

REQUEST FOR PROPOSALS (RFP)

Owner's Representative

RFP NO. 10-10-2023-P

October 27, 2023

Town of South Palm Beach
3577 South Ocean Blvd.
South Palm Beach, FL 33480
(561) 588-8889

EXHIBIT C
QUALIFICATIONS SUBMITTAL FORM

1. SUBMITTING FIRM NAME: Guaranteed Community Advisors LLC
 2. PRIMARY OFFICE LOCATION: 1301 Dublin Rd #303, Columbus, OH 43215
 3. TELEPHONE NUMBER: (614) 344-8364
 4. EMAIL: abittner@guaranteedcleanenergy.com
 5. TYPE OF FIRM:
CORPORATION _____ INDIVIDUAL _____ OTHER LLC
 6. IF CORPORATION, COMPLETE THE FOLLOWING:
 - A. Date Incorporated: _____
 - B. State Incorporated: _____
 - C. Date Authorized in Florida: _____
 - D. President: _____
 - E. Vice President: _____
- IF PARTNERSHIP, COMPLETE THE FOLLOWING:
- A. Date organized: 2015
 - B. Type: General _____ Limited X
 - C. Name of Partners Andrew Bittner
7. SECRETARY OF STATE'S CHARTER NUMBER 2023-001317825
(Attach Copy)
 8. FEDERAL EMPLOYERS IDENTIFICATION NUMBER 93-2989435
 9. PROFESSIONAL LIABILITY INSURANCE? YES X NO _____
IF YES, ANSWER THE FOLLOWING:
 - X A. Policy Number: CWP4185064
 - X B. Company Name: GUARANTEED COMMUNITY ADVISORS LLC
 - X C. Amount: \$2,000,000 - GENERAL AGGREGATE

X D. Expiration Date: 9/16/2024

10. WHAT IS YOUR PRIMARY BUSINESS? Advisory Services

I, the undersigned, certify that any and all information contained in this Qualifications submitted in response to the RFP is true. I certify that this Qualifications is made without prior understanding, agreement, or connections with any other corporation, firm or person and is in all respects fair and without collusion or fraud. I agree to abide by all terms and conditions and certifications of the RFP, and certify that I am authorized to sign on behalf of the firm.



AUTHORIZED SIGNATURE

CEO

TITLE

Andrew Bittner

PRINT NAME

11/21/2023

DATE

Cover Letter

11/21/23

Town Clerk
Town of South Palm Beach
3577 South Ocean Blvd.
South Palm Beach, FL 33480

RFP NO. 10-10-2023-P - Owner's Representative Services for New Town Hall Project

Dear Town Clerk,

We are pleased to submit our proposal for your Request for Proposals (RFP) for clean energy project services to the Town of South Palm Beach. We, at Guaranteed Community Advisors (GCA), sincerely anticipate lending our expertise, passion, and commitment to this significant sustainability expedition.

Letter of Transmittal

Guaranteed Community Advisors (GCA) has been embedded in the energy sector since 2015. Our Founder, Andrew Bittner, has diverse experience in different aspects of the energy domain, coalescing all his learnings and passions to create and lead GCA. We are located in Ohio and have a global outreach capacity, since energy sustainability is a universal concern. We have an award-winning advisory platform for energy projects that combines technical and financial proficiency. We are reputed for identifying multiple incentive programs and grants which lowers the financial burden on our clients significantly.

Understanding the scope of this project, we are ready to dedicate our energy resources and capacity for strategic planning and transparent execution. We believe our combination of technical knowledge, financial acumen, and dedication to sustainable energy makes us uniquely qualified to assist the Town of South Palm Beach on this project.

Relevant representatives from our company include Andrew Bittner, CEO and Founder, Jonathan Uber, President of Operations and Finance, and Colin, Head of Energy Operations. They are all crucial contributors to our energy project operations, carrying decades of combined experience.

Enclosed in this proposal are our qualifications, approach to this particular clean energy project, and a comprehensive plan that addresses all requested services. We hope our record of service, commitment to sustainability, and innovative approach to energy solutions, as demonstrated in this proposal, will resonate with the project's vision and goals.

Thank you for giving Guaranteed Community Advisors (GCA) the opportunity to be a part of this sustainability journey. We eagerly look forward to the potential collaboration with the Town of South Palm Beach.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'AB' with a stylized flourish extending from the 'B'.

Andrew Bittner
CEO
Guaranteed Community Advisors

EXHIBIT B
CONSULTANT CHECKLIST

Note:

- 1) This Exhibit must be included in RFP immediately after the Letter of Transmittal.
- 2) RFP Package must be put together in the order set forth in this checklist.
- 3) Any supplemental materials must appear after those listed below and be tabbed “Additional RFP Information”

<u> X </u>	Qualifications Submittal Form
<u> x </u>	Letter of Transmittal
<u> X </u>	Copy of this Checklist (Exhibit B)
<u> X </u>	Responsiveness & Methodology
<u> X </u>	Cost Effectiveness
<u> X </u>	References & Materials
<u> N/A </u>	Litigation and/or Terminations
<u> X </u>	Proof of Licenses
<u> N/A </u>	Minority Business Enterprise/Women’s Business Enterprise
<u> X </u>	Conflict of Interest Statement (Exhibit D)
<u> X </u>	Drug Free Workplace form (Exhibit E)
<u> X </u>	Scrutinized Companies Certification (Exhibit F)
<u> X </u>	E-Verify Form (Exhibit G)
<u> X </u>	Acknowledgment of Addenda (Exhibit I)

Responsiveness & Methodology

Firms shall provide a comprehensive proposal addressing all the required services as provided in this solicitation. The proposal shall clearly provide for the methodology and approach to the project with details of each step of the project that will be completed and summarize other firm resources available to meet the Town's needs. The emphasis will be given to proposals that provide detailed and innovative strategies and that demonstrate knowledge of the project and capability to meet the project requirements.

Introduction:

Guaranteed Community Advisors (GCA) proposes a dynamic and multi-faceted approach to managing the Town Hall project in South Palm Beach. Our methodology is grounded in our extensive experience and proven track record in overseeing complex sustainability projects. We understand the unique challenges and opportunities of this project and are prepared to apply our expertise to achieve the Town's objectives.

Project Understanding and Approach:

Our approach begins with a deep understanding of the Town's vision for the new Town Hall. We will conduct initial workshops with Town officials and stakeholders to align our strategy with the Town's expectations and requirements. This will include a thorough analysis of the site, community needs, funding and incentive opportunities, and any specific challenges or opportunities that the project may present.

Detailed Project Steps:

- Step 1: Understanding Your Energy Situation - This entails a thorough evaluation of your current energy status. This step includes looking at your utility bills, understanding your energy infrastructure, and discussing your organization's sustainability goals.
- Step 2: Audit and Assessment - Our team conducts an in-depth energy audit to identify ways to improve efficiency and cut energy costs. We focus on all aspects of energy consumption, from lighting and HVAC to energy management systems.
- Step 3: Identifying Opportunities - Based on audit results, we identify opportunities for upgrades and improvements. We specialize in finding 20+ incentive programs and grants that most organizations are unaware of that could fund your projects.
- Step 4: Engineering & Planning - This is where our engineering expertise comes into play. We engineer a sustainable energy solution tailored to your facilities' needs and projected energy goals.
- Step 5: Transparent Funding Strategy - We align your energy project with a comprehensive financial plan, looking to include as many incentives as possible, assuring that our average client recovers the cost of our services 3x-5x.
- Step 6: Kick-off & Implementation - We diligently work with your organization, and our reliable network of construction and installation firms to implement the energy improvements.
- Step 7: Post-implementation Support - After the upgrading project, we continue to monitor your energy data to ensure the efficiency improvements are meeting or exceeding our projections.

Innovative Strategies:

We emphasize transparency and innovation. Our unique strategy of engineering & planning combined with funding helps us ensure cashflow-positive projects. We see ourselves not just as energy advisors, but as change-makers helping communities shift towards sustainability forever.

- Incentives and Grant process A-Z- We find the money, and we help you secure it and then implement it. All grant writing, and feasibility studies in one streamlined process.
- Holistic Sustainability Focus: GCA will incorporate sustainable design principles and materials, aiming for environmental efficiency and long-term operational savings.
- Technology Integration: We will utilize advanced project management software and communication tools to enhance efficiency, transparency, and stakeholder engagement.
- Adaptive Design Techniques: Our approach includes the flexibility to adapt designs and plans based on evolving needs or unexpected challenges.

Firm Resources and Capability:

GCA brings a wealth of resources to this project, including a team of experienced project managers, financial analysts, engineers, and sustainability experts. Our firm's organizational structure ensures efficient allocation of resources, with dedicated teams focusing on different aspects of the project.

GCA's comprehensive proposal for the Town Hall project in South Palm Beach demonstrates our detailed understanding of the project requirements, our innovative approach to project management, and our commitment to delivering a successful outcome that meets the needs of the Town and its community.

Cost Effectiveness

Compensation Package:

- Conceptually, Guaranteed Community Advisors (GCA) advisory services are at no cost to the Town of South Palm Beach. GCA is paid for by the incentive programs that we identify and facilitate. Most if not all incentive programs have a line item that encourages if not requires the use of experts in the field to cover feasibility studies, engineering, validation, and commissioning and our services qualify to be funded from those items, meaning there are no out-of-pocket costs. This is a crucial underlying piece to our strategic value and creation of value.
- Zero Budget Cost Advisory: GCA's advisory services are provided to the Town of South Palm Beach at no cost to your existing budget.
- Incentive-Driven Compensation: We are compensated through the incentive programs we pinpoint and manage.
- Expertise-Funded Services: These incentives typically allocate funds for specialized services including feasibility studies, engineering, validation, and commissioning, which GCA's services are eligible for.

- No Out-of-Pocket Expense: Our services do not incur any direct costs for the Town, ensuring our strategic value in creating tangible benefits.
- Guaranteed Community Advisors (GCA) proposes a competitive and transparent compensation package for our services as the Energy Efficiency Advisor for the Town Hall project. Our fee structure is designed to provide the Town with maximum value and cost predictability, ensuring we deliver exceptional service without unexpected expenditures. At Guaranteed Community Advisors (GCA), we believe in transparent and fair pricing for our services. That's why our advisory fee is a straightforward 13% of the total agreed-upon master project cost. This fee encompasses all the extensive services we provide, including engineering, design, administration, and project management. We want to assure you that any development costs incurred by GCA will be covered from our proceeds, and not added to your project's expenses. This approach ensures that the essential elements of your project, such as permits, bonding, and insurance coverages, are included without any hidden costs or surprises. Our collaboration with contractors and bidders also reflects this transparent and fair approach. The 13% fee is part of our commitment to providing comprehensive and coordinated services, tailored to meet the unique needs of your project. Whether your project requires more complex solutions or straightforward implementations, our fee remains consistent, ensuring clarity and consistency in our partnership.
- Our package covers comprehensive consultation, including assessment of current energy usage, identification of areas for improvement, and strategic planning for the implementation of our recommended sustainable energy projects. As part of our commitment to transparency, we provide clear, itemized invoicing that details all aspects of the project cost.
- At GCA, we also ensure that our clients get the most out of their investment in us. We specialize in identifying an average of 20+ incentive programs and grants that most organizations fail to take advantage of. We strive to align audits and holistic projects to include as many incentives as possible, maximizing the financial benefits for our clients.
- Given our track record in recovering costs, our service can be seen more as an investment than an expense. On average, our clients recuperate the cost of our services 3x-5x over through the incentives and energy savings we secure. This underscores our commitment to providing substantial value and predictability in all our engagements.

Timely Delivery within Budget:

GCA is committed to delivering the Owner's Representative services within the agreed-upon timeframe and budget. Our approach includes:

- Stringent Time Management: Utilizing advanced project management tools and methodologies, we meticulously plan and monitor all project phases to ensure timely completion.
- Budget Compliance: Regular financial reviews and stringent cost control measures are an integral part of our process, ensuring that the project remains within budget.

Financial and Technical Resources:

Our firm is financially robust, with strong capital reserves and a history of prudent financial management. We invest in cutting-edge technology and tools to enhance our service delivery, ensuring efficiency and effectiveness in managing complex projects.

Dedicated Staff:

GCA assigns a dedicated team of experts to each project, including project managers, financial analysts, and technical specialists, all with relevant experience and expertise. Our staff are committed to the project from start to finish, ensuring continuity and deep understanding of project goals.

Firm Workload Management:

We maintain a balanced workload to ensure that each project receives the attention and resources it deserves. Our current and projected workload is carefully managed to ensure that our commitments to the Town Hall project will be met without compromise.

GCA's proposal for the Town Hall project offers a cost-effective, transparent compensation package, combined with our commitment to timely delivery within budget. Backed by our financial stability, technical capabilities, dedicated personnel, and efficient workload management, we are poised to deliver exceptional service and value to the Town of South Palm Beach.

E. References & Materials (not to exceed 30 double-sided pages plus Exhibit H)

OUR LEADERSHIP TEAM

Andrew Bittner: Is the active CEO and Founder of GCA. He is dedicated to developing creative and meaningful sustainable solutions for municipalities. Andrew focuses on projects that are of special interest to the client and tell the story of efficiency and generation that is both financially feasible, and energy conscious. He likes to be a part of the process in many ways both onsite and in the background fighting for better incentives and sharing the joyous and freeing story of sustainability, and the connection of all things.



Bittner is recognized nationally as the creator of the groundbreaking "holistic guaranteed energy savings insurance policy," which utilizes both energy engineering and financial expertise to turn energy into a valuable financial asset. He partnered with Regional Banks and ultimately the largest financial institutions in the country to normalize proactive investment in energy infrastructure. He speaks at conferences nationally and internationally for his work with sustainable communities and his interest in decentralized infrastructure.

Previously he served as the Executive Director of the Ohio Energy Program, a non-profit for public entities to learn about energy savings and incentives. He also owned and operated an LED Lighting company that assembled high quality LED lighting in the USA, Custom LED Systems, before selling that to his partners. Bittner also managed a team of Energy Engineers as the Executive Director of Energy Audits for DRG3 in the Dayton, OH area, and led a team that conducted over 500 energy audits. He also founded one of the first energy deregulation companies in the state of Ohio, and wrote more than 3500 contracts managing teams in both the commercial and residential space before successfully exiting the company.

Bittner brings extensive financial experience to the table, holding the Registered Representative and Series 63 license through FINRA. He also worked in the insurance field for four years. With over 16 years of experience in finance, business strategy, and the energy industry.

Andrew's commitment to sustainability is deeply ingrained in his daily life. His work at GCA is the culmination of his passion for sustainable living and he envisions it as part of his legacy to guide communities towards owning as much of their basic needs infrastructure as possible locally.

Colin Bittner:

Chief Operations Officer for GCA. Colin will be the head of energy operations and design on this GCA project. Colin and his team will be focused on collectible data onsite for energy savings and generation measures. He will be collecting data around energy systems, including but not limited to lighting, sensors, windows, building envelope, electrical layout, HVAC, building automation, insulation, water conservation, solar, and more. He will be weighing the impact on production, safety and security, any other specific items that are important to your facilities.



Colin's background is electrical engineering, chemistry, biology and is a hands-on person who enjoys making things better than he found them.

Education

B.S. Biology, The Ohio State University
Columbus, Ohio

Certification

Renewable Energy and Green Building Entrepreneurship, Duke University
Durham, NC

Project Skills Highlights

Jackson Public Schools, MI - EV School Buses & Utility V2G 06/2022 – present
Acquired school district, \$15,699,000 holistic sustainability upgrades including solar, energy efficiency, electric school bus and charging infrastructure, vehicle to grid (V2G) capable chargers. Funding from State Programs, EPA Clean School Bus Program, federal tax incentives, local electric utility rebates including 4 custom programs and a first-ever V2G PILOT program.

Brownsville Area School District, PA
Project Design, Executed Public RFP and Implemented Guaranteed energy savings project for K-12 school district. 13 separate energy measures, project cost = \$1.4M.

Jonathan Uber
President of Operations & Finance



Profile Summary:

Jonathan serves as the President of Operations & Finance at Guaranteed Community Advisors (GCA), where his primary responsibilities encompass operational systems implementation, project management, and sales relationship management. He is particularly adept at ensuring projects progress at the expected pace and is committed to innovating GCA's processes for delivering sustainable projects to clients. Jonathan brings a unique blend of experience from the medical device distribution and development sector, with a focus on sustainability in anesthesia-related products and hospital project implementation. A graduate of Walsh University, he holds a Dual Degree of B.A. in Business Finance and Management, which underpins his expertise in financial stewardship and operational efficiency.

Relevant Qualifications and Skills:

- **Operational Excellence:** Implements efficient operational systems, ensuring projects meet quality and timeline expectations.
- **Project Management Proficiency:** Oversees complex projects effectively from initiation to completion.
- **Innovative Process Improvement:** Continually seeks and implements new methods to enhance service delivery, particularly in sustainability.

Background and Experience:

- **Medical Device Industry Expertise:** Background in medical device distribution and development, with a focus on sustainable healthcare solutions.
- **Hospital Project Implementation:** Demonstrated ability in executing projects within the stringent regulatory and operational environment of hospitals.
- **Market Innovation:** Instrumental in introducing a device that minimized waste emissions in hospitals, emphasizing sustainability and efficiency.

Sustainability and Financial Stewardship:

- **Energy and Financial Stewardship:** Specializes in creating energy plans that generate capital for projects while upholding environmental and financial responsibility.
- **Transparent and Community-Focused Planning:** Advocates for clear communication and aligning project objectives with community needs and financial capabilities.

Jonathan's background in business finance and management, coupled with his expertise in operational efficiency and sustainable project management, makes him a vital asset to GCA and an ideal fit for the Town of South Palm Beach project. His leadership and innovative approach are key to delivering the Town Hall project with a focus on sustainability, financial prudence, and community benefit.



GUARANTEED
CLEAN ENERGY

Rebranding Announcement:



Guaranteed Clean Energy Evolves into Guaranteed Community Advisors

For reference within this packet, all company documents and references of Guaranteed Clean Energy are to be treated as the same as Guaranteed Community Advisors.

We at Guaranteed Clean Energy are thrilled to announce our evolution into **Guaranteed Community Advisors!** This rebranding is not just a change of name, but a bold step towards a broader and more holistic vision of what sustainability and ultimately regenerative communities can become. All your favorite key personnel are still on board, with some new added team members– steering the ship towards new horizons.

Why the Change?

- **Expanding Our Reach:** We're not *just* about clean energy anymore. We're stepping up to be a holistic community advisor, tackling more than energy – think sustainability as a whole, food, water, education, and overall community wellness.
- **Same Core, New Horizon:** Our core values and mission remain rock-solid. We're just expanding our canvas to paint a broader picture of community empowerment and sustainability.
- **More Grants!** As one of our staples, grants and incentives, it has become very clear that funding is no longer for siloed energy measures. More funding than ever is for holistic improvement of communities, and we want to make sure our clients have access to every penny possible.

What Stays the Same?

- **Same Passionate Team:** The same experts who guided you in clean energy solutions are here to offer broader advice on community development.
- **Proven Expertise:** Our track record in clean energy is just the beginning. We bring the same level of commitment and expertise to a wider array of community services.
- **Unwavering Commitment:** Our dedication to empowering communities and fostering sustainable development is stronger than ever.

What's New?

- **Broader Services:** From energy to holistic community development – we're your trusted advisor for all things sustainable community solutions.



GUARANTEED
CLEAN ENERGY

MUNICIPAL WELCOME PACKET

Your first step to a clean energy strategy focused on good for your people, the planet, and profit.



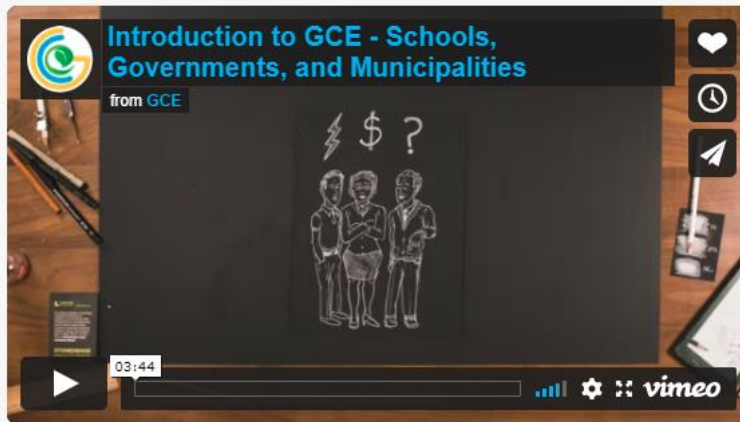
TRUSTED ADVISORS





**GUARANTEED
CLEAN ENERGY**

What we do in two short videos



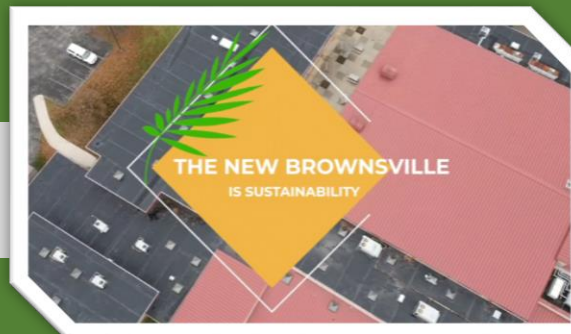
[Click here: GCE Introduction Video](#)



[Click here: GCE Process Video Link](#)

CASE STUDY

[Click Here: For a GCE Case Study Video](#)





WHO WE ARE

Energy is a primary cost and conundrum for most public sector operations. Between the misconceptions around energy, complications with RFPs, sifting through contractors, and having limited resources, most communities are stuck on energy without a holistic way to attack their energy costs. Rather than sifting through an array of contractors, Guaranteed Clean Energy (GCE) is a fiduciary advisory firm helping leaders create capital, lower operating costs, and make proactive energy infrastructure improvements.

At GCE, we utilize our experience to drive down project costs, increase savings and environmental impact while using a proven, turn-key process to develop and deploy. As financial energy advisors, we know the actual cost of energy upgrades in the marketplace and the impact of the incentives. As engineers, we know the measures that can be used to achieve the savings, and exactly how much savings will be real.

WHAT YOU RECEIVE

- 1 . Strategic Planning and Goal Setting
- 2 . Energy Assessment and Engineering
- 3 . Incentives and Rebates
- 4 . Design and Specs
- 5 . Financial Grade Analysis
- 6 . Value-Driven Bidding Process
- 7 . Legal Contracting and Administration
- 8 . Project Funding
- 9 . Project Management and Install
- 10 . Public Relations and Community Engagement



HOLISTIC ENERGY STRATEGY

Instead of tackling energy measures little by little, we create a financial grade analysis of how we can tackle the entirety of a building's energy needs all while creating finance solutions that garner millions in capital for energy infrastructure without out-of-pocket costs. Together, we build a financial grade energy plan for your organization that creates millions in capital for projects now and demonstrates stewardship in both energy and finance.

GUARANTEED ENERGY SAVINGS

Our savings guarantees are backed by a 3rd party, A-rated insurance policy that removes all liability and cashflow risk from your organization.

FIDUCIARY ADVISORS ARE NOT CONTRACTORS

We are not selling equipment, products or technology. Rather, we sit on your side of the table to handle purchasing and labor negotiations effectively install energy systems at the best value. We design the energy systems holistically to work together and maximize savings.

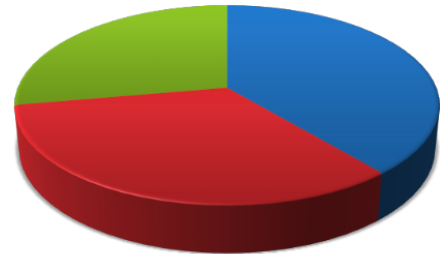
BACKGROUND

GCE is the realization of having experienced veterans approach energy projects in the most efficient ways. Our leadership team has been together across many energy fields: deregulated energy, energy conservation, and energy construction for decades. After successful careers sitting across the table, we wanted to sit on the side of the customer, and work as **energy fiduciaries**.

WE SOLVE THE 3 BIG ENERGY PROJECT CONCERNS

1. Lack of quality funding sources for energy projects
2. Lack of time and immersed experience
3. Lack of trust that exact or better savings will occur

Three Main Problems



■ Trust ■ Experience & Time ■ Funding

CASE STUDIES & EXAMPLES

Schools: Mt. St. Joseph University: Over 1.5 million sq. ft of full-scale campus energy renovation to LED lighting and sensor systems.

Municipalities: City of Mt. Healthy: Energy upgrade including change out of every light to LED across every municipality building and city park system.

Manufacturing: Appvion Paper: 1 million sq. ft Full-scale campus energy renovation including LED lighting, sensors, electrical balancing, systems operations, forklift upgrades, variable frequency drives, and occupancy systems.

Commercial: Papa John's Pizza: 13 Locations upgrades including LED lighting, sensors, electrical balancing, systems operations, variable frequency fans, oven timers, refrigeration upgrades, and occupancy systems.

A PERSONAL MESSAGE

Energy projects used to mean that you had to sacrifice to be doing the "right thing." We have now reached a technological point in energy development that upgrades make sense not only for the planet and people but also for profit. I am extremely proud to be part of a team/system that allows people to make the "right decision" without having to sacrifice anything other than hard work and planning.

Andrew Bittner
Founder/CEO
Guaranteed Clean Energy (GCE)

Watch our
**"10 Steps for Successful
Energy Projects"**
Video to learn more

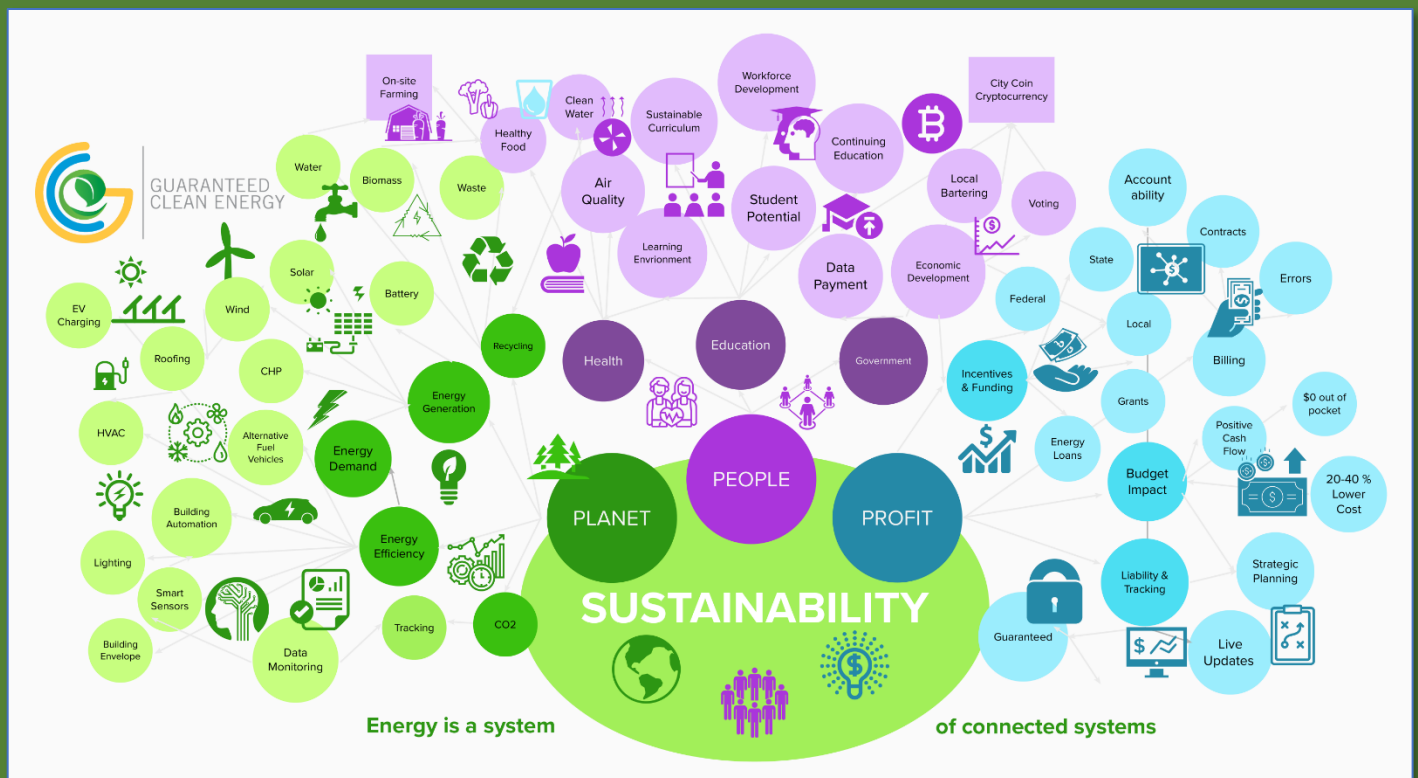
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**GUARANTEED
CLEAN ENERGY**

PRINCIPLES





GUARANTEED
CLEAN ENERGY

ADVISORS BRIDGING THE INCENTIVE GAP



FINANCIAL ASSESSMENT & ENGINEERING REPORT



EXHIBIT A
Executive Summary

PAYBACK ANALYSIS

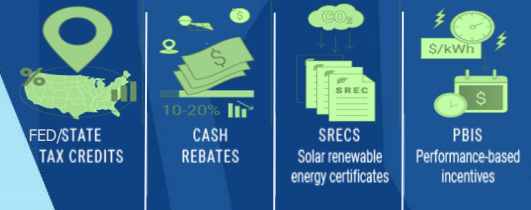
PROJECT MEASURE TYPE	Cost	Energy Savings	Ops Savings	Total Savings	Incentives	ROI	NET ROI
LIGHTING	\$1,423,039	\$325,780	\$46,966	\$372,746	\$29,113	3.8	3.2
ELECTRICAL LOAD BALANCE	\$469,236	\$49,578	\$28,154	\$77,732	\$74,380	6.0	5.1
SENSORS/ LOAD SHEDDING	\$910,359	\$137,925	\$1,469	\$139,394	\$191,570	6.5	5.2
BUILDING ENVELOPE	\$53,330	\$8,114	\$206	\$8,320	\$2,437	6.4	6.4
SOLAR WINDOW FILM	\$79,623	\$10,907	\$916	\$11,823	\$2,418	6.7	6.5
SECURITY FILM	\$37,565	N/A	N/A	N/A	\$6,000	N/A	N/A
HVAC CONTROLS / AUTOMATION	\$722,191	\$94,429	\$18,675	\$113,104	\$35,785	6.4	6.1
DATA MONITORING SYSTEM	\$29,890	\$0	\$0	\$0	N/A	N/A	N/A
PROCUREMENT RENEGOTIATION	no cost	\$0	\$38,264	\$38,264	N/A	N/A	N/A
WATER CONSERVATION	\$74,758	\$7,567	\$0	\$7,567	N/A	N/A	N/A
TURF ATHLETIC FIELD	\$775,000	\$0	\$25,000	\$25,000	N/A	31.0	31.0
GCE MANAGEMENT	\$500,025	\$0	\$0	\$0	N/A	N/A	N/A
TOTAL	\$5,000,258	\$634,300	\$159,650	\$793,950	\$541,703	6.3	5.6



CURRENT PLAN Single fixes



INCENTIVE PROGRAMS Holistic Plan



STRATEGY

Maximize your existing resources & design towards long-term value



STEP 1:

DISCOVERY MEETING & WALKTHROUGH OF THE FACILITY

- Understanding of needs/wants for project
- On-site walkthrough of facility
- Qualifying the building and project
- Fill out GCE required paperwork

STEP 2:

ENGINEERING PREP CALL (conference call)

- Review of qualified needs/wants with engineering team
- Preparation for on-site visit

STEP 3:

ENGINEERING AND DESIGN (on site)

- Review and capture of data
- Energy efficient system design
- Apples to Apples scope of work built together

STEP 4:

ANALYSIS OF ON-SITE FINDINGS PRESENTED (meeting)

- Energy Savings analysis and calculations in ROI format
- Executive Summary and Financial cash flow analysis
- Budgetary Summary discussed
- Funnel the projects and choose order and selections of projects

STEP 5:

CONDUCT BIDS TO DETERMINE VENDORS

- Apples to Apples Building Design RFP or RFQ prepared
- Installation bids conducted
- Product and Materials bids conducted

STEP 6:

EVALUATION REVIEW AND PROJECT PREPARATION (meeting)

- Review of the selected contractors for bids and projects
- Financial paperwork signed and submitted for projects

STEP 7:

GCE PROJECT APPROVAL AND FUNDING (conference call)

- Finance closing on loan, lease, or other funding
- Project funding issued and sent to contractors for equipment orders

STEP 8:

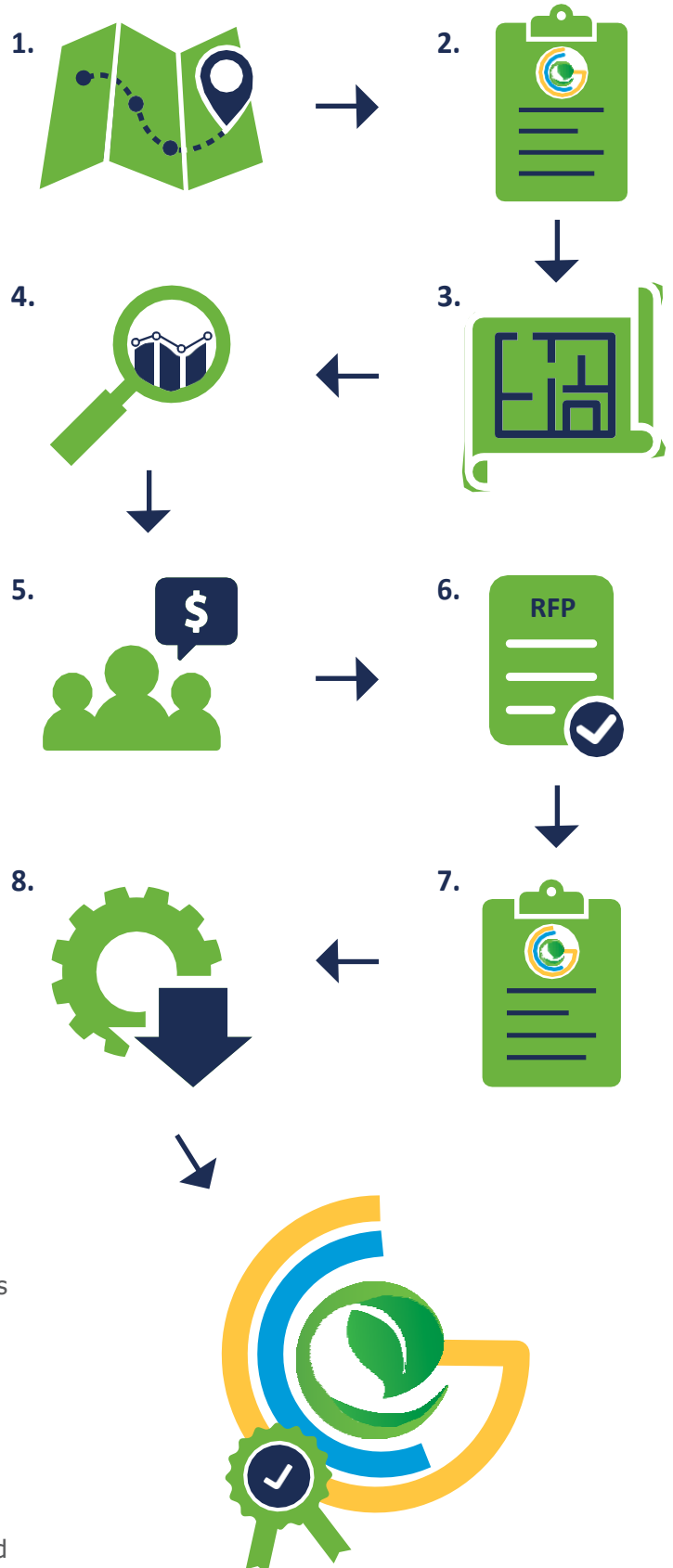
PROJECT INSTALLATION

- Energy projects are installed as equipment becomes available

STEP 9:

GUARANTEED RESULTS

- Energy savings and performance is 100% guaranteed and backed





**GUARANTEED
CLEAN ENERGY**

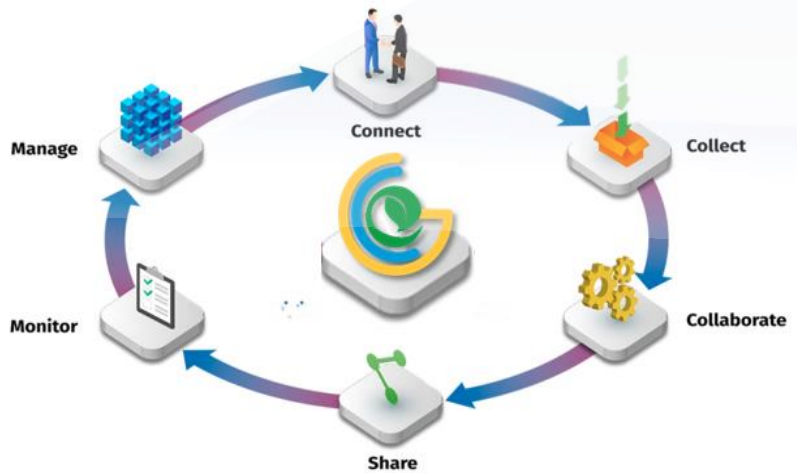


Digital Information Gateways

One platform, limitless opportunities

Guaranteed Clean Energy's digital information platform provides our clients with a dashboard that leverages collaboration and compliance to help both public and private institutions automate their sustainability strategy along with their data needs. We digitally transform our customer's interaction with people, places and things.

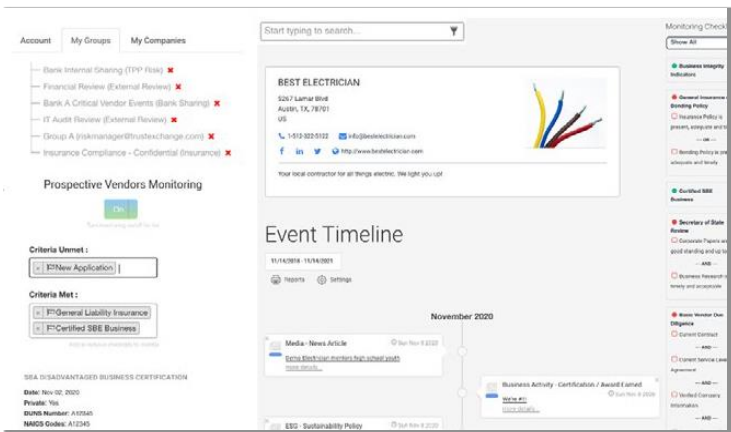
Our platform eases the resource burden by helping automate compliance, risk management, and data information exchange, eliminating the overwhelming amount of manual processes. The ability to provide transparency and critical information real-time during an event or project is paramount to a positive outcome.



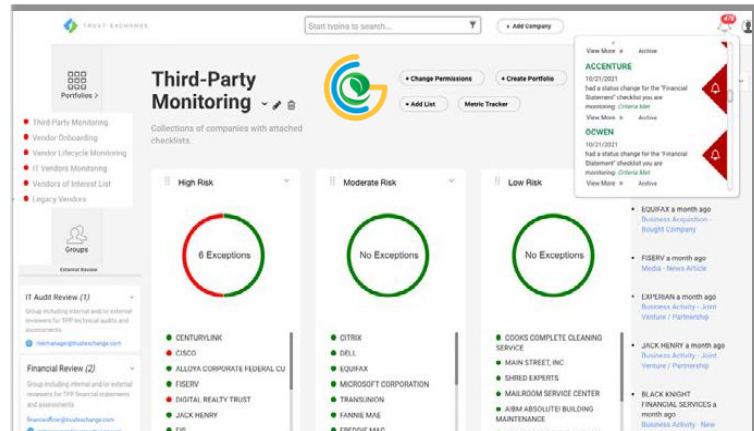
We collect and digitize all your data for ease of sharing, and compliance.

GCE's goal is to bridge the gap between sustainability strategy, compliance, data management, and incentives to make the impossible exist now.

Connect & Collect



Collaborate & Share





Platform Use Cases



Dashboard



Energy Data



Compliance



Security



Grant and Public Funding
Management: American
Rescue Act, Federal
Infrastructure Funding,
Audits



EMS Safety Dashboard
Schools, Hazmat
locations, Pipelines,
Flood Plans , Day Care
Supplier , Utility Service
Providers

What Sets Us Apart?

With our groundbreaking platform we have re-imagined the ways that entities gather and share information by harnessing the power of social networks and crowd-sourcing. We excel at automating burdensome manual compliance tasks, so that you can focus on the big picture. Our platform's technology enables you to monitor and receive alerts in real-time. All relationships are governed by the custom rules you create

Regulatory Compliance

Eliminate inefficiencies and redundancies by aligning your policy standards, regulation, and controls.

Rapidly changing regulations and management software complexity is driving operations costs higher and higher. Our platform enables business users to easily build private or public networks that facilitate the exchange of information across the organization and with suppliers and third parties.

Compliance of Things

Identify potential gaps and risks by quickly matching policies to regulations, risks, and alert triggers.

Regulatory and legal compliance affects every aspect of our lives. Schools, day care centers, hazmat sites, and commercial buildings all must navigate the complexities of compliance documentation. When this information is organized and transparent, you can quickly identify missing requirements of individual employees, full departments, or the entire company. This data should always be readily available in times of emergency for first responders and emergency services organizations.

By delivering a centralized, unified view of compliance business information while connecting suppliers and third parties directly to a vendor's compliance profile, our platform all but eliminates redundant information requests and inefficiencies

Create your unique ecosystem, receive real Information in real time.

GCE's Data Platform:

GCE builds powerful digital information gateways that allow for the trusted exchange and verification of mission-critical information with partners, suppliers and third parties.

Contact Us

Guaranteedcleanenergy.com | 614.344.8264
1301 Dublin Rd, Dublin OH 43215

Exhibit H - References

Exhibit H – Project References #1	
Project and Location	Brownsville Area School District 5 Falcon Dr. Brownsville, PA
Type of Facility(s) and Use; Number of Buildings; Total Square Footage	K-12 Academic Number of Facilities: Two 436,219 sq. ft.
Number and Types of ECMs. Indicate the method of Measurement and Verification used for each ECM. IPMVP Option letters (A, B, C, and D) should be used.	LED Lighting and Controls – Option A Surge Suppression – Option B HVAC Controls (Compressors) – Option B Chiller Optimizer – Option A & B Smart Walk-In Refrigerators/Freezers – Option B Water Conservation – Option A Data Monitoring – Option B
Project Dollar Amount (installed project costs)	\$1,392,484
Financed Project Cost	\$1,392,484
Source of Project Financing	Grants, Rebates, Green Finance, Third-Party Financing
Indicate if the project was completed on schedule. If not, please explain.	On-Time
Dollar Value of Annual Energy Savings	\$65,509
Dollar Value and Type of Annual Operational Cost Savings, if applicable (e.g., outside maintenance contracts, material savings, etc.).	Operational Cost Savings: \$38,392 Equipment Rental and Materials, Extended Life of Equipment with less duty cycling, revenue generated through ad space.
Identify all ESCO personnel associated with this project and their specific role(s) and responsibility(s). Limit the identification of personnel to those who will be assigned to this project.	Andrew Bittner Leadership, financial acumen, and holistic connections. Establishing strategies that maximize energy efficiency and cost savings. Colin Bittner Audit, Engineering and Design, Energy and Bill Analysis, Contracting, Incentive and Rebate, Grant Writing, Construction and Project Management, Commissioning, and Measurement & Verification
Provide current and accurate telephone numbers and email address of the owner(s)' representatives with whom your firm did business on this project. You should ensure that all representatives are familiar with this project.	Keith Hartbauer Superintendent (724) 785-2021 Ext. 3110 kheartbauer@basd.org

Exhibit H – Project References #2	
Project and Location	Jackson Public Schools 522 Wildwood Ave, Jackson, MI 49201
Type of Facility(s) and Use; Number of Buildings; Total Square Footage	K-12 Academic Number of Facilities: Eleven Total sqft: 979,754
Number and Types of ECMs. Indicate the method of Measurement and Verification used for each ECM. IPMVP Option letters (A, B, C, and D) should be used.	Clean School Bus Program - 21 EV Bus Replacement for Diesel and Bidirectional DC Fast Charging Infrastructure Energy Saving Measures Power Optimization – Option B Smart Walk-In Cooler/Freezer – Option A & B Surge Suppression – Option B HVAC Controls (EMS Upgrade) – Option B HVAC Controls (Compressor) – Option B HVAC Equipment Replacement– Option A & B Smart Walk-In Coolers and Freezers– Option B Refrigerant/Retrofit – Option B Data Monitoring – Option B
Project Dollar Amount (installed project costs)	Energy Savings Infrastructure \$4,258,000 Clean EV School Buses & Infra - \$10,831,522
Financed Project Cost	\$336,000
Source of Project Financing	Grants, Rebates, Green Finance, Third-Party Financing
Indicate if the project was completed on schedule. If not, please explain.	On-Time
Dollar Value of Annual Energy Savings	\$213,434
Dollar Value and Type of Annual Operational Cost Savings, if applicable (e.g., outside maintenance contracts, material savings, etc.).	\$326,925 material savings, increased equipment life, reduced
Identify all ESCO personnel associated with this project and their specific role(s) and responsibility(s). Limit the identification of personnel to those who will be assigned to this project.	Andrew Bittner Leadership, financial acumen, and holistic connections. Establishing strategies that maximize energy efficiency and cost savings. Colin Bittner Audit, Engineering and Design, Energy and Bill Analysis, Contracting, Incentive and Rebate, Grant Writing, Construction and Project Management, Commissioning, and Measurement & Verification
Provide current and accurate telephone numbers and email address of the owner(s)' representatives with whom your firm did business on this project.	Marcus Leon Assistant Superintendent/Finance 517-841-2203

You should ensure that
all representatives are familiar with this project.

marcus.leon@jpsk12.org

Exhibit H – Project References #3	
Project and Location	Campbell City Schools 280 Sixth St. Campbell, OH 44405
Type of Facility(s) and Use; Number of Buildings; Total Square Footage	K-12 Academic Number of Facilities: Three 254,808 sq.ft.
Number and Types of ECMs. Indicate the method of Measurement and Verification used for each ECM. IPMVP Option letters (A, B, C, and D) should be used.	LED Lighting – Option A Electrical Load Balancing – Option A Turf Athletic Field – Option A
Project Dollar Amount (installed project costs)	\$1,571,294
Financed Project Cost	\$1,571,294
Source of Project Financing	Grants, Rebates, Green Finance, School provided bond financing
Indicate if the project was completed on schedule. If not, please explain.	On-Time
Dollar Value of Annual Energy Savings	\$107,669
Dollar Value and Type of Annual Operational Cost Savings, if applicable (e.g., outside maintenance contracts, material savings, etc.).	\$51,993 - Material and time savings, equipment rental, eliminated mowing and field care.
Identify all ESCO personnel associated with this project and their specific role(s) and responsibility(s). Limit the identification of personnel to those who will be assigned to this project.	Andrew Bittner Leadership, financial acumen, and holistic connections. Establishing strategies that maximize energy efficiency and cost savings. Colin Bittner Audit, Engineering and Design, Energy and Bill Analysis, Contracting, Incentive and Rebate, Grant Writing, Construction and Project Management, Commissioning, and Measurement & Verification
Provide current and accurate telephone numbers and email address of the owner(s)' representatives with whom your firm did business on this project. You should ensure that all representatives are familiar with this project.	Matthew Bowen Superintendent (330) 314-2409 mbowen@campbell.k12.oh.us

Exhibit H – Project References #4	
Project and Location	Western Local Schools 7959 State Route 124 Latham, OH 45646
Type of Facility(s) and Use; Number of Buildings; Total Square Footage	K-12 Academic Number of Facilities: one Sq.ft. 170,000
Number and Types of ECMs. Indicate the method of Measurement and Verification used for each ECM. IPMVP Option letters (A, B, C, and D) should be used.	LED Lighting – Option A Electrical Load Balancing – Option A Solar Window Film – Option A
Project Dollar Amount (installed project costs)	\$306,460
Financed Project Cost	\$306,460
Source of Project Financing	Grants, Rebates, Green Finance, State School Financing Program
Indicate if the project was completed on schedule. If not, please explain.	On-Time
Dollar Value of Annual Energy Savings	\$42,659
Dollar Value and Type of Annual Operational Cost Savings, if applicable (e.g., outside maintenance contracts, material savings, etc.).	\$14,023 – operational savings through material savings, reduced in house labor hours
Identify all ESCO personnel associated with this project and their specific role(s) and responsibility(s). Limit the identification of personnel to those who will be assigned to this project.	Andrew Bittner Leadership, financial acumen, and holistic connections. Establishing strategies that maximize energy efficiency and cost savings. Colin Bittner Auditing, Engineering and Design, Energy and Bill Analysis, Contracting, Incentive and Rebates, Grant Writing, Construction and Project Management, Commissioning, and Measurement & Verification
Provide current and accurate telephone numbers and email address of the owner(s)' representatives with whom your firm did business on this project. You should ensure that all representatives are familiar with this project.	Rocky Lambert Treasurer (740) 493-3113

Exhibit H – Project References #5	
Project and Location	Mount St. Joseph 5701 Delhi Avenue Cincinnati, Ohio 45233
Type of Facility(s) and Use; Number of Buildings; Total Square Footage	College / University Number of facilities: Eight 800,000 Sq.ft.
Number and Types of ECMs. Indicate the method of Measurement and Verification used for each ECM. IPMVP Option letters (A, B, C, and D) should be used.	LED Lighting with Controls – Type A
Project Dollar Amount (installed project costs)	\$942,845 (Under-Budget \$28,104)
Financed Project Cost	\$942,845 (Under-Budget \$28,104)
Source of Project Financing	Grants, Rebates, School Funding Resources
Indicate if the project was completed on schedule. If not, please explain.	Yes
Dollar Value of Annual Energy Savings	Roughly \$168,000 year
Dollar Value and Type of Annual Operational Cost Savings, if applicable (e.g., outside maintenance contracts, material savings, etc.).	Roughly \$78,000/ year
Identify all ESCO personnel associated with this project and their specific role(s) and responsibility(s). Limit the identification of personnel to those who will be assigned to this project.	Andrew Bittner Leadership, financial acumen, and holistic connections. Establishing strategies that maximize energy efficiency and cost savings. Colin Bittner Project and Construction Management
Provide current and accurate telephone numbers and email address of the owner(s)' representatives with whom your firm did business on this project. You should ensure that all representatives are familiar with this project.	Mike Dittmer Director of Buildings and Grounds Stacy Decker stacy.decker@msj.edu

G. Proof of Licenses (unlimited) Firms shall provide proof of required licenses for the firm and scope of services to be performed. This shall include:

- Proof of all applicable licenses for services to be rendered (including registration with State of Florida Division of Corporations if applicable);
- Statement or proof of required insurance; and,
- Proof of firm's Business Tax Receipt (if applicable); W9 attached
- Other proof of specific qualifications.

State of Florida

Department of State

In Accordance with the State of Florida Registration Office, Guaranteed Community Advisors has submitted all information through their legal process. All GCA paperwork was initially filed November, 17th, 2023 with our attorneys.

Upon full confirmation from the State of Florida Department of the State we will submit our confirmed document numbers immediately upon receipt of approval.

The visuals below are examples and not the tracking number of the above company.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-sixth day of January,
2023*




Secretary of State

Tracking Number: 50225

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/16/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Masters & Associates Insurance PO Box 148 Miamisburg, OH 45343	CONTACT NAME: Abigail Luginbuhl	
	PHONE (A/C, No, Ext): (937)866-3361	FAX (A/C, No): (937)866-6277
	E-MAIL ADDRESS: mike@mastersins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED Guaranteed Community Advisors 1301 Dublin Rd, Columbus, OH 43215	INSURER A : Westfield Insurance Company	24112
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: 95949736-0 REVISION NUMBER: 3

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			CWP4185064	11/25/2015	11/25/2016	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-SUBJECT <input type="checkbox"/> LOC						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	EXCESS LIAB						\$
	<input type="checkbox"/> CLAIMS-MADE						\$
	DED						
	RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input type="checkbox"/> N					E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Lisa Daniel</i> (ALL)

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Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Guaranteed Community Advisors	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
	<input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions. 1301 Dublin Rd STE 303	Requester's name and address (optional)
	6 City, state, and ZIP code Columbus, OH 43215	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
9	3	-	2	9	8	9	4	3	5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶		Date ▶ 8/22/23
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Wyoming Secretary of State
Herschler Bldg East, Ste.100 & 101
Cheyenne, WY 82002-0020
Ph. 307-777-7311

For Office Use Only
WY Secretary of State
FILED: Aug 21 2023 10:44AM
Original ID: 2023-001317825

Limited Liability Company Articles of Organization

- I. The name of the limited liability company is:**
Guaranteed Community Advisors LLC

- II. The name and physical address of the registered agent of the limited liability company is:**
Cloud Peak Law, LLC
1095 Sugar View Dr Ste 500
Sheridan, WY 82801

- III. The mailing address of the limited liability company is:**
1309 Coffeen Avenue STE 1200
Sheridan, Wyoming 82801

- IV. The principal office address of the limited liability company is:**
1309 Coffeen Avenue STE 1200
Sheridan, Wyoming 82801

- V. The organizer of the limited liability company is:**
Andrew Pierce
1309 Coffeen Avenue STE 1200 Sheridan Wyoming 82801

Signature: Andrew Pierce Date: **08/21/2023**

Print Name: Andrew Pierce

Title: Authorized Individual

Email: reports@wyomingllcattorney.com

Daytime Phone #: (307) 683-0983



- I am the person whose signature appears on the filing; that I am authorized to file these documents on behalf of the business entity to which they pertain; and that the information I am submitting is true and correct to the best of my knowledge.
I am filing in accordance with the provisions of the Wyoming Limited Liability Company Act, (W.S. 17-29-101 through 17-29-1105) and Registered Offices and Agents Act (W.S. 17-28-101 through 17-28-111).
I understand that the information submitted electronically by me will be used to generate Articles of Organization that will be filed with the Wyoming Secretary of State.
I intend and agree that the electronic submission of the information set forth herein constitutes my signature for this filing.
I have conducted the appropriate name searches to ensure compliance with W.S. 17-16-401.
I consent on behalf of the business entity to accept electronic service of process at the email address provided with Article IV, Principal Office Address, under the circumstances specified in W.S. 17-28-104(e).

Notice Regarding False Filings: Filing a false document could result in criminal penalty and prosecution pursuant to W.S. 6-5-308.

W.S. 6-5-308. Penalty for filing false document.

- (a) A person commits a felony punishable by imprisonment for not more than two (2) years, a fine of not more than two thousand dollars (\$2,000.00), or both, if he files with the secretary of state and willfully or knowingly:
(i) Falsifies, conceals or covers up by any trick, scheme or device a material fact;
(ii) Makes any materially false, fictitious or fraudulent statement or representation; or
(iii) Makes or uses any false writing or document knowing the same to contain any materially false, fictitious or fraudulent statement or entry.

- I acknowledge having read W.S. 6-5-308.

Filer is: [] An Individual [x] An Organization

The Wyoming Secretary of State requires a natural person to sign on behalf of a business entity acting as an incorporator, organizer, or partner. The following individual is signing on behalf of all Organizers, Incorporators, or Partners.

Filer Information:

By submitting this form I agree and accept this electronic filing as legal submission of my Articles of Organization.

Signature: Andrew Pierce Date: 08/21/2023
Print Name: Andrew Pierce
Title: Authorized Individual
Email: reports@wyomingllcattorney.com
Daytime Phone #: (307) 683-0983



Consent to Appointment by Registered Agent

Cloud Peak Law, LLC, whose registered office is located at **1095 Sugar View Dr Ste 500, Sheridan, WY 82801**, voluntarily consented to serve as the registered agent for **Guaranteed Community Advisors LLC** and has certified they are in compliance with the requirements of W.S. 17-28-101 through W.S. 17-28-111.

I have obtained a signed and dated statement by the registered agent in which they voluntarily consent to appointment for this entity.

Signature: *Andrew Pierce* Date: **08/21/2023**
Print Name: **Andrew Pierce**
Title: **Authorized Individual**
Email: **reports@wyomingllcattorney.com**
Daytime Phone #: **(307) 683-0983**

STATE OF WYOMING
Office of the Secretary of State

I, CHUCK GRAY, Secretary of State of the State of Wyoming, do hereby certify that the filing requirements for the issuance of this certificate have been fulfilled.

CERTIFICATE OF ORGANIZATION
Guaranteed Community Advisors LLC

I have affixed hereto the Great Seal of the State of Wyoming and duly executed this official certificate at Cheyenne, Wyoming on this **21st** day of **August, 2023** at **10:44 AM**.

Remainder intentionally left blank.



Filed Date: 08/21/2023

A handwritten signature in cursive script that reads "Chuck Gray".

Secretary of State

Filed Online By:

Andrew Pierce

on 08/21/2023

EXHIBIT D

CONFLICT OF INTEREST STATEMENT

This Request for Proposals is subject to the conflict of interest provisions of the policies and Code of Ordinances of the Town of South Palm Beach and the Florida Statutes. The firm shall disclose to the Town any possible conflicts of interests. The firm’s duty to disclose is of a continuing nature and any conflict of interest shall be immediately brought to the attention of the Town.

CHECK ALL THAT APPLY.

To the best of our knowledge, the undersigned business has **no** potential conflict of interest for this RFP due to any other clients, contracts, or property interests.

To the best of our knowledge, the undersigned business has **no** potential conflict of interest for this RFP as set forth in the policies and Code of Ordinances of the Town of South Palm Beach, as amended from time to time.

To the best of our knowledge, the undersigned business has **no** potential conflict of interest for this RFP as set forth in Chapter 112, Part III, Florida Statutes, as amended from time to time.

IF ANY OF THE ABOVE STATEMENTS WERE NOT CHECKED, the undersigned business, by attachment to this form, shall submit information which may be a potential conflict of interest due to any of the above listed reasons or otherwise.

THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THE FAILURE TO CHECK THE APPROPRIATE BLOCKS ABOVE OR TO ATTACH THE DOCUMENTATION OF ANY POSSIBLE CONFLICTS OF INTEREST MAY RESULT IN DISQUALIFICATION OF YOUR QUALIFICATIONS OR IN THE IMMEDIATE CANCELLATION OF YOUR AGREEMENT, IF ONE IS ENTERED INTO.

Guaranteed Community Advisors

COMPANY OR INDIVIDUAL NAME



AUTHORIZED SIGNATURE

Andrew Bittner

NAME (PRINT OR TYPE)

CEO

TITLE, IF A COMPANY


EXHIBIT E

CONFIRMATION OF DRUG-FREE WORKPLACE

In accordance with Section 287.087, Florida Statutes, whenever two or more bids are equal with respect to price, quality, and service which are received by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

- (1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- (2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- (3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- (4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than 5 days after such conviction.
- (5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.
- (6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement on behalf of Guaranteed Community Advisors, I certify that Guaranteed Community Advisors complies fully with the above requirements.



Authorized Representative's Signature

11/21/2023

Date

Andrew Bittner

Name:

CEO

Position:

EXHIBIT F

SCRUTINIZED COMPANIES CERTIFICATION

By execution below, I, Andrew Bittner, on behalf of Guaranteed Community Advisors (hereinafter, the "Firm"), hereby swear or affirm to the following certifications:

The following certifications apply to all procurements:

1. The Firm has reviewed section 215.4725, Florida Statutes, section 215.473, Florida Statutes and section 287.135, Florida Statutes, and understands the same.
2. The Firm is not on the Scrutinized Companies that Boycott Israel List nor is the Firm engaged in a boycott of Israel.
3. If awarded a contract, the Firm agrees to require these certifications for applicable subcontracts entered into for the performance of work/services under this procurement.
4. If awarded a contract, the Firm agrees that the certifications in this section shall be effective and relied upon by the Town for the entire term of the contract, including any and all renewals.

If the contract awarded hereunder is for one million dollars or more, the following additional certifications apply:

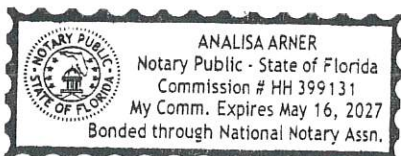
1. The Firm is not on the Scrutinized Companies with Activities in Sudan List.
2. The Firm is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
3. The Firm is not engaged in business operations in Cuba or Syria.
5. If awarded a contract, the Firm agrees to require these certifications for applicable subcontracts entered into for the performance of work/services under this procurement.
6. If awarded a contract, the Firm agrees that the certifications in this section shall be effective and relied upon by the Town for the entire term of the contract, including any and all renewals.

FIRM:

By: [Signature] Date: 11/2/23

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was sworn to (or affirmed) and subscribed before this 2nd day of November, 2023, by Andrew Bittner, who is the Founder & CEO of Guaranteed Clean Energy, who is personally known to me or who has produced State ID as identification.



NOTARY PUBLIC
Printed Name of Notary Analisa Arner
My Commission expires: May 16, 2027

EXHIBIT G

**STATE OF FLORIDA
E-VERIFY**

Contract No: RFP NO. 10-10-2023-P - Owner's Representative
Financial Project No(s) (if applicable) _____
Project Description: Owner's Representative Services

Vendor/Firm acknowledges and agrees to the following:

Vendor/Firm:

1. Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Vendor/Consultant during the term of the contract; and
2. Shall expressly require any subconsultants performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subconsultant during the contract term.

Company/Firm: Guaranteed Community Advisors

Authorized Signature:  _____

Title: CEO Date: 11/21/2023

EXHIBIT I

ACKNOWLEDGEMENT OF ADDENDA

I HEREBY ACKNOWLEDGE that I received all of the following addenda and am informed of the contents thereof:

Addendum Numbers Received:

(Check the box next to each addendum received)

<input checked="" type="checkbox"/> Addendum 1	<input type="checkbox"/> Addendum 6
<input checked="" type="checkbox"/> Addendum 2	<input type="checkbox"/> Addendum 7
<input checked="" type="checkbox"/> Addendum 3	<input type="checkbox"/> Addendum 8
<input checked="" type="checkbox"/> Addendum 4	<input type="checkbox"/> Addendum 9
<input type="checkbox"/> Addendum 5	<input type="checkbox"/> Addendum 10



AUTHORIZED SIGNATURE

CEO

TITLE

Andrew Bittner

PRINT NAME

11/21/2023

DATE