

# TRUTH MATTERS

**NOTE: Our member, "TruthMatters" is NOT the author of this article**

All comments are questions and not personal attacks, it is up to the readers to establish fact/facts and demand answers to all questions from GBC/GBG (Steele/Willard Team), The City of Lake Worth and their paid Agents – ANSWERS!

## Lake Worth Beach and Casino Project AND Pool Renovations

O&P, Gen. Conditions vs. Costs - almost \$100,000.00 profit on one line item. What are the profits GBC/GBG (Steele/Willard Team) going to making on the other line items? How much profits will GBC/GBG (Steele/Willard Team) make on the Pool Renovation Project? Where is the City of Lake Worth, its Agents in protecting the Citizens OF Lake Worth and Palm Beach County? Is the City of Lake Worth that S ..... ?

Pavers:

1. What is the sq. ft. cost of pavers?
2. What is the total sq. ft. (area), to be paved?
3. What is the installation system, dept of marble dust, footer type, sq. ft. of area renovated, costs breakdown – labor/materials, etc.?
4. Is there an engineering report for this line item?

Mechanical:

1. What is the level (degree) pipes pitch from pool to mechanical room?
2. Are the pipes being changed or replaced going in the same location?
3. Drains - located the same locations? Does the drain system of pool still drain into lower parking lot? Dose the existing drain system, drain into the existing sewer system or the lower parking lot? How is GBC/GBG (Steele/Willard Team) going to accomplish the correct way to install the drain system? If there are no plans and specifications on record at City Hall, job site or in procession of the subcontractors, how are the parties going to govern the installation, of the drain system? Moreover, who is going to pay for this line item, the City of Lake Worth or GBC/GBG (Steele/Willard Team)? Again, there are no line items mentioned in GBC/GBG (Steele/Willard Team) hid"
4. What is the costs breakdown for labor and materials?
5. Who is paying for the **removal and disposal of environmental hazards materials** in the mechanical room, existing piping and existing drain systems? There is no mention of this line item in GBC/GBG (Steele/Willard Team) bid – why?
6. Is the City of Lake Worth going to pay for the removal and disposal of environmental hazards materials? If so, why does the City of Lake Worth have to pay this new line item, supposedly GBC/GBG (Steele/Willard Team) are the professional General Contractor and Developer?

7. Is there an engineering report for this line item?

Fencing:

1. Is the fence system going to be replaced new or reused existing fencing?
2. What will new fencing appear like? Where can I go on line to see the specifications and type of fencing?
3. Lin. Ft of the new fencing are going be installed?
4. How high will the new fencing be?
5. What are the costs breakdown on labor and materials?
6. Wind loads have they been calculated for posts installation?
7. Is there an engineering report for this line item?

Electrical:

1. Wiring, what are you going to replace? What wiring is staying?
2. Lighting, what lighting fixtures are going to replaced and or refurbished? What are the specifications and types of new lighting fixtures replaced and or refurbished? Where will the new or replaced lighting fixtures be located?
3. How switches and plugs are going to be replaced or new? Where are you (GBC/GBG Steele/Willard Team) going to location switches and plugs? What are the total numbers, of GFIs being replaced and where are they going to be located, per specifications? What specification!
4. What is the costs breakdown for labor and materials?
5. Is there an engineering report for this line item?

Oh! I forgot GBC/GBG (Steele/Willard Team) did not have to provide plans and specifications for the Pool Renovation — why?

- As a concern Citizen of Lake Worth, the Pool Renovation and Beach & Casino Projects shut, down until GBC/GBG (Steele/Willard Team) answers all questions and show their source or sources for financing, per the RFP.
- There are more line items in this bid from GBC/GBG (Steele/Willard Team) submitted, which have not been addressed, but should be analyzed, and have not. This is just examples of blatant disregard for rules and regulations governing the building industry. Lack of protect from the City of Lake Worth and its hired Agents. Just think what the individual homeowner goes thru to renovate a garage? Do the same building rules apply for GBC/GBG Steele/Willard Team) renovations of an Olympic Pool Facility and Beach/ Casino Project — **NO?**

Why Was  
GBC/GBG (Steele/Willard Team)  
Allowed Too Not To Have  
PLANS and SPECIFICATIONS, Yet

# They Were Given A Building Permit By

## The City of Lake Worth FL?

**How CAN they (GBC/GBG Steele/Willard Team) receive a building permit?**

I don't know whom the armatures are, who put approved projects in the City and its Paid Agents, but the Citizens of Lake Worth and Palm Beach County are getting SCREWED, not protected, in these deal? Do you know GBC/GBG (Steele/Willard Team) will be taking all the candy (huge profits) from the Citizens of Lake Worth and Palm Beach County! Where is the City of Lake Worth and their Agents in protecting the Citizens of Lake Worth and Palm Beach County? It appears GBC/GBG (Steele/Willard Team) are getting a free ride (in my opinion) — why are the Citizens of Lake Worth and Palm Beach County allowing the City of Lake Worth and its Paid Agents act not in the our interest?

Why does the City of Lake Worth and its Agents not require or want to have the PLANS and SPECIFICATION on record for the Pool Renovation, in City Hall?

Why does the City of Lake Worth and its Agent not want to know what the labor and materials are going to cost them, not only them, but, how about the taxpayers?

Is the City going to receive the \$200,000.00 from GBC/GBG (Steele/Willard Team) in a letter to Karns from GBC/GBG (Steele/Willard Team) stating they would pay the first \$200,000.00, this is a public document stating that GBC/GBG (Steele/Willard Team) would pay, if the Pool Renovation Project was not completed by April 30, 2008? Is this letter (document) from GBC/GBG (Steele/Willard Team) to Atty. Karns available to the public? Their excuse the GBC/GBG (Steele/Willard Team) will use is that the building permit, was not issued, in a timely manner, from the City of Lake Worth — why? There for, **no \$200,000.00** guaranteed as stated, by GBC/GBG, to the City of Lake Worth by GBC/GBG (Steele/Willard Team).

Again, how did GBC/GBG (Steele/Willard Team) get a permit from the City of Lake Worth and its Agents without PLANS and SPECIFICATIONS?????????????????

As it stands', the confusion will continue to reign within the City of Lake Worth on the Pool Renovation Project, NO recorded RECORDS for the City — why?

Over 20 years, GBC/GBG (Steele/Willard Team) will generate **\$150,000,000.00 to \$250,000,000.00. maybe even \$300.000.000.00** — **WHY IS THE CITY OF LAKE WORTH RECEIVING SO LITTLE?**

What do the Citizens of Lake Worth and Palm Beach County get (\$)?

The City of Lake Worth will receive (approx.) \$500,000.00, per year, 19 years 364 days.

Many of the Citizens of Lake Worth, whom have supported GBC/GBG (Steele/Willard Team), helped them in their efforts, to secure the original RFP will RECEIVED NOTHING — isn't that GREAT? That is what you call being, SCREWED by GBC/GBG (Steele/Willard Team) and to benefit their pockets (GBC/GBG Steele/Willard Team)?

Why are there no plans or specifications for this Olympic Pool Facility Renovations - why? What are the profits of the Pool Renovations Project?

Remember Citizens of Lake Worth and Palm Beach County, if I am not mistaken GBC/GBG (Steele/Willard Team) stated the Pool Facility Renovation would be to the Olympic Standard's, well it is not — why? Why is the City of Lake Worth settling for less? Alternatively, is GBC/GBG getting a free ride, again - why?

Why is the City of Lake Worth and its Paid Agents not making GBC/GBG (Steele/Willard Team) keep, their word in stating their Pool Renovation would be to Olympic Standard? Why is the City of Lake Worth and its Paid Agents not protecting the Citizens of Lake Worth and Palm Beach County?

How can, the City of Lake Worth not asked GBC/GBG (Steele/Willard Team) for the following approval before start the Pool Renovation?

1. Site Plan
2. Soil Tests
3. Plans & Specifications
4. Environmental
5. Architectural Reports
6. Engineer Reports
7. Archaeological Reports
8. State Requirements
9. Financial Source/sources. GBC/GBG/Willard Group Etc.

What are Steele and Willard's credentials for the construction of the Pool Renovation and Develop the Beach and Casino Projects?

Dose Steele; personally have a FL State Certified Building license?

Dose Willard; personally have a FL State Certified Building license?

If they, Steele and Willard do not personally have a FL State Certified Building license and why don't they?

How many commercial projects have Steele/Willard, developed and constructed on the Atlantic Ocean? What experience do they (GBC/GBG Steele/Willard Team) have? If GBC/GBG (Steele/Willard Team) have any projects comparable to the development of the Lake Worth Beach and Casino Project and Pool Renovation. list them, list all of them FOR PUBLIC RECORD and REVIEW!

GBC's web site show pictures of constructed projects and list of projects GBC have constructed and developed? On the other hand, are they projects of the former owner of the company, constructed and developed? How many construction projects are really? How long have you owned the company (GBC)? Please explain and answer question?

How many lawsuits do they (GBC/GBG Steele/Willard Team) have, how many do they each (Steele/Willard) have? They (GBC/GBG Steele/Willard Team) should prepare a statement, under oath and sign a document stating they (GBC/GBG Steele and Willard Team) have had no lawsuits, against them. If they have any lawsuits against either one of them, provide a detailed explanation of each lawsuit. These lawsuit or lawsuits will list not only business ones, but personal lawsuits as well.

Steele/Willard used real sensitivity in picking one of the sub contractors working for the pool renovation project. Apparently, this owner is receiving monies from the CRA, monthly residual. How many other subcontractors are like the above? On all executed municipal, state and federal contracts, all subcontractors have to be, listed - are they? Is the Lunsford Act being executed and enforced on the Pool Renovation contract?

How could the City of Lake Worth and its Agents issue a building permit without plans & specifications?

What construction experience due Steele/Willard have? What license do they personally have?

How can GBC/GBG (Steele/Willard Team) provide construction services and work to the pool facilities located on part of the same piece of property, they (GBC/GBG Steele/Willard Team) have argued does not belong to the City .....

Therefore

GBC/GBG

Will not show where their

Financing

Comes From (Source/sources)

For

## The Lake Worth Beach and Casino Project

Then the argument GBC/GBG (Steele/Willard Team) will use and present to the City of Lake Worth, does not make sense? The City of Lake Worth and its PAID Agents, just roll over every time GBC/GBG (Steele/Willard Team) produces their spin and they do not even question them (GBC/GBG Steele/ Willard Team), what their spin means?

GBC/GBG (Steele/Willard Team) I will show you my financial source/sources, if you show me yours. Oh! By the way, you should have provided your financial source/sources as soon as you were awarded the contract, per the RFP, why have not you.

Please, GBC/GBG (Steele/Willard Team) no more of your spin?

Please, GBC/GBG, stop discrediting the opposition of the project/projects and or former employees?

Please, GBC/GBG, disclose your financial source or sources and where they are coming from?

Please, GBC/GBG (Steele/Willard Team), get a building permit, with approved plans and specifications like every other Citizen?

Please, GBC/GBG, pay off, all the people and firms you owe money too for securing the Lake Worth Beach and Casino Contracts.

Please, GBC/GBG, be honest to your partner the City of Lake Worth, County and with your signed subcontractors, etc.

NOTE: These comments are my personal thoughts, opinions, questions and comments to raise questions of these contracts and the City of Lake Worth relationship with GBC/GBG (Steele/Willard Team). In addition, GBC/GBG (Steele/Willard Team) should have provided the City of Lake Worth their financing source/sources, per RFP; provide information of their ability to perform this type of construction and provide information on the experiences they have in this type of construction? To date, GBC/GBG (Steele/Willard Team) have, yet to provide information required of them, per the RFP? They just spin and discrediting all individuals who ask questions or opposes them?

Truth Matters, a concerned Citizen of Lake Worth Florida