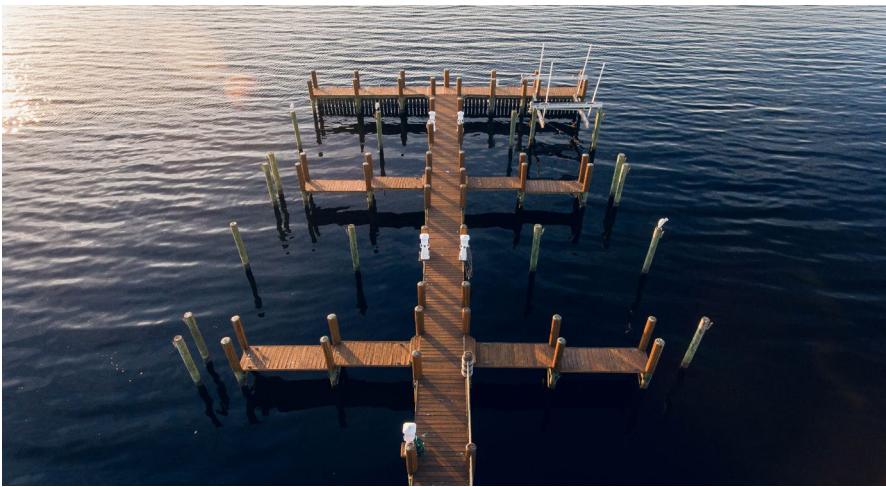


# Fisherman's Wharf Redevelopment

RFQ/P No. 2020-23

Original





September 15, 2020

City of Fort Pierce  
100 North U.S. 1  
Fort Pierce, Florida 34950

Re: Fisherman's Wharf Redevelopment – RFQ/P No. 2020-023

Dear Selection Committee Members:

The Edgewater Development Team is pleased to present to the City of Fort Pierce our Statement of Qualifications in response to RFQ No. 2020-023 for the Redevelopment of Fisherman's Wharf. We have assembled a development team of passionate stewards of waterfront communities who bring knowledge of the local environment, dedication to developing community access to the water, and understanding of real estate development. Ronald Schults, PE and Greg Weykamp, ASLA, LEED AP of Edgewater Resources, LLC (Edgewater) will lead the team, with support from additional team members including Buddy Hack and Luther Robinson, II, both of which are local to the Fort Pierce area and desirous to redevelop Fisherman's Wharf into an energized waterfront.

As a recognized leader in waterfront/marina design and development, Edgewater has been involved in the planning and development of hundreds of projects across the United States and around the Globe. Because of this, Edgewater has a thorough understanding of the redevelopment potential for Fisherman's Wharf. Additionally, we understand that the current site is under-utilized, and enhancement is critical, not only from an economic standpoint, but to create a viable and usable waterfront for the community while preserving the small town charm of Fort Pierce. We have provided qualifications herein of our Development Team, as well as a preliminary visionary development concept.

The Edgewater Development Team is committed to providing the City of Fort Pierce with solutions and alternatives for the Redevelopment of Fisherman's Wharf that will ensure community acceptance and financial sustainability. Our goal, as a firm, is to enhance communities and their waterfronts through an efficient and economically practical planning process. We are thrilled to present our qualifications and look forward to meeting with you to discuss partnering on this project. If you have any questions, please feel free to contact me anytime at (269) 876-9300 or [rschults@edgewaterresources.com](mailto:rschults@edgewaterresources.com).

Sincerely,  
EDGEWATER RESOURCES, LLC



Ronald E. Schults, PE  
Principal

Our development team for this project is a partnership formed between Ronald Schults, PE/Greg Weykamp, ASLA, LEED AP of Edgewater Resources, LLC (Edgewater), Luther Robinson, II, and Buddy Hack.



**Ron Schults, PE | Chairman**

Ron is recognized as one of the most notable waterfront, shoreline and marina development experts in the world, and often speaks on the topic at national and international conferences. His combined passion for community development, coastal engineering, structural engineering, and sailing, inspired him to focus on projects that help preserve our waterways and sustain the economic growth and vitality of waterfront communities across the United States and around the world. He has personally developed and financed multiple successful waterfront projects valued in excess of \$150 million and applies that real-world experience on behalf of clients and community partners who are working to create sustainable and responsible waterfront development projects.



**Greg Weykamp, ASLA | President**

Greg has more than 27 years of experience in the planning and design of the public realm, with an emphasis on implementation of marinas, sustainable built landscapes, and urban waterfront environments. His project experience spans waterfronts, marinas, master planned communities, urban revitalization, streetscapes, parks and recreation facilities. He has been primarily responsible for dozens of marina master plans in recent years, including detailed market analyses, community engagement, concept design, and financial analyses. He is a recognized expert in accessible design and regularly speaks at national conferences on the intricacies of the ADA Recreational Boating Standards, including the States Organization for Boating Access (SOBA), The Docks Expo, and the International Marina and Boatyard Conference (IMBC), and several state DNR conferences.



**Luther Robinson, II | Partner**

Luther Robinson II is not only a professional athlete but also a successful entrepreneur and businessman with a primary focus in the real estate and development sector. Mr. Robinson was born and raised in Ft. Pierce, Florida, where he graduated from Fort Pierce Westwood High School and earned all-area first team defensive honors for the Panthers Football team. He then moved on to play college football for the University of Miami Hurricanes. His successful career at Miami led him to the National Football League (NFL) as a defensive end, playing for the Green Bay Packers and San Diego Chargers. Luther has since become involved in the real estate industry and works as a professional broker throughout the south Florida area gaining valuable experience over the last several years. He strives for integrity, determination, honesty, and dedication in all aspects of life and understands the importance of giving back to the community. Indicative of his character, Luther is President/Owner of Nurturing Florida Lifestyle, LLC, an organization devoted to individuals with developmental disabilities, and is an advocate for support and education on this topic.



**Buddy Haack | Partner**

Buddy Haack has over 40 years' experience in super yacht refitting in South Florida, the Bahamas, and other locations. Buddy has a list of clientele with large yachts in excess of 200 LF who are continuously looking for new places to provide berthing and refit. Buddy has been to Puerto Rico a number of times and has clients ready to bring their yachts there once the facility is up and running. Also, see attached letter from Buddy identifying competitive rates for dockage, lifting and refit of boats which are consistent with the projections outlined herein.



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#### **A. Nature of respondent's business organization including state of incorporation formation of partnership, business info/partners**

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Edgewater Resources, LLC (Edgewater) was founded in Michigan in 2009 with the goal of enhancing communities and their waterfronts, with a focus on planning, design, and development solutions based in economic reality. Edgewater is licensed to operate and practice nationwide, including the State of Florida. Formed through a part-

nership between Ronald Schults, PE (CEO/Principal) and Greg Weykamp, ASLA, LEED AP (President), Edgewater offers a unique team of professionals in real estate development, finance, architecture, landscape architecture, civil and marina engineering, environmental science and biology.

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#### **B. Years and types of experience in the field**

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Led by industry innovators, our Development Team brings over 40 years of global coastal, waterfront and marina development expertise. The Edgewater team collaborates on every aspect of a project,

providing expertise in all facets of feasibility, design, development and engineering to clients in waterfront communities around the globe.



### C. Diversity of Services

Our expertise covers every facet of feasibility, design, development, and engineering. The unique nature of the Edgewater team enables us to provide a broad range of expertise and services to our clients including:

Waterfront Planning, Design, and Engineering

Development Economics, Grants, and Financing

Landscape Architecture, Planning, and Public Relations

Regulatory Permitting, Environmental Assessments, and Ecological Mitigation

Coastal Engineering, Wave Studies, and Modeling

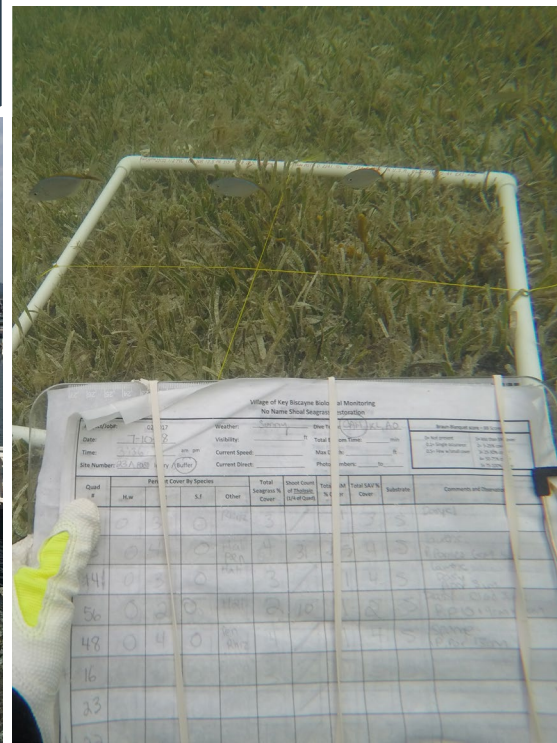
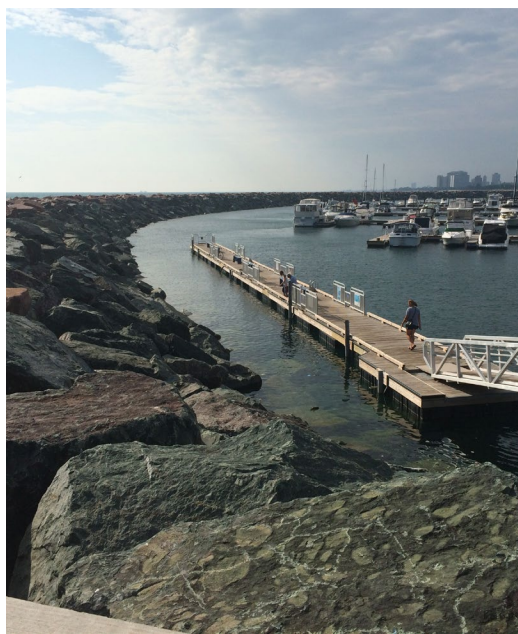
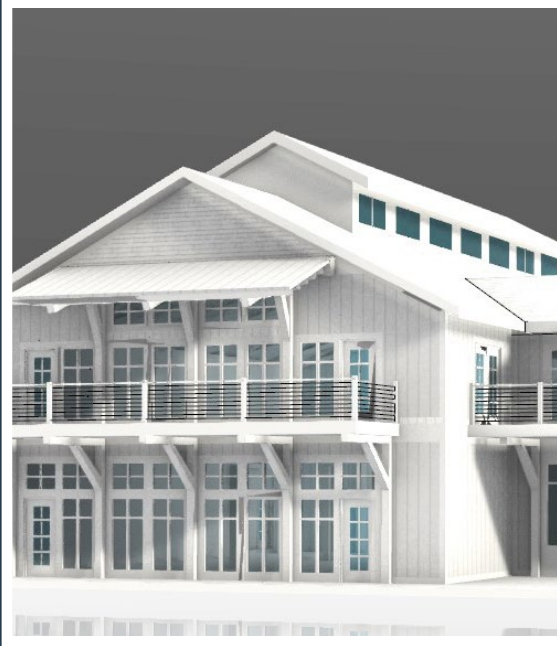
Civil, Marine, and Structural Engineering

Domestic and International Capital Funding

Architecture and Urban Design

Professional Land and Hydrographic Surveying

Marina Expert Witness Services and Testimony



Quad #	Plot	Cover By Species	Total Vegetation %	Moist Ground %	Total S.M.N %	Substrate	Comments and Observations
44	8		3				
56	8		3				
48	4		0				
16							
13							
2							

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**D. Documentation demonstrating the respondents financial capacity to acquire (to be determined) and develop the property and obtain financing for large scale real estate development projects**

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A unique approach for Edgewater is to understand the financial viability of a project, not only how much does it cost and how to pay for it, but how to operate it and where do the funds come from. In this regard, Edgewater has been active with many communities working with tax increment finance authorities, or other redevelopment groups, to

identify increased property value and potential tax structures that might provide a long-term fund for property maintenance and further improvements.

The following is a representative list of large scale real estate development projects Edgewater has completed.

<u>Project Name</u>	<u>Total</u>
1. Harbor Village at Harbor Shores Hotel/Marina/Resort	\$60M
2. Morris Riverplace Resort	\$16.5M
3. Brooklyn Bridge Park Marina	\$24M
4. Ara Macao Resort & Marina	\$85M
5. Edgewater Dunes Mixed Use Development	\$40M
6. Billfish Bay Marina Redevelopment	\$90M
7. Las Olas Marina Redevelopment	\$48M
8. 31st Street Harbor Chicago	\$110M

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## E. Professional and project references

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We value the relationships we have developed with our clients over the course of time. A few of our professional project references are below. Complete descriptions for these projects are included in Section II- Experience.

**David Filler**

President, Suntex Marinas  
Phone: 305-788-8335  
Email: dfiller@suntex.com  
Project: Las Olas Marina  
Redevelopment

**John Matheson, CPM**

President, F3 Marina  
Phone: 414-349-0442  
Email: jmatheson@founders3.com  
Project: Cordova Boat Club

**Ray Nestlehutt**

President, RAYN Development  
Company  
Phone: (478)804-2406  
Email: Rnestlehutt@rayndev.com  
Project: Billfish Bay Marina

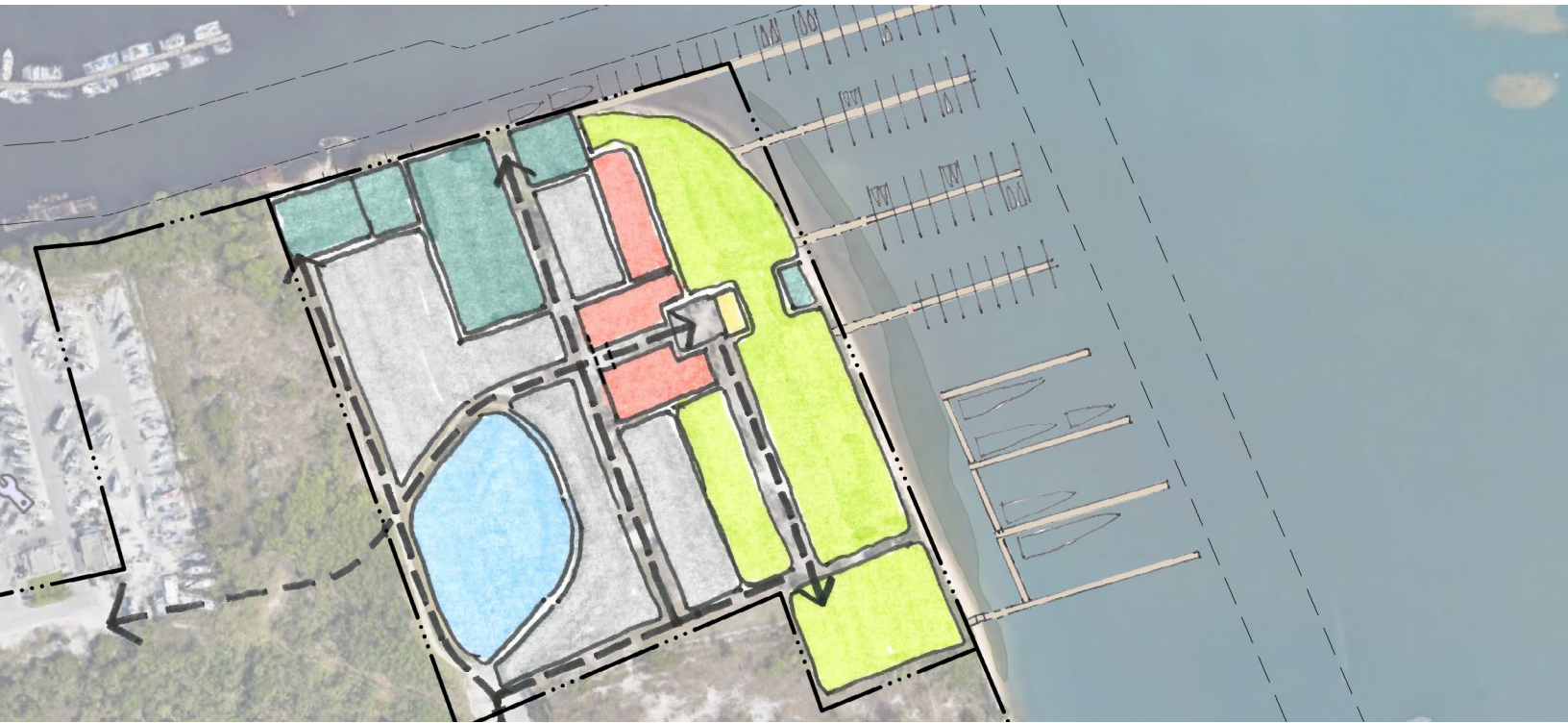
**Rob Reijman**

Vice President, Ascent Group  
Phone: 312-446-4143  
Email: rob.rejman@ascentpgm.com  
Project: 31st Street Chicago

A. Experience with similar waterfront redevelopment

Edgewater is exceptionally qualified to provide services for the Redevelopment of Fisherman's Wharf. We have been intimately involved in this type of work and regularly apply our experience gained through the design and engineering of more than 400 waterfront communities and destinations across the US and around the Globe. Unlike most consultants, our experience extends to project development and finance strategies, and we use our experience in real estate financing of waterfront projects, valued in excess of \$100 million, to create financially viable strategies for the implementation of projects. While Edgewater's projects range in scope and scale, our experience encompasses all key elements of the Fisherman's Wharf Redevelopment vision and goals. The table on the following page is a comprehensive list illustrating Edgewater's experience with similar projects to the Redevelopment of Fisherman's Wharf. Also included in this section is a selection of brief project descriptions.

Redevelopment of Fisherman's Wharf	Public Outreach	Topographic and Bathymetric Survey	Benthic Resource Surveys	Market Analysis	Structural Assessments	Geotechnical Report	Environmental Permitting Review	FEMA Considerations	Conceptual Design	Coastal & Marine Structural Engineering Consideration	Environmental Permitting Feasibility	Construction Cost Estimating	Project Scheduling	Grant Opportunities	Financial Feasibility/Financing	Implementation Plan
Melbourne Riverwalk Marina - Melbourne, Florida	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Bass Pro Shops Marina & Facility Upgrades - Islamorada, Florida	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
SweetBay Bay Marina Village - Panama City, Florida	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Las Olas Municipal Marina - Fort Lauderdale, Florida	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Sarasota Waterfront Redevelopment - Sarasota, Florida	•	•	•		•	•	•	•	•	•	•			•		
Celebration Redevelopment - Celebration, Florida					•	•	•	•	•	•	•	•	•			•
Coronado Springs Boardwalk - Lake Buena Vista, Florida					•	•	•	•	•	•	•	•	•	•	•	•
Decatur Park Master Plan - Decatur, Illinois	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Douglas Waterfront Master Plan - Douglas, Michigan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
31st Street Harbor - Chicago, Illinois	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•
Port of Rochester Marina Development - Rochester, New York	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•
Oswego Master Plan - Oswego, New York	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Seneca Lake Improvement Project - Geneva, New York	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Confidential Client - Verona, New York				•			•		•	•	•	•	•	•	•	•
Inn at Harbor Shores - St. Joseph, Michigan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
St. Joseph County Water Trail Master Plan - St. Joseph, Michigan	•	•			•	•	•	•	•	•	•	•	•	•	•	•
Ottawa Beach Redevelopment - Holland, Michigan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City of Holland Master Plan - Holland, Michigan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Harbor Village Marina and Resort - Manistee, Michigan	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•
Wuakegan Lakefront Implementation Plan - Waukegan, Illinois	•						•	•	•	•	•	•	•	•	•	•
Wichita Riverfront - Wichita, Kansas		•		•			•	•		•	•	•	•	•	•	•



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## Harbour Pointe Park

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### A. Experience with similar waterfront redevelopment

Just north of the Fisherman's Wharf site, St. Lucie County is conducting the Port of Fort Pierce Master Plan. As part of the Port Master Plan project, Edgewater was retained to directly focus on developing a practical conceptual plan for Harbour Pointe Park. It was critical for the team to develop a solution that was not only feasible for all stakeholders programmatically, but to also develop a design that was financially self-sufficient. By incorporating a meticulous balance of revenue-generating elements versus non-revenue generating elements, Edgewater created a design that can finance for itself and address the needs of all stakeholders in the

community. Although still in the conceptual planning phase, the Harbour Pointe Park project encompasses a functional and relaxing waterfront park with large areas of greenspace, commercial fishing docks, transient and seasonal wet slip marina, large yacht queuing docks, boat ramp, automated drystack storage facility, open-air farmer's markets, marina centric commercial and retail components, fishing pier, and kayak and SUP rentals.



## Melbourne Riverwalk Marina

### A. Experience with similar waterfront redevelopment

The Melbourne Riverwalk Marina Project will rejuvenate a waterfront property that was the home of two historical marinas that were destroyed by storms in 2005 and 2006. The two marinas were in a previously dredged marina basin. The basin was protected by a wave fence and the uplands were protected by a steel sheet pile seawall. Edgewater's fieldwork consisted of conducting several above and below water surveys including bathymetric, topographic, marine resource, and structural assessment of the existing seawall. Edgewater conducted a FEMA flood code compliance assessment, environmental due diligence for permitting the marine structures and identified potential grant funding opportunities for the project. These assessments were used by Edgewater to develop a comprehensive Marina Feasibility and Master Plan to evaluate future marina and waterfront development opportunities to identify the best use of the site along with estimated project costs.

Edgewater prepared several conceptual designs of the marina configuration with various shoreline protection measures including living breakwaters (spoil islands stabilized with armor stone and populated with wetland vegetation, mangrove and oyster reefs), construction of a new bulkhead and design of a rip-rap revetment to stabilize the existing bulkhead. Edgewater conducted pre-application meetings with the Corps and FDEP; based on those discussions, a final design option was selected, and environmental permit applications have been submitted. FDEP and Corps permit applications are currently being processed to authorize shoreline stabilization and marina replacement. Grant applications are also being prepared to assist with project funding. Edgewater is also collaborating with the City and County for the future phase of the project that will connect the project to the north and the south via a public waterfront boardwalk.



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## Las Olas Marina Redevelopment

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### A. Experience with similar waterfront redevelopment

The City of Fort Lauderdale, the Yachting Capital of the World, issued an RFP for the Expansion and Enhancement of the Las Olas Marina. In partnership with Suntex Marinas, Edgewater Resources led the design, engineering and permitting of the redeveloped Las Olas Marina, soon to become one of Suntex Marinas newest locations in its growing portfolio of marina destinations nationwide.

The redevelopment includes a \$48 million investment that will enhance the waterfront to serve local residents, achieve world-class standards to attract and serve the

finest mega yachts, complement and help implement the goals of the Central Beach Master Plan and provide expanded accommodations for the Fort Lauderdale International Boat Show. The most innovative sustainable design features will be employed to help the City of Fort Lauderdale achieve the goals outlined in its Sustainability Action Plan. The marina is being designed for small vessels and Mega Yachts alike and will expand available dockage from 3,430 linear feet to a total of 5,540 linear feet with a planned completion of November 2021.




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## SweetBay Marina Village Master Plan

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### A. Experience with similar waterfront redevelopment

Where nature meets community, SweetBay is nestled alongside miles of bayfront shoreline in northwest Florida. Edgewater welcomed the opportunity to work with St. Andrews Bay Land Company on the next phase of their highly successful SweetBay development. Using the workshop process, Edgewater Resources brought the existing development and design team together to discuss the existing vision of the development, and how to best bring this phase of development to reality.

One of the many goals for the project was to create a well-integrated marina and marina village master plan that held to the principals of the existing master plan,

allowing SweetBay residents to move through public green corridors and coastal pathways by walking or using alternate modes of transportation to circulate through or to arrive at the multiple marina village amenities.

The program for this forty acre phase includes 100 marina slips within an eight acre basin, a 350 drystack facility, mixed-use commercial with food and beverage, a sixty-unit boutique hotel, 400 condominium and apartment units, beach/sailing/shore club amenities and over 7 acres of public green space and trails.




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## 31st Street Harbor

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### **B. Successful incorporation of public space into past development projects**

The 31st Street Harbor project is a \$110 million, 1,015-slip marina and waterfront park just south of downtown Chicago. The project includes the creation of a 1.5-acre waterfront park integrated in a 2,200 foot long stone revetment structure in Lake Michigan. The project opened in May of 2012 and created significant waterfront and traffic calming/pedestrian circulation improvements to the area, including the elimination of all four conflicts between the Lakefront Trail and vehicular traffic.

Renovation of the existing concrete revetment shoreline protection system into a softer and greener edge created a welcoming waterfront promenade interface between the new green roof covered parking facility and the water's edge. Construction of the new regional playground, picnic areas, and reconfigured regional bike

paths integrated the project into the community and ensured that all members of the community benefited from the project. One of the goals of the project was to bring all community members to the water's edge. Edgewater achieved this through the design of an accessible waterfront promenade and fishing pier. The pier provided an additional attraction for fisherman and visitors at the harbor.

The project received the ISS Fabien Cousteau Blue Award, recognizing the achievement of the highest standards of harbor sustainability, as well as LEED Gold Certification; the President's Award, American Society of Landscape Architects, Illinois Chapter; AIA Chicago SustainABILITY Leadership Merit Award; and First Place, Engineering News Record Midwest "Best Projects" 2012.




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## Port of Rochester Waterfront & Marina Redevelopment

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### **B. Successful incorporation of public space into past development projects**

The Port of Rochester Marina opened in the spring of 2016, converting acres of underutilized, impervious asphalt parking and ferry loading areas into a new active public waterfront with a new park, public promenade, and a 158-slip marina serving both seasonal and transient boaters. Excavation of the marina basin removed 98,000 cubic yards of regulated fill, and incorporated energy reduction solutions including pervious paving, bio-infiltration, sustainable kebono decking, and individual metering. The project also provided the final link to complete the seven mile public pedestrian promenade linking downtown Rochester to Lake Ontario and spur reinvestment into the former Terminal building.

The original master plan vision for a marina in this location was proposed in 1965, and over five decades, a number of subsequent master plans proposed the construction of the marina as a key public amenity for the neighborhood. The key to building broad public

support and moving forward with the marina in 2012 was the completion of a marina market analysis that showed strong demand, identified accurate slip sizing and mix, and an understanding of the potential impact of a new public marina on nearby private facilities. The analysis identified a demand for larger slips (60'-80') than currently offered in the local market. In its first year of operation, the marina was 56% occupied at slip leasing rates more than 20% higher than those initially recommended in the study. Funding and implementation of the project required a combination of local funds, bond funding, grants, and public private partnerships that will help revitalize the local economy. Labella and Edgewater Resources worked together to complete this project, with each firm undertaking separate portions of the scope. Generally speaking, Edgewater was responsible for marine and landscape design while LaBella undertook the landside infrastructure design and SEQR aspects of the project.




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## Douglas Waterfront Master Plan

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### B. Successful incorporation of public space into past development projects

The Village of Douglas on the west side of Michigan is home to just a few thousand people on the shores of Lake Michigan, but its downtown lies on the shores of Kalamazoo Lake. Boating, marinas, and local shops are the economic lifeblood of the community, and like most waterfront resort communities, they wanted to extend the summer season to have greater economic vitality year round. They also wanted more public waterfront, improved streetscape connections to the waterfront, and to protect the views of the lake.

The most significant challenges the community faced included sedimentation of the lake and associated huge dredging costs to maintain the viability of the marinas

and boating, as well as protecting precious views of the water from private development pressure.

Through an extensive community involvement process, Edgewater led individual stakeholder meetings and held community visioning session to help us understand the community's goals and vision. This process identified \$30 million in community goals, one third of which was dedicated solely to dredging and harbor management. The opportunity to greatly expand public access to the waterfront arose with the potential public acquisition of a major waterfront parcel and marina, but the risk also included that same parcel falling into private hands and a proposed development at odds with the community's vision.




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## Caroline Bay Marina Feasibility Study / Marina Design

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### B. Successful incorporation of public space into past development projects

Located on the west end of Bermuda Island, Caroline Bay is a one-of-a-kind destination escape. With travel, tourism and the megayacht industry growing at a tremendous rate, the Morgan's Point waterfront area in the Bay was ready for re-birth. Edgewater Resources was brought on-board to provide a market feasibility study, design, engineering, and project management for a luxury marina and yacht club.

Edgewater's preliminary feasibility study included high-level market research to observe the performance of marinas in the Caribbean, South Florida and New England. Results of this study were combined with a preliminary engineering study of existing site conditions. Edgewater's scope included design of a 500-foot pier, piles, seawalls, marina, and shoreline stabilization.

Wave attenuation was incorporated into the design to protect both small vessels and megayachts mooring at the facility.

The final design included a marina that accommodates vessels ranging from 30 to 300 feet in length, with amenities including shore power, WIFI, fire protection, access gangways, fueling facilities, pump-out services, and ADA compliant docks that can also accommodate golf carts. The project was opened in the Spring of 2017 in time for the America's cup Regatta.

This marina redevelopment is part of a larger, five-star waterfront development initiative that includes an 85-room Ritz Carlton Reserve boutique hotel and 147 condo and single-family home sites that are currently under construction.




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## Marina at Keppel Bay

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### **B. Successful incorporation of public space into past development projects**

The Marina at Keppel Bay was a former shipyard containing four large dry docks. The Project converted this industrial-use site into a world class 168 berth marina accommodating superyachts up to 280'. Located on the Southern coast of Singapore, the project was named "Best New Asian Marina/Yacht Club" at the Christofle Asian Boating Awards in 2008, and was the first Marina Industries Association of Australia Certified Clean Marina in Asia. Subsequently, the marina earned the 5 Gold Anchors rating for excellence in service and facilities, the highest rating available from MIAA.

Ronald Schults was responsible for the initial feasibility study that outlined how the development of an international destination marina and yacht club at this location could increase the value of adjacent residential development projects. The marina project created value and

economic development potential that has ultimately led to the creation of Reflections at Keppel Bay, which includes approximately 3,000 upscale residential units, a showpiece development designed by Daniel Libeskind. The marina itself includes both transient and seasonal berths.

The initial financial and marine feasibility studies - which also included coastal studies, marine traffic study, berthing layout (tender and selection), bridge protection risk assessment and advisement, Phase II marina expansion feasibility, and general marina consultancy services - created the necessary confidence within the Singaporean authorities to accept their initial concepts and approve the project contingent on satisfying the concerns of several special interest groups.




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## Harbor Shores

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### B. Successful incorporation of public space into past development projects

As part of this project, Edgewater Resources lead the design, planning, engineering, and development of the Harbor Village at Harbor Shores project. In addition, we were also the overall developer for the project, which created a mixed-use waterfront hotel, marina, and residential project valued in excess of \$135 million. The entire waterfront is public, with waterfront paths linking the project to Downtown and a variety of shoreline edge conditions, including soft native landscape, sheet pile marina basin, elevated boardwalk promenade, and stone revetment.

Paying homage to the site's historic roots, The Inn's waterside restaurant owes its name to an original local resort, Plank's Tavern, built in 1888 by John Oliver Plank, located on the bluff north of the St. Joseph River, near Tiscornia beach. Today, Plank's Tavern is the name that's been given to The Inn's on-site restaurant with waterfront dining serving elevated American cuisine seven days a week. The Inn at Harbor Shores hotel also includes Rise & Vine in the first floor retail space and the Spa at Harbor Shores on the second floor.

In the mid-eighties, Saint Joseph, Michigan lost more than 15,000 manufacturing jobs over a span of ten years and was left with a waterfront shaped largely by abandoned factories. Over the last decade, supported largely by the Whirlpool

Corporation through the local Economic Development Corporation, more than 560 acres of blighted, contaminated waterfront have been converted into the Harbor Shores community along the shores of the Saint Joseph River.

This project is an excellent example of how real estate projects on complex waterfront sites are being implemented in the post real estate crash economy. This project includes a 92-room hotel, 80-slip marina, public promenade (every inch of the waterfront is accessible to the public), branded residential, condominiums, and cottage lots. Construction of the hotel is now complete and open to the public.

The project will generate significant property tax revenues on the 22-acre site, and more importantly, the project will create more than 480 permanent low- to moderate-income jobs in a targeted employment area. This job creation led to \$3 million in funding from the Michigan Economic Development Corporation to assist in the construction of public infrastructure (roads, parking, transient marina, and utilities). One other major benefit of the public private partnership is in securing private funding to get the project built. Through our financing group, Edgewater Capital, we utilized a funding mechanism known as the EB-5 program.

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### C. Proven capacity to deliver project goals

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With the Edgewater team of engineers, landscape architects, architects, biologists, surveyors, geologists, and support personnel, Edgewater has sufficient personnel and equipment to successfully execute numerous projects simultaneously. We have effectively demonstrated this capability for clients including, but not limited to government agencies, private clients, and contractors. When additional expertise or resources are needed to meet a project's goals, Edgewater routinely augments the local office personnel with staff from our other offices. The total Edgewater team includes dozens of qualified individuals that can be called upon as necessary to serve the needs of the City of Fort Pierce.

If selected, Edgewater will commit the professionals designated as key staff to be available for the duration of this project. We will ensure that the City receives our full attention throughout the entire project, and that our commitments allow us the capacity to respond to the City and community's needs. The professionals on our team have a great deal of experience managing multi-disciplined waterfront projects. We will consistently seek input from the City and stakeholders to ensure we are satisfying the requirements of the project and meeting the City's goals.

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### A. Understanding of City's goals and desires for the project

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Edgewater understands the redevelopment potential for the City of Fort Pierce's Fisherman's Wharf area. We recognize that this portion of the waterfront is currently underutilized, and there is an opportunity to enhance this critical property along the water's edge that acts as a buffer between the southern end of the Port area and Fort Pierce's uniquely historic downtown area. Our team understands waterfront development in general, having completed hundreds of projects of similar magnitude with the common goal of creating a space that is energized and draws people to enjoy the water's edge.

The Fisherman's Wharf area is considered to be part of the Fort Pierce Redevelopment Area and our goal would be to create a destination waterfront area that has connectivity with other portions of the Redevelopment Area that will achieve the City's larger and more broad motivations. We envision the

Fisherman's Wharf as a mixed-used opportunity that will contain commercial, retail, condominium residential, and dining and entertainment amenities, in addition to creating public spaces and greater accessibility for the community and tourists alike. The development will contain features to boast economic activity on this relatively small project site of only 3.2 acres while still preserving the public accessibility and small-town charm along Florida's Treasure Coast.

The project can be developed to capture well-designed site characteristics and strive to preserve the Spanish architecture seen throughout the downtown areas. Components of the redevelopment will work to compliment the adjacent properties in an effort to create connectivity with the rest of the community and preserve the public use component of this property.

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**B. Approach to evaluating the market and determining the mix of uses**

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Edgewater would perform a complete market analysis of the various items contemplated by the City at the site. This will be a thorough assessment of the current market with the goal of developing recommendations to improve Fisherman's Wharf. This analysis includes but is not limited to the following:

- Restaurant/Bar/Entertainment
- Commercial/Retail
- Automated Drystack Marina
- Boutique Hotel
- Condominium/Residential Component
- Boat Launch Consideration
- Public Promenade and Common Public Areas
- Infrastructure and Parking

We would complete high-level market analysis for each of these items and identify which products are most likely to be financially successful at the site.

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### C. Approach to incorporating public space

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Edgewater Resources was founded with the primary goal and focus of enhancing waterfronts and creating publicly accessible spaces for all to enjoy. The draft conceptual plan we have developed includes a public promenade along the entire bulkhead that will allow people to pass through the marina basin on the landside with access to commercial, retail, and restaurant opportunities adjacent to the promenade. An adjacent greenspace would complement the promenade and provide a softened-edge landscaped accordingly. The existing basin can be utilized to incorporate seasonal and transient wet slips for boaters to enjoy upland amenities while also providing access to the downtown area situated roughly 0.5 miles from the Fisherman's Wharf area. A lawn type event space would be incorporated into the project with features specific for hosting events such as fishing tournaments that are a trademark of Fort Pierce. This area could also be utilized to host musical events such as the existing Jazz & Blues Society which is known throughout the community. The

idea of incorporating a fresh fish and farmers market is also suggested in the draft conceptual plan with the idea of incorporating the roots of Fort Pierce's fishing village heritage into the already know Fisherman's Wharf area. The mixed-use nature of this project will allow for publicly accessible areas throughout virtually the entire 3.2 acres, while using the 2nd and 3rd levels of proposed commercial areas for residential apartments, marina condos, etc. A wet slip marina will also provide another point of access for the public to enjoy this property. We understand the public boat launch ramp is also a highly utilized and important component to the community, therefore, the current thought is to preserve this and improve upon it based on the construction plans that are included as an Appendix to the RFQ. We would plan to peer review the boat launch project plans in an effort to identify opportunity areas for better complementing the mixed-use project at Fisherman's Wharf as a whole.

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#### D. Approach to working with the City in crafting an ultimate plan

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Upon completion of the market study, we would then develop a Master Plan and Feasibility Study/Economic Analysis. This process would include the following:

**Base Map** – this involves determining Existing Site and Conditions. Typically we would request this information from the City which includes boundary surveys, topographic surveys, hydrographic surveys, seagrass surveys, location of deeded infrastructure surrounding the site (i.e. roadways, sanitary sewer, storm sewer, watermains, power, etc.) so that we can assemble an accurate base map to be used for additional planning purposes.

**Master Plan** – based upon the program recommended in market analysis we would develop a master plan with high-level concept drawings and 3-D renderings for the items suggested. Critical steps in developing the master plan components would include the following:

**Concept Master Plan** – this would include preparation of alternative concepts for the intended uses identified in the Market Analysis. These would be preliminary floor plans and elevations at a high level depicting the proposed improvements.

**Cost Estimates and Schedule/Budget by Phasing** – we would prepare cost estimates and/or a phasing plan for the items selected for improvement.

**Development Economics** – this would include a cash flow analysis identifying the initial investment needed and return on investments for the selected components by phasing. This would be the basis for determining the needs for general

partner and limited partner contributions as identified below.

**Meetings with City and Public Officials** – this would include appropriate meetings, presentations, preparation of Look Books/documents of the project plan.

The conceptual plan provided in the Statement of Qualifications is our initial vision. If selected, our Development Team will host a public design charrette to better understand motives and desires from the local community, stakeholders, the City and Redevelopment Agency. Edgewater often initiates these exercises with character imagery and no particular site plan to allow for creative ideas and concepts to be heard. The next phase would be to provide simple land plan diagrams to understand how the goals would be achieved. This process may be similar to the previously conducted “Fort Pierce Downtown Waterfront Charrette 2008” where goals and objectives were identified. This would allow for the Edgewater Development Team to identify specific goals and objectives for the available property at Fisherman’s Wharf.

We are currently involved in the Port of Fort Pierce Master Plan and have held several virtual design presentations, charrettes, follow up meetings, and online surveys due to complications with COVID-19. We have found that these methods are extremely effective and are actually receiving a greater amount of participation and input. The Edgewater Development Team is prepared and equipped with the methods and tools necessary to work closely with the city and create the ultimate plan for revitalizing Fisherman’s Wharf.

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### E. Approach to project financing and determining use of incentives

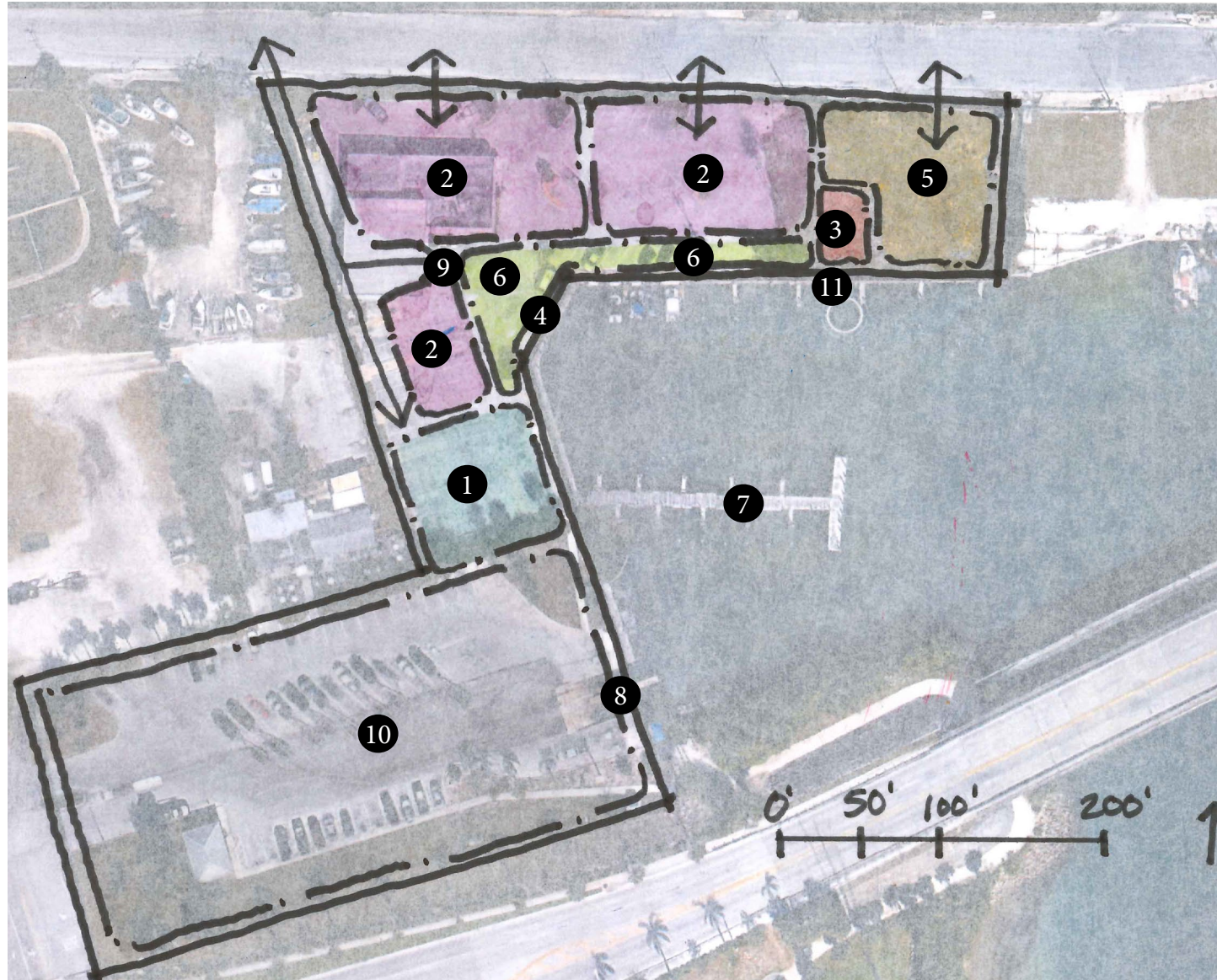
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The Edgewater Development Team has substantial experience raising debt and equity for hundreds of millions of dollars for projects. As an example, SF Marina is a partner with Edgewater in La Paz, Mexico and Belize. David Mizrahi, President of SF Marina, has been the driving force that masterminded SF Marina Project Development, bringing it today to one of the leading marina and waterfront development and investment companies worldwide. We have several previously com-

pleted projects that are a prime example of our capability to take projects from conception to grand opening to sustainable operation. We will develop effective financing approaches that could broaden available financing options for the project that may increase as well as diversify the investment base. The Development Team will put the final financing together once we have completed our market feasibility studies and will disclose this at an appropriate time.

SUMMARY

The proposed concept has been derived from the needs of both the City of Fort Pierce Redevelopment Association and the citizens of Fort Pierce. The overall idea of the concept is to become a hybrid between a fully-functioning commercial wharf and a quintessential mixed use Florida development. The site's architectural vernacular will stay consistent with Fort Pierce's fishing roots while also creating opportunities for a cutting edge, destination waterfront development.



- 1 DRY STACK STORAGE
- 2 MIXED USE (1ST STORY COMMERCIAL, 2ND STORY AND ABOVE RESIDENTIAL)
- 3 COMMERCIAL FISHING MARKET
- 4 POTENTIAL FERRY ACCESS
- 5 BOUTIQUE HOTEL
- 6 GREENSPACE/PROMENADE
- 7 POTENTIAL SEASONAL AND TRANSIENT SLIPS\*\*
- 8 EXISTING BOAT LAUNCH
- 9 ENTRY PLAZA
- 10 BOAT LAUNCH PARKING\*
- 11 COMMERCIAL CHARTERS/ FISHING MARINA

\*Additional parking needs to be addressed off-site  
 \*\*Large quantities of seagrass have been noted in the immediate marina basin



6 GREENSPACE/PROMENADE



6 GREENSPACE/PROMENADE



3 COMMERCIAL FISHING MARKET



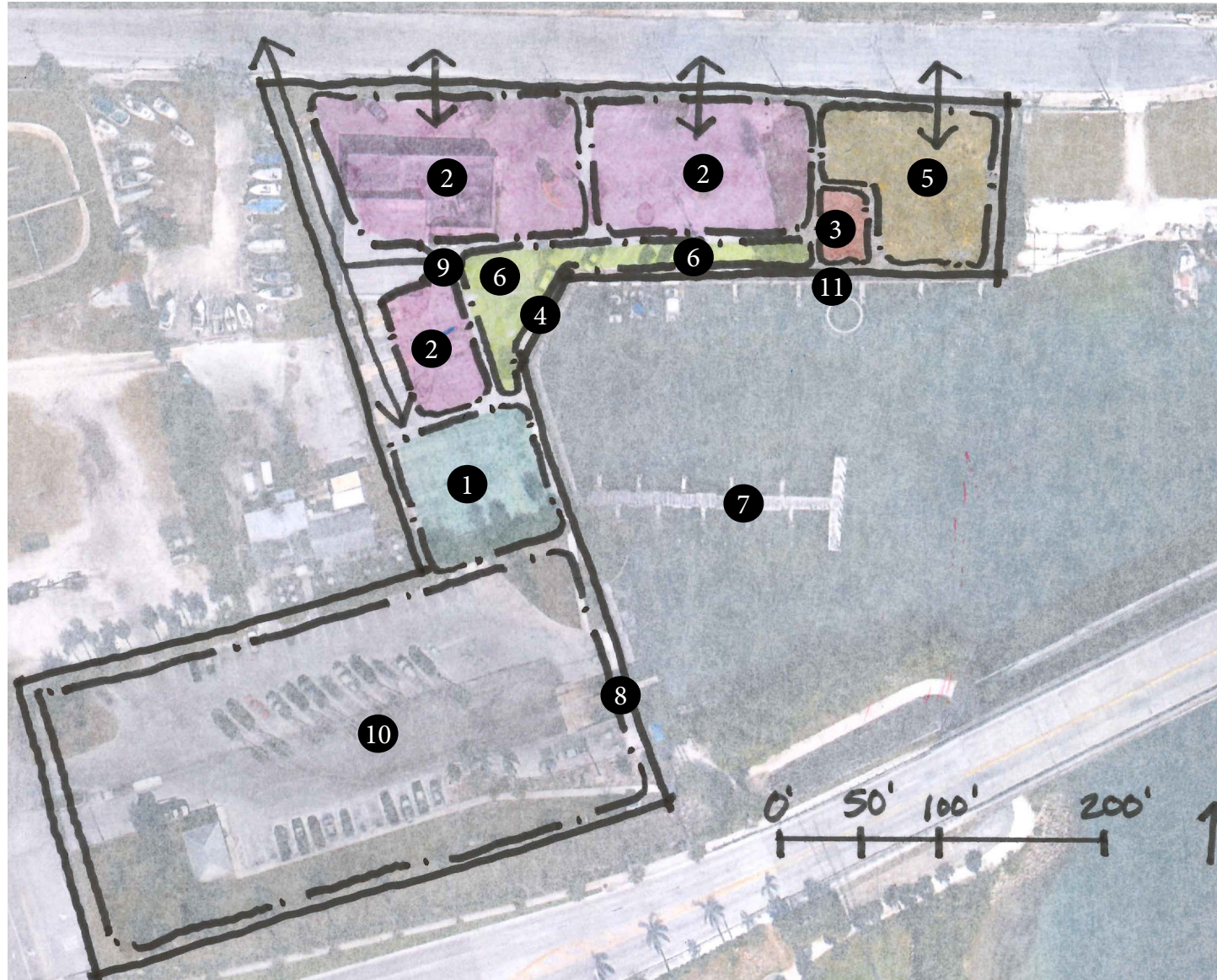
3 COMMERCIAL FISHING MARKET



8 MIXED USE

SUMMARY

The proposed concept has been derived from the needs of both the City of Fort Pierce Redevelopment Association and the citizens of Fort Pierce. The overall idea of the concept is to become a hybrid between a fully-functioning commercial wharf and a quintessential mixed use Florida development. The site's architectural vernacular will stay consistent with Fort Pierce's fishing roots while also creating opportunities for a cutting edge, destination waterfront development.



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 \*\*Large quantities of seagrass have been noted in the immediate marina basin



5 BOUTIQUE HOTEL



1 DRY STACK STORAGE




3 COMMERCIAL FISHING MARKET



4 POTENTIAL FERRY ACCESS



7 POTENTIAL WET SLIPS

<p><b>DELIVER TO:</b> City of Fort Pierce 100 North U.S. 1 Fort Pierce, FL 34950</p> <p><b>MAIL TO:</b> City of Fort Pierce Purchasing Division P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p><b>REQUEST FOR QUALIFICATIONS/ PROPOSALS</b></p>
<p>Contact: Purchasing Division, 772-467-3749</p>	<p>RFQ/P No: 2020-023</p>
<p>Pre-Qualification Conference Date: June 24, 2020 at 2pm</p>	<p>RFQ/P Title: FISHERMAN'S WHARF</p>
<p>Pre-Qualification Location: City Hall 2nd Floor Conference Room 100 North U.S. 1 Fort Pierce, Florida 34950</p>	<p>RFQ/P Opening Location: City of Fort Pierce Purchasing Division 100 North U.S. 1, 1st Floor Fort Pierce, Florida 34950</p>
<p>RFQ Due Date &amp; Time: July 8, 2020 at 3pm RFP Due Date &amp; Time: TBD</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Proposer Name: <u>Edgewater Resources, LLC</u></p> <p>Mailing Address: <u>2001 North Federal Highway</u> <u>Suite G204</u> _____ _____</p>	<p>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</p> <p style="text-align: center;">X  Authorized Signature (Manual)</p>
<p>City, State, Zip Code: <u>Pompano Beach, Florida 33062</u></p>	<p>Typed or Printed Name: <u>Ronald Schults, PE</u></p>
<p>Type of Entity (Circle One): Corporation Partnership Proprietorship</p>	<p>Title: <u>Principal</u></p>
<p>Incorporated in the State of: <u>MI</u> Year: <u>2009</u></p>	<p>Delivery in _____ days, ARO</p>
<p>Phone Number: <u>954-400-1401</u></p>	<p>Payment Terms: <u>Net 30 Days</u></p>
<p>Fax Number: <u>NA</u></p>	<p>FEIN or SS Number: <u>30-0108951</u></p>
<p>E-Mail Address: <u>eskeele@edgewaterresources.com</u></p>	<p>Local Business: ___Y___X___N MWBE: ___Y___X___N</p>
<p>Bid Security is attached, when required, in the amount of \$ _____ <u>F.O.B. DESTINATION</u></p>	<p>If returning as a "No Bid" state reason:</p>
<p><b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID.</b></p>	

**DECLARATION OF INTEREST**

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Qualifications and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

Edgewater Resources, LLC

\_\_\_\_\_  
Name of Firm, Individual or Corporation



\_\_\_\_\_  
Signature

Principal

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
(Title)

**DRUG-FREE WORK PLACE FORM**

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that  
Edgewater Resources, LLC does:

*(Name of Business)*

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 policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and 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 proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (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 abuse assistance or rehabilitation program if such is available in the employees 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 this section.

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



\_\_\_\_\_  
Proposer's Signature

September 15, 2020

\_\_\_\_\_  
Date

## CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline ~ it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is Request for Proposal cover page completed, signed and attached?	x	
Include proof of proper licensing as stated in qualification documents.	x	
Is Drug-Free Workplace form signed and enclosed (if applicable)?	x	
Is Declaration of Interest form signed and enclosed?	x	
Are 6 complete packages included? (1 original, 5 printed copies and 1 digital copy)	x	
Is each Addendum (when issued) signed and included?	x	

PLEASE SIGN AND RETURN WITH QUALIFICATION



\_\_\_\_\_  
*Proposer's Signature*

\_\_\_\_\_  
September 15, 2020

\_\_\_\_\_  
*Date*

June 30, 2020



CITY FORT PIERCE

REDEVELOPMENT OF FISHERMAN'S WHARF

RFQ-P NO. 2020-023

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by the potential proposer for clarification of the specifications, provide additional information and extend the due date.

QUESTIONS/ANSWERS

1. **QUESTION:** Can you confirm this is a mixed-used development- and if so- what is the desired design style of the mixed -use development?
2. **ANSWER:** Yes. The City/FPRA is seeking creative development proposals that incorporate the elements and guiding principles outlined in the solicitation based on board member and community input. The City/FPRA envisions the Fisherman's Wharf area to be a destination that serves as a buffer between the Downtown and working port area. The City/FPRA is looking for a proposer's creativity in design.
2. **QUESTION:** Can a higher density be proposed?
- ANSWER:** Yes, the subject properties will require a Future Land Use and Zoning Map amendments in order to develop a mixed-use project.
3. **QUESTION:** Since Ocampo and Associates (Architects) completed the initial study/plan, are they exempt from pursuing this solicitation either as a Prime or as part of a Team?
- ANSWER:** No firms have been excluded in participating.
4. **QUESTION:** Is there any budget associated with this project?
- ANSWER:** There is no budget associated with this RFP.
5. **QUESTION:** Are there any requirements for LEED/Green Build Certification?
- ANSWER:** There are no requirements for LEED/Green Build certification, but they are encouraged.
6. **QUESTION:** Has there been any discussion about an unsolicited proposal or P3?
- ANSWER:** The City is open to all proposals.

7. **QUESTION:** Can you provide some insight as to what the City is looking for what are their goals?
- ANSWER:** The goals are listed on page 5 of the solicitation document.
8. **QUESTION:** Is there a timeframe associated with this project?
- ANSWER:** The City does not have a predetermined timeframe.
9. **QUESTION:** Is it possible to extend the due date because July 8 is only two weeks from the pre-submittal meeting of June 24?
- ANSWER:** It is possible; however, the first phase of the solicitation process is a statement of qualifications due on July 8. Proposal will not be due until a late date.
10. **QUESTION:** Can a Team of Professionals Architects, Engineers, Contractors submit their qualifications if they do not yet have a developer on their team?
- ANSWER:** Yes, the RFQ calls for proposals from qualified individuals, developers or firms.
11. **QUESTION:** Will the Environmental Assessment report be sent?
- ANSWER:** Yes, see attached
12. **QUESTION:** We have researched to the best of our ability but have not been able to see a price for the Land. Does the City intend to “give” the land away for the redevelopment or is there a Land price?
- ANSWER:** The City/FPRA will consider all acquisition types.
13. **QUESTION:** We also found another master plan for the area (much larger site) that was done in 2017 by Culpepper & Terpening Engineers and EDSA. The City has done his exercise a few times. Can you tell us why the site is much smaller now?
- ANSWER:** The master plan incorporates the surrounding parcels owned by outside entities, This RFQ/P includes only the City/FPRA owned parcels.
14. **QUESTION:** Would the City consider buying/adding adjacent properties to the project.
- ANSWER:** This has not been discussed at this time.

**ADDITIONAL INFORMATION**

Also, attached are the following documents requested during the Pre-Qualification Meeting held June 24, 2020:

- Survey
- Environmental Study
- Boat Ramp Plans

**EXTENSION OF DUE DATE**

The submission due date has been changed from 3:00PM, July 8, 2020 to:

**3:00PM, August 5, 2020**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

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

Signature: Ronald Schults, PE \_\_\_\_\_  
Typed or Printed

Company Name: Edgewater Resources, LLC \_\_\_\_\_

Address: 2001 North Federal Highway, Suite G204 \_\_\_\_\_  
Pompano Beach, Florida 33062 \_\_\_\_\_

Date: September 15, 2020 \_\_\_\_\_

Attachments: Development Study  
Environmental Site Assessment  
Surveys  
Boat Ramp Plans

**July 30, 2020**



**CITY OF FORT PIERCE**  
**REDEVELOPMENT OF FISHERMAN'S WHARF**

**RFQ-P NO. 2020-023**

**ADDENDUM NO. 2**

The purpose of this addendum is to extend the due date from 3:00PM, August 5, 2020:

**3:00 P.M., WEDNESDAY, SEPTEMBER 16, 2020**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

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

Signature: Ronald Schults, PE  
Typed or Printed

Company Name: Edgewater Resources, LLC

Address: 2001 North Federal Highway, Suite G204  
Pompano Beach, Florida 33062

Date: September 15, 2020

/gm



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/21/2020

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

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

PRODUCER Insurance Management Service, Inc. 501 Main Street PO Box 88 Saint Joseph MI 49085-0088	CONTACT NAME: Gretchen French
	PHONE (A/C, No. Ext): (269) 983-7101 FAX (A/C, No): (269) 983-7109
	E-MAIL ADDRESS: gfrrench@imsinsuranceagency.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: Cincinnati Insurance Co. NAIC # 10677
	INSURER B: Accident Fund National Insurance Compar 12305
	INSURER C: New Hampshire
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: 2020-21 REVISION NUMBER:


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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> xcu <input checked="" type="checkbox"/> Contractual per GA101 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ENP 0042405	8/29/2019	8/29/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			EBA 0042405	8/29/2020	8/29/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Underinsured motorist BI single limit \$ 1,000,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			ENP 0042405	8/29/2019	8/29/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WCV6204859	3/2/2020	3/2/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liability Claims Made Form			06498916905 NEW HAMPSHIRE	5/7/2020	5/7/2021	\$2,000,000 Each Claim \$2,000,000 Aggregate

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

## CERTIFICATE HOLDER

## CANCELLATION

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Debra Smith/DSMITH 

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