

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Rosso Site Development, Inc.

1302 South J Street

Lake Worth, FL 33460

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America

One Tower Square

Hartford, CT 06183

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:

(Name, legal status and address)

Avenir Community Development District

2501A Burns Road

Palm Beach Gardens, FL 33410

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: \$ Ten Percent of Total Amount Bid (10%)

PROJECT:

(Name, location or address, and Project number, if any)

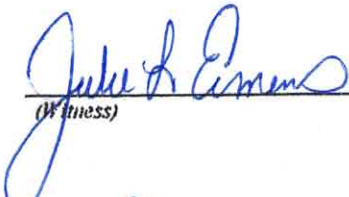
COCONUT BOULEVARD EXTENSION LANDSCAPE AND IRRIGATION

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 16th day of April, 2026


(Witness)

(Witness)

Rosso Site Development, Inc.

(Principal)

(Seal)

(Title)

Vice President

Travelers Casualty and Surety Company of America

(Surety)

(Seal)

(Title) Warren M. Alter, Attorney-in-Fact





Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

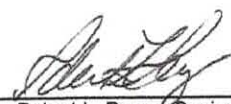
KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Warren M Alter** of **MIAMI LAKES**, Florida, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

City of Hartford ss.

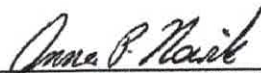
By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

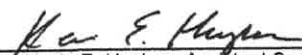
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **16** day of **April**, 2026




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Corporate Authority to Execute Bid

The **undersigned** hereby certifies that the following are true and correct statements:

1. That he/she is the **Secretary** of **Rosso Site Development**, a corporation organized and existing in good standing under the laws of the State of **Florida** hereinafter referred to as the "Corporation", and that the following Resolutions are true and correct copies of certain Resolutions adopted by the Board of Directors of the Corporation as the 20th day of April, 2026, in accordance with the laws of the State of the state of incorporation of the Corporation, the Articles of Incorporation and the By-laws of the Corporation.

RESOLVED, that the Corporation shall enter into that certain Agreement between Palm Beach County, a political subdivision of the State of Florida and the Corporation, a copy of which is attached hereto, and be it

FURTHER RESOLVED, that Joseph A. Rosso III (name), the Vice President (title) of the Corporation, is hereby authorized and instructed to execute such Agreement and such other instruments as may be necessary and appropriate for the Corporation to fulfill its obligations under the Agreement.

2. That the foregoing resolutions were passed with the required corporate formalities and have not been modified, amended, rescinded, revoked or otherwise changed and remain in full force and effect as of the date hereof.

3. That the Corporation is in good standing under the laws of the State of Florida or its state of incorporation, if other, and has qualified, if legally required, to do business in the State of Florida and has the full power and authority to enter into such Agreement.

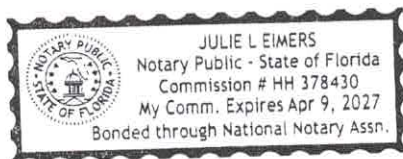
IN WITNESS WHEREOF, the undersigned has set his hand and affixed the Corporate Seal of the Corporation the 20th day of April, 2026.

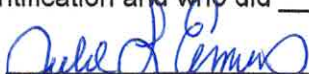

(Signature)

(CORPORATE SEAL)

Blair R. Simpson
(Print Signatory's name
Its Secretary)

SWORN TO AND SUBSCRIBED before me this 20th day of April, 2026, by the Secretary of the aforesaid Corporation, who is personally known to me OR who produced N/A as identification and who did take an oath.




(Notary Signature)

Julie L. Eimers

(Print Notary's Name) **NOTARY PUBLIC**
State of Florida at Large
My Commission Expires:
04/09/2027

Scrutinized Company Certification

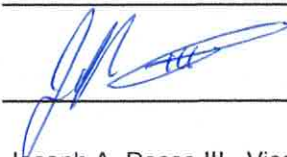
I hereby swear or affirm that as of the date below this company is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes I further affirm that:

1. This company is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
2. This Company does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
 - b. Have a material business relationship involving the supply of military equipment, or
 - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - d. Have been complicit in the genocidal campaign in Darfur.
3. This Company does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
 - b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
4. This Company is not engaged in business operations in Cuba or Syria.

VENDOR/COMPANY NAME:

Rosso Site Development, Inc.

SIGNATURE and DATE:



04/20/2026

NAME AND TITLE:

Joseph A. Rosso III - Vice President

The scrutinized company list is maintained by the State Board of Administration and available at <http://www.sbafla.com/>

SECTION 40-1
FORM OF PROPOSAL

40.0 PROPOSAL

TO: Jason Pierman
AVENIR COMMUNITY DEVELOPMENT DISTRICT
2501 A Burns Road
Palm Beach Gardens, FL 33410

DATE: 04/20/2026

Dear Mr. Pierman:

The undersigned, as Bidder, hereby declares that he is acquainted with the site of the construction as shown on the plans and has fully acquainted himself with the work to be done; that he has thoroughly examined the specifications and all contract documents pertaining thereto; and has read any and/or all addenda issued prior to the opening of the bids.

The bidder proposes and agrees, if this proposal is accepted, to furnish all necessary materials, tools, construction equipment, transportation, and labor to complete the construction as shown, detailed, and described in the specifications and on the drawings.

It is understood by the Bidder that no additional compensation shall be allowed for extra work unless authorized in writing by the District.

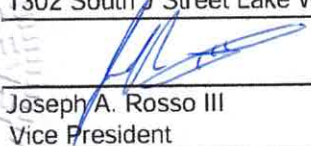
The Bidder agrees that, if awarded the Contract, he will sign the Contract Documents within fifteen (15) calendar days of the award of the bid, that he will commence the work on the date stated in the notice to proceed, and that he will complete the work within 365 calendar days, thereafter.

SECTION 40-1
FORM OF PROPOSAL

The Bidder is licensed as a Contractor to perform the work or services contemplated by this bid and holds License No. CGC1520819 issued by State of Florida, Florida, or in the alternative, is qualified by examination of reciprocity to be so licensed to do this work.

BIDDER: Rosso Site Development, Inc.

ADDRESS: 1302 South J Street Lake Worth Beach, FL. 33460

BY: 

TITLE: Joseph A. Rosso III
Vice President

SECTION 40-1
FORM OF PROPOSAL

BIDDER TO PROVIDE QUOTATION FORMS WITH QUANTITIES AND UNIT PRICES

Rosso Site Development

1302 S J Street
Lake Worth, FL 33460

Phone: (561) 689-0889
Fax: (561) 689-2851

Proposal

Attention:

Project Name: Coconut Blvd Extension Landscape and Irrigation
To:

Contact: Joe Rosso III

Date: Monday, April 20, 2026

Bid Number: 01-26022

#	Description	Qty	Unit	Unit Cost	Total Cost
1	Mobilization	1	LS	\$182,557.61	\$182,557.61
2	General Conditions	1	LS	\$223,048.20	\$223,048.20
Trees					
3	Bulnesia arborea / Verawood Container Grown, 12' Ht. X 5' S	14	EA	\$843.75	\$11,812.50
4	Conocarpus erectus / Green Buttonwood Container Grown, 1	127	EA	\$843.75	\$107,156.25
5	Pinus elliottii var. densa / South Florida Slash Pine Container	51	EA	\$843.75	\$43,031.25
6	Quercus virginiana / Southern Live Oak Container Grown, 14	76	EA	\$1,194.75	\$90,801.00
Palm Trees					
7	Acoelorrhaphe wrightii / Paurotis Palm Field Grown, Clump, '	45	EA	\$1,248.75	\$56,193.75
8	Sabal palmetto / Cabbage Palmetto Field Grown, Varying He	224	EA	\$438.75	\$98,280.00
9	Sabal palmetto / Curved Trunk Sabal Palm Field Grown, Var	78	EA	\$519.75	\$40,540.50
Relocated Trees					
10	Relocated Live Oak Tree Refer to Notes on Plan	1	EA	\$4,725.00	\$4,725.00
Shrubs					
11	Serenoa repens / Saw Palmetto 3 Gal., 18" Ht. x 18" Spr., Fu	204	EA	\$33.75	\$6,885.00
Shrub Areas					
12	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum 3 Gal., 1	49	EA	\$14.85	\$727.65
13	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum 1 Gal., 1	1,592	EA	\$14.85	\$23,641.20
14	Conocarpus erectus / Green Buttonwood 1 Gal., 10" Ht. x 10	852	EA	\$14.85	\$12,652.20
15	Myrcianthes fragrans / Simpson's Stopper 1 Gal., 12" Ht. x 1	297	EA	\$14.85	\$4,410.45
16	Serenoa repens / Saw Palmetto 1 Gal., 10" Ht. x 10" Spr., 36	646	EA	\$33.75	\$21,802.50
17	Zamia pumila / Coontie 1 Gal., 12" Ht. x 12" Spr., 36" O.C., F	469	EA	\$24.30	\$11,396.70
Grasses					
18	Muhlenbergia capillaris / Pink Muhly Grass 1 Gal., 16" Ht. x 1	2,216	EA	\$14.85	\$32,907.60
19	Spartina bakeri / Sand Cord Grass 1 Gal., 24" Ht. x 22" Spr.,	4,538	EA	\$14.85	\$67,389.30
20	Tripsacum dactyloides / Fakahatchee Grass 1 Gal., 24" Ht. x	464	EA	\$14.85	\$6,890.40
21	Tripsacum floridanum / Florida Gamagrass 1 Gal., 24" Ht. x 2	2,260	EA	\$14.85	\$33,561.00
Sod and Mulch					
22	Paspalum notatum 'Argentine' / Argentine Bahiagrass Solid S	1,076,877	SF	\$0.53	\$570,744.81
23	Shredded Melaleuca / Mulch Free of Foreign Materials and V	139,735	SF	\$0.81	\$113,185.35
24	Stenotaphrum secundatum 'Floritam' / St. Augustine Sod Sol	4,036	SF	\$1.02	\$4,116.72
25	Root Barrier 36" Depth, Installed per Manufacturer's Specific	3,795	LF	\$37.80	\$143,451.00
Irrigation					
26	Irrigation	1	LS	\$527,978.05	\$527,978.05

Total: \$2,439,885.99

Exclusions

All irrigation and electrical sleeves by others

Electrical assumed available by meter within 100' of pump