

The Villages®

Community Development Districts

FROM: Richard J. Baier, District Manager

DATE: January 8, 2020

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.

Active Projects

1. First Responders Recreation Center

a. Status

- i. On May 9, 2018 the AAC and VCCDD approved entering into a Contract for Purchase and Sale with the First Baptist Church at The Villages, Inc. (FBC) to acquire an existing fellowship hall and 19 acres, more or less, for an agreed upon purchase price of \$2,000,000.
- ii. The Third Amendment to Interlocal Agreement with Marion County was approved by the AAC and VCCDD on July 11, 2018. This amendment updated the VCCDD service boundary to incorporate the existing fellowship hall and 19 acres, more or less.
- iii. The closing of the property took place on September 6, 2018 and all funds were remitted to the seller which totaled \$2,016,295.
- i. At the January 23, 2019 Workshop, the AAC directed staff to include a \$6.5 million placeholder for the design and renovation of the recreation center. Once the site plans are reviewed and finalized, the AAC will make the necessary decisions regarding the scope/design and updated cost estimates.
- ii. A Workshop was held on July 24, 2019 for the AAC to review a conceptual site plan based on resident input, property configuration, programming and operational expectations. The draft conceptual site plan and survey results are available for review on www.DistrictGov.org. In addition, residents will have the opportunity to provide input on this project via the website through Friday August 23, 2019.
- iii. A public participation meeting was held on September 24, 2019 at the Savannah Center for residents to further review a proposed conceptual site plan and provide feedback.
- iv. The committee addressed numerous design elements at the November 6, 2019 meeting. A discussion item pertaining to the pool design was included on the December 11, 2019 meeting agenda.

- v. The AAC provided direction to Staff to include the construction of a resort style pool with a step entry and handrails as part of the design plan at the First Responders Recreation Center.
- vi. Staff will continue to work with all involved parties and develop an updated site plan for a future meeting.

2. Air Rifle Range – Rio Grande

a. Status

- i. The original estimated project cost for renovations at the Air Rifle Range at Rio Grande was \$154,000. The project scope expanded beyond the original estimate to include a demolition and rebuild of the existing facility due to a site survey and the structural condition. As a result, the project cost is now estimated at \$250,000. The rebuild of this facility presented the opportunity to work in conjunction with residents to also address lighting, an extended roof line, a vegetation buffer, ceiling fans and storage.
- ii. The bid for the project was issued on November 14, 2019 to the public. On November 21, 2019 there was a mandatory onsite pre-bid conference for participating contractors. The bid responses were due to the Purchasing department on December 16, 2019.
- iii. This item is included on the January 8, 2020 agenda for discussion and direction.

b. Projected Completion Date

- i. TBD

3. Shay Gate Restroom Addition

a. Status

- i. At the April 10, 2019 meeting, the AAC provided direction to proceed with the construction of a restroom at the Shay gatehouse for an estimated cost of \$135,000- \$165,000.
- ii. A mandatory, on-site pre-bid conference for contractors was held on September 10, 2019 at the Shay Gate House. This ensures contractors have a clear understanding of the project scope and deliverables. Three contractors attended this meeting.
- iii. On October 9, 2019 the AAC and VCCDD approved awarding ITB #19B-023 – Shay-Silver Lake Gatehouse, to Genesis Construction and Management, Inc. in the total amount of \$159,355.00 for the restroom addition.
- iv. Construction was delayed as both the Town of Lady Lake and Lake County requested to review the project plans. The District has not received a building permit to date, but anticipates construction to begin in February. Additional details pertaining to scheduled road closures will be communicated to the public in advance. Communication is also ongoing with property owners that are immediately adjacent the project.

b. Projected Completion Date

- i. TBD

Future Projects for Consideration

1. Paradise Recreation Center

a. Status

- i. At the January 23, 2019 Workshop, Staff presented and reviewed the scope, design and budget of the Paradise Recreation Center project.
- ii. The AAC directed Staff to delay the project until the Villages of Marion recreation center was further along. This action will allow the completion of the new recreation center to provide additional space when the Paradise Recreation Center is closed for renovation.

Completed Projects

1. Del Mar Gate

a. Status

- i. At the January 23, 2019 Workshop, Staff presented existing operational issues at the Del Mar gate and various solutions for consideration. Following discussion and input from the public, the AAC authorized the expenditure of \$15,000 for Staff to proceed with the re-design of a second entry lane at the Del Mar gate.
- ii. The project is estimated to cost \$71,920.
- iii. Ciraco Underground performed the work in accordance with the engineering plans.
- iv. The project is complete; Staff will present the final project cost at a future meeting.

b. Projected Completion Date

- i. October 2019

2. Aquatic Access Lifts

a. Status

- i. At the January 23, 2019 Workshop, the AAC directed Staff to proceed with the purchase and installation of Aquatic Access Chair Lifts at the last eight pools, north of CR466, which are not equipped with a lift. The estimated cost is \$80,000 for the purchase of the lifts, and approximately \$4,000 in annual maintenance.
- ii. The Aquatic Access Lift (AAL) installations are complete at Chatham, Springdale, Savannah, Calumet, El Santiago and Paradise and Mulberry Recreation Center pools.

b. Projected Completion Date

- i. September 2019

3. Hacienda Trail & Other Multi-Modal Paths North of C.R. 466

- a. 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.
- b. The award of RFP #17P-024 for Multi-Modal Path Renovations to SSS Down To Earth OPCO II, LLC was approved on June 7, 2017 by the AAC and VCCDD.

Completion Date	May 2018
Awarded Contract : RFP #17P-024	\$1,989,742
Less Reimbursement from The Villages Operating Company	(\$229,215)
Change Orders (District: \$129,779/ VOC: \$7270)	\$137,047
Other Improvements	\$3825
Professional Services	\$329,236
Total	\$2,230,635
Estimated Total Provided	\$2,586,646
Savings	\$356,011

4. Power Corridor Trail

- a. At the February 7, 2018 meeting, based on the information included on the agenda, the AAC directed Staff to leave the PCT in its existing condition to prevent triggering Duke Energy trail width and setback requirements. KHA will be paid \$63,431 for completion of the 60% construction plans associated with IPO No. 35.

5. Saddlebrook Village Recreation Center

- b. During the December 9, 2015 meeting, the AAC directed staff to move forward with issuing a request for proposal (RFP) for the Saddlebrook Village Recreation Center renovation project.
- c. The project included HVAC/Plumbing/Electrical, new windows, flooring, carpentry, wallcoverings, millwork, FFE and replacing the pool shade structure.
- d. The award of RFP #16P-044 to Emmett Sapp Builders, Inc. was approved on November 9, 2016 by the AAC and VCCDD.

Completion Date	June 28, 2017
Awarded Contract : RFP # 16P-044	\$ 1,132,738
Change Orders	\$ 56,676
Professional Services	\$ 95,666
Landscaping/Irrigation	\$ 40,127
Other Improvements	\$ 124,952
FF&E	\$ 167,632
Total	\$ 1,617,791
Estimated Total Provided	\$ 1,631,000
Savings	\$ 13,209

6. El Santiago Fountain

- a. During the June 8, 2016 meeting, the AAC approved the purchase and installation of a fountain behind the El Santiago Village Recreation Center.

Completion Date	January 2017
Total	\$ 10,785

7. Mulberry Dog Park Path and Golf Cart Parking Area

- a. During the June 8, 2016 meeting, the AAC approved the construction of a paved multi-modal path and golf cart parking area at the Mulberry Grove Dog Park.

Completion Date	December 2016
Total	\$ 40,192

8. Indoor Restroom at El Santiago

- a. During the June 8, 2016 meeting, the AAC approved the construction of an indoor unisex restroom at the El Santiago Recreation Center.

Completion Date	November 2016
Total	\$ 15,693

9. Boone and Del Mar Gate Restrooms

- a. 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.

Completion Date	August 2016
Awarded Contract : Bid # 16B-026	\$ 74,825
Change Orders	\$ 9,859
Professional Services	\$ 23,829
Landscaping/Irrigation	\$ 2,231
Other Improvements	\$ 37,098
Total Cost	\$ 147,842

10. Golf View Dock and Pavilion

- a. 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.

Completion Date	September 8, 2016
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
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11. Schwartz Park

- a. On October 21, 2015 Staff issued an invitation to Bid # 16B-003 Permanent Erosion Control and Pavilion Construction at Schwartz Park.
- b. 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.

Completion Date	April 29, 2016
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

12. Mulberry Grove Pickleball Courts

- a. 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.

Completion Date	March 30, 2016
Total	\$ 14,788

13. El Santiago

- a. On July 10, 2013 the AAC approved moving forward with the purchase of the former El Santiago Restaurant building.
- b. 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.
- c. 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.

Completion Date	December 16, 2015
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

14. Tierra Del Sol

- a. 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.
- b. The Award of RFP #14P-055 was approved by the AAC and VCCDD on August 6, 2014.

Completion Date	May 7, 2015
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

15. Gate Connectivity

- a. At the September 11, 2013 meeting the AAC approved moving forward with fiber connectivity for the gates north of CR 466 which included fiber/installation, cameras, servers and other necessary equipment.

Completion Date	February 2015
Total	\$ 912,091

16. Paradise Park Area 'B'

- a. 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.
- b. 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.

Completion Date	January 23, 2015
Awarded Contract: Bid # 14B-049	\$ 861,147
Change Orders	\$ 95,620
Professional Services	\$ 108,094
Other Improvements	\$ 50,554
Total	\$ 1,115,415

17. Chula Vista

- a. 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.

- i. The Award of RFP # 14P-028 to Signature Enterprises, Inc. was approved by the AAC and VCCDD on January 8, 2014.

Completion Date	September 26, 2014
Total	\$ 606,758

18. Lindsey Lane Golf Maintenance Building

- a. At the May 2013 workshop, the AAC provided consensus for moving forward with the reconstruction of the Lindsey Lane Golf Maintenance Building.
- b. The award of the RFP # 14B-036 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on February 12, 2014.

Completion Date	September 2014
Total	\$ 649,696

19. Silver Lake

- a. 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.
- b. The Award of RFP # 14P-028 to Signature Enterprises, Inc. was approved by the AAC and VCCDD on January 8, 2014.

Completion Date	August 29, 2014
Total	\$ 629,208

20. Paradise Park Area 'A'

- a. The grand opening of the park took place on January 23, 2014. The park is available for resident use and enjoyment.

Completion Date	January 23, 2014
Total	\$ 944,008

21. Southside

- a. Award of RFP #14P-018 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on October 9, 2013.
- b. The RFP included demolition of existing interior and construction of interior per specifications.

Completion Date	February 10, 2014
Total	\$ 202,270

17. La Hacienda Sports Pool House

- a. Award of RFP #14P-018 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on October 9, 2013.
- b. The RFP included demolition of the existing structure and construction per new specifications.

Completion Date	March 26, 2014
Total	\$ 575,309

18. Knudson Score Booth/Storage

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

Completion Date	May 5, 2014
Total	\$ 46,902

19. Saddlebrook Picnic Pavilion

- a. 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.
- b. The award of RFP #14B-035 to Mark Cook Builders, Inc. was approved by the AAC and VCCDD on February 12, 2014.

Completion Date	June 2014
Total	\$ 79,744

STAFF RECOMMENDATION:

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