



CITY OF BELLE ISLE, FL

1600 NELA AVENUE, BELLE ISLE, FL 32809 * TEL 407-851-7730

MEMORANDUM

From the Desk of Bob Francis, City Manager

To: City Council
Date: April 19, 2022
Re: Lancaster House

The final disposition of the Lancaster House has certainly been a drawn-out and emotional process. As the City Manager, I try not to get caught up in the emotional side of the issues that face the City; however, with this issue, it was difficult not to let emotions play a part in the recommendation to save the house from demolition and move it to Wallace Field. Recommendations should be based on research, facts, and a thorough examination of all the options available; then presented to the Council, so the Council can make a decision based on the best available information presented. The final decision to move the Lancaster House to Wallace Field met with great community support; however, in looking at the logistics involved in moving the house and after speaking with the house movers, reviewing the best possible route, and speaking with the tree company, this may not be the best solution. The best solution to this challenge may be to leave the Lancaster House in its original location. I am not going to rehash the reasons given by the Community for leaving the Lancaster House in its original locations, but I do want to discuss other issues for keeping it in its original location that may not have been previously discussed or considered.

1. Aesthetics: One of the best features of Belle Isle is the canopy of oaks that line many of our streets. They give an antebellum look to the City and are very much an attractive feature. Each year the utility

company conducts tree trimming and the City receives many phone calls from upset residents on this. If the house is moved to Wallace field, then there will be mature oaks along the route that need to be severely trimmed, possibly even a few healthy trees removed, to get the house to Wallace Field (Attachment 1). This will most likely produce a very ugly aesthetic affect along Randolph and E. Wallace for a long time. We can deal with moving mailboxes, power lines, signage and poles, as these are temporary, but the trees are long lasting. Trees are an important part of our community. We've been a Tree City, USA for the past 5 years. This cutting or removal is not in keeping with the Tree City designation. Also, whenever something takes place in the community, many residents exclaim that their property values will be affected. Losing this antebellum affect may just do that.

2. Compromise (or lack thereof): The City has done much for Cornerstone Charter Academy to allow for its expansion and to make it the best charter school possible. The City bought the BoA property originally for a police station, but now is leasing it as part of the CCA expansion. The City agreed to close off Fairlane for the school and limited traffic on Randolph Ave. during certain school hours. The City allows CCA to store items in the BoA building. We allow additional CCA parking at the BoA property. The City also agreed to allow CCA use Wallace Field (even given priority for practice) and included artificial turf on the field so student athletes could practice on the surface they play on. Even though CCA is funding the development of the field, the inclusion of artificial turf met with community resistance. These are significant compromises made by the City for CCA.

It seems when it comes to any discussions between the City and CCA, the City is always the one who is giving or compromising. This does not make for a resilient partnership. I cannot think of any compromise that CCA made with the City. The City asked to allow the Mayor to vote on the CCA Board; that was denied. The City asked that the Council has final say over who the two CCA Board representatives would be without CCA Board having the authority to reject them. That was denied.

Albeit that this would require a change to the CCA Bylaws; however these changes were not brought before the CCA Board. There are other requests the City made, but these were important requests to the City. The purpose of pointing this out is not to put a wedge in the partnership that we developed, but at some point, CCA has to compromise. This is that time.

CCA should compromise by allowing the Lancaster House to stay where it is for now. CCA does not immediately need this space. In fact, 3 years ago CCA first approached the City about demolishing the house because they did not want to use it. They didn't want to use it because it was deteriorating and they allowed it to deteriorate; however under the former lease, they were to be responsible for its maintenance which they failed to do. Granted, the City should have enforced upkeep under the terms of the lease, but at the time, the City didn't realize the public support that the house would generate. Other structures were torn down and their significance to the community was not realized until the Crawford House was to be torn down. Had this been known by the Council at that time, the City probably would have taken steps to insure that the house was maintained to its condition when the City purchased the property in 2012 and operated CCA.

The space taken up by the Lancaster House is approximately 4,000 (50'x80') square feet. The garage is not historically significant and can be demolished. During the CCA Master Plan presentation at the CCA meeting, it was stated that the full buildout is not scheduled to be completed until CCA school fiscal year 2026-27. The Master Plan (Attachment 2) still shows the Lancaster House in its original location after the buildout (Page 2, Overall Site Plan, Sheet A-001).

During the presentation and in follow-up conversations, it was stated that the Lancaster House needs to be demolished or moved within the next few months for the following reasons:

- a. The house does not fit into CCA expansion plans. This was established at the CCA meeting in January 2020, when the Board was not interested in using the house if renovated. It was also stated

that the house could not be used because it is not ADA compliant and that it would cost too much to make it ADA compliant. Although there is no grandfather clause under Title III of the ADA for buildings defined as public accommodations, if it is not technically infeasible to meet current ADA Standards without threatening or destroying the historic significance of a building, the State Historic Preservation Officer (SHPO) may be able to assist with certain exceptions; however no one ever made that contact.

b. Although it is definitely not spelled out in the minutes, here is the excerpt from the CCA meeting minutes: *The Board Chair stated the decision for the school to use the Green House after renovation would need to be made by the school's governing board, however, the school may wish for the building to be relocated as this area would be more valuable for use by the school.* However that general statement of "more valuable" has not been further explained or defined. I don't believe it's the job of the City to determine what is in the best interest of the school, but it's the City's job to determine what's in the best interest of the community which is to keep the Lancaster House.

3. Value of the area: The CCA Board discussion at the last meeting was that this area would be used for either portable classrooms or for the staging of construction materials. These uses are temporary until the expansion is complete. CCA and the City could work together to determine another area for staging materials near the school. The school can look at using the detention ponds to locate the portables by elevating the portables. This concept was previously discussed, but if not feasible, there is more space available now (approximately 107,000 sf) than when the expansion was first discussed. Portables range in size from 900 sf to 2,000 sf. This would possibly allow for 4 small portables or two large portables on this area depending on how much space is required to be between portables, but without it being included in the Master Plan, there is now way of telling at this time. Since the old garage will be demolished, this will give CCA approximately 1,800 sf to use. In the prior Master Plan, the long term use last discussed was additional parking (attachment 3). There is nothing noted in the revised Master Plan

so we make the assumption that it may still be parking. Using the parking lot adjacent to the house as a measuring tool, this would net 17 parking spaces (attachment 4).

The buildout of the expansion is planned for 5 years (SY2026-27). CCA plans to build 5 new buildings. The priority to use this 4,000 sf area is definitely low on the priority list, or CCA would have pushed for the house to be demolished or moved before this time. Certainly during this time, and as the expansion takes shape over the first 2-3 years, space can be found for those 17 parking spaces. Either way, I believe the engineers and architects for CCA can revise the Master Plan to compensate for the loss of this 4,000 sf area.

4. Security: It was mentioned that security and safety would be issues with the Lancaster House being adjacent to the school. While I know that CCA has taken additional steps to improve its security, having the house adjacent to the school parking lot does not seem as much of a security or safety issue as other security and safety concerns that still exist. The Lancaster House will be completely fenced off from the school. Currently there is a gate in the back fence at the Lancaster House so anyone, including students can access the house from the CCA side. The City will eliminate this gate and if needed, erect a new industrial steel fence around the building instead of the chain link or the residential-grade aluminum fence that is out the front. If the fence is not enough to provide adequate security, the City could consider a wall on the east and south side of the area. The gate in the front of the building will be open when the tenant is there. Randolph, Waltham, Hansel, and Fairlane are not blocked off at this time which I believe presents much more of a security and safety risk than the Lancaster House does.

5. Funding: The house should not be moved or demolished until CCA has completed its funding. Although we are all certain that CCA will receive the funding it needs to expand, the funding is not complete.

At least for the next 5 years, keeping the house at its current location has the following advantages:

1. Timing: The City was willing to give the Pine Castle Historical Society a year to come up with a plan for the Lancaster House. If the Council agrees that this area is not a priority over the next 5 years then the Council could give Pioneer Days organization the same opportunity to present a plan on what they will do over the next year and how to fund it. If the Council accepts the plan then give Pioneer Days an initial lease of 5 years to renovate the house. This could be addressed in the lease agreement that the City and Pioneer Days is currently working on.

2. Area Aesthetics: Preserves the antebellum look of the area. Also, when the Lancaster House was in its "prime" it was an exceptionally attractive building (attachment 5). Pioneer Days Organization is ready to start work on the exterior of the building to make it look attractive again. Many people have negative feelings and opinions for this house which is due to its current condition. Many have made subjective comments such as it will fall apart when moved (another reason to keep it where it is), but the movers said it will not. If the house can be renovated to the way it used to be then it will no longer be considered a nuisance, but an asset.

3. Cost: The City received estimates to move the Lancaster House in February 2022. Estimates from two movers were: \$71,000 from TA Youngblood (\$52,000 + \$19,000 for a foundation) and \$74,000 from Modern Movers, which included construction of a 32" stem wall. Due to the cost of these estimates, the City issued an RFP in March 2022. The bids from both of these companies a month later, came in at \$112,000 and \$98,800 respectively (attachment 6). This would make moving the house cost prohibitive.

Additionally, leasing the house will generate additional revenue (depending on the agreement with Pioneer Days). With a lease similar to what we have with the school, and similar to the lease CCA has for the Oasis property, the City would not be responsible for any costs associated with the renovation or maintenance of the house. In the current lease CCA lease agreement it states, CCA may make

Improvements or demolish existing structures on the Leased Premises, at CCA's sole cost and expense, with the prior approval of the City, which approval will not be reasonably withheld. This would save CCA the cost of demolishing the building or paying for the move. The \$25,500 was the low bid received by the City after issuing an RFP for the house demolition. Also, as described below in legal issues, CCA has not formally asked for the house to be demolished. If the City denied this request (again discussed below) and CCA had to move the house, then the \$75,000 could be their responsibility according to the lease.

4. Community Spirit: The Council saw the amount of support for this house. Renovating this house back to its original condition will be a great community project bringing volunteers and giving the community a sense of pride and accomplishment.

Other Considerations that need to be discussed include:

1. Partnership: As mentioned above and in the Council meetings, the City and CCA have overcome many difficulties and differences over the past few years. We did this through hard work by both boards. I believed that the City has come to the table time after time in order to keep this partnership, but this time CCA has to come to the table with compromise. Would the City or CCA let this work go down the drain for 4,000 sf of space when CCA is getting an additional 107,000 sf (BoA, and possible closure of Randolph and Fairlane) plus having a practice field? Three years ago, this additional space was not on the horizon and not in the planning process. CCA and the City speak of a "platinum" level school. Does keeping the Lancaster House in its original location jeopardize achieving this "platinum" level? Nothing has been presented to the City that states so. As the saying goes, "This would be like cutting off your nose to spite your face". Would CCA sacrifice everything both entities worked for because they cannot compromise on 4,000sf of space especially since they are getting an additional 107,000 sf? If the house

stays where it is, there can be an additional partnership formed with the City, CCA and Pioneer Days. Bringing Pioneer Days back to Belle Isle will certainly provide benefits for the community.

2. Curriculum: CCA has a STEM curriculum (Science, Technology, Engineering, and Mathematics).

While most STEM schools do not offer history, a new creatively focused alternative, STEAM (Science, Technology, Engineering, Arts, and Mathematics), has emerged incorporating subjects like history, social sciences, language arts as well as art and music. It's evident that CCA has a STEAM curriculum with the student awards that were mentioned at the last CCA meeting; therefore, in the future; CCA may decide that history is an important component of the STEAM curriculum, especially considering what is going on right now in Europe. The Lancaster House would fit well with this curriculum. Also, I was told by former Commissioner Nielsen that teaching Florida History is part of the School curriculum. Attachment 7 shows a benchmark that speaks to pioneer life in Florida. This would seem appropriate to have the Lancaster House stay in its current location and to have Pioneer Days, an organization dedicated to education and history, in the building to help achieve this benchmark.

3. Legal Issue: The new lease states, in part, the following:

Section 7.1 Tenant Improvements. Tenant may make Improvements or demolish existing structures on the Leased Premises, at Tenant's sole cost and expense, with the prior approval of Landlord, which approval will not be reasonably withheld. Landlord will have no liability for any costs or expenses in connection with the Improvements or demolitions on the Leased Land. For purposes of this Section, "Improvements" means the construction or demolition of and the alteration or addition to structures, buildings, fencing, parking areas, student sports/play fields, and other grounds improvements within the area of the Leased Premises. Landlord will reasonably cooperate with Tenant in applying for and obtaining a Planned Development and zoning changes or variances,

consistent with C-2 zoning requirements as may be necessary for the construction of buildings or other improvements in the Concept Plan attached hereto as Exhibit E, including extensions of the plan made to include the entire Leased Premises; however, under no circumstances may this provision be interpreted as requiring the City to approve any requested Planned Development, zoning change, or variance, where such may be denied or otherwise modified within the lawful discretion of the City.

Can the City withhold approval of CCA's request to demolish the house? CCA has not formally asked the City to demolish the house. This was inferred when the CCA Board did not give approval to donate funds to move the house or allow a lease with Pioneer Days to use the house. CCA needs to provide a formal written request to the City stating the reasons why the house needs to be demolished and ask that the City approve the demolition. The term in the lease is "**which approval will not be reasonably withheld**". Many legal documents contain a clause that states in effect some condition "which consent shall not be unreasonably withheld." There is no acceptable definition of what is unreasonable and who makes that determination. Probably this lease should have set forth some criteria for reasonable consent in the clause itself.

Withholding consent is covered under Section 14.6 of the lease:

Section 14.6. No Money Damages. Wherever in this Lease Landlord's consent or approval is required, if Landlord refuses to grant such consent or approval, regardless of whether Landlord expressly agreed that such consent or approval would not be unreasonably withheld, Tenant may not make, and Tenant hereby waives, any claim for money damages (including any claim by way of set-off, counterclaim, or defense) based upon Tenant's claim or assertion that Landlord unreasonably withheld or delayed its consent or approval. Tenant's sole remedy shall be an action or

proceeding to enforce such provision, by specific performance, injunction or declaratory judgment. In no event will Landlord be liable for, and Tenant hereby waives any claim for, any indirect, consequential, or punitive damages, including loss of profits or business opportunity, arising under or in connection with this Lease, even if due to the gross negligence or willful misconduct of Landlord or its members, officers, agents or employees.

Would the City be considered in default of the lease? Default by the City is covered under Section 14.7 of the lease:

Section 14.7. Landlord's Defaults. Upon a default by Landlord under this Lease, Tenant will have all rights and remedies available to it under the law or in equity, but specifically excluding rights of setoff or abatement as to Charter School Revenues and Rent.

What would be the repercussions if the City denied CCA's request? It appears that CCA would have to file suit against the City and if the City denied the request of CCA to demolish the house. Is the house worth risking this extreme measure for either side? The community would probably think so based on the support shown to save the house. As for CCA, Council may want to take note that at no time during this entire process, has anyone from CCA appeared at a Council meeting support the demolition of the Lancaster House. If the Council decides not to demolish or move the building, then CCA should appear before the Council to present their reasons that the Lancaster House cannot stay where it is.

4. Lease Amendment: If necessary, the City would amend the current lease to "carve out" the area so CCA is not responsible for it. It would be included in the lease agreement with Pioneer Days. If the City

and Pioneer Days cannot come to an agreement, or the agreement with Pioneer Days terminates, then the City can move forward and give CCA the authority to demolish the Lancaster House.

Conclusion: This memorandum provides additional points for the City Council to consider for the final disposition of the Lancaster House that have not been openly discussed at Council meetings. Although my prior recommendation was to move the Lancaster House to Wallace Field, I now believe that the house should stay in its current location for at least the next 5 years while CCA proceeds with its expansion.

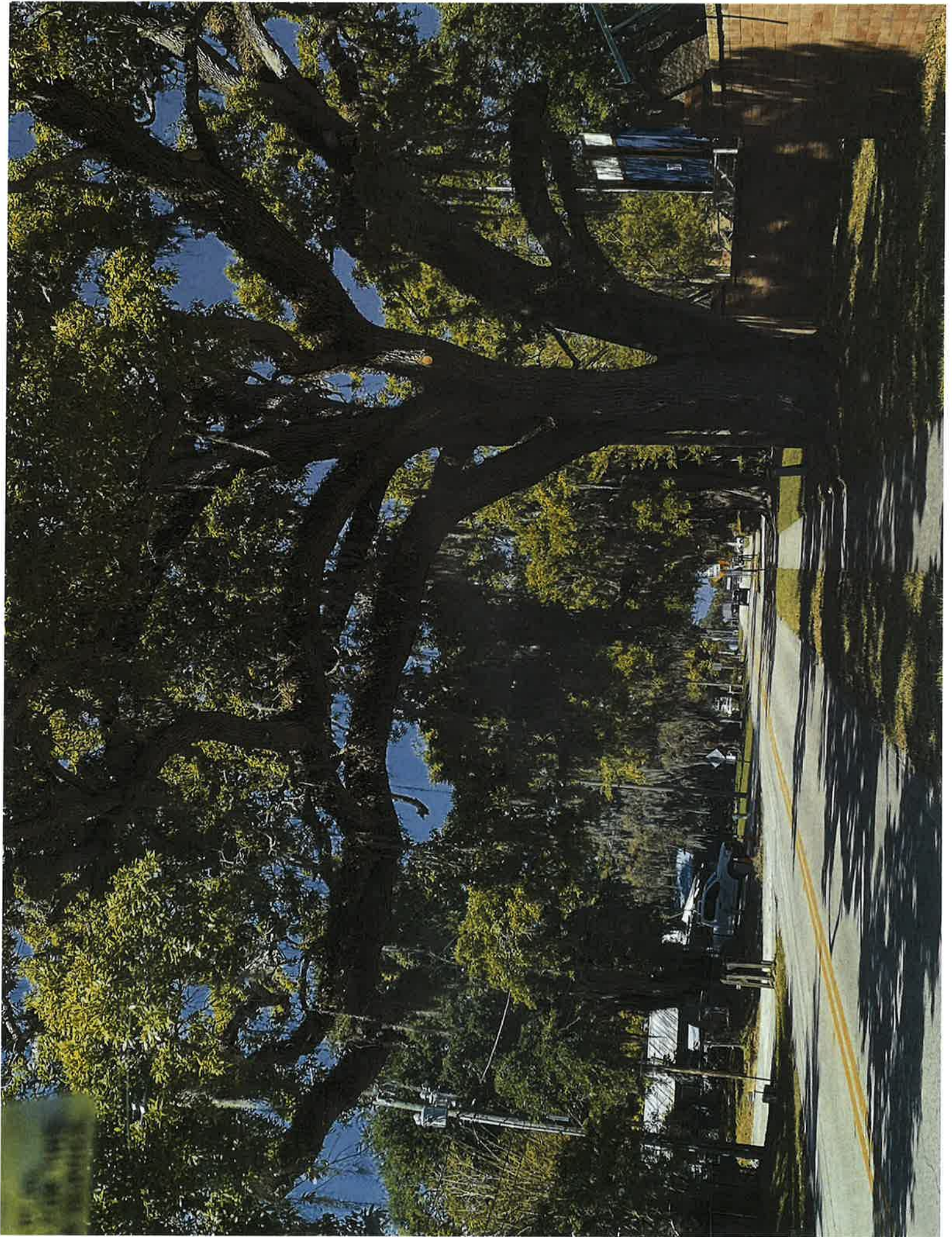
Attachment 1

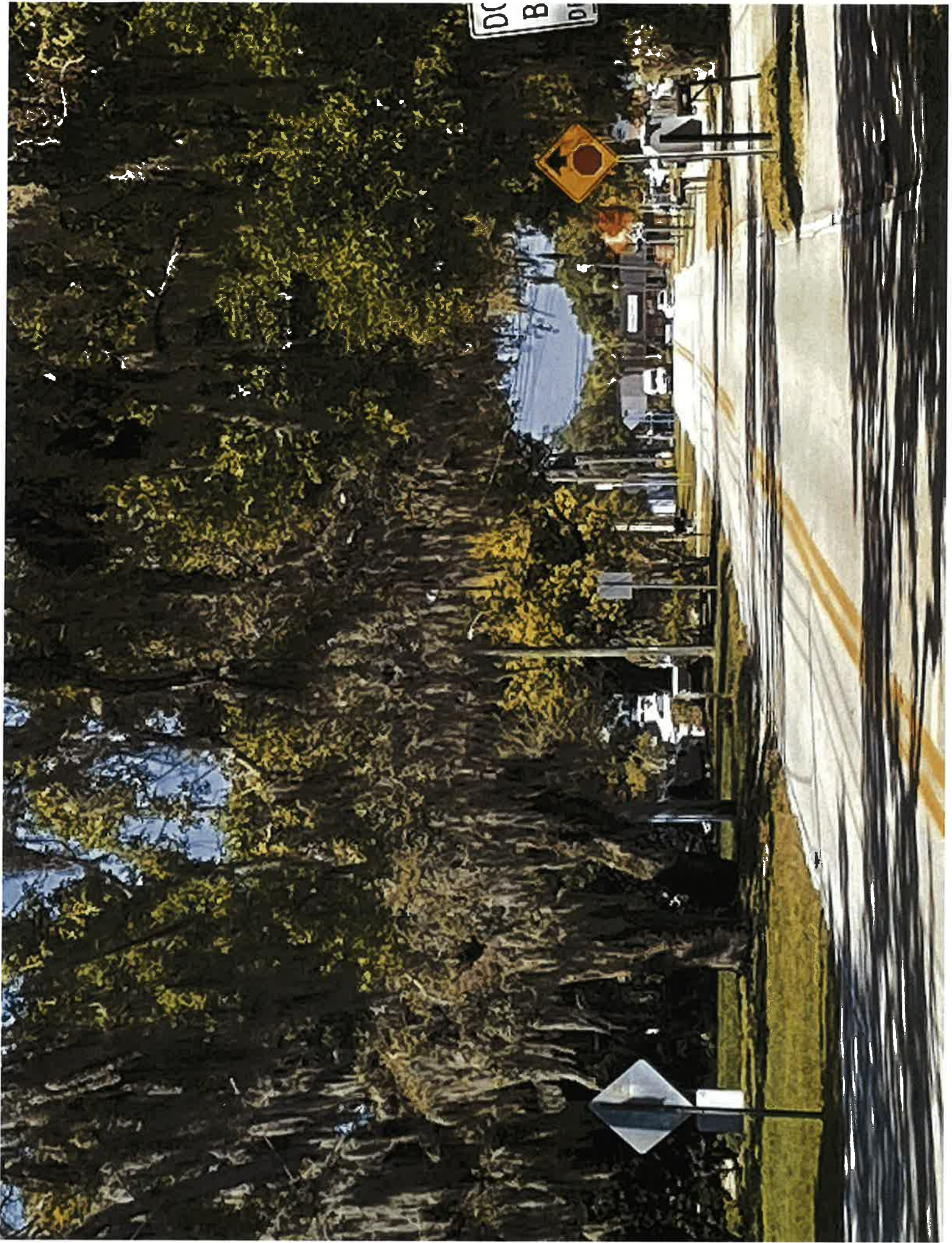
Photos of Tree Canopy

**DO NOT
BLOCK
DRIVEWAY**





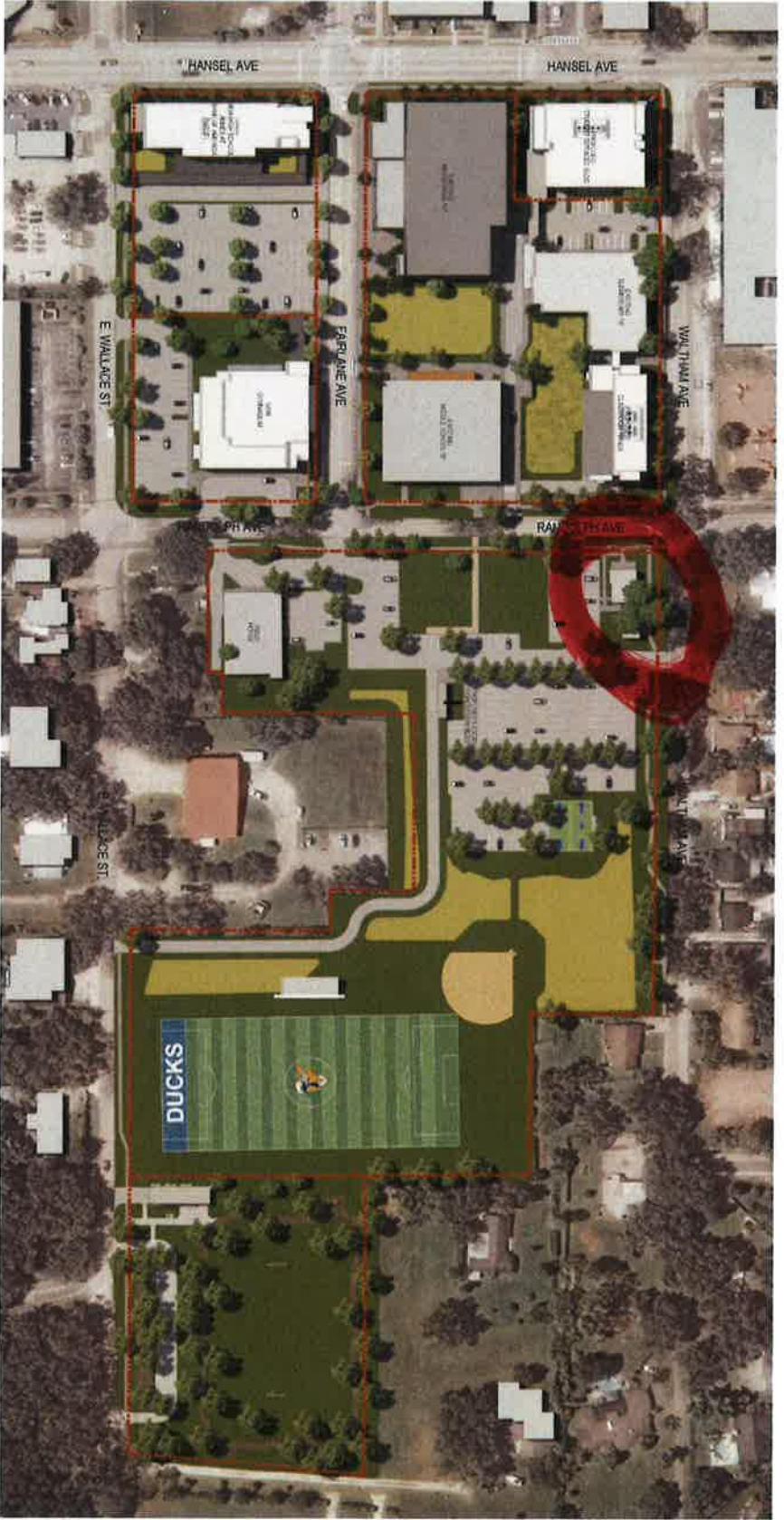






Attachment 2

CCA Master Plan



PARKING TABLE PER SREF STANDARDS	
STAFF	184
VISITORS	24
STUDENTS	91
TOTAL PARKING SPACES	299

DRAWING TITLE OVERALL CAMPUS SITE PLAN PROJECT CORNERSTONE CHARTER ACADEMY MASTER PLAN CLIENT CIVICA 3000 S.W. 11th St., Suite 100 Coral Gables, FL 33134 PH: 305 553 8939 WWW.CIVICACORNERSTONE.COM	SCALE: 1" = 120' PROJECT NO.: 2022A SHEET: 1 OF: 12 DATE: 01/27/22	SHEET NO.: A-001
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Attachment 3

CCA Master Plan (2018)

New Administration building, assume 10,000 SF 2 story, removal of all existing concrete, minor parking modifications to the rear, new landscape and front lawn, no parking in front.

New classroom building in L configuration, assume 2 story and 24,000 SF total space, includes demo of 3 existing buildings

Pedestrian bridge connection at 2nd level between new admin and high school

This outside patio will be wood deck structure over existing retention

This will be concrete elevated beam and deck supported by columns and spreaders to allow retention area to remain

Middle school will include new cafeteria and kitchen, renovation of existing classrooms, existing classrooms and gym to remain, includes new hvac and roof for existing

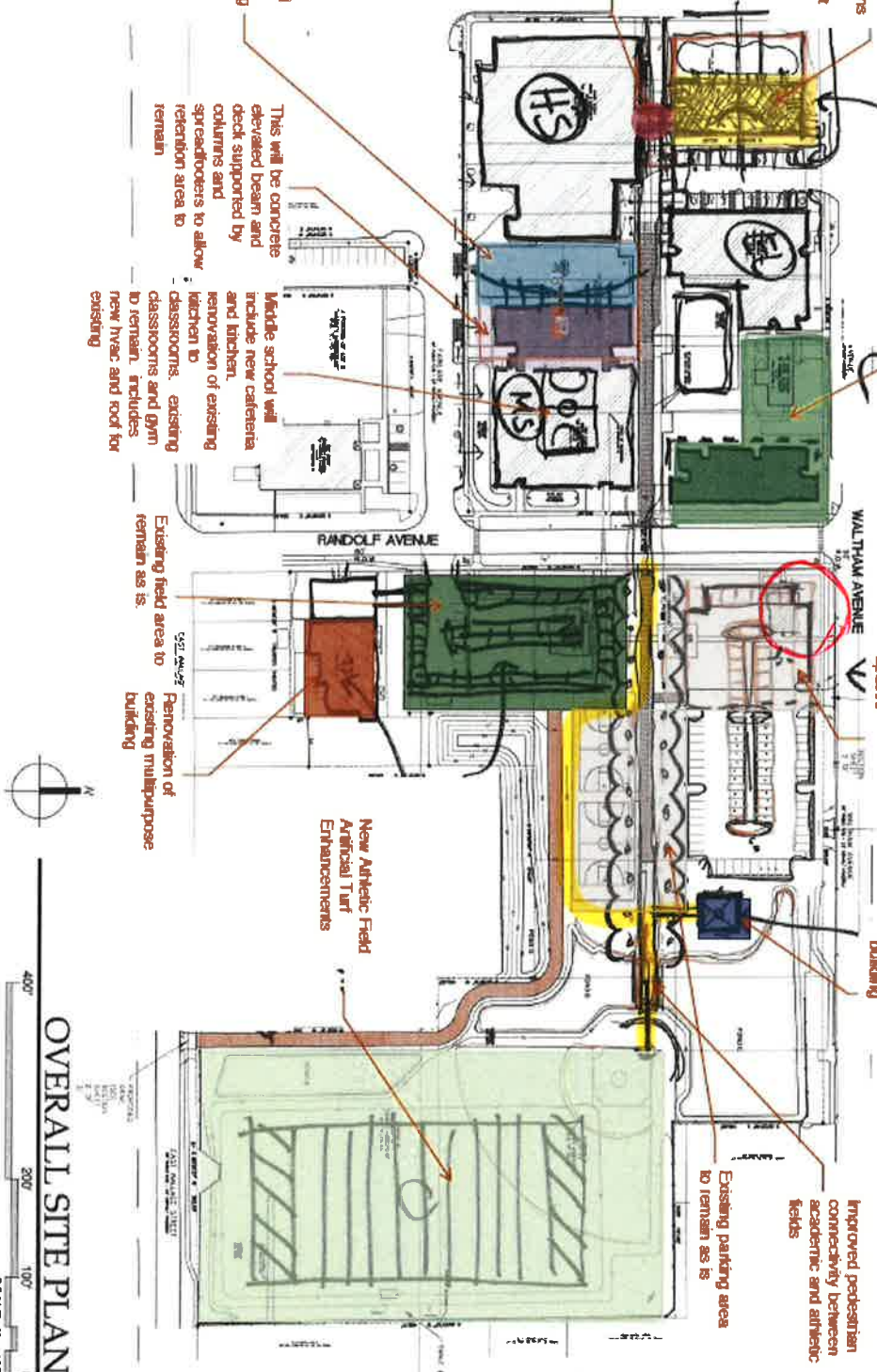
Include demo of building and expansion of 100 spaces

New compass building

Improved pedestrian connectivity between academic and athletic fields
Existing parking area to remain as is

Existing field area to remain as is
Renovation of existing multipurpose building

New Athletic Field Artificial Turf Enhancements



OVERALL SITE PLAN
SCALE: 1" = 100'

Attachment 4

OCPA Printout Showing Parking Area

OCA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Florida Turnpike		Public Roads		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Governmental/Institutional/Misc		Waste Land	E	Block Number	111.9	Parcel Dimension
	Brick Road		Block Line								
	Lot Line										



Attachment 5

Photo of Lancaster House



292324340000073 07/17/2006

Attachment 6

Moving Costs

T. A. Youngblood & Sons Building Movers, Inc.

Estimate

P.O. Box 470278
 Lake Monroe, FL 32747
 Ph:(407)323-0715
 flamovers@aol.com

Date	Estimate #
2/28/2022	43126

Name / Address
City of Belle Isle 1600 Nela Ave Belle Isle, FL 32809 Attn: Bob Francis

Description	Rate	Qty	Total
<p>This estimate is for relocation of the Two Story House located at 5903 Randolph Street to be moved approx 1750 ft to the Lot across the street, Wallace Field at the intersection of E. Wallace Street and Marchett Road.</p> <p>House is 1700 sq Ft Wood Frame on Piers. Has Loft and Two Chimneys. House is over 100 years old.</p> <p>Permits and Overhead Wire Cost to be paid by Others</p> <p>Foundation Cost is estimated to be an additional \$19,000.00</p> <p>Total Cost for Move Only</p> <p>This estimate is good for 30 days</p> <p>Terms: 10 % Deposit on signing of contract 50 % when house is one steel ready to move 40% When Job is complete</p> <p>If you agree to price and terms please sign below and send the deposit along with signed contract.</p> <p>_____ Signature Date</p>	52,000.00		52,000.00
We look forward to working with you on this project!		Total \$52,000.00	

SECTION 1.0

COVER SHEET

(This completed form must appear as the top sheet for all bids submitted.)

TITLE: ITB 22-01: REMOVAL, TRANSPORT & PLACEMENT OF BUILDING

ISSUE DATE: March 7, 2022

BID NO: 22-01

Total Amount of bid or Base bid

\$ 112,000.00

BID BOND – N/A

Amount of Bid Bond (5% of base bid)	\$ <u>NA</u>
Amount of Cashier's Check (5% of base bid)	\$ <u>NA</u>
Amount of Certified Check (5% of base bid)	\$ <u>NA</u>

Please specify -- All Items bid? Yes No

Submitted by:

T.A. Youngblood & Sons Building Movers, Inc

NAME OF BUSINESS

BY: Thomas Youngblood
SIGNATURE

4735 Orange Blvd.
MAILING ADDRESS

Thomas Youngblood, President
NAME & TITLE (type or print)

Sanford, FL 32771

flamovers@aol.com

CITY, STATE, ZIP CODE

EMAIL ADDRESS

(407) 323-0715

()

TELEPHONE NUMBER

FAX NUMBER

BIDDER'S CERTIFICATION - ITB 22-01

I have carefully examined the Invitation to Bid, Instructions to bidders, General and Special Conditions, Vendor's Notes, Specifications, proposed agreement and any other documents accompanying or made a part of this Invitation.

I hereby propose to furnish the goods or services specified in the Invitation at the prices or rates quoted in my bid. I agree that my bid will remain firm for a period of up to ninety (90) days in order to allow the City adequate time to evaluate the bids.

I certify that all information contained in this bid is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this bid on behalf of the vendor/contractor as its act and deed and that the vendor/contractor is ready, willing and able to perform if awarded the bid.

I further certify that this bid is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm or corporation submitting a bid for the same product or service; no officer, employee or agent of the City of Belle Isle or of any other bidder interested in said bid; and that the undersigned executed this bidder's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

T.A. Youngblood & Sons Building Movers, Inc.

NAME OF BUSINESS

BY: 
Signature

Thomas Youngblood, President

NAME & TITLE (type or print)

4735 Orange Blvd

MAILING ADDRESS

Sanford, FL 32771

CITY, STATE, ZIP CODE

(407) 323-0715

TELEPHONE NUMBER

()

FAX NUMBER

flamovers@aol.com

EMAIL ADDRESS

3/25/22

DATE

ADDENDUM PAGE ITB 22-01

The undersigned acknowledges receipt of the following addenda to the Documents (Give number and date of each):

Addendum No. _____ Dated _____


Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

FAILURE TO SUBMIT ACKNOWLEDGMENT OF ANY ADDENDUM THAT AFFECTS THE BID PRICES IS CONSIDERED A MAJOR IRREGULARITY AND WILL BE CAUSE FOR REJECTION OF THE BID.

T.A. Youngblood & Sons Building Movers, Inc.
NAME OF BUSINESS

BY: 
Signature

Thomas Youngblood, President
NAME & TITLE (type or print)

4735 Orange Blvd
MAILING ADDRESS

Sanford, FL 32771
CITY, STATE, ZIP CODE

(407) 323-0715
TELEPHONE NUMBER

()
FAX NUMBER

3/25/22
DATE

Youngblood & Sons

Building Movers, Inc.

(407) 323-0715

P.O. Box 470278 • Lake Monroe, FL 32747-0278

Fax (407) 321-5519

Pricing Sheet – Exceptions:

3. Charges to move Utilities/Wire – is to be determined by utility company and paid for by the city

4. Tree Removal – is to be determined and to be paid for by the city.



February 28, 2022

Mr. Bob Francis
City Manager, City of Belle Isle, FL
1600 Nela Ave, Belle Isle, FL, 32809

RE: Relocation of 5903 Randolph Avenue

Dear Mr. Francis,

Please accept this letter as proposal for the above mentioned relocation.

As per our conversation, we understand you desire to relocate this structure from its original location to a vacant lot at the corner of E. Wallace Street and Matchett Road.

This route would involve trimming some of the large oak trees along E. Wallace Street.

Our bid for this relocation is \$74,000.00. This bid includes 32" of stem wall construction.

Other costs you may incur include, but are not limited to, fees for adjustment or relocation of utility wire or poles, tree trimming and law enforcement escorts.

Should you have any questions or need additional information, please contact me as listed below.

Thank you for your considerate attention and the opportunity to be of service.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat Burdette", written over a faint circular stamp.

Pat Burdette, as President for
Modern House & Building Movers, Inc.

SECTION 1.0

COVER SHEET

(This completed form must appear as the top sheet for all bids submitted.)

TITLE: ITB 22-01: REMOVAL, TRANSPORT & PLACEMENT OF BUILDING

ISSUE DATE: March 7, 2022

BID NO: 22-01

Total Amount of bid or Base bid \$ 98,800.00

BID BOND - N/A

Amount of Bid Bond (5% of base bid)	\$ <u>0</u>
Amount of Cashier's Check (5% of base bid)	\$ <u>0</u>
Amount of Certified Check (5% of base bid)	\$ <u>0</u>

Please specify -- All Items bid? Yes No

Submitted by:

MODERN HOUSE + BUILDING MOBERS
NAME OF BUSINESS

[Signature]
BY: SIGNATURE

1236 GALVAN FOX WAY
MAILING ADDRESS

PAT BUNNETT, AS PRESIDENT
NAME & TITLE (type or print)

CHULUOTA, FL 32766
CITY, STATE, ZIP CODE

INFO@MODERNMOBERS.COM
EMAIL ADDRESS

(407) 721-3780
TELEPHONE NUMBER

() N/A
FAX NUMBER

BIDDER'S CERTIFICATION - ITB 22-01

I have carefully examined the Invitation to Bid, Instructions to bidders, General and Special Conditions, Vendor's Notes, Specifications, proposed agreement and any other documents accompanying or made a part of this Invitation.

I hereby propose to furnish the goods or services specified in the Invitation at the prices or rates quoted in my bid. I agree that my bid will remain firm for a period of up to ninety (90) days in order to allow the City adequate time to evaluate the bids.

I certify that all information contained in this bid is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this bid on behalf of the vendor/contractor as its act and deed and that the vendor/contractor is ready, willing and able to perform if awarded the bid.

I further certify that this bid is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm or corporation submitting a bid for the same product or service; no officer, employee or agent of the City of Belle Isle or of any other bidder interested in said bid; and that the undersigned executed this bidder's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Modern Hoists + Building Movars
NAME OF BUSINESS

BY: [Signature]
Signature

PAT BOWLETTE, AS PRESIDENT
NAME & TITLE (type or print)

1236 GALLANT FOX WAY
MAILING ADDRESS

CHULOSTA, FL 32760
CITY, STATE, ZIP CODE

(407) 721-3780
TELEPHONE NUMBER

() 0/A
FAX NUMBER

INFO@MODERNMOVARS.COM
EMAIL ADDRESS

MARCH 30, 2022
DATE

ADDENDUM PAGE ITB 22-01

The undersigned acknowledges receipt of the following addenda to the Documents (Give number and date of each):

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

None

FAILURE TO SUBMIT ACKNOWLEDGMENT OF ANY ADDENDUM THAT AFFECTS THE BID PRICES IS CONSIDERED A MAJOR IRREGULARITY AND WILL BE CAUSE FOR REJECTION OF THE BID.

Modern House & Building Movers.
NAME OF BUSINESS

BY: 
Signature

PAT BOURKE, AS PRESIDENT
NAME & TITLE (type or print)

1236 GALANT FOX WAY
MAILING ADDRESS

CHULUOTA, FL 32766
CITY, STATE, ZIP CODE

(407) 721-3780
TELEPHONE NUMBER

() N/A
FAX NUMBER

MARCH 30, 2022
DATE

REFERENCES – ITB 22-01

Bidder shall submit as a part of the bid package, four (4) business references with name of the business, address, contact person, and telephone number. All references shall be for similar services that have been delivered within the last five (5) years.

REGARDING PROPOSER / BIDDER: MODERN HOUSE + BUILDING MODERN S.

Name: POMPANO BEACH CRA	Name: WOMANS. COOTS PINE CASTLE HISTORIC So.
Contact: NGUYEN TRAN	Contact: ANN SPANNAIT
Address: 501 MCK BLDG	Address: 5901 S. ORANGE AVE
Telephone: 561-676-6152	Telephone: 407-855-8894
Email: NGUYEN.TRAN@CO7BFL.COM	Email:
Name: DELRAY BEACH CRA	Name: KENT WHILMORING
Contact: RINEE JADUSINGH	Contact: TRFBANK, INC
Address: 20 N. SWINTON AVE	Address: 401 S. DIXIE HIGHWAY, 300 ^{STR}
Telephone: 561-276-8640	Telephone: 561-389-3887
Email: JADUSINGHR @	Email: KENT@TRFBANKING.COM

MYDELRAYBEACH.COM

DRUG-FREE WORKPLACE FORM ITB 22-01

The undersigned vendor, on MARCH 30, 2022, 2022, in accordance with Section 287.087, Florida Statutes, certifies that [company] MODERN HOUSE + BUILDING MOVES, INC.

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Paragraph 1.
4. In the statement specified in Paragraph 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Paragraphs 1 through 5.

Check one:

As the person authorized to sign this statement, I certify that this firm complies fully with above requirements.

As the person authorized to sign this statement, this firm does not comply fully with the above requirements.

NAME OF BUSINESS: MODERN HOUSE + BUILDING MOVES, INC.

BY: [Signature]
SIGNATURE

Pat Boudette, AS. PRESIDENT
NAME & TITLE, TYPED OR PRINTED

Attachment 7

Education Benchmark

Standard 3: Exploration and Settlement of Florida

BENCHMARK CODE		BENCHMARK
SS.4.A.3.1	Identify explorers who came to Florida and the motivations for their expeditions.	
SS.4.A.3.10	Identify the causes and effects of the Seminole Wars.	
SS.4.A.3.2	Describe causes and effects of European colonization on the Native American tribes of Florida.	
SS.4.A.3.3	Identify the significance of St. Augustine as the oldest permanent European settlement in the United States.	
SS.4.A.3.4	Explain the purpose of and daily life on missions (San Luis de Talimali in present-day Tallahassee).	
SS.4.A.3.5	Identify the significance of Fort Mose as the first free African community in the United States.	
SS.4.A.3.6	Identify the effects of Spanish rule in Florida.	
SS.4.A.3.7	Identify nations (Spain, France, England) that controlled Florida before it became a United States territory.	
SS.4.A.3.8	Explain how the Seminole tribe formed and the purpose for their migration.	
SS.4.A.3.9	Explain how Florida (Adams-Onis Treaty) became a U.S. territory.	

Standard 4: Growth of Florida

BENCHMARK CODE		BENCHMARK
SS.4.A.4.1	Explain the effects of technological advances on Florida.	
SS.4.A.4.2	Describe pioneer life in Florida.	