

**REQUEST FOR PROPOSAL
O&M ASSESSMENT METHODOLOGY
FOR RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT**

Premier District Management, on behalf of Renaissance Community Development District (CDD), is requesting proposals from qualified independent firms for the development of Operations and Maintenance Assessment Methodology for fiscal year 2027. All requests for clarification or more information should be directed to Calvin Teague, the District Manager, at the phone number or email address below.

Website: All RFP information, including any addendums that may be produced, will be available on the District's website: <https://renaissancecdd.org/assessment-methodology-proposals/>

Due Date: Proposals must be received by **11:00 a.m. on Monday, November 24, 2025** at the office of the District Manager. One (1) electronic copy of the proposal must be received by this time and date. Proposals can be dropped off at the address below, or emailed to cteague@cddmanagement.com. Proposals will be opened at that time. Proposals received after the deadline will not be accepted.

Proposers are asked to attend a public pre-proposal conference with Premier District Management and the District's Attorney to answer specific questions prior to their submission. This conference will be held on **October 30, 2025 at 11:00 am via web conference**. Proposers will also be invited to the **December 8, 2025 Board Meeting** for a Q&A session about their proposal.

**Calvin Teague
Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966
Office: (239) 690-7100, ext. 101
cteague@cddmanagement.com**

A CDD is a special purpose local government established under Chapter 190, Florida Statutes. The District desires the Firm to develop an Operations and Maintenance Assessment Methodology for the District's fiscal year 2027 budget. The methodology must conform with generally accepted accounting principles and meet the requirements of the Florida Statutes. Additional information about the District, including the fiscal year 2026 budget, can be found at <https://renaissancecdd.org/>

By submitting a proposal, the Proposer affirms it is familiar with all federal, state, and local laws, ordinances, rules, and regulations, that in any manner may affect the work. Ignorance on the part of the Proposer will in no way relieve the Proposer from the responsibility to perform the work required by the proposal, in compliance with all such laws, ordinances, and regulations.

The District reserves the right to reject any proposals, make modifications to the work, and to waive any informalities or irregularities in proposals as it is deemed in the best interest of the District.

Each proposal will be evaluated on a point system with up to twenty (20) points awarded per each of five (5) criteria, with a possible total of one hundred (100) points. The Selection Evaluation Criteria page is

attached for reference. Information pertaining to all 5 criteria should be included in the Proposal. The selected firm will also be required to attend 1-2 Board Meetings or Workshops to discuss and explain their methodology report.

Renaissance CDD Ranking Sheet for O&M Assessment Methodology Proposals			
Firm Name			
Ability of Personnel Ability of personnel to complete an O&M assessment methodology report. (20 Points)			
Proposer's Experience with Assessment Methodologies in the State of Florida Name(s) and experience of team member(s) assigned to project. Expert witness experience at trial to support work product and fees that would be charged. (20 Points)			
Understanding of the Scope of Work Attendance at pre-proposal conference and understanding of research required for accurate report. Understanding of CDD's budget schedule for FY 2027. (20 Points)			
Ability to Furnish the Required Services Ability of firm to attend 1-2 Board Meetings to discuss their report. Capacity of firm to produce methodology in timely manner. (20 Points)			
Price (20 Points)			
Ranking			