

# The Villages®

## Community Development Districts

**FROM:** Janet Y. Tutt, District Manager

**DATE:** February 8, 2017

**ISSUE:** Capital Project Update

### **BACKGROUND:**

The Amenity Authority Committee (AAC) has undertaken an aggressive capital project plan that includes various recreational amenity facilities. The following update on each project outlines the current status of the project, including the projected completion date and estimated cost. Moving forward this information will be updated monthly and provided to the AAC for review.

### **1. Hacienda Trail & Other Multi-Modal Paths North of C.R. 466**

#### **a. Status:**

- i. At the January 6, 2016 meeting the AAC approved Kimley-Horn and Associates, Inc. (KHA)'s Individual Project Order (IPO) No. 21 to develop an Opinion of Probable Cost for the reconstruction of identified multi-modal paths north of C.R. 466. The cost to develop the Opinion of Probable Cost was not to exceed \$13,800.
- ii. On March 9, 2016, the AAC directed staff to secure an IPO from Kimley-Horn and Associates, Inc. for Design, Permitting, Bidding and Construction Phase Services for the reconstruction of portions of the existing multi-modal path system north of C.R. 466 to include the following locations: Morse Trail, De La Mesa Villas Trail, Hacienda Trail (owned by VCDD No. 1 and a path through property owned by the Developer along Hacienda Golf Course), Chula Vista Villas Trail, Morse Roundabout Trail, Paradise Park Recreation Center Trail and the Trail behind De Laguna Villas.
- iii. Based on the Opinion of Probable Cost obtained by Kimley-Horn and Associates, Inc. the reconstruction is estimated to be \$2,151,000.
- i. On April 6, 2016 the AAC and VCCDD approved IPO No. 25 prepared by Kimley-Horn and Associates Inc. for the design, permitting, bidding, and construction phase services related to the reconstruction of the paths in the amount of \$417,500.
- ii. The VCCDD and VCDD No. 1 approved entering into an Interlocal Governmental Agreement during their April meetings for the AAC to legally recommend the VCCDD expend funds for improvements on property owned by another governmental entity.
- iii. Staff attended a kick-off meeting with KHA representatives in April to discuss the development of project plans; a project timeline will be provided at a future meeting, but staff anticipates the reconstruction to begin in summer 2017.
- iv. The Engineers provided Staff with construction documents for the multi-modal trails and associated landscape plans that are 60% complete; staff has reviewed the information and did not identify any issues or abnormalities. An invitation

was extended to all members of the Amenity Authority Committee to meet with Mr. Sam Wartinbee and review the information.

- v. Staff received the 100% complete construction plans.
- vi. A Request for Qualifications (RFQ) to identify a short list of qualified contractors to complete the work was issued on January 16, 2017. The public opening for submissions will take place on February 14, 2017.

## **2. Saddlebrook Village Recreation Center**

### **a. Status:**

- i. During the December 9, 2015 meeting, the AAC directed staff to move forward with preparing documents necessary to issue a request for proposal (RFP) for the Saddlebrook Village Recreation Center renovation project.
- ii. The estimated cost to complete the renovation is \$1.3 million and includes professional fees, HVAC/Plumbing/Electrical, new windows, flooring, carpentry, wallcoverings, millwork, FFE and replacing the pool shade structure.
- iii. During the March 9, 2016 meeting the AAC reviewed and supported a conceptual design that included an alternative layout for the front lobby and additional improvements to the billiards room, resulting in better use of the space available. The estimated cost to accomplish the improvements to the billiards room as well as the purchase of additional billiards tables is \$300,000.
- iv. At the April 13, 2016 Budget Workshop the AAC provided consensus to begin the renovation project following the 2016 General Election in November so there is no conflict with Saddlebrook as a polling location.
- v. The award of RFP #16P-044 to Emmett Sapp Builders, Inc. was approved on November 9, 2016 by the AAC and VCCDD.
- vi. The renovation project began on January 16, 2017.
- vii. The facility is closed, including the pool and pool pavilion. The outside courts will remain open for use and restrooms are available. The free-standing pavilion is available for use during night golf activities.
- viii. The box office previously located at Saddlebrook has been permanently relocated to the Savannah Regional Recreation Center and is open.
- ix. The demolition is now complete in addition to the plumbing and electrical underground rough-in.
- x. The foundation for the addition to the billiards room has been completed.
- xi. Spray insulation is being applied in the attic space, and the plumbing and electrical rough-in of the interior is underway.

### **b. Estimated Completion Date:**

- i. Summer 2017

### **c. Estimated Cost:**

Awarded Contract : RFP # 16P-044	\$ 1,332,738
Change Orders	\$ 0
Professional Services	\$ 107,500
Landscaping/Irrigation	\$ 35,000
Other Improvements	\$ 153,062
FF&E	\$ 171,700
<b>Estimated Total</b>	<b>\$ 1,600,000</b>

### **3. El Santiago Fountain**

#### **a. Status**

- i. During the June 8, 2016 meeting, the AAC approved the purchase and installation of a fountain behind the El Santiago Village Recreation Center.
- ii. The fountain was installed; however, an issue occurred with the transformer once it was in operation. A new transformer is scheduled to arrive next week.
- iii. A final cost will be provided at a future meeting, but staff anticipates the project to be less than estimated.

#### **b. Estimated Completion Date**

- i. January 2017

#### **c. Estimated Cost**

- i. \$18,800

### **4. Mulberry Dog Park Path and Golf Cart Parking Area**

#### **a. Status**

- i. During the June 8, 2016 meeting, the AAC approved the construction of an paved multi-modal path and golf cart parking area at the Mulberry Grove Dog Park.
- ii. The construction of the path and parking area is complete and accessible.
- iii. Bahia grass has been installed along the edge of the path.
- iv. Once all closeout documents have been received, staff will provide a final project cost breakdown.

#### **b. Completion Date**

- i. December 2016

#### **c. Estimated Cost:**

- i. \$42,000

## **COMPLETED PROJECTS**

### **1. Indoor Restroom at El Santiago**

#### **a. Status**

- i. During the June 8, 2016 meeting, the AAC approved the construction of an indoor unisex restroom at the El Santiago Recreation Center.
- ii. The construction of the restroom is complete and it is open for use.
- iii. Once all closeout documents have been received, staff will provide a final cost breakdown.
- iv. The final cost of the project is \$15,693, which is \$693 higher than estimated due to expenses for architectural services.

#### **b. Completion Date**

- i. November 2016

#### **c. Cost:**

- i. \$15,693

### **2. Boone and Del Mar Gate Restrooms**

#### **a. Status:**

- i. On June 8, 2016 the AAC and VCCDD awarded Invitation to Bid (ITB) #16B-026-Boone and Del Mar Gate House Restroom Additions to G & G Construction of Marion County, Inc.
- ii. The restrooms are for use by the gate attendants working at those locations.
- iii. The estimated cost for Professional Services increased by \$175 for architectural services. The amount was deducted from the Other Improvements line item, leaving the total estimated cost as originally anticipated.
- iv. The construction of the restrooms at both locations is complete, and gate attendant activities have resumed to normal operations.
- v. The estimated cost for Professional Services increased by \$75 for services provided from the District's engineer. The amount was deducted from the Other Improvements line item, leaving the total estimated cost as originally anticipated.
- vi. The estimated cost for Professional Services increased by \$493 for architectural services, and the Landscaping/Irrigation line item increased by \$231 for additional landscaping. The total amount of \$724 was deducted from the Other Improvements line item, leaving the estimated cost as originally anticipated.
- vii. Change Order # 1 was approved by the AAC and VCCDD on November 9, 2016 in the amount of \$9,859, which resulted in an increase in the estimated total cost of the project. The change order included items that were identified during renovations that needed to be addressed including the replacement of doors, plumbing for a bottle filler, soffit, and fascia and gutter related work.
- viii. Additional expenses were incurred for the relocation and installation of the gate related equipment. This resulted in a \$2,102 increase in the total estimated project cost which is reflected in the Other Improvements line item.
- ix. The Professional Services line item increased by \$2,352 for additional architectural services to revise drawings after on-site observations and other reimbursable costs.
- x. The total cost of the project was \$147,842.

**a. Completion Date:**

- i. August 2016

**b. Cost:**

Awarded Contract : Bid # 16B-026	\$ 74,825
Change Orders	\$ 9,859
Professional Services	\$ 23,829
Landscaping/Irrigation	\$ 2,231
Other Improvements	\$ 37,098
<b>Total Cost</b>	<b>\$ 147,842</b>

**3. Golf View Dock and Pavilion**

**a. Status:**

- i. On April 6, 2016 the AAC and VCCDD awarded Bid #16B-013 - Construction of Golf View Dock with Pavilion and Concrete Trail Repairs to Fender Marine Construction, Inc.
- ii. The demolition of the existing piers and installation of the piling support system is complete. The old piles will remain in place to encourage a fish habitat.
- iii. The Grand Opening of the facility took place on September 8, 2016. The facility is available for resident use and enjoyment.

- iv. The total cost of the project has been updated to reflect the project cost to date, which resulted in a \$ 51,283 savings compared to the estimated cost provided.

**b. Completion Date:**

- i. September 8, 2016

**c. Cost:**

Awarded Contract : Bid # 16B-013	\$ 269,342
Change Orders	\$ 0
Professional Services	\$ 4,818
Landscaping/Irrigation	\$ 5,511
Other Improvements	\$ 308
FF&E	\$ 0
Total Cost	\$ 279,979
Estimated Total Provided	\$ 331,262
Savings	\$ 51,283

**4. Schwartz Park**

**a. Status:**

- i. On October 21, 2015 Staff issued an invitation to Bid # 16B-003 Permanent Erosion Control and Pavilion Construction at Schwartz Park.
- ii. During the December 9, 2015 meeting the AAC and VCCDD approved awarding Bid # 16B-003 to Estep Construction, Inc. as the lowest, most responsive and responsible bidder.
- iii. The Grand Opening of the facility took place on April 29, 2016. The facility is available for resident use and enjoyment.
- iv. Staff received closeout documents for this project. The Landscape/Irrigation line item was increased by \$873. The total project cost is \$ 177,103, resulting in a \$47,897 reduction based on the estimated project cost.

**b. Completion Date:**

- i. April 29, 2016

**c. Cost:**

Awarded Contract : Bid # 16B-003	\$ 157,000
Change Orders	\$ 0
Professional Services	\$ 4,230
Landscaping/Irrigation	\$ 15,873
Total Cost	\$ 177,103
Estimated Total Provided	\$ 225,000
Savings	\$ 47,897

**5. Mulberry Grove Pickleball Courts**

**a. Status:**

- i. During the August 26, 2015 Budget Workshop, the AAC directed staff to proceed with converting the existing basketball court at Mulberry Grove Recreation Center to two (2) pickleball courts to be funded by Settlement Agreement Funds.
- ii. Staff received three quotes to construct two (2) pickleball courts.
- iii. Change Order No. 1 in the amount of \$1,347 is on the June 8, 2016 agenda for consideration by the AAC and VCCDD. The increased amount is a result of the purchase of print documents to acquire permits to complete the project and the purchase and installation of a six foot high wind screen around the perimeter of the courts.

- iv. The total project cost is \$14,788 which includes the construction, permits, sidewalk installation and items addressed through Change Order No. 1.

**b. Completion Date:**

- i. March 30, 2016

**c. Cost:**

- i. \$14,788

**6. El Santiago**

**d. Status:**

- i. On July 10, 2013 the AAC approved moving forward with the purchase of the former El Santiago Restaurant building.
- ii. A public meeting was held on August 30, 2013 to receive input regarding use and programming of the facility.
- iii. At the October 16, 2013 workshop, the AAC approved requesting a Scope of Services from the architect. Direction was provided to include glass/pottery kilns, extra lighting, windows and installation of solar tubes for the arts and crafts area.
- iv. At the February 12, 2014 meeting the AAC approved a Scope of Services for Architectural & Engineering Design Services by KP Studio Architect based on demolition of the existing facility.
- v. The final floor plan for the demolition and reconstruction of El Santiago Recreation Center was approved by the AAC and VCCDD on May 7, 2014.
- vi. Following a review of the approved layout, staff and the professionals associated with the project identified an improved utilization of the property and building by transposing the existing layout. The floor plan remains the same; however, the area reserved for a potential food and beverage vendor is now located on the east side of the property and will maximize the benefits to the residents by improving the golf course view and accessibility.
- vii. An RFP for completion of the project was advertised on October 7, 2014.
- viii. The award of RFP #15P-015 was approved by the AAC and VCCDD for the demolition and reconstruction of the El Santiago Recreation Center on February 11, 2015.
- ix. The existing facility was demolished and all existing utilities were re-located for construction of the new building.
- x. \$38,394 was added to the line item for Professional Services for engineering costs associated with the project. The construction and demolition of a new facility with additional square feet and transposing the existing layout increased the cost for services.
- xi. \$36.00 was added to the professional services line item for additional plans that were necessary. The additional expense was deducted from the Other Improvements line item, and the bottom line remained the same.
- xii. Change orders No. 1-6 were approved on August 12, 2015 by the AAC and VCCDD. The change orders resulted in a credit of \$5656 which was added to contingency (Other Improvements line item).
- xiii. The estimated cost for FF&E was increased by \$19,752; the cost of lobby and patio furniture was higher than estimated. The amount was deducted from the Other Improvements line item, leaving the total estimated cost as originally anticipated.
- xiv. The Landscaping/Irrigation line item increased by \$35,471; the cost of landscaping was higher than estimated. The amount was deducted from the Other Improvements line item, leaving the total estimated cost as originally anticipated.

- xv. Change Orders No. 7-10 were approved on December 9, 2015 by the AAC and VCCDD. The change orders resulted in a remaining credit balance of \$2770 which was added to contingency (Other Improvements line item).
- xvi. The total cost of the project has been updated to reflect the project cost to date, which resulted in a \$ 42,890 savings compared to the estimated cost provided.

**e. Completion Date:**

- i. December 16, 2015

**f. Cost:**

Awarded Contract : RFP #15P-015	\$ 1,774,608
Change Orders	\$ (2770)
Professional Services	\$ 147,401
Landscaping/Irrigation	\$ 95,471
Other Improvements	\$ 68,470
FF&E	\$ 136,311
Total Cost	\$ 2,219,491
Estimated Total Provided	\$ 2,262,381
Savings	\$ 42,890

**7. Tierra Del Sol**

**a. Status:**

- i. At the December 11, 2013 meeting, the AAC directed staff to move forward with the option of demolition and reconstruction of the Tierra Del Sol Recreation Center. A conceptual drawing of the new proposed facility is attached for reference.
- ii. The Scope of Services for Architectural & Engineering Design Services by KP Studio Architect based on demolition of the existing facility was approved by the AAC and VCCDD on January 8, 2014.
- iii. The approval of the final floor plan for the demolition and reconstruction of Tierra Del Sol Recreation Center was approved by the AAC and VCCDD on May 7, 2014.
- iv. The Award of RFP #14P-055 was approved by the AAC and VCCDD on August 6, 2014.
- v. Following the award of RFP, a pre-construction meeting was held, and the contractor has 30 days to have the necessary permits issued and 180 days for completion.
- vi. Change Order # C/O 14-0880-1 was approved the by the AAC and VCCDD on November 12, 2014 in the amount of \$7152.00. The Change Order was necessary to relocate an irrigation line.
- vii. The purchase of furniture, fixtures and equipment (FF&E) for the recreation center is currently underway. The estimated cost for FF&E was increased by \$5,894.00 which was deducted from the Other Improvements line item, leaving the total estimated cost as originally anticipated.
- viii. The estimated cost for FF&E was increased by \$441.00 for the purchase of T.V. Carts, which was deducted from the Other Improvements line item, leaving the total estimated cost as originally anticipated.

- ix. Change Order #14-0880-2 (Change Order # 2) in the amount of \$22,095.50 was approved by the AAC and VCCDD on April 8, 2015. The cost is associated with the removal and replacement of an existing multi-modal path to conform to current safety standards.
- x. The Landscaping/Irrigation line item was increased by \$20,700.00. The costs associated with landscaping the area were higher than estimated.
- xi. The Professional Services line item was increased by \$3,113.00 to accommodate for additional engineering expenses associated with the project; all additional expenses were deducted from the Other Improvements line item, and the bottom line remained the same.
- xii. Change Order # 14-0880-3 in the amount of \$1493 was approved on August 12, 2015 by the AAC and VCCDD. The change order included several credits as well as additional items which included: emergency exit light fixtures, steel sink supports and TV receptacles.
- xiii. Staff received a final invoice from the project architect that was outlined in the agreement for services, but was not billed at the completion of the project. The invoiced amount is \$8,888.
- xiv. The total cost of the project has been updated to reflect the project cost to date, which resulted in a \$46,268 savings compared to the estimated cost provided.

**b. Completion Date:**

- i. May 7, 2015

**c. Cost:**

Awarded Contract: RFP # 14P-055	\$ 1,445,479
Change Orders	\$ 30,741
Professional Services	\$ 130,041
Landscaping/Irrigation	\$ 70,700
Other Improvements	\$ 32,664
FF&E	\$ 146,134
Total Cost	\$ 1,855,759
Estimated Total Provided	\$ 1,902,027
Savings	\$ 46,268

**8. Gate Connectivity**

**a. Status:**

- i. At the September 11, 2013 meeting the AAC approved moving forward with fiber connectivity for the gates north of CR 466.
- ii. The fiber installation has been completed at all gate locations north of CR 466.
- iii. The final cost for the gate connectivity project was \$61,716.00 less than the original estimated cost. The savings is attributable to the reduction in equipment price, fewer cameras needed at locations to adequately cover the area, fewer servers to store the data and the cost sharing of the fiber backbone installation with our IT Service Provider.
- iv. The final cost of the project has been increased by \$37,789.00 for invoices that were received since the last meeting. The expenses are associated with the data distribution centers. These costs were split 50/50 between the District and The Villages Technology Solutions Group (TSG).
- v. The final project cost was reduced by \$75.00 due to a decrease in the final billing.

**b. Completion Date:**

- i. February 2015



**c. Cost**

- i. \$912,091 (includes fiber/installation, cameras, servers and other necessary equipment)

**9. Paradise Park Area 'B'**

**a. Status:**

- i. At the May 7, 2014 meeting the AAC approved moving forward with the design plan for the Paradise Park Area 'B' and directed Staff to move forward with the solicitation process.
- ii. On May 30, 2014 Staff issued an Invitation to Bid for the Paradise Park Area B Landscaping and Recreation Improvements.
- iii. The award of Bid # 14B-049 to Down to Earth Landscape and Irrigation Contractors was approved by the AAC and VCCDD on July 9, 2014.
- iv. Following the award of the Bid, a pre-construction meeting was held and the contractor has 120 calendar days for substantial completion with an additional 30 calendar days to reach final completion, for a total of 150 calendar days.
- v. The Bid does not include the exercise equipment which was purchased, and installed, separately.
- vi. Change Order #1 to Bid# 14B-049 in the amount of \$82,146.73 was approved at the December 10, 2014 meeting. This provided for the landscaping/lighting/irrigation on the north side of the Wales entrance.
- vii. Change Order # C/O14B-049-2, 3 & 4 for Bid #14B-049 in the amount of \$13,328.00 is on the agenda for consideration by the AAC and VCCDD. The additional items include the installation of concrete and sod.
- viii. Additional expenses in the amount of \$7,957.00 were incurred for landscape architecture services, signage and installation of locks.
- ix. The final project cost was updated to reflect a \$774.00 charge for conduit installation at the Wales Gate. The cost was incurred during the project and is now incorporated to reflect the final project total.

**b. Completion Date:**

- i. January 23, 2015

**c. Cost:**

Awarded Contract: Bid # 14B-049	\$ 861,147
Change Orders	\$ 95,620
Professional Services	\$ 108,094
Other Improvements	\$ 50,554
<b>Total</b>	<b>\$ 1,115,415</b>

**10. Chula Vista**

**a. Status:**

- i. On October 30, 2013 a Request for Proposal (RFP) was issued to complete the renovations at Chula Vista which includes enclosing the existing lanai and reconfiguring existing rooms. The floor plan is included for reference.
- ii. The Award of RFP # 14P-028 to Signature Enterprises, Inc. was approved by the AAC and VCCDD on January 8, 2014.
- iii. The Grand Opening of the facility took place on September 26, 2014. The facility is available for resident use and enjoyment.

**b. Completion Date:**

- i. September 26, 2014
- c. Cost:**
  - i. \$ 606,758 (Decreased by \$13.00 due to a sales tax credit)

#### **11. Lindsey Lane Golf Maintenance Building**

- a. Status:**
  - i. At the May 2013 workshop, the AAC provided consensus for moving forward with the reconstruction of the Lindsey Lane Golf Maintenance Building.
  - ii. A variance has been approved by the Town of Lady Lake to remove a historic tree.
  - iii. The award of the RFP # 14B-036 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on February 12, 2014.
  - iv. Following a pre-construction meeting, the contractor had 30 days to have the necessary permits issued, followed by 120 days to complete the project.
  - v. The cost for completion of the project increased by \$6972.00 due engineering costs and an existing defective backflow that required repair.
- b. Completion Date:**
  - i. September 2014
- c. Cost:**
  - i. \$649,696

#### **12. Silver Lake**

- a. Status:**
  - i. KP Studio Architect completed an updated floor plan for the Silver Lake Recreation Center based on ADA guidelines. The updated floor plan was approved by the AAC on October 9, 2013 and includes an additional single restroom. As a result of the addition, a door has been added leading into the Billiards Room, but swings inward so that play is not impacted. Additionally, a water fountain will be included on the exterior wall of the added restroom, but is not pictured on the floor plan.
  - ii. On October 30, 2013 a Request for Proposals (RFP) was issued to complete the renovations at Silver Lake.
  - iii. The Award of RFP # 14P-028 to Signature Enterprises, Inc. was approved by the AAC and VCCDD on January 8, 2014.
  - iv. The Grand Opening of the facility took place on August 29, 2014. The facility is available for resident use and enjoyment.
  - v. The cost was adjusted to include the installation of an assistive listening device at a cost of \$7200.00.
- b. Completion Date:**
  - i. August 29, 2014
- c. Cost:**
  - i. \$629,208

#### **13. Paradise Park Area 'A'**

- a. Status:**
  - i. The grand opening of the park took place on January 23, 2014. The park is available for resident use and enjoyment.
- b. Completion Date:**
  - i. January 23, 2014
- c. Cost:**
  - i. \$944,008 (including construction costs for picnic pavilion)

#### **14. Southside**

**a. Status:**

- i. Award of RFP #14P-018 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on October 9, 2013.
  - a. The RFP included demolition of existing interior and construction of interior per specifications.
- ii. The Grand Opening of the facility took place on February 10, 2014. The facility is available for resident use and enjoyment.

**b. Completion Date:**

- i. February 10, 2014

**c. Cost:**

- i. \$202,270

**13. La Hacienda Sports Pool House**

**a. Status:**

- i. Award of RFP #14P-018 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on October 9, 2013.
  - a. The RFP included demolition of the existing structure and construction per new specifications.
- ii. The Grand Opening of the facility took place on March 26, 2014. The facility is available for resident use and enjoyment.

**b. Completion Date:**

- i. March 26, 2014

**c. Cost:**

- i. \$575,309

**14. Knudson Score Booth/Storage**

**a. Status:**

- i. The award of the RFP # 14B-034 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on February 12, 2014.
- ii. This project has been completed and the facility is available for resident use and enjoyment.

**b. Completion Date:**

- i. May 5, 2014

**c. Cost:**

- i. \$46,902

**15. Saddlebrook Picnic Pavilion**

**a. Status:**

- i. At the May 2013 workshop, the AAC provided consensus for moving forward with the construction of the Saddlebrook Picnic Pavilion and subsequently approved the site location at the June 2013 meeting.
- ii. The award of RFP #14B-035 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on February 12, 2014.
- iii. The project has been completed and the facility is available for resident use and enjoyment.

**b. Completion Date:**

- i. June 2014

**c. Cost:**

- i. \$79,744

**STAFF RECOMMENDATION:**

This information has been provided for review and reference by the AAC. The information will be updated and provided monthly.

**Saddlebrook Renovation Project**

