

LAKWOOD RANCH STEWARDSHIP DISTRICT

Schroeder-Manatee Ranch, Inc.

14400 Covenant Way, Lakewood Ranch, Florida 34202

Minutes - Board of Supervisor's Meeting

April 1, 2016, 9:00 a.m.

Present and constituting a quorum:

Tony Chiofalo	Board Member
Scott Almand	Board Member
Jim Schier	Board Member
Richard Bedford	Board Member

Also present were:

Jane Gaarlandt	Fishkind & Associates
Jonathan Johnson	Hopping Green & Sams
Lindsay Whelan	Hopping Green & Sams (by phone)
Herb Boatner	Bryant, Miller & Olive (by phone)
Misty Taylor	Bryant, Miller & Olive (by phone)
Brett Sealy	MBS
Mike Kennedy	Stantec
Rob Engel	Stantec
Bob Simons	SMR
Dan Perka	SMR
Deborah Byerly	SMR
Deb Cooper	SMR
Roger Aman	SMR
Pat Neal	NEAL Communities
Richard Ellis	Dewberry
Jim Jones	Bradenton Herald

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the meeting to order and proceeded with the roll call. The members in attendance are as outlined above.

There were no comments from the public.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of Minutes of the March
11, 2016 Board of Supervisors Meeting

Mr. Chiofalo presented the minutes from the previous meeting and asked if there were any questions or comments.

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved the minutes of the March 11, 2016 Board of Supervisors meeting.

THIRD ORDER OF BUSINESS

Business Matters

**Consideration of Resolution 2016-08,
Ratifying the Sale of Villages of
Lakewood Ranch South Series 2016
Bonds**

Mr. Johnson reviewed the resolution ratifying and confirming the actions of the Chair, Vice-Chair, and Staff regarding the sale and closing of the Series 2016 Bonds.

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2016-08, Ratifying the Sale of Villages of Lakewood Ranch South Series 2016 Bonds.

FOURTH ORDER OF BUSINESS

**Consideration of Bid Award for
Lakewood Ranch Blvd.**

**A. Award Recommendation Letter and
Bid Tabulation**

**B. Consideration of Resolution 2016-09,
Award of Contract**

Mr. Kennedy reviewed the Bids received from E.T. MacKenzie of Florida, Inc. for \$8,653,326.00 and Woodruff & Sons, Inc. for \$12,700,000.00 and explained the steps being taken to minimize the difference between the low contract bid and the project budget of approximately \$7.7 million. Per discussion with the contractor the unit price would be reduced by approximately \$200,000. Mr. Kennedy recommended awarding the contract to the lowest bidder, E.T. MacKenzie of Florida, Inc. and implement a change order in the amount of approximately \$200,000 upon execution of the contract.

On MOTION by Mr. Almand seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2016-09, Awarding the Contract to E.T. MacKenzie of Florida Inc. subject to such deductions as described.

FIFTH ORDER OF BUSINESS

**Consideration of Qualifications for
Geotechnical and Soil Testing
Engineering Services**

**A. Consideration of Resolution 2016-10,
Award of Contract**

Mr. Johnson noted that the District have the need for geotechnical and soil testing services on a number of projects and due to the value of the construction projects, the District had to go through the request for qualification process. The District received eight (8) statements of

qualification in response to its RFQ. Mr. Johnson stated that the Board could rank the proposers individually, however, staff had reviewed all the statement of qualifications and recommended that all firms be ranked equally number one and that staff be authorized to put them under continuous contracts and award those contracts on a project by project basis as needed once those contracts are in place.

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Resolution 2016-10, equally ranking all eight (8) firms number one and approving them for continuous contracts for geotechnical and soil testing engineering services.

Mr. Johnson requested that in the event timing of the need for testing of various road projects would come up outside of a Board meeting staff be authorized to enter into project contracts with any of these firms as long as those are within the budgets approved and then bringing them to the Board for ratification.

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District authorized the Chair or Vice-Chair to approve project agreements provided those are within the established construction budgets.

SIXTH ORDER OF BUSINESS

Financial Matters

Draw Requests & Requisitions

Mr. Almand presented for the Board's Consideration:

**Requisition List for Draw No. 15 for
Lakewood Centre North – Series 2015 A**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Draw No. 15 for Lakewood Centre North - Series 2015 A.

**Requisition List No. 13
The Villages of Lakewood Ranch South
– Developer Funding**

On MOTION by Mr. Schier, seconded by Mr. Bedford, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District accepted the Developer Funding and approved payment of Requisition No. 13 for The Villages of Lakewood Ranch South.

Mr. Aman provided an update on Lorraine Road and Deer Drive.

SEVENTH ORDER OF BUSINESS

Staff Reports

Manager's Report – Ms. Gaarlandt requested that due to the timing requirement of the TRIM Notices the budget approval process be started at the May meeting with approval of proposed budgets.

Attorney's Report –No Report

Engineer's Report – Mr. Engel presented for the Board's approval:

**Change Order No. 7, Woodruff & Sons,
Inc.
White Eagle Blvd., Phase II
Pope Road Re-Construction**

On MOTION by Mr. Almand, seconded by Mr. Schier, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 7, Woodruff & Sons, Inc.

**Change Order No. 8, Woodruff & Sons,
Inc.
White Eagle Blvd., Phase II
White Eagle Blvd. Phase 4**

Mr. Engel confirmed that the overall original time frame remains the same.

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of the Lakewood Ranch Stewardship District approved Change Order No. 8, Woodruff & Sons, Inc.

Mr. Kennedy noted that the previous day bids for Lorraine Road from the property line down to Fruitville were opened. The apparent low bidder was QGS at \$5.9 million.

EIGHT ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Chiofalo asked for a motion to continue the meeting.

On MOTION by Mr. Bedford, seconded by Mr. Almand, with all in favor, the Board of Supervisors of Lakewood Ranch Stewardship District moved to continue the April 1, 2016 meeting to Thursday, April 7, 2016 at 11 a.m. at the current location.


Secretary/Assistant Secretary


Chairperson/Vice-Chairperson