

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide a detailed description of the public infrastructure improvements.

See Attachment 1A, which includes a Project Site Map.

B. Provide location of public infrastructure, including physical address and county of project.

Victory Park is located in the city of Cape Coral, Florida in Lee County at 1700 Home of the Brave Blvd. This shovel ready infrastructure project will support a Veteran Centric Life Sciences and Innovation campus providing an economic engine for southwest Florida.

C. Is this infrastructure currently owned by the public?

Yes

No

If no, is there a current option to purchase or right of way provided to the County?

The infrastructure within the public right of way will be conveyed to the City at completion.

D. Provide current property owner.

Ludlum Land Trust, Miramar Land Trust and Kismet Land Trust of which Blue Waters Development Group is the sole beneficiary.

E. Is this infrastructure for public use or does it predominately benefit the public?

Yes

No

The infrastructure developments are for public use. The proposed infrastructure will afford comprehensive benefit to the public.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

Yes

No

These shovel ready public infrastructure improvements embody a collaborative effort across multiple domains of private and public entities. The co-lead applicants, BWDG and City of Cape Coral, will work in tandem across multiple partners for the shared benefit of the community. The improvements to infrastructure will support a Veteran Centric Life Sciences and Innovation Campus which will provide many opportunities to private sector job creators and a range of benefits to the general public, including improved transportation and utility capacity, increased access to Veteran services, new post-secondary educational opportunities and expanded healthcare s

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here.](#))
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

Please refer to Attachment 1G.

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

The proposed commencement date for the Phase 1 infrastructure at Victory Park is Q3 2023. The infrastructure within Phase 1 of this project is projected to be completed by Q1 2025. Phase 2 is projected to commence in Q3 2024.

B. What permits are necessary for the public infrastructure project?

1. Southwest Florida Water Management District Environmental Resource Permit & Environmental Construction Permit, which have been obtained. 2. City of Cape Coral Site Development Permit, applied December 2020, expected July 2023. 3. Pursuing a permit with the Florida Fish & Wildlife Conservation Commission (FWC) for Gopher Tortoise removal expected June 2023.

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

See item B above

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- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The future land use designation is Pine Island Road District. The zoning designation is commercial corridor. The infrastructure project does conform to those uses.

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- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

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- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

Once we secure the local Site Development Permit, the project will be ready to commence.

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- G. Does this project have a local match amount? Yes No

If yes, please describe the entity providing the match and the amount.

The project's additional \$6,901,170.00 of funding comes from a combination of private funding, CDD bond financing, City of Cape Coral impact fee credits and a potential grant from the Federal EDA.

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- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

See attachments.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) Total Amount Requested \$ 4,020,402.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 5,901,170.00
 Private Sources \$ 1,000,000.00

Other (grants, etc.) \$ _____
Total Other Funding \$ 6,901,170.00

Please Specify: _____

B. Public Infrastructure Project Costs:

Construction \$ 7,137,060.00
 Reconstruction \$ _____
 Design & Engineering \$ 1,244,789.00
 Land Acquisition \$ 1,198,626.00
 Land Improvement \$ _____

Other \$ 1,341,096.00
Total Project Costs \$ 10,921,571.00

Please Specify: Financing
 Costs

Note: The total amount requested must be calculated by subtracting the total other public infrastructure project funding sources in A. from the total public infrastructure project costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The project's additional capital comes from a combination of 1. Private funds 2. CDD bonds - bond underwriter, bond counsel, district counsel, district engineer and district manager have all been retained and the CDD petition has been filed with the City of Cape Coral and 3. City of Cape Coral Impact Fee Credits currently being negotiated with the City.

An application may be made to the Federal EDA for a portion of the project, yet to be determined.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

No further approvals will be needed. City Council approval will be obtained before application submittal.

If board authorization is not required, who is authorized to sign?

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
 - ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.
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- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.
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I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: TBD City of Cape Coral (City staff preparing for Council approval)

Name and Title of Authorized Representative: _____

Representative Signature: _____

Signature Date: _____

1A. Provide a detailed description of the public infrastructure improvements.

The City of Cape Coral in collaboration with Blue Waters Development Group (“BWDG”) is requesting consideration of approximately \$4,020,402.00 from the Governor’s Florida Job Growth Grant Fund. As a collaborative partnership in the delivery of in-kind services necessary for the successful completion of the project, planning for continued growth and any other contributions necessary for the project or a combination represent important constructs of this application. The requested funds will be used to initiate public infrastructure improvements that serve as the precipice for economic development. It is expected that the requested funds will initiate a cascade of job growth, post-secondary educational opportunities, and expansion of Veteran services. This necessitates construction and development of a public roadway network supporting the development of Victory Park, a Veteran Centric Innovation and Life Sciences Campus (“Campus”). The public infrastructure improvements, which will provide increased transportation and utility service capacity, will have profound positive impact on the City of Cape Coral, Lee County, and the SWFL region.

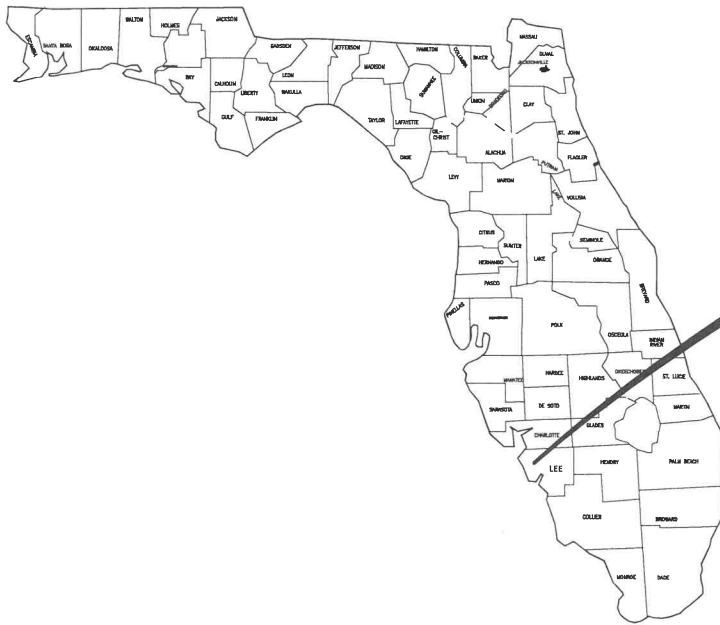
Specifically, these improvements will enable immediate and long-term job growth, enhance capacity for wrap around veteran services, and ultimately support sustainable economic development. The Campus is located adjacent to both the Veterans Affairs Healthcare Center and U.S. Army Reserve Center in Cape Coral, Florida located adjacent to Victory Park (see Attached Site Map). In fact, the infrastructure improvements and consequent economic growth that will ensue provides the ability to enhance educational training activities (i.e., with Florida SouthWestern College; FSW) and modernize and increase access to veterans’ services, in an area with significant veteran populations where the VA cannot meet the current demands. BWDG is working diligently with the local, state, and federal VA as well as FSW to find innovative solutions to providing this much needed expansion of services, providing an integrated care and life sciences location. In the context of the proposal, BWDG is negotiating a memorandum of understanding (MOU) with FSW College for the development of a regional workforce training program devoted to specifically meeting the regional workforce needs, particularly those highlighted with discussions of comprehensive wrap-around care for Veterans. To this end, the Campus will focus on expanding the current workforce training space to offer state of the art training area devoted to the workforce needs centering around healthcare, technology, and local entrepreneurship. Current and on-going collaborative efforts are strategically focused on (but not limited to) Healthcare {Nursing, Emergency Medical Services, Dental Hygiene and Radiologic Technology Programs} and Cybersecurity. Indeed, the roadmap for the projected long-term 1100 jobs created by the Campus starts with the construction of the roadway network and public utility services, necessitating the funding requested herein. Specifically, Table 1, detail of the 140-acre, 14 parcel Victory Park Project in Northeast Cape Coral (33909) is presented *3-digit NAICS (industry projections) categorization was used as preferred source for wage source as indicated in the NOFO, but in some instances, due to a lack of a defined tenant, or lack of NAICS comprehensive wage data, SOC (occupational projections) data was used to yield report data. Indeed, the projections represent a longitudinal growth prospective spanning several years, which will BEGIN with the infrastructure improvements presented herein. In that context, Table 1 was derived from an input-output model based on Emsi's gravitational flows multi-regional social account matrix model (MR-SAM), based on data from the Census Bureau's Current Population Survey and American Community Survey; as well as the Bureau of Economic Analysis' National Income and Product Accounts, Input-Output Make and Use Tables, and Gross State Product data. In addition, several EMSI in-house data sets are used, as well as data from Oak Ridge National Labs on the cost of transportation between counties.*

Parcel Designation	Sq Footage	Jobs	Wages	NAICS SOC	SOC - Occupation
Hotel	60,000	24	40,599	72110	
Warehouse/Dist	36,000	24	55,092	493	
Equipment Rental	12,000	8	29,681		
				41-2021	Clerk/Retail Sales
Logistics	216,000	144	55,092	493	
ALF / Sr Veteran Housing	150,000	262	40,862	623312	
Office Med Specialists	246,000	410	93,891		
				Nov-11	Med Health Support
Cyber (InfoSec)	78,000	53	99,819		
				15-1252	SW Development
Education Culinary/Nursing	162,000	157	49,732		
				13-1151	Training Specialist
Retail	25800	18	35,263	452	
<i>MFH - Not Included</i>					
Total		1100			
Average			55,559		

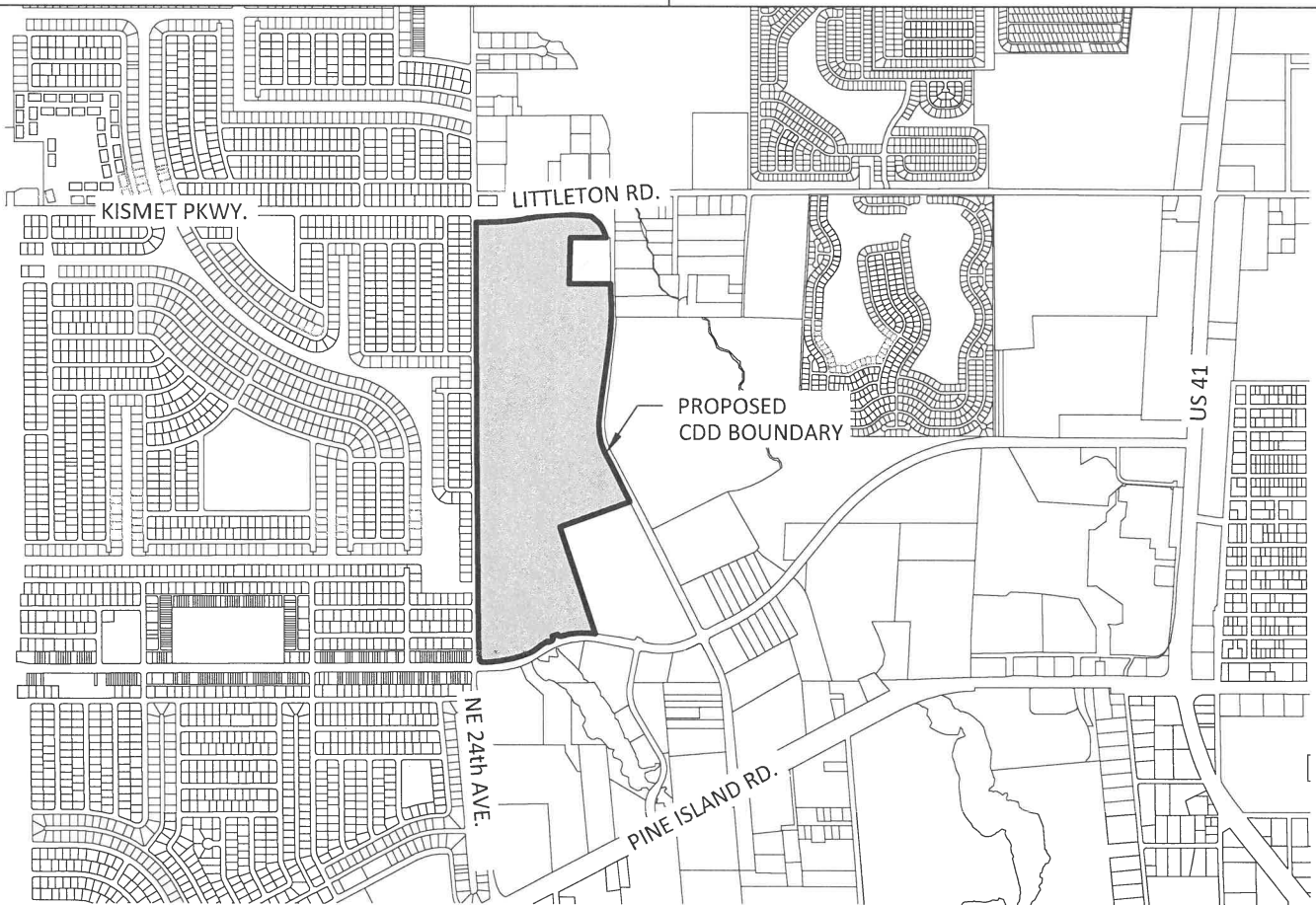
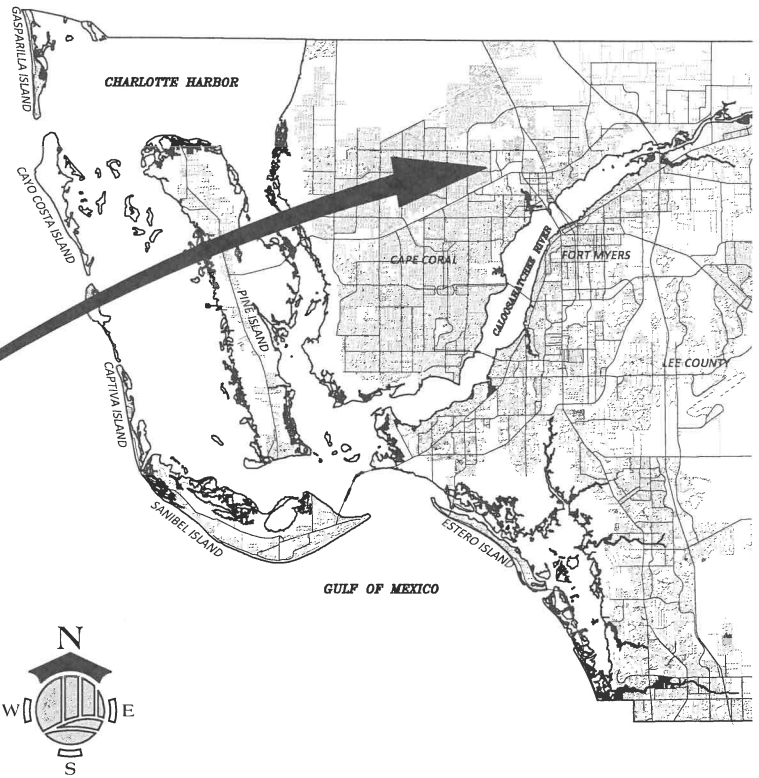
Collectively, while this projection is evidence-based the economic development resides in the initial infrastructure improvements and the funds requested in this fiscal year. The long-term impact resides in the continued economic development of the Campus is the region's response to the need for building innovation capacity to meet use-inspired broad-based job creation needs leading to career advancement and economic growth, empowering veterans, entrepreneurs, and educators to participate in the regional innovation enterprise. Innovation capacity, defined as the ability to produce and commercialize innovative technology, products, and services, will be driven by the synergistic enrichment of the Campus embodying accessibility, with consideration for Veteran Healthcare Services. In turn, the cultivation of the regional workforce through the training and education intersecting with the entrepreneurial culture and capital for workforce development and job growth perpetuates the development and advancement of critical technologies and innovations to sustain the Campus far beyond the initial infrastructure funding. Our core and strategic partners are uniquely positioned to ensure the highest level of professional synergy to successfully create a solutions-oriented innovation Campus for integrating a platform of entrepreneurship, education and economic development that will have a direct impact on the region, with cross-sector applications for growth, replication, and scalability. See project site map attached.

Exhibit 1B

FLORIDA



SOUTHWEST FLORIDA



1G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification;
- or • Economic enhancement of a Targeted Industry.

The core strategy is to prioritize and invest to close educational, healthcare and technology gaps through strengthening resources for economic growth and services to enable the development of an ecosystem characterized by trusted knowledge-sharing, resource expansion, intentional workforce development, continuous and growing capital inflow, and multi-stakeholder partnerships. Our strategic plan encompasses a multi-component campus design initiated with infrastructure improvement radiating out across sectors with Veterans Centric services at the forefront. The expected outcome is to drive towards sustainable infrastructure to produce measurable impacts and a range of tangible outcomes that span economic, technological, educational, and workforce dimensions to yield outcomes and impacts at the speed and scale necessary to enhance regional competitiveness and leadership. It is well-known that the region built on travel and tourism here includes an excellent supply of entrepreneurs, post-secondary students, and veterans, but not enough shovel-ready operational space available. By consequence, particularly in our region, specific areas for growth of education, cybersecurity -and healthcare, are significantly limited. When considering the commercialization and/or implementation in these domains, it has become increasingly clear that sustainable economic development strategies are highly warranted in the region. Thus, this proposal provides high regional importance in the effort to support the job growth required to enhance economic growth in the city and region. The funding will allow the City and BWDG to create an innovation ecosystem with frameworks that incentive partnership networks among stakeholders, spurring value-driven innovations via the following three specific aims:

1. Economic Recovery in specific regions- Develop, recruit, and maintain a trusted network of cross-sector partners and organizational types that work together to create and amplify commercialization of use-informed businesses. Specifically expand the current workforce training space with partnership including the VA and FSW.
2. Economic Diversification- Cultivate the regional workforce through the training and education of veterans, vocational technicians, technology engineers, healthcare workers, and other community members. Integrate offerings that support healthcare, technology, tourism, and life sciences. The campus will also have capacity for industry partners to work across sectors to promote innovation in the prosed areas that improve both training opportunities and the efficiency and effectiveness of workforce development.
3. Economic Enhancement of a targeted industry- Leverage the collaborative partnership between the City of Cape Coral and BWDG to construct the Campus through creation of startups and small business ventures by the development and advancement of critical technologies and innovations to sustain the Campus beyond the infrastructure award period.

Outcomes/Indicators:

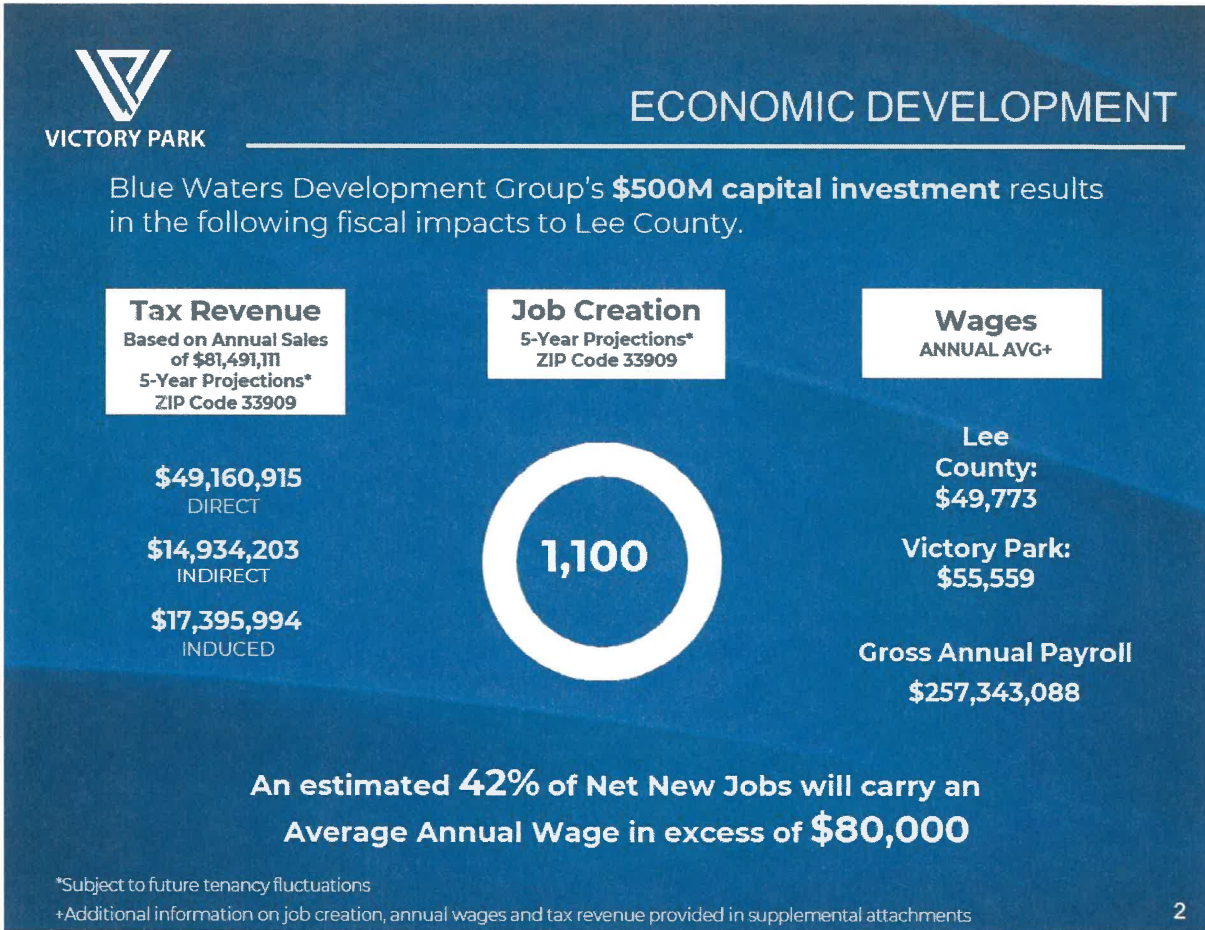
- 1) Hold an annual meeting to ensure shared decision-making roadmap to prioritize economic development priorities, job sector enhancement opportunities, and expansion of the Campus.

By 2024, at least one cross-sector- meeting engaging stakeholders in economic growth outcomes as shared decision makers in informing and shaping the needs promoting co-design and co-creation or economic growth-based solutions to translate research results to practice, entrepreneurship, and direct economic growth will be conducted.

- 2) Form trusted partnership networks across industry, academia, government, nonprofits, civil society, and communities of practice to foster economic development innovation while increasing the impact of education, specifically in hospitality and healthcare.

Beginning in 2024, average annual job growth will be monitored and reported with the goal of approaching the projected 1100 co-created innovation sector jobs by 2030. This is highly dependent on continued partnership encompassing the Campus to serve as a platform to develop and implement programs, promote new business creation, and the growth of the veterans' health footprint in the region.

Exhibit 1G



Parcel Designation	Sq Footage	Jobs	Wages	NAICS SOC	SOC - Occupation
Hotel	60,000	24	40,599	72110	
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				15-1252	SW Development
Education Culinary/Nursing	162,000	157	49,732		
				13-1151	Training Specialist
Retail	25800	18	35,263	452	
<i>MFH - Not Included</i>					
Total		1100			
Average			55,559		

Exhibit 3B

VICTORY PARK - ROW
 Cape Coral, FLORIDA
 OPINION OF PROBABLE COST
 8-Feb-23

PAY ITEM NO.	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL AMOUNT	GRANT REQUEST
I. General					
I-1	Mobilization	\$20,000.00	1	\$20,000	
I-2	Sediment Barrier	\$1.75	7,484	\$13,097	
I-3	Temp. Gravel Construction Entrance and stabilized fire department access	\$3,500.00	1	\$3,500	
I-4	Site Clearing and Grubbing	\$18,000.00	10	\$180,000	
I-5	Demolition - Type F Curb (Littleton/Diplomat Road)	\$195.00	543	\$105,885	
I-6	Demolition - Sidewalk (Littleton/Diplomat Road)	\$95.00	17	\$1,615	
I-7	Demolition Guardrail	\$75.00	22	\$1,650	
I-8	Turbidity Barrier	\$45.00	592	\$26,640	
I-9	Filter Sock	\$200.00	15	\$3,000	
SUBTOTAL				\$355,387	\$355,387
II. Paving and Grading Improvements					
II-1	Fill Dirt	\$23.00	5,299	\$121,877	
II-2	Type "A" Curb	\$15.00	517	\$7,755	
II-3	Type "B" Curb	\$22.50	629	\$14,153	
II-4	Type "F" Curb	\$18.00	3,824	\$68,832	
II-5	Type "D" Curb	\$22.50	0	\$0	
II-6	1' Concrete Band - 6" Thick	\$135.00	69	\$9,315	
II-7	6" Thick Concrete Sidewalk	\$12.75	4,138	\$52,760	
II-8	ADA Mats	\$300.00	24	\$7,200	
II-9	8" Limerock Base	\$16.00	7,077	\$113,232	
II-10	12" Stabilized Subgrade	\$6.50	11,215	\$72,898	
II-11	Decorative Pavers (roadway)	\$228.00	5,392	\$1,229,376	
II-12	2" S-3 Asphalt	\$165.00	770	\$127,050	
II-13	Signage and Pavement Marking Striping (allowance)	\$150,000.00	1.00	\$150,000	
II-14	Lake Excavation and slope stabilization	\$15.00	23,700	\$355,500	
SUBTOTAL				\$2,329,947	\$2,329,947
III. Drainage Improvements					
III-1	Type "4" Curb Inlet	\$7,000.00	1	\$7,000	
III-2	Type "9" Curb Inlet	\$6,400.00	12	\$76,800	
III-3	Type "D" Inlet	\$4,500.00	1	\$4,500	
III-4	Manhole (60")	\$12,500.00	6	\$75,000	
III-5	Type "C" Inlet	\$3,000.00	2	\$6,000	
III-6	18" ADS HP Pipe	\$55.00	617	\$33,935	
III-7	24" ADS HP Pipe	\$70.00	70	\$4,900	
III-8	30" ADS HP Pipe	\$148.00	481	\$71,188	
III-9	36" ADS HP Pipe	\$90.00	908	\$81,720	
III-10	19" X 30" ERCP	\$190.00	98	\$18,620	
III-11	19"x30" MES	\$4,200.00	2	\$8,400	
III-12	Concrete Headwall/Endwall (18")	\$2,500.00	1	\$2,500	
III-13	Concrete Headwall/Endwall (24")	\$6,200.00	1	\$6,200	
III-14	Concrete Headwall/Endwall (36")	\$9,300.00	2	\$18,600	
III-15	Control Structure	\$6,500.00	1	\$6,500	
SUBTOTAL				\$421,863	\$421,863

VICTORY PARK - ROW
Cape Coral, FLORIDA
OPINION OF PROBABLE COST
8-Feb-23

PAY ITEM NO.	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL AMOUNT
IV. Potable Water Systems Improvements				
IV-1	12" DR-14 PVC Water Main	\$55.00	1,929	\$106,095
IV-2	12" DI Water Main	\$150.00	83	\$12,450
IV-3	10" DR-14 Water Main	\$120.00	0	\$0
IV-4	6" Water Service Laterals	\$40.00	0	\$0
IV-5	4" Water Service Laterals	\$35.00	288	\$10,080
IV-6	Cut in 12" Tee and Gate Valve	\$10,500.00	0	\$0
IV-7	12" Gate Valve	\$4,800.00	4	\$19,200
IV-8	12"x12" Tee	\$1,500.00	2	\$3,000
IV-9	12" PVC Water Tight Cap	\$1,325.00	0	\$0
IV-10	12"x10" Tee	\$1,450.00	0	\$0
IV-11	12"x6" Tee	\$1,420.00	0	\$0
IV-12	12"x4" Tee	\$1,400.00	6	\$8,400
IV-13	12"x2" Tee	\$1,275.00	1	\$1,275
IV-14	12" 45 degree bend	\$1,375.00	6	\$8,250
IV-15	12" 22.5 degree bend	\$1,375.00	0	\$0
IV-16	10" Gate Valve	\$4,000.00	0	\$0
IV-17	10" PVC Water Tight Cap	\$1,295.00	0	\$0
IV-18	8"x4" Tee	\$725.00	1	\$725
IV-19	4" Water Tight Cap	\$255.00	6	\$1,530
IV-20	4" Gate Valve	\$1,300.00	6	\$7,800
IV-21	6" Fire Hydrant Blow Off Assembly	\$8,525.00	1	\$8,525
IV-22	5/8" Polytube water service	\$12.00	0	\$0
IV-23	5/8" Water meter and backflow device	\$2,200.00	0	\$0
IV-24	2" X 3/4" Reducer	\$30.00	1	\$30
IV-25	2" X 5/8 Reducer	\$75.00	0	\$0
IV-26	2" Gate Valve	\$500.00	1	\$500
IV-27	3/4" Polytube	\$12.00	13	\$156
IV-28	5/8" Gate Valve	\$750.00	0	\$0
SUBTOTAL				\$187,860

GRANT REQUEST

\$187,860

V. Fire Protection Systems Improvements				
V-1	8" DR-14 Fire Main	\$40.00	1,903	\$76,120
V-2	8" DI Fire Main	\$90.00	82	\$7,380
V-3	8" x 12" Tapping Sleeve and Valve	\$7,500.00	2	\$15,000
V-4	8" Gate Valve	\$2,800.00	7	\$19,600
V-5	8"x6" Tee	\$895.00	12	\$10,740
V-6	8" Water Tight Cap	\$725.00	0	\$0
V-7	8"x8" Tee	\$700.00	1	\$700
V-8	8"x6" Reducer	\$630.00	0	\$0
V-9	8" 45 degree bend	\$640.00	8	\$5,120
V-10	8" 22.5 degree bend	\$640.00	2	\$1,280
V-11	6" PVC DR-14 Fire Service	\$45.00	317	\$14,265
V-12	6" Water Tight Cap	\$430.00	6	\$2,580
V-13	6" Gate Valve	\$2,610.00	7	\$18,270
V-14	6" 90 degree bend	\$460.00	0	\$0
V-15	6" Fire Hydrant Assembly	\$8,565.00	6	\$51,390
SUBTOTAL				\$171,055

\$171,055

VICTORY PARK - ROW
Cape Coral, FLORIDA
OPINION OF PROBABLE COST
8-Feb-23

PAY ITEM NO.	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL AMOUNT
VI. Re-Use (Water Use) Systems Improvements				
VI-1	10" PVC Re-use line (purple)	\$100.00	53	\$5,300
VI-2	10" Water tight cap	\$1,295.00	1	\$1,295
VI-3	10" Gate Valve	\$5,055.00	1	\$5,055
VI-4	10" 45 degree bend	\$680.00	1	\$680
VI-5	8" PVC Re-use line (purple)	\$40.00	1,056	\$42,240
VI-6	4" Re-use Service Laterals (purple)	\$35.00	307	\$10,745
VI-7	6" Re-use Service Laterals (purple)	\$55.00	0	\$0
VI-8	8" Gate Valve	\$2,800.00	4	\$11,200
VI-9	8" Water tight cap	\$550.00	0	\$0
VI-10	8" Tee	\$700.00	1	\$700
VI-11	8" x 6" Tee	\$680.00	0	\$0
VI-12	8" x 4" Tee	\$660.00	8	\$5,280
VI-13	8" 22.5 degree bend	\$640.00	0	\$0
VI-14	8" 11.5 degree bend	\$640.00	1	\$640
VI-15	6" Hydrant Blowoff Assembly	\$8,525.00	2	\$17,050
VI-16	4" Gate Valve	\$1,300.00	7	\$9,100
VI-17	4" Water tight cap	\$220.00	7	\$1,540
VI-18	4" 22.5 degree bend	\$260.00	0	\$0
VI-19	4" Tee	\$300.00	0	\$0
VI-20	Irrigation (allowance)	\$0.00	1	\$0
VI-21	Irrigation Sub Surface Well	\$20,000.00	1	\$20,000
VI-22	Irrigation Pump House (allowance)	\$35,000.00	1	\$35,000
VI-23	Lake Water Fountains	\$4,000.00	3	\$12,000
SUBTOTAL				\$177,825
VII. Sanitary Sewer Service				
VII-1	10" SDR-26 Sewer Main	\$200.00	0	\$0
VII-2	8" SDR-26 Sewer Main	\$35.00	1,175	\$41,125
VII-3	6" SDR-26 Sewer Main	\$35.00	89	\$3,115
VII-4	4" SDR-26 Sewer Lateral	\$45.00	5	\$225
VII-5	Sanitary Manhole	\$8,000.00	10	\$80,000
VII-6	4" PVC Forcemain	\$35.00	0	\$0
VII-7	4" Plug Valve	\$1,100.00	0	\$0
VII-8	4" 90 degree bend	\$670.00	0	\$0
VII-9	Forcemain 4"x8" tapping sleeve and valve	\$6,000.00	0	\$0
VII-10	Master Lift Station	\$175,000.00	0	\$0
SUBTOTAL				\$124,465
VIII. Fiber Utility Run				
VIII-1	Conduit (Fiber)	\$3.50	4,275	\$14,963
VIII-2	Conduit (Cable)	\$3.50	4,275	\$14,963
SUBTOTAL				\$29,925
IX. Electrical Utility Run				
IX-1	Underground Power Differential	\$15.00	2,138	\$32,070
IX-2	Sleeving	\$125.00	2,138	\$267,250
IX-3		\$0.00	0	\$0
IX-4		\$0.00	0	\$0
IX-5		\$0.00	0	\$0
IX-6		\$0.00	0	\$0
SUBTOTAL				\$299,320
X. Natural Gas Utility Run				
X-1	Gas Line Raceway	\$40.00	2,138	\$85,520
X-2		\$0.00	0	\$0
X-3		\$0.00	0	\$0
X-4		\$0.00	0	\$0
X-5		\$0.00	0	\$0
X-6		\$0.00	0	\$0
SUBTOTAL				\$85,520

GRANT REQUEST

\$177,825

\$124,465

VICTORY PARK - ROW
Cape Coral, FLORIDA
OPINION OF PROBABLE COST
8-Feb-23

PAY ITEM NO.	DESCRIPTION	UNIT PRICE	QUANTITY	TOTAL AMOUNT	GRANT REQUEST	
XI. Miscellaneous						
XII-1	Streetscape Landscaping (trees and palms)	\$500.00	192	\$96,000	\$96,000	
XII-2	Street Lighting (single arm fixture)	\$4,000.00	39	\$156,000		
XII-3	Sod - St. Augustine for roadway	\$0.60	44,916	\$26,950	\$156,000	
XII-4	Sod - Bahai for disturbed areas (back of sidewalk and lake bank)	\$0.30	193,888	\$58,166		
XII-5	Shrubs	\$3.25	1,275	\$4,144		
XII-6	Guardrail	\$100.00	22	\$2,200		
XII-7	Trash Cans	\$1,100.00	5	\$5,500		
XII-8	Benches	\$900.00	9	\$8,100		
XII-9	Bus Shelters	\$15,000.00	1	\$15,000		
XII-10	Water Fountains	\$5,000.00	2	\$10,000		
XII-11	Exercise Stations	\$5,000.00	2	\$10,000		
XII-12	Bike Racks	\$500.00	2	\$1,000		
XII-13	Dog Waste Stations	\$380.00	5	\$1,900		
XII-14	Large Entry Feature (South Entrance)	\$95,000.00	1	\$95,000		
XII-15	Medium Monument Feature (North Entrance)	\$60,000.00	0	\$0		
XII-16	Small Monument Feature	\$35,000.00	1	\$35,000		
XII-17	Wayfinding Features	\$10,000.00	6	\$60,000		
XII-18	Offsite Improvements (Allowance)	\$500,000.00	0	\$0		
XII-19	Telephone Conduit (2- 4" at 2- roundabouts)	\$166.00	578	\$95,948		
XII-20	Concrete Elec. Pads (@ each potential user/pad)	\$2,500.00	2	\$5,000		
XII-21	Electrical Main Feeder (6" for 100' @ ea. user/pad)	\$226.00	200	\$45,200		
XII-22	Dewatering/Unknown	\$25,000.00	3.00	\$75,000		
SUBTOTAL				\$806,108		\$252,000

*This report is preliminary estimate that is subject to change.

TOTAL	\$4,989,274	\$4,020,402
GENERAL CONDITIONS	\$276,808	
FEE	\$498,927	
CONTINGENCY 25%	\$1,372,050	
GRAND TOTAL	\$7,137,060	
Add Soft Costs	\$1,244,789	
Subtotals	\$8,381,849	
Financing Costs (1)	\$167,637	
Interest Reserve (2)	\$1,173,459	
Grand Totals	\$9,722,945	

(1) 2% fee

Add: Land **\$1,198,626**

(2) 2 years interest @ 7%

Grand Totals **\$10,921,571**

Grant Request **\$4,020,402** **36.8%**

Developer Funding **\$6,901,170** **63.2%**

Exhibit H



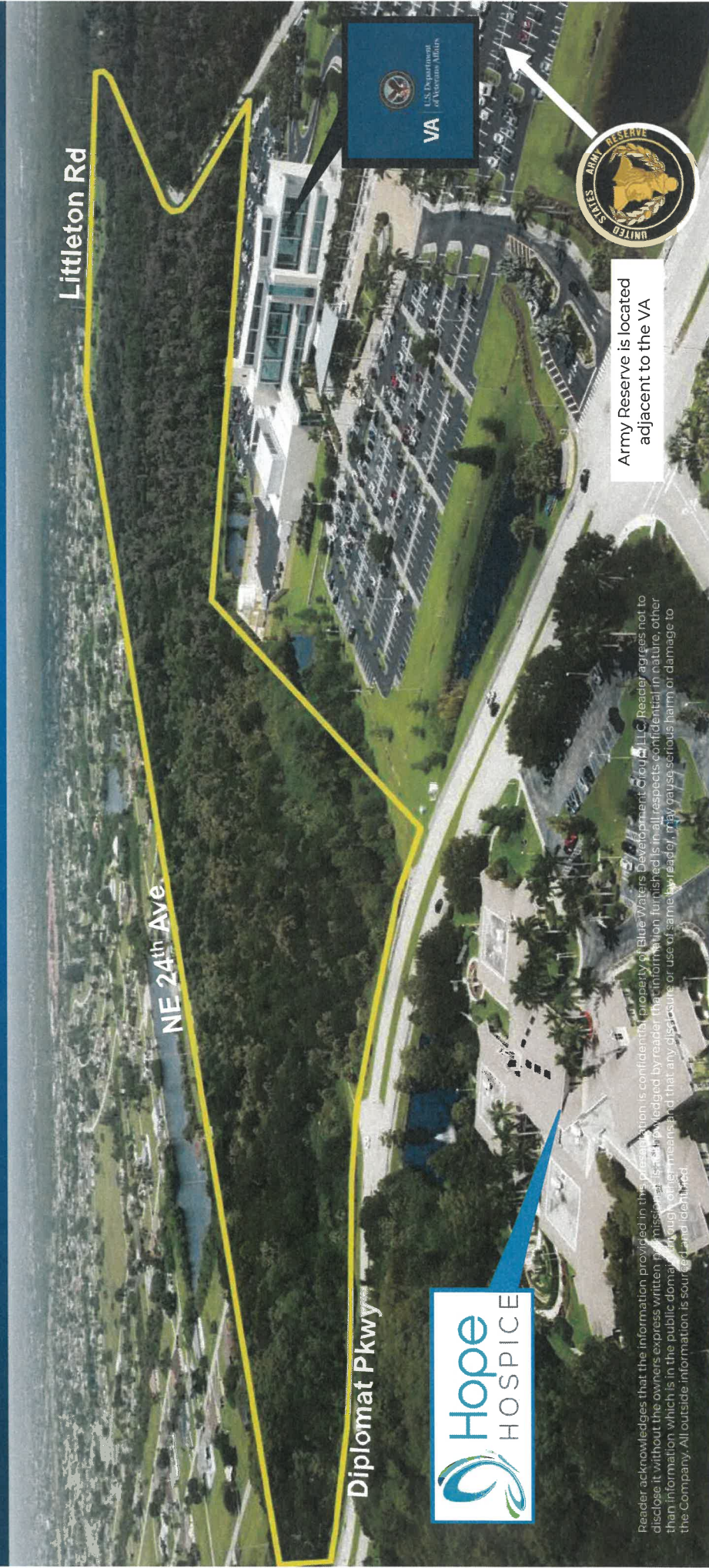
VICTORY PARK

VICTORY PARK

A VETERAN-CENTRIC LIFE SCIENCES CAMPUS

Victory Park is an innovative 140-acre, master-planned development situated in Lee County. The park will help satisfy the County's growing needs for housing and new job creation through the creation of an ideal work | live | play environment complete with higher-end employment opportunities, multi-family housing, specialty educational facilities, underserved veteran-related services, medical offices and essential retail amenities.

Victory Park is further enhanced with features that promote walkability, biking and public transit options. The inclusion of generous open spaces, a conservation easement, and green building practices give **Victory Park** a strong connection with the environment.



Littleton Rd

NE 24th Ave

Diplomat Pkwy



Army Reserve is located adjacent to the VA

Reader acknowledges that the information provided in this presentation is confidential, property of Blue Waters Development Group, LLC. Reader agrees not to disclose it without the owners express written permission. This information is not to be used by reader. The information furnished is in all respects confidential in nature, other than information which is in the public domain. Although greater means and that any disclosure or use of same by reader, may cause serious harm or damage to the Company. All outside information is source and identified.



VICTORY PARK

ECONOMIC DEVELOPMENT

Blue Waters Development Group's **\$500M capital investment** results in the following fiscal impacts to Lee County.

Tax Revenue

Based on Annual Sales of \$81,491,111
5-Year Projections*
ZIP Code 33909

\$49,160,915
DIRECT

\$14,934,203
INDIRECT

\$17,395,994
INDUCED

Job Creation

5-Year Projections*
ZIP Code 33909

1,100

Wages
ANNUAL AVG+

Lee
County:
\$49,773

Victory Park:
\$55,559

Gross Annual Payroll
\$257,343,088

An estimated 42% of Net New Jobs will carry an Average Annual Wage in excess of \$80,000

*Subject to future tenancy fluctuations

+Additional information on job creation, annual wages and tax revenue provided in supplemental attachments



VICTORY PARK

COMMUNITY DEVELOPMENT DISTRICT (“CDD”)

Blue Waters Development Group (“BWDG) has assembled a team of best-in-class professionals to establish Victory Park’s CDD, as a means to finance and maintain over **\$40M** of new infrastructure including storm water management, sidewalks, local roads, water/sewer service and a conservation easement.

CDD Benefits

- 140 acres of new infrastructure developed without burdening City human or financial resources
- Financial oversight by a board of independent supervisors conducted in the “Sunshine”
- Perpetual high quality infrastructure maintenance managed by the CDD ensuring long-term viability



VICTORY PARK

NE 24th AVENUE EXPANSION



BWDC will be contributing a 30-foot-wide piece of land, spanning the length of Victory Park's western boundary, to facilitate the future widening of NE 24th Avenue.



VICTORY PARK

PUBLIC ROW BREAKDOWN

Victory Park is an innovative mixed-use project that will become a powerful economic development driver for Lee County - creating 1,700 new jobs and over \$80M in tax revenues.

We are seeking a commitment to build out the infrastructure within the Public ROW and bring these significant plans & services to fruition.

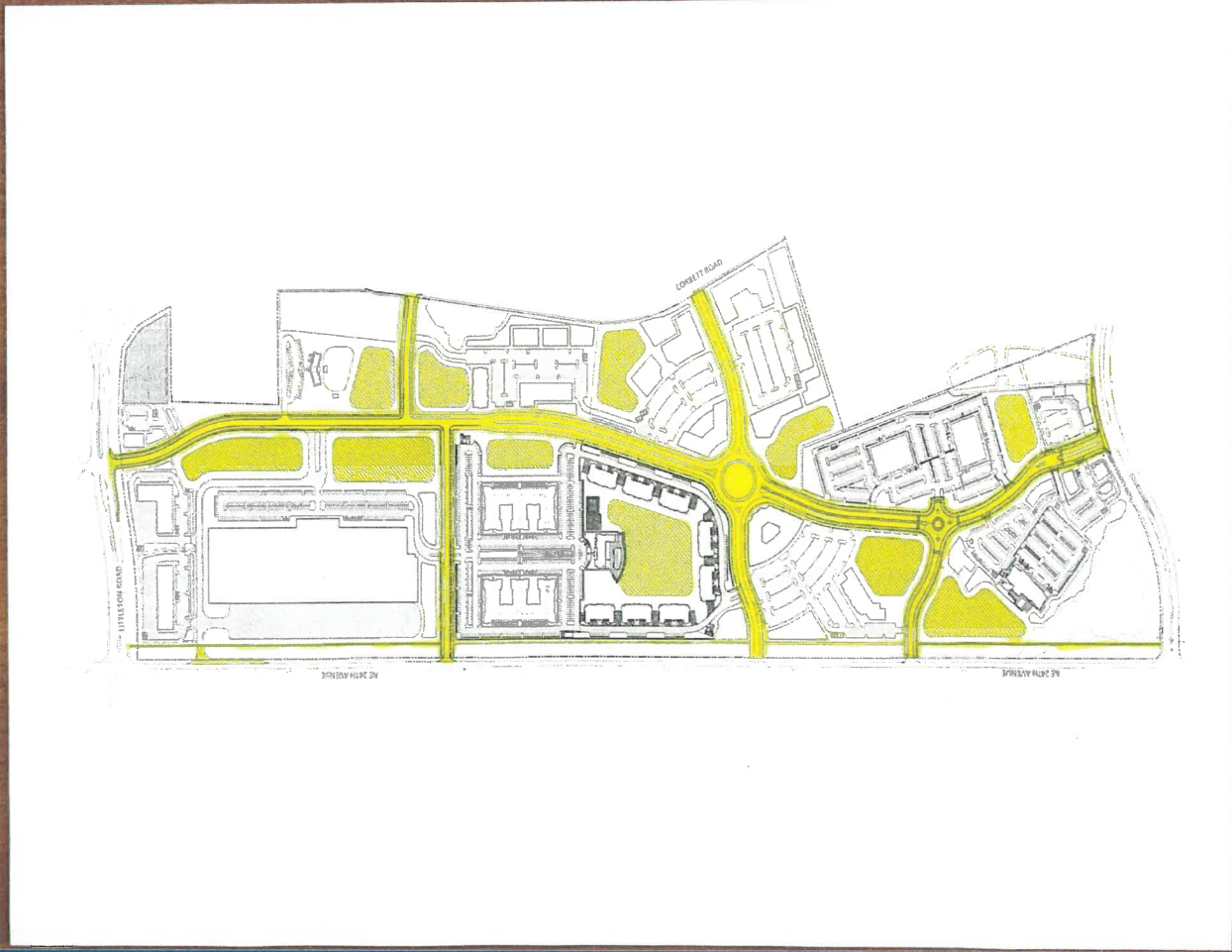
Improvement Category	Estimated Cost of Construction
Stormwater Management/Drainage	\$11,999,225
Roadway, Landscape & Hardscape	\$19,814,753
Water Distribution	\$2,627,708
Sanitary Sewer Collection and Transmission	\$1,214,802
Irrigation Distribution	\$668,536
Utilities	\$4,741,954
Offsite Improvements	\$802,565
Total	\$41,869,542



VICTORY PARK

Public ROW

APPENDIX





Additional Information on Job Creation and Annual Wages

Methodology:

Scope

-Lee County (33909)

-2021-2026 Projections

The attached report was compiled using a comprehensive breakdown and detail of the 140-acre, 16 parcel Victory Park Project in Lee County (33909).

Calculations for the number of proposed jobs were based on the EIA (<http://metro council.org>) "Local Planning Handbook" Space Utilization Model. The model (SUM) provided the number of projected jobs per parcel based on square footage and proposed industry use.

3-digit NAICS (industry projections) categorization was preferred source for wage source, but in some instances, due to a lack of a defined tenant, or lack of NAICS comprehensive wage data, SOC (occupational projections) data was used to yield report data.

Building from the resulting job projection figures, the Lightcast Development tool was used to estimate the wage data provided, and illustrates the net new five-year wage projections, in comparison to what would organically grow without the impact of Victory Park. All sources used through Lightcast are cited below (figure 1).

Upon compilation of the collective information below, the report provides a third section indicating various projected economic impacts of the project to Lee County. The Lightcast I/O model was used; the I/O report provides the same five-year projection period for the following outputs (figure 2). Citation for the I/O model output is provided herein (Figure 3).



VICTORY PARK

APPENDIX

Methodology (continued):

Figure 1

Automation Index Data

Lightcast's US Automation Index analyzes the potential automation risk of occupations based on job task content—derived from ONET work activities. Combining that data with the Frey and Osborne findings at the occupation level, we identify which job tasks are 'at risk' and which are resilient. We also incorporate data to identify where occupations cluster in industries facing disruption, and where workers' skills mean their nearest job options are also facing automation risk. This is a 100-based index, meaning that occupations with an automation index above 100 have an above average risk of automation, while occupations with an automation index of below 100 have a below average risk of automation. Note: automation index is unavailable for Legislators, Military, and Unclassified occupations, so they are excluded from aggregate indexes for higher-level occupations.

Location Quotient

Location quotient (LQ) is a way of quantifying how concentrated a particular industry, cluster, occupation, or demographic group is in a region as compared to the nation. It can reveal what makes a particular region unique in comparison to the national average.

Occupation Data

Emsi occupation employment data are based on final Emsi industry data and final Emsi staffing patterns. Wage estimates are based on Occupational Employment Statistics (QCEW and Non-QCEW Employment classes of worker) and the American Community Survey (Self-Employed and Extended Proprietors). Occupational wage estimates are also affected by county-level Emsi earnings by industry.

ZIP Code Data Disclaimer

Due to a lack of source data at the ZIP code level, Lightcast's ZIP-level estimates can be less accurate when looking at a small number of ZIP codes. This is especially likely to occur in rural areas.

State Data Sources

This report uses state data from the Florida Department of Economic Opportunity.



VICTORY PARK

APPENDIX

Methodology (continued):

Figure 2

Impact	Tax Results					
	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	\$(441,803.32)	\$(1,019,730.98)	\$(596,215.17)	\$(1,257,095.18)	\$52,475,759.19	\$49,160,914.55
2 - Indirect	\$924,781.54	\$2,156,195.75	\$1,258,306.36	\$3,812,736.47	\$6,782,183.05	\$14,934,203.17
3 - Induced	\$1,122,977.36	\$2,618,111.59	\$1,527,890.68	\$4,664,135.27	\$7,462,878.65	\$17,395,993.55
Totals	\$1,605,955.58	\$3,754,576.37	\$2,189,981.87	\$7,219,776.56	\$66,720,820.89	\$81,491,111.26

Figure 3

Input-Output Data

The input-output model in this report is Emsi's gravitational flows multi-regional social account matrix model (MR-SAM). It is based on data from the Census Bureau's Current Population Survey and American Community Survey; as well as the Bureau of Economic Analysis' National Income and Product Accounts, Input-Output Make and Use Tables, and Gross State Product data. In addition, several Emsi in-house data sets are used, as well as data from Oak Ridge National Labs on the cost of transportation between counties.

BYRON DONALDS
19TH DISTRICT, FLORIDA
donalds.house.gov

WASHINGTON, DC OFFICE
523 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-2536

COLLIER COUNTY OFFICE
3299 TAMiami TRAIL EAST, SUITE 105
NAPLES, FL 34112
(239) 252-6225

LEE COUNTY OFFICE
1039 SE 9TH AVENUE, SUITE 308
CAPE CORAL, FL 33990
(239) 599-6033

Congress of the United States
House of Representatives
Washington, DC 20515-0919

COMMITTEE ON THE BUDGET
COMMITTEE ON OVERSIGHT AND REFORM
COMMITTEE ON SMALL BUSINESS

January 10, 2023

The Honorable Dennis McDonough
Secretary
U.S. Department of Veterans Affairs
810 Vermont Avenue NW
Washington, D.C. 20420

Dear Secretary McDonough,

We write to express our strong support for Blue Waters Development Group, LLC's (BWDG) Victory Park development outside of Cape Coral, FL. Victory Park is a planned 140-acre, multi-building, mixed use development proximate to the Lee County VA Clinic and a U.S. Army Reserve Training Center. The development is well positioned to offer an assortment of critical services to the Southwest Florida veterans community including inpatient healthcare services that are not currently available at the Lee County VA Clinic. Accordingly, we urge the Department of Veterans Affairs (VA) to enter a strategic partnership with BWDG to increase veterans' access to key healthcare services and employment opportunities in Southwest Florida.

The VA's March 2022 report on "VISN 08 Market Recommendations"¹ noted that the VA is seeking to, "modernize and realign the market by establishing a strategic collaboration to provide inpatient medical and surgical services in the vicinity of Lee County, Florida." A strategic partnership with BWDG on the Victory Park development would help fulfill these currently unmet requirements and benefit the region's veterans, service members and their families.

Thank you for your attention to this important project and for your consideration of a strategic partnership between VA and BWDG. We consider Victory Park a significant, timely, and much needed project that will help meet the needs of Southwest Florida's burgeoning veterans' community. If you have any questions, please feel free to reach out to Lara McKeever on our staff at Lara.McKeever@mail.house.gov.

Sincerely,



Byron Donalds
Member of Congress

January 18, 2023

The Honorable Denis McDonough
Secretary
U.S. Department of Veterans Affairs
810 Vermont Avenue NW
Washington, D.C. 20420

Dear Secretary McDonough:

As you prepare the U.S. Department of Veterans Affairs (VA) budget request for fiscal year (FY) 2024 for future VA infrastructure projects, I ask that you prioritize areas of the country where the number of veterans enrolled in VA healthcare is projected to increase in the coming years. Doing so is not only essential to ensuring our nation's veterans receive efficient, timely, and impactful care, but is common sense budgeting. As Congress authorizes and appropriates funding for the VA with the intent for these resources to best serve veterans, I expect the levels of spending on new VA healthcare infrastructure will be proportional to changes in local veterans populations.

As you know, the Asset and Infrastructure Review (AIR) Commission established by the *VA MISSION Act of 2018* (P.L. 115-182), required a nationwide assessment of the VA's current infrastructure, and accompanying market recommendations to ensure the location of VA's future investment in new facilities is equivalent to market demand for VA healthcare. While the *Consolidated Appropriations Act, 2023* (P.L. 117-328) prevented further funding for the AIR Commission, I believe that the VA's recommendations outlined for Florida speak to the growing need to posture VA resources more efficiently to provide the best possible care.

Florida is home to approximately 1.5 million veterans, making up 12 percent of our state's population 18 years and older, with a significant portion of those veterans over 65 years old.¹ Additionally, Florida is now the fastest-growing state in the nation, growing by 1.9 percent in 2022.² Given recent record population growth in Sunshine State, accessing VA healthcare will only become more difficult for veterans if there are no changes VA infrastructure in the state.

The VA's recommendations for Florida would immensely benefit veterans, and include the construction of 20 new VA facilities, including a VA Medical Center (VAMC) in Jacksonville, the fastest growing VA market in Florida with a projected 7.2 percent increase in

¹ <https://www.floridavets.org/our-veterans/>

² <https://www.census.gov/library/stories/2022/12/florida-fastest-growing-state.html#:~:text=Florida's%20population%20increased%20by%201.9,its%201946%20population%20of%202%2C440%2C000.>

veterans enrolled in VA healthcare by FY2029.³ Further, the VAMC in Miami, which is more than 50 years old, is due for replacement as the facility “does not meet the current VA design standards for modern health care.”⁴ Additional needs identified include the construction of eight VA Community Living Centers (CLC) as well as six new VA clinics across the state.

The VA’s assessment makes clear that the needs of veterans and the future of VA healthcare require quality care through “facilities and services...where the Veterans are,” and that the VA “must look to the future” in order to ensure that VA healthcare meets the evolving needs of veterans.⁵ From the need for additional CLCs to modernization of existing facilities, I hear from Florida’s veterans every day about the need for these additional facilities and services. Therefore, I ask that you take into account these expected projections of growth and need when finalizing your FY 2024 budget request.

Thank you for your attention to this important matter.

Sincerely,



Marco Rubio
U.S. Senator

³ <https://www.va.gov/AIRCOMMISSIONREPORT/docs/VISN08-Market-Recommendation.pdf>

⁴ *ibid*

⁵ <https://www.va.gov/aircommissionreport/>



May 25, 2023

The Honorable Dennis McDonough
Secretary
U.S. Department of Veterans Affairs
810 Vermont Avenue NW
Washington, D.C. 20420

Dear Secretary McDonough,

The Lee County Economic Development Office is writing in support of Blue Waters Development Group, LLC's (BWDG) Victory Park development in Lee County, FL. Victory Park is a planned 140-acre, multi-building, mixed-use development proximate to the Lee County VA Clinic and a U.S. Army Reserve Training Center. The development is well positioned to offer critical services to the Southwest Florida veterans community including inpatient healthcare services that are not currently available at the Lee County VA Clinic. We urge the Department of Veterans Affairs (VA) to enter into a strategic partnership with BWDG to increase veterans' access to key healthcare services and employment opportunities in Southwest Florida.

The VA's March 2022 report on "VISN 08 Market Recommendations"¹ noted that the VA is seeking to, "modernize and realign the market by establishing a strategic collaboration to provide inpatient medical and surgical services in the vicinity of Lee County, Florida." A strategic partnership with BWDG on the Victory Park development would help meet these requirements and benefit the region's veterans, servicemembers, and their families.

Thank you for your attention to this important project and for your consideration of a strategic partnership between VA and BWDG. We consider Victory Park a significant, timely, and much needed project that will help meet the needs of Southwest Florida's burgeoning veterans community. If you have any questions, please feel free to reach out to Warren Baucom on our staff at wbaucom@leegov.com.

Sincerely,

John Talmage

Director, Lee County Economic Development Office

cc:

Mr. Al Montoya, FACHE
Senior Advisor to the
Deputy Under Secretary for Health
U.S. Department of Veterans Affairs

¹ See "VA Recommendations to the Asset and Infrastructure Review Commission, VISN 08 Market Recommendations" available at: <https://www.va.gov/AIRCOMMISSIONREPORT/docs/VISN08-Market-Recommendation.pdf> (March 2022).



careersourcesouthwestflorida.com

November 30, 2022

The Honorable Dennis McDonough, Secretary
U.S. Department of Veterans Affairs
810 Vermont Avenue NW
Washington, D.C. 20420

Dear Secretary McDonough,

CareerSource Southwest Florida strongly supports Blue Water Development Group, LLC's (BWDG) Victory Park development located in Cape Coral, Florida. Victory Park is a planned 140-acre, multi-building, mixed use development proximate to the Lee County VA Clinic and a U.S. Army Reserve Training Center. The development is well positioned to offer critical services to the Southwest Florida veteran community including inpatient healthcare services not currently available at the Lee County VA Clinic. We urge the U.S. Department of Veterans Affairs to enter into a strategic partnership with BWDG to increase veteran access to key healthcare services and employment opportunities in Southwest Florida.

In collaboration with many local partners, CareerSource Southwest Florida works with veterans from Cape Coral and throughout the Southwest Florida area and are well aware of the lack of services for this population. Our staff assists veterans with employment related services such as career interest inventory, occupational training, workshops (résumé writing, interviewing), employment placement and access to resource rooms for use of fax machines and internet. In particular, our Florida Department of Economic Opportunity (DEO) Disabled Veterans Outreach Program (DVOP) Specialists and Local Veterans' Employment Representative (LVER) stand ready to provide job development, employment service case management, and career counseling for those Veterans in need of a higher level of service. The proposed project represents an opportunity to further enhance and expand the existing collaborative efforts in our region to provide increased access to healthcare, long-term care, outreach, supportive services, and meaningful employment opportunities to veterans in Southwest Florida.

This is a much-needed project which will benefit thousands of individuals who valiantly served our country and are in need of our assistance in Southwest Florida.

If there are any questions or additional information is needed, please feel free to contact me at peimore@careersourceSWFL.com or 239-225-2500.

Sincerely,

A handwritten signature in blue ink that reads "Peg Elmore".

Peg Elmore, President and CEO

Solutions that work for you
p: 239-225-2500 | f: 239-225-2559
6800 Shoppes at Plantation Drive, Suite 170 | Fort Myers, FL 33912





Lee County Homeless Coalition

To advocate, educate, and promote awareness of issues and obstacles facing homeless individuals in Lee County through community collaboration, planning, and implementing solutions.

Board of Directors

Chair:

Johnny Limbaugh
Director
Wright Construction

Vice Chair:

Lt. Dion Freeman
City of Fort Myers Police
Department

Treasurer:

William Rodriguez
Advocate
Attorney

Secretary

Pat Epifanio
Lee Health Parish Nurse
All Souls Church

Robert Parimore

President
Fine Mark National
Bank & Trust

Hon. Kathy Smith

Public Defender 20th Judicial
Circuit

January 3rd, 2023

The Honorable Dennis McDonough
Secretary
U.S. Department of Veterans Affairs
810 Vermont Avenue NW
Washington, D.C. 20420

Dear Secretary McDonough,

We write to express our strong support for Blue Waters Development Group, LLC's (BWDG) Victory Park development outside of Cape Coral, FL. Victory Park is a planned 140 acre, multi-building, mixed use development proximate to the Lee County VA Clinic and a U.S. Army Reserve Training Center. The development is well positioned to offer an assortment of critical services to the Southwest Florida veterans community including inpatient healthcare services that are not currently available at the Lee County VA Clinic. Accordingly, we urge the Department of Veterans Affairs (VA) to enter into a strategic partnership with BWDG to increase veterans' access to key healthcare services and employment opportunities in Southwest Florida.

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Thank you for your attention to this important project and for your consideration of a strategic partnership between VA and BWDG. We consider Victory Park a significant, timely, and much needed project that will help meet the needs of Southwest Florida's burgeoning veterans community. If you have any questions, please feel free to reach out to me at (239)322-6600 or Therese@leehomeless.org

Sincerely,

Therese

Therese Everly
Executive Director

cc: Mr. Al Montoya, FACHE
Senior Advisor to the Deputy Under Secretary for Health
U.S. Department of Veterans Affairs

Compassion | Commitment | Community