

***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Date/Time:
Friday, April 15, 2022
10:00 A.M.***

***Location:
Offices of Breeze
2502 N. Rocky Point Drive, Suite 1000
Tampa, Florida 33607***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Hidden Creek Community Development District

c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32745
813-564-7847

Board of Supervisors
Hidden Creek Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for Wednesday, **April 15, 2022 at 10:00 A.M.** at the **Offices of Breeze, 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager
813-564-7847

CC: Attorney
Engineer
District Records

District: **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Friday, April 15, 2022

Time: 10:00 AM

Location: Offices of Breeze
2502 N. Rocky Point Drive, Ste 1000
Tampa, Florida 33607

Dial In: 301-715-8592
Meeting ID: 879 0023 1022
Passcode: 866301

Agenda

For the full agenda packet, please contact: patricia@breezehome.com

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Administrative Items**
 - A. Consideration and Adoption of **Resolution 2022-08, Declaring Surplus Property Conveyance of Such Property** **Exhibit 1**
- IV. Consent Agenda**
 - A. Ratification of Hidden Creek CDD Contract with Securitysmart Solutions **Exhibit 2**
- V. Staff Reports**
 - A. District Manager
 - 1. Field Services Update
 - B. District Attorney
 - C. District Engineer
- VI. Audience Comments – New Business** – *(limited to 3 minutes per individual)*
- VII. Supervisor Requests**
- VIII. Adjournment**

EXHIBIT 1

RESOLUTION 2022-08

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN REAL PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE CONVEYANCE OF THE DISTRICT'S INTEREST IN SUCH SURPLUS PROPERTY TO THE LANDOWNER.

WHEREAS, the Board of Supervisors of the Hidden Creek Community Development District (the “**District**”) may have an interest in certain real property described as Lots 5, 6, 7, and 8, Block 7, of the FOREST BROOKE PHASE 4B BLOCK 7, according to the Plat thereof, as recorded in Plat Book 142, Pages 113-114, of the public records of Hillsborough County, Florida (“**Property**”); and

WHEREAS, the Property is not being used by the District; and

WHEREAS, in accordance with Section 190.011 (1), Florida Statutes, the District may dispose of real property and to execute contracts to exercise such power; and

WHEREAS, the District has determined that it is in the best interests of the District to convey its interest in the Property to the owner of Lots 5, 6, 7, and 8, Block 7, Dune FB Debt, LLC, a Delaware limited liability company (“**Owner**”), while retaining its interest in the Property as described in the Liens of Record, Disclosure of Public Financing, and Maintaining of Improvements of the Hidden Creek Community Development District (AA3 Bonds for Production Lots), recorded at instrument 2019104837 and 2019104838, public records of Hillsborough County, Florida; and

WHEREAS, the Owner desires to accept conveyance of the District's interest in the Property subject to the above-referenced liens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The District hereby declares the Property as surplus property and that it is in the best interests of the District to convey its interest in the Property to the Owner, subject to the Grantor's interest in the Liens of Record, Disclosure of Public Financing, and Maintaining of Improvements of the Hidden Creek Community Development District (AA3 Bonds for Production Lots), recorded at instrument 2019104837 and 2019104848, public records of Hillsborough County, Florida.

Section 3. The District hereby authorizes and directs the Chair of the Board of Supervisors or the Vice-Chair of the Board of Supervisors to execute a Quit Claim Deed conveying the District's interest in the Property to Dune FB Debt, LLC, a Delaware limited liability company, subject to the above-referenced liens.

Section 4. All sections or parts thereof which conflict herewith are, to the extent of such conflict, superseded and repealed. In the event any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 15th day of April 2022, by the Board of Supervisors of the Hidden Creek Community Development District.

Attest:

**Hidden Creek
Community Development District**

Secretary

Mike Lawson
Chair of the Board of Supervisors

EXHIBIT 2

Security Guard Services Agreement

This Security Guard Services Agreement (this "Agreement") is entered into as of 23 MARCH, 2022, by and between the **Hidden Creek Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the "District") and **Securitysmart Solutions, LLC**, a Tennessee limited liability company registered to do business in the State of Florida (the "Contractor"), and has an Effective Date of April 1, 2022.

Background Information:

The District owns certain common area properties and facilities within the District and desires to have trained, professional trained security guard services. The Contractor represents that it is qualified to provide such services, has represented to the District that it is duly licensed in the state of Florida and has any and all approvals and licenses as required by law to provide these services, and is familiar with the District's property. In consideration of the Contractor's agreement to perform the services described herein, the District agrees to compensate the Contractor in accordance with the terms of this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the services described in Exhibit "A", which is attached hereto and incorporated herein by this reference (the "Scope of Services").
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best practices in the industry.
 - b. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Initial Term and Renewal.** The initial term of this Agreement shall be for 1 year from the Effective Date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1-year terms with the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
5. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to any claim or off-set the District may have against the Contractor.
6. **Compensation.** This is a 24 hour per day, seven days a week Agreement. The District agrees to pay to Contractor an amount not to exceed \$205,296.00 annually, payable in monthly increments in an amount not to exceed \$17,108.00 per month for the work described in the scope of Services.

Contractor shall submit an invoice to the District after rendering service each month. The District agrees to pay to Contractor at their corporate offices at 2601 Elm Hill Pike, Suite D, Nashville, TN 37214 in accordance with the Florida Prompt Payment Act.

7. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
9. **Subcontractor and Affiliates of Contractor.** The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.
10. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
11. **Background Screening:** Contractor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the “**Screening**”) for all of Contractor’s staff performing services under this Agreement and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that the Contractor is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.
12. **Permits and Approvals.** Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals. All security guards utilized by Contractor must have a validly issued Florida security officer Class “D” license for unarmed security guards and Florida statewide firearm licensed Class “G” for armed security guards.
13. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
14. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$2,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a

certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

- 15. Indemnification.** Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- 16. No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 17. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 18. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 19. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this

Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

20. Public Records.

- a. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
- b. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813.564.7847, OR BY EMAIL AT PATRICIA@BREEZEHOME.COM, OR BY REGULAR MAIL AT 1540 INTERNATIONAL PARKWAY, SUITE 2000, LAKE MARY, FLORIDA 32746.**

- 21. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
- 22. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
- 23. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

24. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
25. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
26. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
27. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
28. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the Contractor:

Charles Stearns
Chief Officer
2601 Elm Hill Pike #D
Nashville, TN 37214
securitysmart@comcast.net

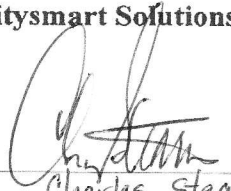
To the District:

c/o Breeze
1540 International Pkwy., #2000
Lake Mary, FL 32746
Attn: Patricia Thibault
patricia@breezehome.com

29. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
30. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date written above.

Securitysmart Solutions, LLC


Name: Charles Stearns
Title: Chief Officer
Date: 03/23/22

Hidden Creek
Community Development District



Mike Lawson
Chair of the Board of Supervisors
Date: 3-16-22

Exhibit "A" to Agreement



PROPOSAL FOR **SECURITY SERVICES**

SECURITYSMART SOLUTIONS

2601 Elm Hill Pike, Suite D
Nashville, TN 37214
888-239-4052 | Phone
615-873-1694 | Fax
SecuritySmart@comcast.net
www.SecuritySmartSolutions.com

..... THE SMART CHOICE.....



WE PROVIDE SOLUTIONS

Steve Stafford
Senior Field Service Manager
Breeze
Hidden Creek CDD
SouthShore Bay
Wimauma, FL

It was a pleasure to talk with you via LinkedIn and Email and to submit our proposal for On-Site Security for the Hidden Creek CDD / SouthShore Bay community. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

SecuritySmart Solutions is an acclaimed firm of security officers with a reputation for both effective security solutions and the use of innovative technology in the protection of life and property. We have a portfolio of completed and on-going projects with particular emphasis on commercial security. We think that your project is well suited to our strengths and aspirations.

Our Management Team respectfully requests that you study our proposal in detail; we are extremely interested in this account and we very much hope that you consider the SecuritySmart Solutions' team.

Yours Sincerely,

Charles Stearns
President, CEO

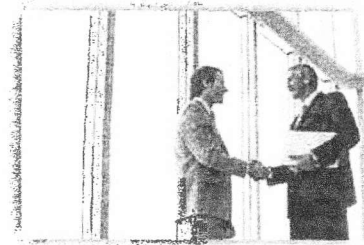
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SecuritySmart Personnel

Exceptionally Trained and Rigorously Screened Uniformed Security Professionals

SecuritySmart Solutions will provide you with certified, licensed, and insured Security Officers and Police Officers. Each Security Professional has been screened to the standards of the State of Tennessee and S3 Program.



- 1) Our pre-employment background investigation far exceeds that of most security companies. Furthermore, our personnel all submit to a battery of aptitude tests, drug screening, and extensive in-service training regarding criminal law and defensive tactics. If requested, prior to commencement of a contract with SecuritySmart Solutions, we will provide you with the full applicant investigation of each security officer.
- 2) SecuritySmart Solutions offers, free of charge, supervisory personnel to insure strict adherence to our general orders and your rules, regulations and ordinances. SecuritySmart Solutions' supervisors are utilized as a liaison between S3 and our clients. Supervisors are on duty 24 hours a day, 365 days per year for your convenience and will regularly make spot checks to prevent the issue of complacency. It is our belief that in order to assure the best quality of service that we stand by, we must keep close relationships with our personnel both on and off duty.
- 3) At SecuritySmart Solutions, all of our security officers can be equipped with two-way radios or equivalent to ensure constant communication with our management team.
- 4) Each and every security officer will be in-serviced regularly regarding your specific site to further enhance the protection we provide.

SecuritySmart Solutions has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained officers. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security officers. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the facility.

The following is an overview of our Security Officer Project:

Applicant Screening

- 5) The quality we bring to your environment begins long before you see our security officers. The Management Team at SecuritySmart Solutions has resolved to make the recruitment and training of our personnel the key to our success; in that, we conduct hiring initiatives on a regular basis with over 30 applicants per month, with an average of 5 new appointees. Most applicants are unable to meet our qualifications.

Training

SecuritySmart Solutions conducts training that exceeds that of any of our competitor's programs. The knowledge of our management team is passed on to our new employees. In addition to the state mandated certification courses, SecuritySmart Solutions' personnel must attend:



- A. 8-hour State Required training
- B. 8-hour Patrol Techniques & Criminal Law
- C. 8-hour Report Writing and Role Playing Training

Method

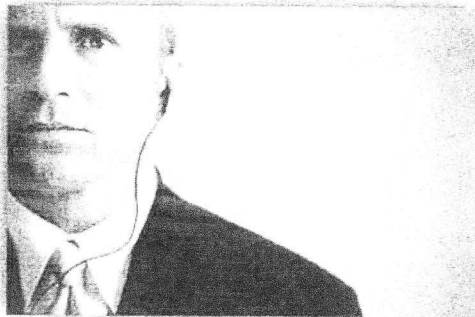
- 6) Our uniformed security officers are trained to act as a criminal deterrent by adopting the principals of the C.P.O.P (*community police officer program*) methodology. Simply put, our officers are encouraged to be an approachable source of information to patrons, residents and employees. Letting the public know that we are there for them generates a feeling of community and safety.

Patrol

- 7) The placement of our security officers is what generally places SecuritySmart Solutions in the position to confidently describe the implementation of our security officer project as authentic. Our security officers are trained to make visible foot patrols throughout their posts in undetermined patterns. We encourage our personnel to interact with your patrons and employees in addition to standing a fixed post.

Compliance

SecuritySmart Solutions has developed a theory of
"Enforcement through Reinforcement"



The management, having over seventy combined years of security and law enforcement experience, has realized that prevention of crime can be accomplished by utilizing tactical approaches, rather than accusations and the traditional methods of our predecessors. The art of *verbal judo* is commonplace in our organization and has often been effective in deescalating volatile situations.

Uniforms

- 8) Our uniformed security officers are outfitted with police-type uniforms. Our corporate general orders, require that our personnel keep their uniforms pressed and clean at all times. Their shoes are polished; military-style and men are clean-shaven with neat haircuts. Our female officers are held to the same standard. We pride ourselves on the appearance of our personnel, as they are representing our agency in your facilities.

Supervision

- 9) SecuritySmart Solutions supervisory personnel are required to possess a minimum of law enforcement and/or military experience. Our supervisors are charged with scheduling, assigning security posts, and acting as liaison between the Management Team and our client. Supervisory personnel are available to you 24 hours every day in order maintain quality assurance and customer service on behalf of SecuritySmart Solutions.

24 Hour Customer Service

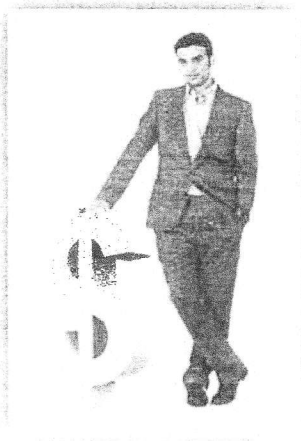
SecuritySmart stands above our competitors by providing an open line of communication with our clientele 24/7

Our offices are staffed around the clock with in office security personnel for your convenience. While most of our competitors work from their homes, SecuritySmart Solutions' staffs fully functional offices. Our in office personnel are not salespeople; they are security professionals assigned to light duty or administrative functions. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for SecuritySmart Solutions.



Cost

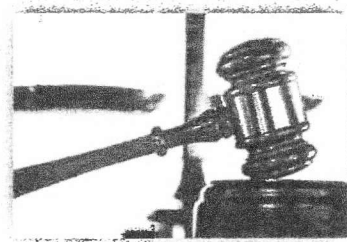
You can significantly reduce your liability with our \$5 Million comprehensive Insurance Policy



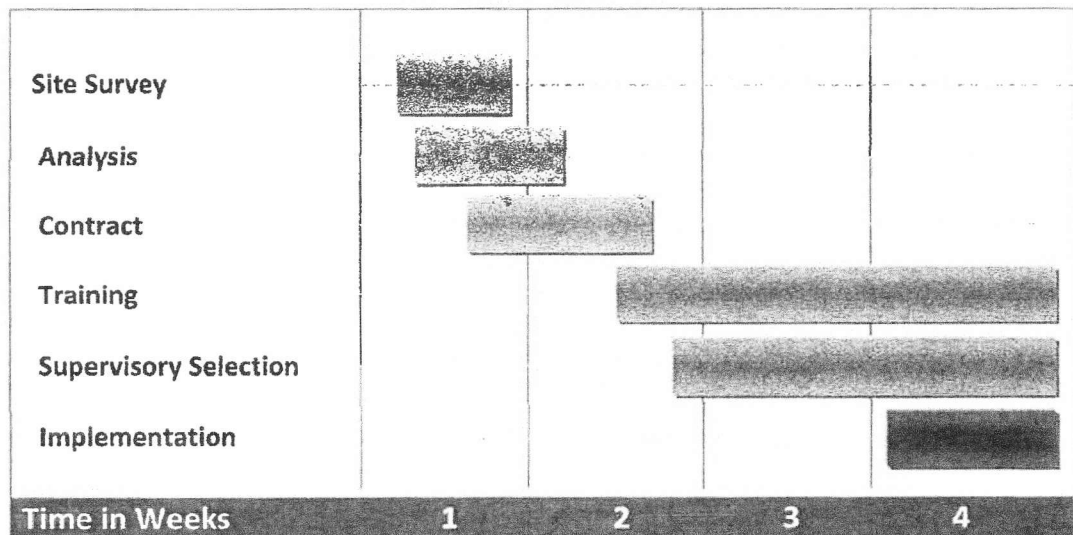
SecuritySmart Solutions will provide you with a forensic breakdown of our costing specifications. SecuritySmart maintains a philosophy that in order to retain the highest quality security professionals in the industry, we must compensate them commensurate to their qualifications. The Management Team has resolved to reduce our profit margin rather than decrease a security officer's salary. Our costing structure provides for a well-paid security professional and a conservative rate to our client.

Liability

SecuritySmart Solutions maintains insurance that is higher than the minimum aggregate coverage obtained by most of our competitors. Our Legal Advisor recommends that in order to protect our assets as well as yours, we must maintain financial security in full force and effect at a level that far exceeds industry standard.



Security Service Project Schedule



Having reviewed in detail your request for proposal particulars and understood the scope and schedule of the project, SecuritySmart Solutions has put together a first-class team of security professionals who we think are particularly suited to the account. We have selected prospective supervisory personnel on their ability and suitability for the type of project, and of course their availability to start right away if we are fortunate enough to be chosen.

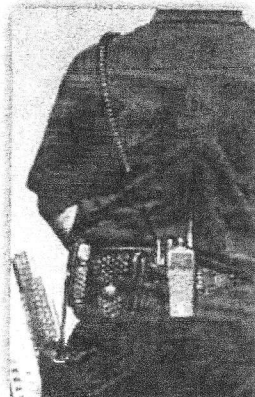
Pictured above is a preliminary plan for project development. SecuritySmart Solutions will partner with you in every stage of this project and act as both consultants and colleagues to work in a manner commensurate with both of our agency's relative skills – bringing greatly enhanced value to the project.

Executive Protection



- ☒ Discrete Body Guard Service
- ☒ BDU Body Guard Service
- ☒ Armed Transport Service
- ☒ Residential Protection Details
- ☒ Corporate Protection Details
- ☒ Prisoner Extradition

Uniformed Security



- ☒ Healthcare Facilities
- ☒ Residential HOA
- ☒ Corporate Buildings
- ☒ Loss Prevention
- ☒ Retail Venues
- ☒ Off- Duty Police / Traffic Control / Road Closures
- ☒ Commercial Security
- ☒ Cultural Venue Security
- ☒ Hotel Security

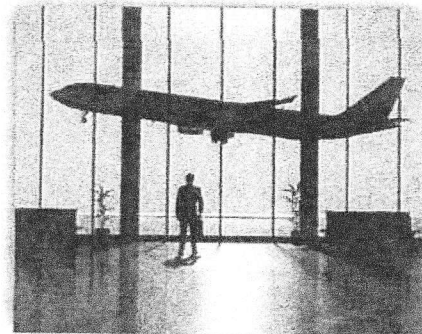
Security Consulting



- ✓ Physical Safety and Security Tours of Each Property
- ✓ Review of Incident Reports & Other Foresee-ability Issues
- ✓ Property Manual Review and Preparation
- ✓ International Travel Security & Protection Service
- ✓ Review of Property Security Procedures and Equipment
- ✓ Management and Employee Safety & Security training
- ✓ In-house Security Rules and Procedures

International Travel Security

- ✓ Travel warnings
- ✓ Crime reports
- ✓ Unusual currency
- ✓ Entry requirements
- ✓ Areas of instability
- ✓ Consulate contacts
- ✓ U.S Embassy
- ✓ Disease information
- ✓ *Extremist Groups*



"Exhibit A" to Scope of Services

Cost Structure

SecuritySmart Solutions will furnish Hidden Creek CDD with licensed, and insured Security Officers. Our hourly rates for this account are:

Days / Hours:

Monday through Sunday
24 / 7 / 365

Unarmed Security Officer(s):	Bill Rate: \$23.50/hour/officer
Armed Security Officer(s):	Bill Rate: \$30.50, if requested

Supervisor(s) time is not billed in any way to Hidden Creek CDD. Our supervisor will be on-site per week at un-announced times to check up on the assigned security officer(s).

Overtime is never billed, for contracted hours, to Hidden Creek CDD. We have accounted for project overtime in our billable rate.

Holidays are billed at time and a half. SecuritySmart Solutions recognizes federally recognized holidays only.

Uniforms, equipment or other expenses are never billed to Hidden Creek CDD.

Pre-employment drug testing costs are not billed to Hidden Creek CDD. Random drug testing costs are never billed to Hidden Creek CDD.

Training and in-service seminars and coursework are not billed to Hidden Creek CDD.

Company Contact:

Charles Stearns
Chief Officer
2601 Elm Hill Pike, Suite D
Nashville, TN 37214
615-540-1918 | Office
615-873-1694 | Fax
615-604-3122 | Mobile
SecuritySmart@comcast.net
www.SecuritySmartSolutions.com

SMART | SECURITY | SOLUTIONS