coats	285.53 SF @	1.34 =	382.61

Old Bath **Height: 8'**

Missing Wall - Goes to Floor **2' 8" X 6' 8"** **Opens into NEW_STORAGE**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Seal the walls and ceiling w/PVA primer - one coat	286.08 SF @	0.81 =	231.72
Paint the walls and ceiling - two coats	286.08 SF @	1.34 =	383.35

New Storage **Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Seal the walls and ceiling w/PVA primer - one coat	615.44 SF @	0.81 =	498.51
Paint the walls and ceiling - two coats	615.44 SF @	1.34 =	824.69

SKY LIGHT BUILDERS LLC

Skylightg Builders
CGC-1515715
1500 Weston Rd, Weston, FL 33326
suitte#200-22
felpe@skylightbuild.com
(954) 682-3435
(786)357-6514

Second Structure **Height: 8'**

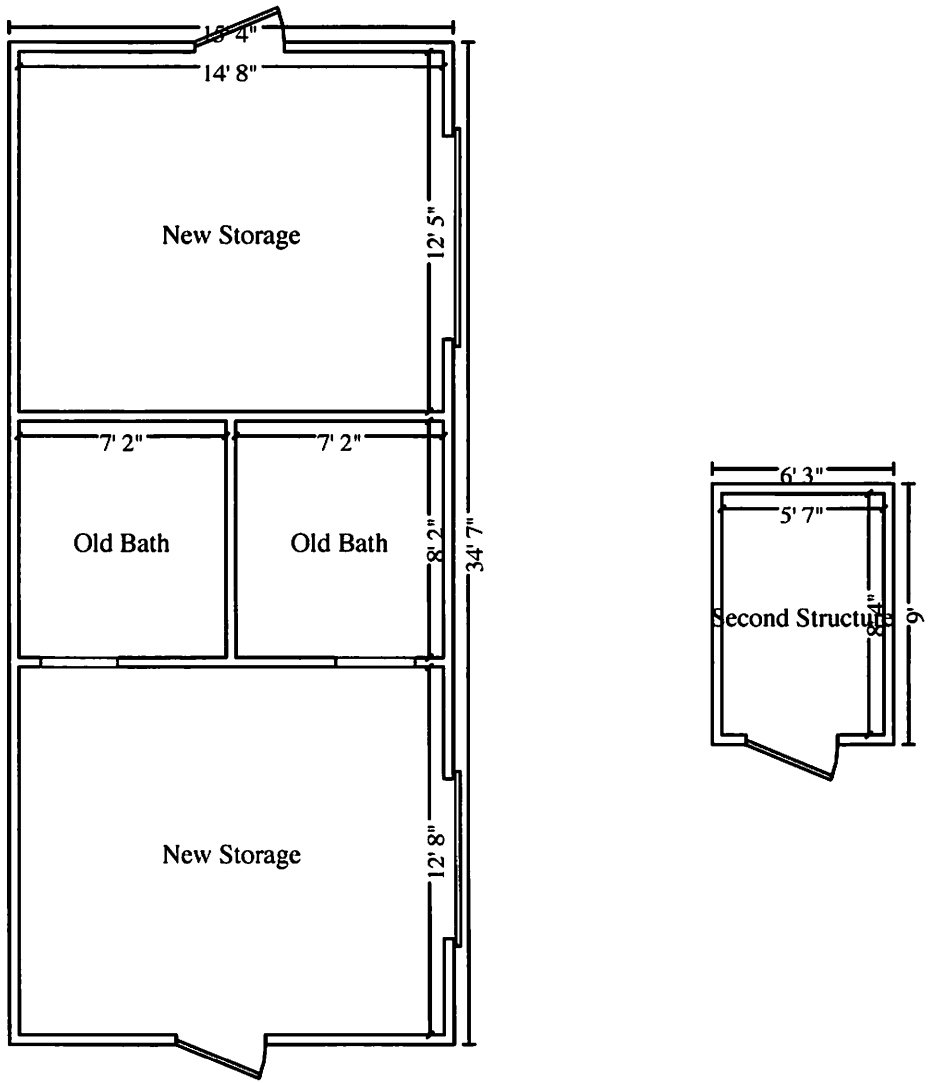
DESCRIPTION	QTY	UNIT PRICE	TOTAL
Seal the walls and ceiling w/PVA primer - one coat	269.19 SF @	0.81 =	218.04
Paint the walls and ceiling - two coats	269.19 SF @	1.34 =	360.71

General

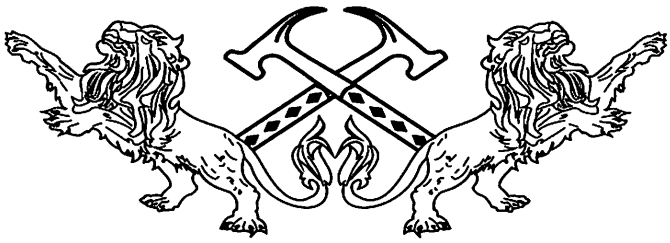
DESCRIPTION	QTY	UNIT PRICE	TOTAL
Exterior doors - pre-hung unit	3.00 EA @	950.00 =	2,850.00
Masonry	1.00 EA @	32,090.00 =	32,090.00
Structural: masonry wall erection, tie columns, stucco (Depending of the structural plans and foundation plan missing)			
Overhead door & hardware - 8' x 7' - High grade	2.00 EA @	5,450.00 =	10,900.00
Metal roofing	1.00 EA @	32,890.00 =	32,890.00
Metal flat roof structure: Removal of existing and installation of new metal roof 24 GA. includes 100 sf. of plywood sheating replacement. color to be selected by owner. 10yrs warranty			
Exterior - paint two coats with prmer (pressure cleaning)	1.00 EA @	6,580.00 =	6,580.00
Debris Removal:			
Garbage removal	1.00 EA @	750.00 =	750.00
Construction Supervisory	10.00 HR @	115.00 =	1,150.00
Final cleaning - construction - Commercial	1.00 EA @	1,250.00 =	1,250.00

Grand Total Areas:

1,511.78	SF Walls	531.47	SF Ceiling	2,043.25	SF Walls and Ceiling
531.47	SF Floor	59.05	SY Flooring	187.17	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	198.00	LF Ceil. Perimeter
531.47	Floor Area	586.53	Total Area	1,511.78	Interior Wall Area
1,173.00	Exterior Wall Area	130.33	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		


13' 4"
14' 8"
New Storage
12' 5"
7' 2"
7' 2"
Old Bath
Old Bath
8' 2"
34' 7"
New Storage
12' 8"
6' 3"
5' 7"
Second Structure
8' 4"
9'
N

Main Level



STONE LION
Building & Restoration Corp.

Project
The Property located at The Preserve Bathroom Conversion, Coral Springs ("Project")

Contractor Obligation's
Contractor to provide the improvements/remodeling/reconstruction/rehabilitation/construction in a workmanlike manner.

Scope of Work

permit fees	**$1,500.00**
soil test	**$0.00**
survey	**$1,500.00**
permit admin	**$3,500.00**
trash/toilet	**$4,000.00**
Demo	**$1,000.00**
truss package	**$0.00**
shell	**$25,000.00**
stucco	**$8,500.00**
electrical	**$800.00**
mechanical	**$0.00**
insulation	**$0.00**
framing	**$0.00**
roof	**$25,000.00**
drywall	**$0.00**
painting	**$5,000.00**
flooring	
Trim Package	**$0.00**
exterior window/door	**$12,500.00**
Total invoices	**$88,300.00**
Contractor Fee	**$17,660.00**
GRANT TOTAL	**$105,960.00**

3640-B3 NORTH FEDERAL HIGHWAY LIGHTHOUSE POINT, FL. 33064
E-mail: ssubko@stonelionbuilding.com Phone: 954-232-8729 Fax: 954-366-1112
STATE CERTIFIED GENERAL CGC 1515356 STATE CERTIFIED ROOFING CCC1328965

delcons inc.

Certified General Contractors CGC1515439
7600 SW 135th Ave, Miami FL 33183
Phone: (786) 210-6041
e-mail:information@delconsinc.com
www.delconsinc.com
@delconsinc

Estimate

Date	Estimate #
10/29/2024	11556

Name / Address

North Springs Improvement District
9700 NW 52nd Street
Coral Spring, FL 33076

Project

Shelter Enclosure & Roofing

P.O. No.	Contract

Description	Total
SCOPE OF WORKS STRUCTURAL & ROOFING WORKS	
ONE (1) SHELTERS 12'X24 - Block up open areas using CMU blocks. New walls to be attached to existing tie beam and slab drilling 6" at each face and installing steel reinforcement using epoxy adhesive. Fill cells with concrete - Supply and install two (2) 6'x7' rolling doors - Remove and dispose existing tile roofing. Install new Metal Roofing - Apply stucco to match exterior and interior walls - Paint exterior and interior walls - Supply and Install two (2) New Metal Doors	55,680.00
ONE (1) SHELTERS 6'X8' (PUMP ROOMS) - Replace metal Door - Remove and dispose existing tile roofing. Install new Metal Roofing - Paint exterior and interior walls	5,777.00
Notes -All works to be done according current Florida Building Code - Permit Fees by Owner	
Payment Schedule 40% At Signing Contract 50% Progress 10% Final	
Total	**$61,457.00**

If you have any questions or concerns, please do not hesitate to contact us. Payments shall be due in accordance with the terms described. Please sign to indicate your approval.CustomerName_____
Customer Siganature_____ Date Accepted_____

FIFTH
ORDER OF BUSINESS

Approval of Financials and Check Registers

North Springs Improvement District

9700 NW 52 ST
Coral Springs, FL 33076
Phone: (954) 752-0400 • Fax (954) 755-7317

To: Rod Colon, District Manager

From: Maryam Omidi, CFO

Re: Financials & Procurement

Date: February 26, 2025

I, Maryam Omidi, certify that the financials and procurement for the March 2025 Agenda meet the District's procurement criteria and comply with the District's Charter and State Law.

Sincerely,

Maryam Omidi, CFO

North Springs Improvement District
General Fund
Summary Report
For the Period Ending January 31, 2025

	ADOPTED BUDGET FY 25	PRORATED BUDGET THRU 01/31/2025	ACTUAL ENDING 01/31/2025	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	3,869,342	1,289,781	3,727,203	2,437,422
EXPENDITURES				
TOTAL EXPENDITURES	3,869,342	1,289,781	1,216,060	73,721
EXCESS REVENUES (EXPENSES)	**-**	**-**	**2,511,143**	**2,511,143**
FUND BALANCE BEGINNING				5,889,620
FUND BALANCE ENDING				8,400,763

North Springs Improvement District
Water & Sewer Fund
Summary Report
For the Period Ending January 31, 2025

	ADOPTED BUDGET FY 25	PRORATED BUDGET THRU 01/31/2025	ACTUAL ENDING 01/31/2025	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	28,441,000	9,480,333	7,965,976	(1,514,357)
EXPENDITURES				
TOTAL EXPENDITURES	28,221,870	9,407,290	6,609,490	2,797,800
EXCESS REVENUES (EXPENSES)	**219,130**	**73,043**	**1,356,487**	**1,283,443**
FUND BALANCE BEGINNING				115,878,586
FUND BALANCE ENDING				117,235,073

SIXTH
ORDER OF BUSINESS

Adjournment