

**TARA  
COMMUNITY DEVELOPMENT DISTRICT**

**WORKSHOP AGENDA PACKAGE**

**Tuesday, May 21, 2024, at 9:30 a.m.**

**Meeting to be held at:**

**7340 Tara Preserve Lane  
Bradenton, FL 34203**



2654 Cypress Ridge Blvd. Suite 101  
Wesley Chapel, FL 33544  
(813) 652-2454

# Tara Community Development District

## Board of Supervisors

Joseph DiBartolomeo, Chairman  
Darby Connor, Vice Chairman  
Mark Gough, Assistant Secretary  
Peyton Phillips, Assistant Secretary  
Christopher Morris, Assistant Secretary

## Staff:

Kristee Cole, District Manager  
David Jackson, District Counsel  
Rick Schappacher, District Engineer  
Paul Kelley, Field Manager  
Mike Kaighin, Admiral Environmental  
Thomas Bryant, Sunrise Landscape

## Workshop Meeting Agenda Tuesday, May 21, 2024 – 9:30 a.m.

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1. **Call to Order and Roll Call**
2. **Adoption of the Agenda**
3. **Audience Comments on Agenda Items - Three – (3) Minute Time Limit**
4. **Business Items**
  - A. Discussion regarding FY 24-25 Budget
  - B. Discussion regarding Property Insurance ..... Page 3
  - C. Discussion regarding ADT Security Access Proposal..... Page 4
  - D. Discussion regarding Flooring Installation Proposals ..... Page 12
5. **Adjournment**

*The next meeting is scheduled for Tuesday, June 25, 2024 at 9:30 a.m.*



Powered by Experience.  
Driven by Excellence.™

**ADT** Commercial

# Proposal



Proposal prepared for:

**The Preserve at Tara**

Presented by:

**Peter Suchanek**

941-504-4119 | 4/12/2024

Sales Agreement ID: 891848012

*Proposal pricing is valid for 30 days*

## Powered by Experience. Driven by Excellence.


















What helps make us an industry leader is plain and simple—we strive to deliver an outstanding customer experience at all points of interaction.

### Coverage across the US

We have a national footprint with 150 locations, 4,500+ employees, 300,000+ customer locations, and 4 monitoring and operations centers.



### Product and service offerings

- |   |  |
|---|--|
|  Access Control                            |  Intrusion Alarm Systems                        |
|  Alarm Monitoring                        |  Network Deployment & Management              |
|  Analytics & Reporting                   |  Risk Management Consulting Services          |
|  ATM & ITM                               |  Security-Only Networks                       |
|  eSuite <sup>SM</sup> Account Management |  Sprinkler Systems <i>(in select markets)</i> |
|  Fire Alarm Systems                      |  Structured Cabling                           |
|  Health & Nurse Call                     |  System Customization, Installation & Support |
|  Hosted & Managed Services               |  Video Solutions                              |
|  Integrated Solutions                    |  |

### Integrated system design and implementation offerings

- Managed broadband and MPLS
- Design-build engineering
- Wireless network security
- Tier 2 and Tier 3 support 24/7
- Network security
- Program and project management
- Data storage systems
- Security consulting and design assistance
- Cloud backup and disaster recovery
- Security network design assistance, implementation and management
- Structured cabling

Friday, April 12, 2024

**The Preserve at Tara**

7340 Tara Preserve Ln, Community Center,  
BRADENTON, FL 34203

Thank you for allowing us the opportunity to provide you with a proposal for your system. I am pleased to propose a cost effective solution for your organization that will allow you to help mitigate your risks and reduce losses.

At ADT Commercial, we pride ourselves in providing our commercial customers with attentive service, proven security solutions, and the highest level of professional installation and monitoring.

I look forward to discussing this proposal with you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

**Peter Suchanek**

941-504-4119 / psuchanek@adt.com

# Equipment and Investment Statement for: Brivo Access

Site Information: The Preserve at Tara, 7340 Tara Preserve Ln, Community Center, BRADENTON, FL 34203

## Theory of Operation:

Replace Existing LINEAR Access System with Brivo.

## Theory of Operations:

Door Access Control.

System will permit access with a programmed Key fob.

Will monitor door held open.

## SOW:

Based on the site survey, ADT will do: (see attached design document)

- Replace 1 Linear 7 Door Access System with Brivo.
- Connect 7 Existing Readers
- Connect All Existing Devices
- Integrate with CCTV
- Test and Program Panel
- Train users on system

## The Customer is responsible for:

- Provide immediate access to all areas of the premise as involved with, the installation of the Commercial Access System as listed and described.
- Provide active power service including 110v outlet to be located near the Access Control Panel.
- Provide Internet Connection at Panel.
- **All costs if, any to repair or replace existing Access Alarm Equipment and/or cable if, found by ADT to be damaged or otherwise not operational at time of installation.**
- The AHJ (Authority Having Jurisdiction) may review the system plans and approve installation and service. Any changes required by the AHJ shall be implemented at the Customer's expense

NOTE: No other equipment, materials, services nor labor is implied nor to be presumed by either, the Customer or ADT Security Solutions other than specifically listed and described in writing within the ADT Agreement and/or Agreement Rider as to be reviewed, signed & mutually approved by both, the Customer's Authorized Representative & ADT prior to installation & activation of service.

## Equipment List:

Quantity	Description
1	ACS6100 Large Panel (Accommodates six (6) ACS6100 expansion boards) 1- B-ACS6000-MBE Two (2) Reader Ethernet Control Board with Wi-Fi antenna 1 - B-ACS6100L-EXP Large chassis [Compatible with all ACS
3	Two Reader Expansion Board with OSDP. [Can be used to replace ACS6000 series DBs when used with the B-ACS6100-ADPL adapter plate.]

## Recurring Services:

Description	Amount
Access Control	\$102.00
Service Plan	\$20.00
<hr/>	
Sub Total Monthly Charge:	\$122.00

Summary of Charges for: Brivo Access

Installation Price		\$4,955.66
Estimated Install Taxes		\$346.90
<b>Total Installation Price*</b>		<b>\$5,302.56</b>
<b>Total Monthly Recurring Services Charges*</b>		<b>\$122.00</b>
		*Plus applicable tax
Schedule of Values	30/70	30% of Contract Value Upon Contract Acceptance 70% of Contract Value at Final Acceptance

*Proposal pricing is valid for 30 days*

## Equipment and Investment Statement for: Eagle Eye CCTV

**Site Information:** The Preserve at Tara, 7340 Tara Preserve Ln, Community Center, BRADENTON, FL 34203

### Theory of Operation:

#### Replace Hikvision NVR with Eagle Eye CMVR System:

#### Theory of Operations:

CCTV System will allow viewing and recording of 16 Cameras mounted throughout Facility.

System will be able to record up to 30 Days.

#### SOW:

#### Based on the site survey, ADT will do: (see attached design document)

- Install 1 Eagle Eye CMVR (to replace Hikvision)
- Install 1 Eagle Eye 16 Port PoE Switch
- Install 3 Hanwha 5MP VF Bullet (to replace Pool Cameras)(Use existing wire))
- Install 1 Hanwha 5MP 4MM Dome (Office)
- Connect 12 Existing Hikvision Cameras
- Integrate with Access System.
- Test and Program System.
- Train users on system.

#### The Customer is responsible for:

- Provide immediate access to all areas of the premise as involved with, the installation of the CCTV System as listed and described.
- Provide active power service including 110v outlet to be located near the CMVR and PoE Switch.
- Provide an Internet Drop at Servers for Remote Viewing.
- **All costs if, any to repair or replace existing CCTV Equipment and/or cable if, found by ADT to be damaged or otherwise not operational at time of installation.**

NOTE: No other equipment, materials, services nor labor is implied nor to be presumed by either, the Customer or ADT Security Solutions other than specifically listed and described in writing within the ADT Agreement and/or Agreement Rider as to be reviewed, signed & mutually approved by both, the Customer's Authorized Representative & ADT prior to installation & activation of service.

### Equipment List:

Quantity	Description
1	Eagle Eye Switch SW20g (16 Port Gigabit Managed PoE+ Switch with 2xUplink and 2xSFP, 250W)
1	Enterprise CMVR 520, 1U rack mount, up to 50 IP cameras @ 4MP, 30 TB RAID 5 storage
1	5mp indoor dome
3	5 Mp Network Ir Bullet Camera With 3.2-10.0 Lens
3	Backbox For Bullet Cameras
500	24/4 CAT5E CMP BX Blue 5C



**Recurring Services:**

<b>Description</b>	<b>Amount</b>
Service Plan	\$92.84
Video	\$119.84
<b>Sub Total Monthly Charge:</b>	<b>\$212.68</b>

<b>Summary of Charges for: Eagle Eye CCTV</b>		
<b>Installation Price</b>		<b>\$10,946.88</b>
<b>Estimated Install Taxes</b>		<b>\$735.46</b>
<b>Total Installation Price*</b>		<b>\$11,682.34</b>
<b>Total Monthly Recurring Services Charges*</b>		<b>\$212.68</b>
		*Plus applicable tax
<b>Schedule of Values</b>	<b>30/70</b>	<b>30% of Contract Value Upon Contract Acceptance</b> <b>70% of Contract Value at Final Acceptance</b>
<i>Proposal pricing is valid for 30 days</i>		

# Investment Summary

## Summary of Charges for: Brivo Access

Installation Price	\$4,955.66
Estimated Install Taxes	\$346.90
<b>Total Installation Price*</b>	<b>\$5,302.56</b>

**Total Monthly Recurring Services Charges\*** \$122.00

\*Plus applicable tax

*Proposal pricing is valid for 30 days*

## Summary of Charges for: Eagle Eye CCTV

Installation Price	\$10,946.88
Estimated Install Taxes	\$735.46
<b>Total Installation Price*</b>	<b>\$11,682.34</b>

**Total Monthly Recurring Services Charges\*** \$212.68

\*Plus applicable tax

*Proposal pricing is valid for 30 days*

## Total Proposal Option

Installation Price	\$15,902.54
Estimated Install Taxes	\$1,082.36
<b>Total Installation Price*</b>	<b>\$16,984.90</b>

**Total Monthly Recurring Services Charges\*** \$334.68

\*Plus applicable tax

*Proposal pricing is valid for 30 days*

If ADT and Customer are parties to a mutually signed, written agreement, then the terms of that agreement control. If ADT and Customer are not parties to a signed contract, then the scope of work and prices set forth above are based upon and subject to the ADT Commercial Terms and Conditions ("Terms") available at <https://www.adt.com/commercial/terms-and-conditions>. Any modifications to the Terms may result in pricing changes. Any other terms and conditions are rejected by ADT Commercial LLC unless in a document signed by an authorized representative of ADT Commercial LLC.

# A new leader in commercial security, fire and life safety.

ADT Commercial has assembled top system integration talent to provide a holistic approach to the problems that you are facing now and must prepare for in the future. With a wide portfolio of offerings, we will deliver installation and service expertise for a fully customized commercial solution to meet the needs of your organization.

A simple security audit can determine if there are gaps in your current protection and help you manage those risks with a system designed to accommodate your specific needs.

## OUR GUIDING PRINCIPLES

### Customers are Our True North

Our reputation is based on how we serve our customers.

### Our People are the Difference

We strive to be the best technically-trained team in the business.

### Dedicated to Commercial

We are 100% focused on our commercial customers.

### One Ideal Partner

We are the premier holistic solutions partner—a full-service national company with nimble local delivery teams.

**800.799.1204**

[adtdotcom/commercial](https://adtdotcom/commercial)



**4,500+**  
Employees



**150**  
Locations

**ADT** Commercial



Quoted by Michelle Carlin

**ES400366**

**ESTIMATE**

**Sold To**  
TARA CDD  
7340 TARA PRESERVE LN  
BRADENTON, FL 34203

**Ship To**  
TARA CDD  
7340 TARA PRESERVE LN  
BRADENTON, FL 34203

**Quote Date**  
04/08/24

**Tele #1**  
941-756-2416

**PO Number**  
2.5MM- TRANSITIONS

**Quote Number**  
ES400366

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
PRO-19	PROSPERITY	AUSPICIOUS	1,314.44 SF	2.19	2,878.62
DRITAC5900	PRESSURE ADHESIVE	4 GAL	2.00 SY	187.25	374.50
MEGA BOND #106	SOLID PINE PRIMED WHITE QUARTER ROUND	16 FT STICKS	192.00 LF	1.19	228.48
Primed white- customer can have painted after install					
SCHRRK	SCHLUTER RENO-RAMP-K 2-1/2 WIDE REDUCER 1/2IN X 8FT	SATIN ANODIZED ALUMINUM	5.00 EA	58.99	294.95
JOHNSONITE N501106	CTA-XX-Z 48-GREY	THRESHOLD	58.00 LF	4.25	246.50
	L TAKE UP GLUE DOWN CARPET (ACTION BACK)		146.00 SY	4.45	649.70
	VLW BORDERS		167.00 EA	1.00	167.00
	VLW GLUE DOWN INSTALLATION		1,314.44 EA	2.89	3,798.73
HENRY 440	VINYL COVE BASE ADHESIVE	300Z	3.00 EA	8.56	25.68

— 04/13/24 ————— 10:25AM —

Sales Representative(s):  
MICHELLE CARLIN

Subtotal: 8,664.16  
Sales Tax: 0.00  
Misc. Tax: 0.00

Thank you for the opportunity to earn your business!

**ESTIMATE TOTAL: \$8,664.16**



# Selection

Responsive: Prosperity

Color: Auspicious



# Selection Details

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## QUICK SPECIFICATION

- Size: 7.25" x 48"
- Wear Layer: 0.55 mm / 22 MIL
- Installation System: Glue Down
- SQFT / Carton: 38.66 SQ. FT
- Thickness: 2.5 mm
- Edge Profile: Micro Bevel
- Pieces / Carton: 16

# DriTac 5900 Adhesive- please wait 8 hours before allowing traffic

- **Premium Pressure Sensitive Resilient Flooring Adhesive**

- DriTac 5900 MegaBond is a premium grade resilient flooring adhesive that has been specially formulated to help minimize vinyl plank shrinkage. It is a high moisture resistant adhesive that provides maximum bond strength for a wide array of flooring types. DriTac 5900 offers the highest caliber tack and peel strength in the industry.
- MegaBond is easy to spread and clean up with very low odor. This adhesive helps contribute to LEED credits and has been independently tested and certified by the Carpet and Rug Institute's (CRI) Green Label Plus Program for Indoor Air Quality (IAQ)!
- [-DriTac 5900 MegaBond Pressure Sensitive Flooring Adhesive - DriTac](#)



# Flooring Warranty

Manasota Flooring offers a 2 year installation warranty

MANUFACTURER'S LIMITED WARRANTY The manufacturer warrants to the original end consumer, the SPC Click flooring boards for a period of 25 years in residential applications and 10 years in light commercial applications from the original date of purchase. The decor surface of the boards will not wear through; the boards will not significantly fade from normal amounts of sunlight or normal artificial lighting. The boards will resist stains and are free from manufacturing defects.

# Pricing

- Material: \$ 2,878.62
- Supplies and transitions: \$ 1,170.11
- Labor: \$ 4,615.43
- Total: \$ 8,664.16

Michelle Carlin with Manasota Flooring  
(813)545-6975

**ES400489**

**QUOTE**

Sold To	Ship To
TARA CDD 7340 TARA PRESERVE LN BRADENTON, FL 34203	TARA CDD 7340 TARA PRESERVE LN BRADENTON, FL 34203

Quote Date	Tele #1	PO Number	Quote Number
05/16/24	941-756-2416	CARPET TILE-TOTAL VISU	ES400489

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
2B59	TOTAL VISUAL - ECOFLEX MATRIX - 24 X 24 - 24 PER CASE	SO INTRIGUED	170.72 SY	37.68	6,432.73
M004R	ENPRESS - ADHESIVE - 4GAL	158CW	2.00 EA	199.99	399.98
SCHRRK	SCHLUTER RENO-RAMP-K 2-1/2 WIDE REDUCER 1/2IN X 8FT	SATIN ANODIZED ALUMINUM	14.00 EA	59.67	835.38
PATCH	TEC TA-327	FLOOR PATCH	4.00 EA	26.66	106.64
	L TAKE UP GLUE DOWN CARPET (ACTION BACK)		170.72 SY	4.45	759.70
COVE BASE ADHESIVE	BASE ADHESIVE	CARTRIDGE	4.00 EA	7.97	31.88
4" COVE BASE WITH TOE 1/8TH	MOON ROCK COVE BASE	#29 MOON ROCK 4" COVE WITH TOE	175.00 LF	1.25	218.75
	C CARPET COVE/LEDGES		175.00 LF	1.70	297.50
	C GLUE DOWN CARPET		170.72 SY	8.25	1,408.44
	C BID WORK		170.72 SY	2.25	384.12

— 05/16/24 — 3:32PM —

Sales Representative(s):  
MICHELLE CARLIN

Subtotal: 10,875.12  
Sales Tax: 0.00  
Misc. Tax: 0.00

Thank you for the opportunity to earn your business!

**QUOTE TOTAL: \$10,875.12**

**ES400490**

**QUOTE**

<b>Sold To</b> TARA CDD 7340 TARA PRESERVE LN BRADENTON, FL 34203	<b>Ship To</b> TARA CDD 7340 TARA PRESERVE LN BRADENTON, FL 34203
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<b>Quote Date</b> 05/16/24	<b>Tele #1</b> 941-756-2416	<b>PO Number</b> CARPET TILE-RULE BREA	<b>Quote Number</b> ES400490
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Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension
QA135	RULE BREAKER STRI-QS - ECOFLEX MATRIX - 24 X 24 - 24 PER CASE	TO BE DETERMINED	170.72	SY	21.15	3,610.73
M004R	ENPRESS - ADHESIVE - 4GAL	158CW	2.00	EA	199.99	399.98
SCHRRK	SCHLUTER RENO-RAMP-K 2-1/2 WIDE REDUCER 1/2IN X 8FT	SATIN ANODIZED ALUMINUM	14.00	EA	59.67	835.38
PATCH	TEC TA-327	FLOOR PATCH	4.00	EA	26.66	106.64
	L TAKE UP GLUE DOWN CARPET (ACTION BACK)		170.72	SY	4.45	759.70
COVE BASE ADHESIVE	BASE ADHESIVE	CARTRIDGE	4.00	EA	7.97	31.88
4" COVE BASE WITH TOE 1/8TH	MOON ROCK COVE BASE	#29 MOON ROCK 4" COVE WITH TOE	175.00	LF	1.25	218.75
	C CARPET COVE/LEDGES		175.00	LF	1.70	297.50
	C GLUE DOWN CARPET		170.72	SY	8.25	1,408.44
	C BID WORK		170.72	SY	2.25	384.12

— 05/16/24 —

3:33PM —

Sales Representative(s):  
MICHELLE CARLIN

Subtotal: 8,053.12  
Sales Tax: 0.00  
Misc. Tax: 0.00

Thank you for the opportunity to earn your business!

**QUOTE TOTAL: \$8,053.12**