

# **Rivers Edge, Rivers Edge II & Rivers Edge III Community Development Districts**

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February 11, 2026

Board of Supervisors

Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts

Dear Board Members:

A special joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts is scheduled for **Wednesday, February 18, 2026 at 10:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Discussion of Draft Landscape and Irrigation Maintenance RFP
- IV. Discussion of Community Security Services\*
  - A. Flock Safety
  - B. Giddens
  - C. St. Johns County Roving Patrols
- V. Other Business
- VI. Adjournment

\* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

### *THIRD ORDER OF BUSINESS*



## MEMORANDUM

**To:** Board of Supervisors, Rivers Edge CDD, Rivers Edge II CDD, Rivers Edge III CDD  
**From:** District Staff  
**Date:** January 21, 2026  
**Subject:** Initial Draft of Landscape RFP Documents

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Included in your agenda package are initial drafts of the documents to be included in the Project Manual for the RFP for Landscape and Irrigation Services. Staff is not requesting final approval of any documents at this time. These documents are provided as initial drafts for discussion purposes only, as staff continues to fine-tune document details.

The Project Manual contains or will contain the following draft documents:

- Invitation for Proposals – This is the advertisement that would be published to solicit responses.
- Instructions to Proposers – This document contains instructions for completing forms and submitting a bid.
- Evaluation Criteria – These are the proposed criteria to be used in evaluating bids. Points may be adjusted based on criteria that are most important to the Boards.
- Scope of Services [Provided by Vesta] – This document describes the scope of work that would be required under the agreement. Staff has reviewed the existing scope and made preliminary adjustments where appropriate.
- Proposal Forms – These forms would be completed by proposers and evaluated by the Boards when reviewing bids. [Note Price Form is still under review and will be added to the final version].
- Service Area Maps/Plans – The District Engineer has prepared maps of each service area. In the final Project Manual, maps will be sorted by District and shared offsite improvements.
- Proposed Landscape Maintenance Agreement – To be added in final version.

Below is the proposed timeline for finalizing the documents:

- January 21, 2026: Board meetings – Boards review initial draft bid package and provide feedback.
- February 18, 2026: Board meetings – Boards review updated draft bid package.
- February/March 2026: Advertise RFP
- May/June 2026: Evaluate responses and select a landscaping contractor (coincides with budget preparation)
- October 1, 2026: New contract begins.

Please review the draft documents and contact staff with any questions or suggested revisions for discussion.

**PROJECT MANUAL**

**FOR**

**LANDSCAPE & IRRIGATION  
MAINTENANCE SERVICES**

**RIVERS EDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**RIVERS EDGE II  
COMMUNITY DEVELOPMENT DISTRICT**

**RIVERS EDGE III  
COMMUNITY DEVELOPMENT DISTRICT**

**Date of Issue:** \_\_\_\_\_, 2026  
**Due Date / Time:** \_\_\_\_\_ 2026, at \_\_\_\_\_ a.m./p.m.

PROJECT MANUAL  
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# **I. INVITATION FOR PROPOSALS**

**REQUEST FOR PROPOSALS  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR  
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,  
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

**AND**

**NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES**

St. Johns County, Florida

***Request for Proposals***

Notice is hereby given that **Rivers Edge Community Development Districts (“Rivers Edge”), Rivers Edge II Community Development Districts (“Rivers Edge II”), and Rivers Edge III Community Development Districts (“Rivers Edge III”** and, all Districts together, the **“Districts”**) will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services for property within the Rivers Edge, Rivers Edge II, and Rivers Edge III Districts.

The project manual (“**Project Manual**”) for the request for proposals (“**RFP**”) will be available for public inspection and may be obtained beginning on \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m. (EST) (“**Proposal Pick-Up Time**”) by e-mailing the District Manager, Corbin deNagy, at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com), with a copy to [chogge@gmsnf.com](mailto:chogge@gmsnf.com), with the subject line “Rivertown RFP Request for Project Manual.”

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, on \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m. (EST) at the **Rivertown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259**. Firms desiring to submit proposals must submit one (1) original, ten (10) hard copies, and one electronic copy on a thumb drive of the required proposal no later than \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m. at **475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: Corbin deNagy**. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier’s check in the amount of ten-thousand dollars (\$10,000.00) with its proposal.

Failure to attend the mandatory pre-proposal meeting as specified may disqualify the proposer, in the Districts’ discretion. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as “Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal.” Proposals may be either mailed or hand-delivered. No facsimile, telephonic, e-mailed, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal may not be considered in the Districts’ discretion but can be claimed by the owner within ten (10) calendar days of the submittal deadline, or if not retrieved within the aforementioned timeframe, may be destroyed by the Districts.

In order to submit a bid, each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. All proposers should request a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available at that meeting. The Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual at a noticed public meeting following the opening of the bids. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts have the right to reject any and all proposals and waive any technical errors, informalities or irregularities if they, collectively or individually, determine in their discretion it is in the best interest of the Districts to do so.

### ***Protests***

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the Districts' Rules of Procedure, which are available from the Districts Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing, a protest bond payable to the Districts whose decision or actions are the subject of the protest. If the protest relates to all three Districts, a separate protest bond shall be filed with each Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

### ***Notice of Public Meeting for Bid Opening***

A special joint meeting of the Rivers Edge Community Development Districts, Rivers Edge II Community Development Districts, and Rivers Edge III Community Development Districts will

be held on \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m. at **475 West Town Place, Suite 114, St. Augustine, FL 32092** for the sole purpose of opening the bids. No official action of the Districts' Boards will be taken at this meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32259, (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made with respect to any matter considered at a Districts meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Any and all questions relative to this request for proposals shall be only directed in writing to the Districts Manager, Corbin deNagy, at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com), with e-mail copies to Lauren Gentry at [Lauren@cddl原因.com](mailto:Lauren@cddl原因.com). Telephone inquiries will NOT be accepted.

## **II. INSTRUCTIONS TO PROPOSERS**

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,  
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS**

**Landscape and Irrigation Maintenance Services  
St. Johns County, Florida**

<b>Date/Time (EST)</b>	<b>Event</b>
, 2026	RFP Advertisement Published
, 2026 at a.m./p.m.	Project Manual Available for Download
, 2026 at a.m./p.m.	Mandatory Pre-Bid Meeting
, 2026 at	Site Available for Inspection
, 2026 at a.m./p.m.	Deadline for Questions/RFI
, 2026 at a.m./p.m.	Proposals Due/Opened

**Instructions to Proposers**

**SECTION 1. DUE DATE AND SUBMISSION.** Sealed proposals (including one (1) original, ten (10) hard copies, and one (1) electronic copy on a thumb drive) must be received no later than \_\_\_\_\_, 2026 at \_\_\_\_\_ a.m./p.m. (EST), at 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: District Manager. Proposals will be publicly opened at that time. Proposals shall be submitted in a sealed, opaque package and shall be labeled with the proposer's name and "Response to RFP - Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal" ("Project Name") on the front of the package. Proposals may be either mailed or hand-delivered. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the proposer's name and the Project Name clearly indicated on the outer envelope. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the Districts' discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The Districts shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

**SECTION 2. MANDATORY PRE-PROPOSAL MEETING.** Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting on \_\_\_\_\_, 2026 at \_\_\_\_\_ a.m./p.m. at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259. Proposers who do not attend the pre-proposal meeting may not be eligible to submit a proposal, in the Districts' sole discretion.

**SECTION 3. BID GUARANTEE.** Each proposer shall submit a bid guarantee in the form of a bid bond or cashier's check in the amount of ten-thousand dollars (\$10,000.00) with its bid ("Bid Guarantee"). The Bid Guarantees shall be held until the time of award of contract with the successful bidder, at which time the Bid Guarantees shall be returned to all unsuccessful bidders. If the successful bidder does not enter into the Contract within the time frames set forth herein, the bidder shall forfeit its Bid Guarantee to the Districts.

**SECTION 4. SIGNATURE ON PROPOSAL.** The proposer must execute all the Districts' forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

**SECTION 5. COMPLETION OF PROPOSAL FORMS.** All blanks on the proposal forms must be completed in pen/ink or type written. No erasures are permitted. Do not leave any requested information blank. If a question does not apply, write "N/A" or a similar notation. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal. In making its proposal, each proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The Districts reserve the right to request additional information if clarification is necessary.

**SECTION 6. FAMILIARITY WITH THE PROJECT.** Each proposer, by and through the submission of a proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the proposer may include in the prices which the proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of proposal submission and through the time of contract award and the start of any work under the contract. The proposer, in preparing the proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the proposer shall not interfere with work done by such other contractors.

**SECTION 7. FAMILIARITY WITH THE LAW.** By submitting a proposal, the proposer is assumed to be familiar with the Districts' operating rules and procedures, as well as all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the provision of the requested services. Ignorance on the part of the proposer will in no way relieve it from responsibility to provide the services and fulfill such other obligations covered under the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 8. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible proposer who is qualified and has the ability to provide the services specified herein, at the sole and absolute discretion of the Districts. In order to submit a bid,

each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. The proposer shall submit with its proposal satisfactory evidence of a history of fulfillment of similar contracts and show that it is fully prepared with the necessary organization, personnel, capital, and equipment to provide the specified services.

**SECTION 9. COLLUSION.** Proposers shall be disqualified and their proposals rejected if the Districts have reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 10. INTERPRETATIONS AND ADDENDA.** Any and all questions relative to this request for proposals shall be only directed in writing to Corbin deNagy at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com), with e-mail copies to Lauren Gentry at [Lauren@cddl原因.com](mailto:Lauren@cddl原因.com). Telephone inquiries will NOT be accepted. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda, faxed, mailed or otherwise delivered to all parties recorded as having received the Project Manual. Any inquiry or request for interpretation received by 5:00 p.m. on \_\_\_\_\_, 2026, will be given consideration. Questions will be answered only by formal written addenda, which will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors; the proposer shall be responsible for all queries. Additionally, the Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening.

**SECTION 11. MODIFICATIONS AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

**SECTION 12. PROJECT MANUAL.** The Project Manual, including scope of work for the Districts, will be available beginning \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m. (EST) (“**Proposal Pick-Up Time**”) by e-mailing the District Manager, Corbin deNagy, at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com) with a copy to [chogge@gmsnf.com](mailto:chogge@gmsnf.com), with the subject line “Rivertown RFP Request for Project Manual.”

**SECTION 13. BASIS OF AWARD/RIGHT TO REJECT.** The Districts reserve the right to reject any and all Districts' proposals in their sole and absolute discretion, whether or not reasonable, make modifications to the Districts' work, and waive any informalities or irregularities in Districts' proposals as it is deemed in the best interest of the Districts up until such time as a contract has been fully executed by both parties.

**SECTION 14. CONTRACT AWARD AND SERVICE AGREEMENT TERM.** The Districts reserve the right to award either a single contract for providing services to all three (3) Districts,

or individual contracts for each District, based on the pricing provided by the successful Proposer. Within fourteen (14) days of receipt of the Notice of Award of the Districts contract, or as otherwise extended by the Districts, the proposer shall enter into and execute a contract in substantially the form included within the Project Manual. Proposers are advised to carefully review the contract form enclosed. The contract is expected to commence on October 1, 2026, and to automatically renew for up to two (2) additional 1-year terms in the Districts' discretion. Any work provided and any cost incurred by the proposer prior to receiving both the Notice of Award and the Notice to Proceed will be at the proposer's risk unless specifically agreed to in writing by the Districts.

**SECTION 15. CHANGES/MODIFICATIONS TO SCOPE OF WORK.** The Districts reserve the right to order changes in their scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

**SECTION 16. INSURANCE.** All proposers shall include as part of their proposal a current Certificate of Insurance, or equivalent information, demonstrating the company's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract included within the Project Manual. In the event the proposer is notified of award for the Districts' work, it shall provide proof of Insurance Coverage requested, identifying the Districts, its officers, employees and agents as additional insured's, as more specifically to be stated in the contract, to be executed within fourteen (14) calendar days after notification, or within such approved extended period as may be granted.

**SECTION 17. FINANCIALS.** In evaluating and scoring the proposals, the Districts will consider the financial capability of each proposer, and as such each proposer should submit relevant information regarding financial capability. All proposers shall include with their proposal proof of sufficient financial capability. In the event the proposer is notified of award, the Districts may in their sole discretion require that the proposer provide additional proof of financial capability, including, if requested, audited financial statements from the last three years.

**SECTION 18. INDEMNIFICATION.** The successful proposer for the Districts' work shall fully indemnify, defend and hold harmless the Districts and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, as more fully set forth in the contract form, to be executed.

**SECTION 19. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of the Districts' limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

**SECTION 20. PROPOSAL INFORMATION.** All proposals should include the following information, among other things described herein:

- A. All completed and executed forms set forth in the Project Manual.

- B. A listing of the position/title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three (3) references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. Pricing is requested for all areas together, accounting for any cost efficiencies in providing services for all areas, as well as for serving each District and the Shared Offsite Improvements individually. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the Districts' Board of Supervisors.
- H. Proof of sufficient financial capability.
- I. A current Certificate of Insurance, or equivalent information, demonstrating the proposer's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract attached hereto.
- J. A list of all licenses held relative to equipment use, herbicides and pesticide applications, work in rights-of-way or other licenses and certifications that may be necessary for the performance of the work provided for hereunder.

**SECTION 21. PROTESTS.** Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **475 West**

**Town Place, Suite 114, St. Augustine, FL 32259, ATTN: Corbin deNagy, Districts Manager**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

**SECTION 22. PROTEST BOND.** Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing (within 72 hours as referenced in Section 21 above), a protest bond payable to the Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts' Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the Districts prevail, the bond shall be applied to payment of the costs and attorney fees incurred by the Districts relative to the protest. The entire amount of the bond shall be forfeited if the Districts determine that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the Districts or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the Districts, regardless of the outcome of any protest.

**SECTION 23. EVALUATION OF PROPOSALS.** The proposals shall be ranked at a noticed public meeting based on the criteria presented in the Evaluation Criteria sheet(s) contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts' Boards of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the Districts. Proposals may be held for a period not to exceed 120 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The Districts may visit the proposer's facilities as part of the evaluation process.

**SECTION 24. BLACK OUT PERIOD/CONE OF SILENCE.** The blackout period is defined as between the time the request for proposals is issued and the time the respective Boards award the contract. During this black out period, any attempt to influence the thinking of staff or officials related to a solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

**SECTION 25. PRICING.** Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. The Districts may, in their discretion, award a single contract for providing services to all areas, or award separate contracts for each District. Therefore, Proposers are asked to provide pricing for providing services for each District and the Shared Offsite Improvements individually as well as for providing services for all Districts together. The pricing for all areas together may reflect any efficiencies in providing services for all areas; the individual pricing is not required to add up to the combined pricing. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing shall not increase throughout the term of the contract agreement executed.

**SECTION 26. E-VERIFY.** The successful Contractor must comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Contractor must register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The Districts may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor will represent that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

**SECTION 27. FOREIGN INFLUENCE.** By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statutes*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statutes*.

**SECTION 27. MANDATORY AND PERMISSIVE REQUIREMENTS.** Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each proposer must be authorized to do business in Florida, and hold all required state and federal licenses in good standing. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the proposer's proposal, but instead in the Boards' discretion may result in the disqualification of a proposal or alternatively may be taken into account in the evaluation and scoring of the proposal.

**SECTION 28. REFERENCE TERMS.** Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular. Any reference to a "Districts" shall be construed to

refer to the Rivers Edge Community Development District, the Rivers Edge II Community Development District, and the Rivers Edge III Community Development District, as applicable, and each District shall be the authority for all matters concerning that District and its resulting contract; provided however, that if one contractor is selected to provide services for all areas, Rivers Edge Community Development District is expected to be the master contracting entity.

**SECTION 29. ADDITIONAL TERMS AND CONDITIONS.** No additional terms and conditions included with the Proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to the Proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the proposer's authorized signature affixed to the proposal attests to this.

*[End of Instructions to Proposers]*

### **III. EVALUATION CRITERIA**

## RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS

### REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

#### EVALUATION CRITERIA

Proposals for the Districts will be evaluated based on the following criteria:

Factor	Description	Points
1.	<b>Completeness of Proposal</b> Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and bound appropriately for the document's thickness.	5
2.	<b>Experience</b> Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor.	25
3.	<b>Qualifications of Key Personnel</b> Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	20
4.	<b>Machinery, Equipment, and Manpower</b> Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	<b>References</b> Assessment of contractor's work by client references and references with demonstrated success in providing similar services. References must also indicate contractor's ability to form positive and collaborative relationships with clients and clients' staff.	10
6.	<b>Cost</b> Cost Proposal will be evaluated using the following formula:  (Lowest Proposed Cost / Proposer's Cost) X 20 = Total Cost Points	20
Total		100

Once proposals are received, the Districts' Boards of Supervisors will review each submittal related to the Districts and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The Districts' award will be based on the proposal that is most advantageous to the Districts.

The Districts also reserve the right to seek clarification from prospective firms on any issue in a response for the Districts, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the Districts' best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any Districts' Board members, staff members or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby Districts' representatives will be disqualified.

## **IV. AFFIDAVIT OF ACKNOWLEDGMENTS**

## **AFFIDAVIT OF ACKNOWLEDGMENTS**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, appeared the affiant, \_\_\_\_\_, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ for \_\_\_\_\_ (“**Proposer**”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“**Proposal**”) provided in response to the Rivers Edge I, II, and III Community Development Districts’ Request for Proposals for Landscape and Irrigation Maintenance Services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the Districts may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual within fourteen (14) days after receiving a notice of award.

5. By signing below, and by not filing a protest within the seventy-two (72)-hour period after the Proposal Pick-Up Time, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Rivers Edge I, II, and III Community Development Districts, or their authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

Company Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ of \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

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

My Commission Expires: \_\_\_\_\_

## **V. SCOPE OF SERVICES**

## **SCOPE OF SERVICES**

**[TO BE ADDED]**

## **VI. PROPOSAL FORMS**

**PROPOSAL COVER SHEET  
FOR  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

**RIVERS EDGE I, II, AND III  
COMMUNITY DEVELOPMENT DISTRICTS**

TO BE SUBMITTED TO:

RIVERS EDGE I, II, and III  
COMMUNITY DEVELOPMENT DISTRICTS  
c/o Corbin deNagy, District Manager  
on or before \_\_\_\_\_, 2026 at \_\_\_\_\_ a.m./p.m. (EST)

TO: Rivers Edge I, II, and III Community Development Districts

FROM: \_\_\_\_\_  
(Proposer – Company Name)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications.

All proposals shall be in accordance with the Project Manual.

**RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
PROPOSAL SUMMARY FORM**

NAME OF PROPOSER COMPANY: \_\_\_\_\_

NAME OF PERSON COMPLETING THIS BID: \_\_\_\_\_

EMAIL: \_\_\_\_\_

*In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.*

**I. Annual Contract Proposal Amount:**

<b>GRAND TOTALS (Parts 1, 2, 3, and 4)</b>					
	<b>All Areas</b>	<b>Rivers Edge I</b>	<b>Rivers Edge II</b>	<b>Rivers Edge III</b>	<b>Shared Offsite Improvements</b>
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

**District Improvements Category Detail**

	<b>River House (Rivers Edge I)</b>	<b>River Club (Rivers Edge II)</b>	<b>River Lodge (Rivers Edge III)</b>
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____

### Shared Offsite Improvements Category Detail

	Longleaf Pine	RiverTown Main St.	Orange Branch Trail	RiverTown Blvd.
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	\$ _____
	SR 13	Keystone Corners	Riverfront Park	
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	

**II. Minimum Qualifications:** The Proposer has satisfied the following minimum qualifications (initial each):

\_\_\_\_\_ (1) authorized to do business in Florida, and holds all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing;

\_\_\_\_\_ (2) has at least five (5) years' experience with landscape maintenance projects; and

\_\_\_\_\_ (3) attended the mandatory pre-bid meeting.

**III. Receipt of Addenda:** The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
_____	_____
_____	_____

## RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS PROPOSER QUALIFICATION STATEMENT

*Please attach additional sheets if necessary, and clearly indicate which question is addressed by the response.*

1. Proposer: \_\_\_\_\_ / \_ / A Partnership  
[Company Name] / \_ / A Corporation  
/ \_ / A Subsidiary Corporation  
/ \_ / Other: \_\_\_\_\_
2. Proposer Address:

Street Address \_\_\_\_\_

P.O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

1<sup>st</sup> Contact Email \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Email \_\_\_\_\_
5. List the location of the office from which the proposer would provide services to the Districts.

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_
6. Is the Proposer company authorized to do business in the State of Florida?  
Yes ( ) No ( )
7. Has the Proposer's company provided services for a community development Districts or similar community previously? Yes ( ) No ( )

7.1 If yes, provide the following on a separate sheet: Number of contracts Proposer has executed with community development Districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

('23) \_\_\_\_\_, ('24) \_\_\_\_\_, ('25) \_\_\_\_\_.

9. What are the Proposer's current insurance limits? Please see attached form of contract for requested insurance limits, and **attach a current certificate of insurance.**

General Liability	\$ _____
Automobile Liability	\$ _____
Umbrella Coverage	\$ _____
Workers Compensation	\$ _____
Employer's Liability	\$ _____
Expiration Date	_____

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes ( ) No ( ) If so, state the name(s) of the company(ies) and the nature of the bar or suspension \_\_\_\_\_  
\_\_\_\_\_

11. List any and all litigation to which the Proposer or any of its affiliates has been a party in the last five (5) years. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? \_\_\_\_\_  
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. List five (5) current clients including contact persons and telephone numbers as well as their annual contract value and length of service:

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_  
\_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

14. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why (attach additional sheets if necessary):

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Reason for termination: \_\_\_\_\_  
\_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Reason for termination: \_\_\_\_\_  
\_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Reason for termination: \_\_\_\_\_  
\_\_\_\_\_

15. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

16. Key Personnel: List all principal individuals (foremen, supervisors, etc.) and irrigation technicians who will be responsible for the actual landscape & irrigation maintenance work of

your organization and who will be assigned to this contract if awarded to Proposer. Please attach a resume for each individual listed below, showing at a minimum their number of years of relevant experience, years with the proposer's firm, educational background, and any certifications held. Please also attach copies of any relevant certifications.

Name	Title/Area of Responsibility

17. Licensure – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing. Be sure to include FDOT and St. Johns County Licenses:

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18. Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the bidder's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

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19. Have you utilized the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of employees hired by you or any of your subcontractors?

Yes \_\_\_\_\_ No \_\_\_\_\_

If no, are you willing and able to undertake such utilization as required by Florida law?

Yes \_\_\_\_\_ No \_\_\_\_\_

*[signature required on following page]*

**Authorization for Furnishing Information**

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Districts or its authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Districts should consider the Proposer for bidding on the landscape services invitation for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

\_\_\_\_\_  
Name of Proposer

\_\_\_\_\_  
Signature

(Corporate Seal)

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

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

STATE OF FLORIDA       )  
COUNTY OF \_\_\_\_\_)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

(Official Notary Seal)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## CORPORATE OFFICERS

Company Name\_\_\_\_\_

Date\_\_\_\_\_

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: \_\_\_\_\_

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

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

*\*Please specifically identify the number and make of the mowers that will be used to mow the Celebration Bermuda grass.*

**PROPOSER AFFIDAVITS [COMPLETE ONE]**

**AFFIDAVIT FOR INDIVIDUAL**

*(Complete if proposal is made on behalf of an individual)*

State of \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Proposer must also sign here)

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

(Official Notary Seal)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**AFFIDAVIT FOR PARTNERSHIP**  
*(Complete if proposal is made on behalf of partnership)*

State of \_\_\_\_\_  
County of \_\_\_\_\_

\_\_\_\_\_, is a member of the firm of \_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Signature of a General Partner is Required)

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

(Official Notary Seal)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**AFFIDAVIT FOR CORPORATION OR LIMITED LIABILITY COMPANY**  
*(Complete if proposal is made on behalf of a corporation or limited liability company)*

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Name) \_\_\_\_\_,  
(title) \_\_\_\_\_ of  
the (Proposer) \_\_\_\_\_

(a corporation or limited liability company described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

\_\_\_\_\_  
(Officer must also sign here)

AFFIX CORPORATE SEAL BELOW:

STATE OF FLORIDA   )  
COUNTY OF \_\_\_\_\_)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

(Official Notary Seal)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),  
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District.
2. This sworn statement is submitted by \_\_\_\_\_  
(Print Name of Entity Submitting Sworn Statement)  
whose business address is \_\_\_\_\_  
and (if applicable) its Federal Employer Identification Number (FEIN) is \_\_\_\_\_  
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_.)
3. My name is \_\_\_\_\_ and my relationship to the entity named above is \_\_\_\_\_.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1) (a), Florida Statutes, means:
  - A) A predecessor or successor of a person convicted of a public entity crime; or,
  - B) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a

public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

\_\_\_\_\_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

\_\_\_\_\_ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_\_\_ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_\_\_ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

*[Signatures on following page]*

Signature page to SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES,  
ON PUBLIC ENTITY CRIMES.

Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

STATE OF FLORIDA        )  
COUNTY OF                )

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online  
notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by\_\_\_\_\_.

(Official Notary Seal)

Name:  
Personally Known  
OR Produced Identification  
Type of Identification

## ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, \_\_\_\_\_, on behalf of \_\_\_\_\_ (the “Contractor”), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
  - (a) Using or threatening to use physical force against any person;
  - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
  - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
  - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
  - (e) Causing or threatening to cause financial harm to any person;
  - (f) Enticing or luring any person by fraud or deceit; or
  - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

**Company Name:** \_\_\_\_\_

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by (name) \_\_\_\_\_, as (title) \_\_\_\_\_, of (company) \_\_\_\_\_, who is ☐ personally known to me or ☐ who produced \_\_\_\_\_ as identification this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(Notary Seal)

\_\_\_\_\_  
Notary Public

## **VII. SERVICE AREA MAPS/PLANS**

**RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS**  
**SERVICE AREA MAPS/PLANS**

*Access via the following link:*

[to be added]

**VIII. FORM OF LANDSCAPE AND  
IRRIGATION MAINTENANCE SERVICES  
AGREEMENT**

**RIVERS EDGE I, II, AND III  
COMMUNITY DEVELOPMENT DISTRICTS**

**FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
AGREEMENT**

*[to be added]*