

GREENWAY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, September 18, 2018 at 3:01 p.m. at 6900 Tavistock Lakes Blvd, Suite 200, Orlando, FL 32827. Members listed below constituted a quorum.

Richard Levey	Chair
Rob Adams	Vice-Chair
Cristyann Courtney	Assistant Secretary

Also attending:

Jeff Newton	Donald W. McIntosh Associates
Larry Kaufmann	Construction Supervisor
Tucker Mackie	Hopping Green & Sams
Jennifer Walden	Fishkind & Associates
Lynne Mullins	Fishkind & Associates
Scott Thacker	Tavistock Development
Stephen Flint	Tavistock Development
Amanda Lane	Fishkind & Associates (via phone)

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Levey announced that there were no members of the public present or on the phone.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of
the August 23, 2018 Board
of Supervisors' Meeting**

Board Members reviewed the minutes from the August 23, 2018 Board of Supervisors' Meeting.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the minutes of the August 23, 2018 Board of Supervisors' Meeting, as presented.

FOURTH ORDER OF BUSINESS

Discussion of Budgetary Review/Cash Flow Analysis

Ms. Walden stated while the District has been reviewing each month that the Fiscal Year 2018 budget has been on track Ms. Lane, the District Accountant, came across the fact that the cashflow was low in this District for Fiscal Year 2018. Ms. Lane researched this further and found that the District had Fiscal Year 2017 expenses that hit in 2018 and were paid in 2018 and those totaled \$147,000.00. Mr. Levey asked if these were non-budgeted expenses in the Fiscal Year 2018 budget. Ms. Walden stated that Ms. Lane will discuss this but noted that \$64,000.00 of it was related to the hurricane.

Ms. Lane stated that the amount of \$147,087.87 hit after Fiscal Year 2017 ended but was in the timeframe that the District Manager has for internal control reasons, booked it in 2017. They were Fiscal Year 2017 expenses booked properly in 2017 but they had to use Fiscal Year 2018 cash for it and while the District did have a carry forward of \$120,000.00 from Fiscal Year 2017 it was not enough to fully cover the entirety of what was actually Fiscal Year 2017 expenses. Mr. Levey expressed that there had to be a budget bust somewhere in Fiscal Year 2017. Ms. Lane responded that a lot of it was hurricane related which the District did not budget for at all and the District ended up putting most of that to landscaping. Mr. Levey stated that now there is a hit of \$147,000.00 in Fiscal Year 2018 that was unbudgeted. Ms. Lane replied that the full \$147,000.00 was not all hurricane and some of it was legitimate 2017 expenses that just hit after the end of the Fiscal Year. Ms. Lane stated that she has a break down that is not shown on the agenda. She expressed that \$64,000.00 was hurricane related and that was not budgeted for but the remaining was budgeted in Fiscal Year 2017. Mr. Levey stated that in Fiscal Year 2018 the District is going to have a budget deficit of some sort in 2018. Ms. Lane explained that they are not hitting the 2018 budget because this was more cash flow and not the accrued revenue. She stated that they were booked correctly in 2017 but paid for with Fiscal Year 2018 cash. It is not going to hit the Fiscal Year 2018 budget and is only showing how the cash flow went in and out. Mr. Levey asked how the District is accounting for that delta. He asked if it was being paid out of reserves. Ms. Lane stated that District staff is moving some money from the reserves into the account as the District needs it. She stated that right now she has not had to move any over for Greenway but after September 9, 2018 the District had \$41,000.00 of cash in the account and that has gone down to about \$30,000.00 right now and once the District gets a little bit lower if the District needs to move money over from the reserves, she believes that the District has an email confirmation from Mr. Levey that the District can do that. Mr. Levey stated that he knew this was coming but did not know if the rest of the Board heard this or not.

Ms. Mackie stated that the solution that was discussed by Fishkind was to speak with Mr. Ventura about paying the 2018-2019 assessments from Lake Nona in an earlier timeframe such that the District will have an infusion of cash to the extent that reserves are not sufficient, to not only pay for the remaining fiscal year including this month but also the first three months of operating

expenses. She noted that the District typically does not have those assessments until such time as the landowners start paying their tax bills.

Mr. Levey asked if anyone was concerned about the timing of this information. Ms. Courtney stated that there was not money in the budget previously to cover hurricane expenses and asked if the District has budgeted for that going forward. Ms. Walden responded yes. Ms. Courtney asked how much is budgeted for hurricane expenses. Ms. Mackie stated that the District raised assessments overall by adding additional line items for other expenses so that the operating capital should be more and thinks that the District might be putting off the problem down the road for the end of Fiscal Year 2018-2019 if the District does have another hurricane related expense. Ms. Lane responded she thinks that they are because the District budgeted \$5,000.00 for the Hurricane Cleanup line item and if the District has another hurricane it may not be enough but the District did increase the assessments.

Mr. Levey asked about insurance. Ms. Mackie stated that the District looked at insurance in the past for landscaping and there are not that many companies that will do it and the one they found that charged an exorbitant amount to insure the landscaping. Mr. Levey asked what action District staff needed. Ms. Walden responded that that District staff is requesting a motion from the Board to ratify the Chairman's actions to use the money out of reserves.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the actions of the Chairman to use the money out of reserves.

FIFTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter

Ms. Walden stated that the District received this Audit Engagement Letter from Berger, Toombs and Counsel has reviewed and provided changes and they made those changes as requested. The not-to-exceed amount is \$4,395.00 which fits in with the budget. Mr. Levey asked if it was consistent with past practice. Ms. Walden responded yes.

Ms. Mackie noted that District staff needs to keep the Auditor more on task with getting an initial draft of the audit. She stated that they did not meet the expectation in the prior engagement letter and it is not unique to Berger, Toombs; she noted that they were all behind this past Fiscal Year.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank in a not-to-exceed amount of \$4,395.00.

SIXTH ORDER OF BUSINESS

**Consideration of OUC
Master Lighting
Installation, Upgrade and
Service Agreement -
Nemours Parkway Phase 6**

Mr. Kaufmann stated that this is a standard OUC Agreement for the section that connects Narcoosee Road to Lake Nona. Mr. Levey asked if the lease payment will hit in Fiscal Year 2019 and if this was anticipated and budgeted for. Mr. Kaufmann responded yes. Mr. Adams asked if the lights were cobra or hats. Mr. Kaufmann responded that they are the hats until you reach the High School and then they switch to cobras. He explained that he wanted to match what should have been on Weller but the City put in something else and there will be a little discontinuity with streetlights but there is nothing the District can do about it right now.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the OUC Master Lighting Installation, Upgrade and Service Agreement - Nemours Parkway Phase 6.

SEVENTH ORDER OF BUSINESS

**Consideration of OUC
Master Lighting
Installation, Upgrade and
Service Agreement -
Centerline**

Mr. Kaufmann stated that this is the same OUC Agreement for the portion of Centerline Dr. that is currently near completion.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the OUC Master Lighting Installation, Upgrade and Service Agreement – Centerline.

EIGHTH ORDER OF BUSINESS

Consideration of Landscape Easement Agreements #1, 2, & 3

Ms. Mackie stated that the reason for three separate Landscape Easement Agreements are because of the varying locations and the differing ownership. She explained that the District is going to be maintaining landscaping that is outside of the right-of-way such that the District needs landscape easements over these particular areas. She noted that there may be some sections of these areas that the District will acquire in fee at a later date but for now the District needs a landscape easement for current timing purposes. She stated that the Board can approve all three agreements by one motion. Mr. Levey asked if this was anticipated in the Fiscal Year 2019 budget for landscape maintenance and then realized that this will probably fall under warranty for the first year. Ms. Mackie responded that is correct.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Nemours Parkway Phase 6 Landscape Easement No. 1 (Lake Nona Land Company, LLC and Lake Nona Laureate Park, LLC), Nemours Parkway Phase 6 Landscape Easement No. 2 (Lake Nona Land Company, LLC) and Nemours Parkway Phase 6 Landscape Easement No. 3 (Narcoossee Land Holding Two, LLC).

NINTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement for Nemours Parkway Phase 7

Ms. Mackie stated that the basis for the temporary construction and access easement stems from negotiations with Nemours Hospital and the Developer over how drainage is going to be provided from the Nemours site while construction of Nemours Parkway Phase 7 is ongoing. These proposed Temporary Easements gives the District the ability to construct temporary drainage and continue to maintain that while construction is ongoing and once Nemours Parkway Phase 7 is

completed, the Nemours Hospital site or a portion of the site, will drain through the right-of-way. She stated that this was discovered during discussions between the Developer and Nemours at the time that they were negotiating other easements. Mr. Newton added that it is a constructability issue. He noted that the District is trying to build a road over top of a drainage ditch that conveys Nemours drainage and parts of the drainage will have to be relocated during construction.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Temporary Construction and Access Easement Agreement with Lake Nona Land Company, LLC for Nemours Parkway Phase 7.

TENTH ORDER OF BUSINESS

Consideration of Interlocal Agreement with Boggy Creek Improvement District Regarding Certain Costs Associated with the Construction of Nemours Parkway

Ms. Mackie explained that this deals with Nemours Parkway Phase 7. Exhibit A shows a coloring system on the graphic that denotes property within the Greenway Improvement District and the Boggy Creek Improvement District. She noted that when this right-of-way was expanded a small portion of the Boggy Creek ID funded Nemours Parkway Phase 7 is actually in the Greenway ID. Based upon the cost estimates that were developed by the Engineer the Interlocal Agreement would provide that the section to the right of the black line will be funded by the Greenway ID and to the left will be funded by the Boggy Creek ID despite the fact that that small strip is located within the Greenway ID. She noted that the Interlocal Agreement would provide for the construction and ongoing maintenance in the future.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Interlocal Agreement with Boggy Creek Improvement District Regarding Certain Costs Associated with the Construction of Nemours Parkway.

ELEVENTH ORDER OF BUSINESS

Ratification of Requisition Nos. 571 – 580 Approved in

**August 2018 in an amount
totaling \$822,291.50**

Board Members reviewed Requisition Nos. 571 – 580 approved in August 2018 in an amount totaling \$822,291.50.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 571 – 580 approved in August 2018 in an amount totaling \$822,291.50.

TWELFTH ORDER OF BUSINESS

**Ratification of Operation
and Maintenance
Expenditures Paid in
August 2018 in an amount
totaling \$89,476.04**

Board Members reviewed the Operation and Maintenance Expenditures paid in August 2018 in an amount totaling \$89,476.04.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures paid in August 2018 in an amount totaling \$89,476.04.

THIRTEENTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed
Services**

Mr. Kaufmann presented the following Work Authorizations to the Board:

1. Donald W. McIntosh in the amount of \$6,725.00 for additional gravity sewer and reclaimed water service lines for Nemours Hospital in Nemours Parkway Phase 7.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Donald W. McIntosh Associates, Inc. in the amount of \$6,725.00 for Nemours Parkway Phase 7.

2. Donald W. McIntosh in the amount of \$257,630.00 for survey, design and construction admin for 2,220 LF roadway for Segments A & B for Centerline Drive.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Donald W. McIntosh Associates, Inc. in the amount of \$257,630.00 for Centerline Drive – Segments A & B.

3. Donald W. McIntosh in the amount of \$290,695.00 for survey, design and construction admin for 2,465 LF roadway for Segments C & D for Centerline Drive. Mr. Kaufmann stated that there is a bridge that will eventually be installed here which is not part of this proposal. Mr. Levey asked if the bridge design comes back to the Board. Ms. Mackie responded that the District will have to go out for an RFQ for that. Mr. Levey asked how they would complete the design of C & D without a bridge designer. Mr. Newton stated that they anticipate it being a box culvert rather than a bridge. Mr. Kaufmann added that the Developer has not weighed in on what they want. Mr. Newton stated that the District would need to engage a Structural Engineer. Mr. Adams asked if segment C was complete. Mr. Newton indicated that there are improvements going on in section C and it is being widened to include on street parking and a 12-foot trail and a number of utility adjustments and relocations. Mr. Levey asked if it is the same cost as if the District is designing a new road. Mr. Newton replied that it is not the same cost but it is still pretty complicated. Mr. Levey asked if the Developer has provided feedback on this design proposal. Mr. Kaufmann replied no. Mr. Levey asked if Mr. Adams wanted to move forward or wait 30 days. Mr. Adams stated that he would rather table this Work Authorization pending the next Board Meeting.
4. Professional Services Industries, Inc. in the amount of \$1,300.00 for a study to determine alternative underdrain designs.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Professional Services Industries in the amount of \$1,300.00 for roadway underdrain details.

FOURTEENTH ORDER OF BUSINESS

**Review of District's
Financial Position and
Budget to Actual YTD**

Board Members reviewed the District's statement of financial position. Ms. Walden noted that the District has expenses of \$679,000.00 vs. a budget of \$682,000.00. The District is currently under budget through August 2018 by just over \$3,000.00. There was no action required.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Manager – No Report

District Engineer – Mr. Newton circulated the Construction Contract Status Memorandum (Minutes Exhibit A). He explained that Nemours Parkway Phase 5 is closed out but there are clean up items and he thought that there would be a Change Order this month but there is not one yet.

Mr. Newton explained that for Nemours Parkway Phase 6 his firm did a final walk through inspection with the City Inspector last Friday and are in the midst of preparing a punch list. Other than that, it is substantially complete except for some hand rail along the top of the box culvert. Mr. Levey asked when that will be open. Mr. Newton responded that he is hoping this month.

Mr. Newton explained that for Nemours Parkway Phase 7 there is a preconstruction meeting on September 25, 2018 and the permit issuance is pending payment of the permit fee.

Mr. Newton explained that the Lake Nona Kellogg Avenue Extension paving commenced yesterday. The only thing left after the pavement is the potable water and reclaimed water connections to the City park.

Mr. Newton stated that there are two Change Orders attached to the memo and one of them is a deductive Change Order #3 in the amount of \$2,146.88 which is a Developer portion of the project which has to do with some revisions related to OUC electric and streetlighting layout configuration. He noted that there are maps attached. He noted that the net Change Order amount to the Developer is actually a credit in the amount of \$2,146.88.

He stated that the next Change Order is additive to the District in the amount of \$65,127.18 because the streetlighting included only an allowance in the bid and there were some significant changes by OUC including changing their switch gear location which resulted in a lot of extra conduit and an access road to get to the switch gear. Mr. Levey asked if OUC approved the original plans. Mr. Newton stated that OUC provided the information that was put in the original plans. He noted that the Engineer does not design the conduit. Mr. Levey asked where the original plans came from. Mr. Kaufmann stated that the original plans came from OUC and there were changes required by the park site and it necessitated the OUC changes. Mr. Newton stated that the switch gear was originally next to the park and it moved into Phase 4.

Mr. Newton recommended that the Board approve Deductive Change Order #3 in the amount of \$2,146.88 for the Developer portion and approve Additive Change Order #4 in the amount of \$65,127.18 for the District portion.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the action of the Construction Contract Status Memorandum dated September 18, 2018.

Construction Supervisor – Mr. Kaufmann requested to change the makeup of the Construction Committee by replacing Stephen Flint with Troy Davidson. The

Board asked who Mr. Davidson is. Mr. Kaufmann responded that he is the new Project Engineer working for the Developer.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the Board of Supervisors for the Greenway Improvement District approved replacing Mr. Stephen Flint with Mr. Troy Davidson.

SIXTEENTH ORDER OF BUSINESS

**Supervisor and Audience
Comments & Adjournment**

Ms. Courtney asked when the District should expect RFPs for these segments of Centerline. Mr. Newton stated it is to be determined because it is currently in preliminary design. Ms. Mackie stated that it is anticipated that there will be an Interlocal Agreement between the two Districts on cost responsibility and the Engineer's Report is in development now for that District.

There were no audience comments. Mr. Levey requested a motion to adjourn.

On Motion by Mr. Adams, second by Ms. Courtney, with all in favor, the September 18, 2018 Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair



**DONALD W. MCINTOSH
ASSOCIATES, INC.**

MEMORANDUM

DATE: September 18, 2018
TO: Greenway Improvement District
Board of Supervisors
FROM: Donald W. McIntosh Associates, Inc.
District Engineer
RE: Construction Contract Status

Dear Board Members,

Please accept this correspondence as a current summary of our construction contract status. Listed below by project is a brief summary of recent contract activity. Copies of the latest Change Order logs are attached.

CIVIL ENGINEERS

Nemours Parkway Phase 5 – Jr. Davis Construction, Inc. / BrightView

LAND PLANNERS

Construction Status: The Notification of Project Completion was submitted to the City on June 21, 2018, with the maintenance bond submitted under separate cover on July 2, 2018. The South Florida Water Management District (SFWMD) construction certification was submitted on June 22, 2018, and the SFWMD certification acceptance was received on July 3, 2018. Although the project has effectively been closed out, there are outstanding issues related to:

SURVEYORS

- Modifications to street lights and associated modifications to electrical conduits, pull-boxes and landscaping.
- Relocation of irrigation controller and associated electrical service.

Both of these issues are being evaluated by District staff and may result in one or more change orders and additional project costs.

Change Order (C.O.) Status: None at this time.

Recommended Motion: None at this time.

Nemours Parkway Phase 6 – Jr. Davis Construction, Inc. / BrightView

Construction Status: This project is substantially complete except for the guiderail installation at the box culvert. A final walk through inspection was performed with the City inspector on September 14, 2018, and a punch list is being prepared for the Contractor.

2200 Park Ave. North

Change Order (C.O.) Status: None at this time.

Winter Park, FL

Recommended Motion: None at this time.

32789-2355

Fax 407-644-8318

407-644-4068



Memorandum
Re: Greenway Improvement District
Construction Contract Status
September 18, 2018
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Nemours Parkway Phase 7 – Jr. Davis Construction, Inc.

Construction Status: Contract documents have been finalized and issuance of the City permit is pending payment of the permit fee. Upon issuance of the City permit, we will issue a Notice To Proceed. Review of shop drawings is in progress and the preconstruction meeting with the City of Orlando is scheduled for September 25, 2018.

Change Order (C.O.) Status: None at this time.

Recommended Motion: None at this time.

Lake Nona Kellogg Avenue Extension – DeWitt Excavation

Construction Status: The temporary holding area for dewatering operations has been removed and PSI is scheduled to inspect the site and perform any additional testing deemed necessary. All subsurface work, curbs and base course installation are substantially completed with the exception of potable water and reclaimed water connections to the City Park and paving commenced on September 17, 2018.

Change Order (C.O.) Status: Deductive Change Order No. 3 (Developer Portion) for revisions related to OUC electric and street lighting layout configuration for the Kellogg Avenue Extension in the amount of (\$2,146.88). Additive Change Order No. 4 (District Portion) in the amount of \$65,127.18 for revisions related to OUC electric and street lighting layout configuration for the Hartwell Court Extension.

Recommended Motion: Approve Deductive Change Order No. 3 in the amount of (\$2,146.88) and Additive Change Order No. 4 in the amount of \$65,127.18.

Should there be any questions, please advise.

Thank you.

End of memorandum.

c: Larry Kaufmann
Stephen Flint
Scott Thacker
Lance Jackson
Robin Persad

**LAKE NONA SOUTH
Greenway Improvement District
Nemours Parkway Phase 5
Change Order Log
Jr. Davis**

C.O. #	Date	Description of Revision	Additional Days	Amount	Status	New Contract Amount Original Contract Date 7/12/17	To Board	Approval Date	Notes
1	8/3/2017	Direct Owner Purchase - Materials Deductions	0		VOIDED	\$ 3,023,146.05	8/15/2017/REVISED AMOUNT TO 9/19/17	9/19/2017	Change order for (\$12,480.60) has been Voided
2	9/26/2017	Storm Revisions: DM-9 to Ex. DM-45 modified per revised plans dated 6/16/17; Street Lighting Conduit added per revised plans dated 6/16/17; Landscape Revisions issued 9/14/17 included; Signage & Striping Revisions issued 9-25-17 included.	0	\$ 19,374.95	Approved	\$ 3,042,521.00	10/17/2017	10/17/2017	
3	11/10/2017	Contract Calendar days extension New Substantial Completion Date January 27, 2018.	9	\$ -	Approved	\$ 3,042,521.00	11/21/2017	11/21/2017	
4	1/23/2018	Direct Owner Purchase - Materials deductions for materials purchased by CDD		\$ (228,868.74)	Approved	\$ 2,813,651.26	1/16/2018	1/16/2018	

**LAKE NONA SOUTH
Greenway Improvement District
Nemours Parkway Phase 6
Change Order Log
Jr. Davis**

C.O. #	Date	Description of Revision	Additional Days	Amount	Status	Contract Amount Original Contract Date 8/17/17	New Contract Amount 8/17/17	To Board	Approval Date	Notes
1	7/10/2018	8" Directional Bore	0	\$ 10,874.88	Approved	\$ 2,081,462.48	\$2,070,587.60	7/17/2018	7/17/2018	
2	6/20/2018	Culvert Rail Installation	0	\$ 13,464.00	Approved	\$ 2,084,926.48		7/17/2018	7/17/2018	
3	7/16/2018	OCPS sidewalk revision	30	\$ 42,220.54	Approved	\$ 2,137,147.02		7/17/2018	7/17/2018	

LAKE NONA SOUTH
Greenway Improvement District
Nemours Parkway Phase 7
Change Order Log
Jr. Davis

C-O. #	Date	Description of Revision	Additional Days	Amount	Status	New Contract Amount Original Contract Date	To Board	Approval Date	Notes

**LAKE NONA SOUTH
Greenway Improvement District
Kellogg Avenue Extension
Change Order Log
Dewitt Excavating**

C.O. #	Date	Description of Revision	Additional Days	Amount	Status	New Contract Amount Original Contract Date	To Board	Approval Date	Notes
						\$1,797,524.58			
1	7/12/2018	Developer Portion - Stabilize Construction Access Road and Import Fill	0	\$230,500.00	Approved	\$2,027,824.58	7/17/2018	7/17/2018	
2	8/1/2018	Add days to contract due to weather	8	\$ -	Approved	\$2,027,824.58	8/23/2018	8/23/2018	
3	9/14/2018	OJC Access Revision - electric and street lighting layout configuration - Kellogg Avenue Extension	0	\$ (2,146.88)	Pending	\$2,025,677.70	9/18/2018		
4	9/14/2018	OJC Access Revision - electric and street lighting layout configuration - Hartwell Court Extension	0	\$ 65,127.18	Pending	\$2,090,804.88	9/18/2018		

Greenway Improvement District
CONTRACT CHANGE ORDER

Change Order No. _____ 3

Project: Lake Nona Kellogg Avenue Extension

Date 9/14/2018

Engineer: Donald W. McIntosh Associates, Inc.

Contractor: DeWitt Excavation, LLC

ITEM NO.	WORK PERFORMED	DESCRIPTION OF CHANGE	AMOUNT / (-) +
1	OUC Access Revisions - electric and street lighting layout configuration - Kellogg Avenue Extension	DEDUCT	\$ (2,146.88)

Net Change Order Amount \$ (2,146.88)

Contract Amount Prior to Change Order \$ 2,027,824.58

Revised Contract Amount \$ 2,025,677.70

COMMENTS:

See detailed backup attached.

Acceptable To:

DeWitt Excavation, LLC

Date: _____

Approved By:

Greenway Improvement District

Date: _____

c: Jeffrey J. Newton, PE
 Robin Persad



Proposal For: **Kellogg Ave. & Hartwell Ct.**
Plans Dated:
Date Prepared: 9/5/2018

COR-01

14463 W. Colonial Drive • Winter Garden, FL 34787 • (o) 407-656-1799 • (f) 407-656-0552

OUC ACCESS REVISIONS

Kellogg Avenue Extension	1 LS	(\$2,146.88)	(\$2,146.88)
TOTAL			(\$2,146.88)

Lake Nona Kellogg Avenue and Hartwell Court Extension
REV 1 AND REV 2

COR - 01: OUC Access Revisions

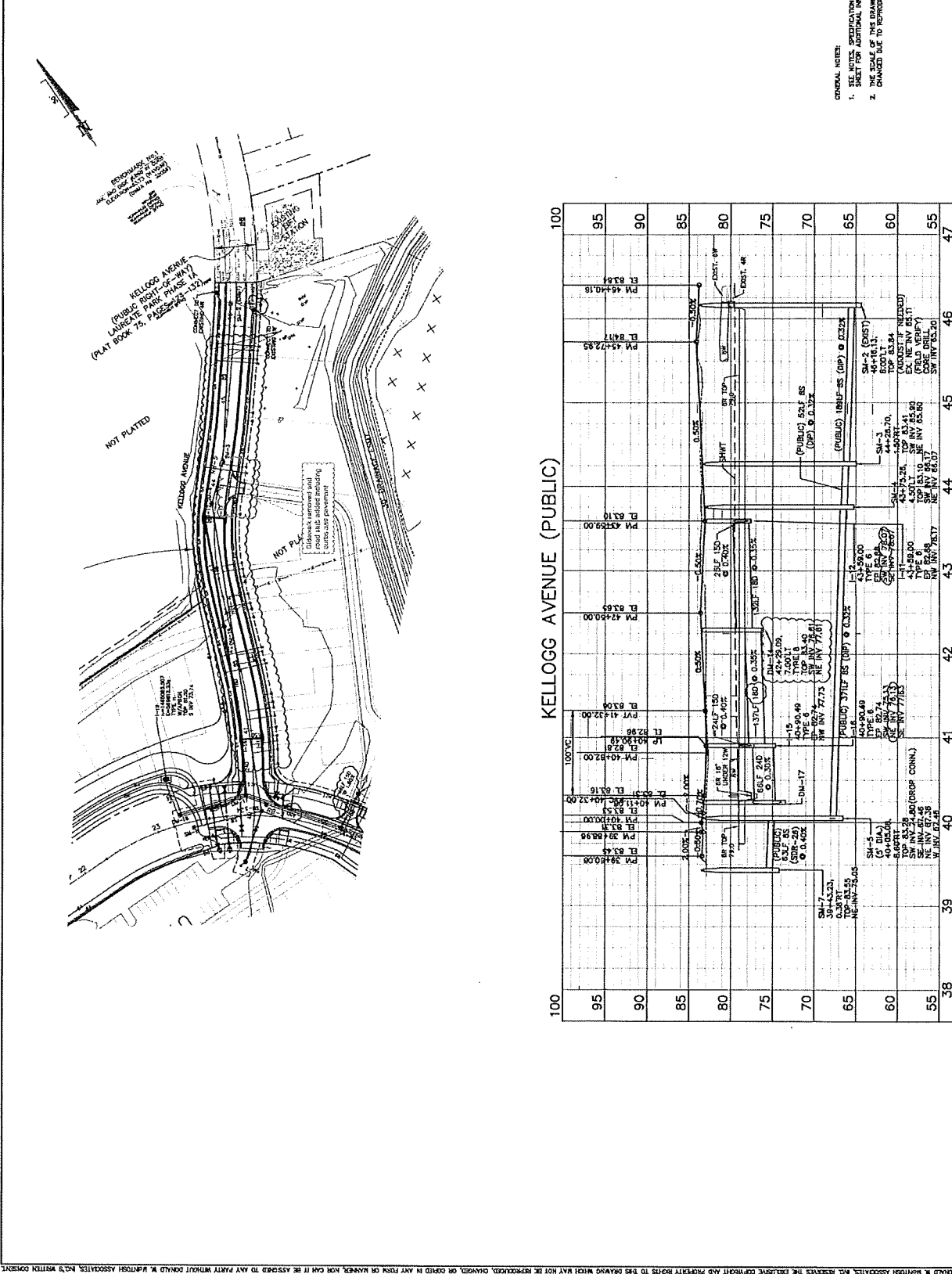
KELLOGG AVENUE EXTENSION							
ITEM	DESCRIPTION	QUANTITY	UNIT	MATERIAL COST	INSTALLATION COST	TOTAL UNIT COST	AMOUNT
100	EARTHWORK						
104	Balanced Cut and Fill	41	CY	\$0.00	\$ 5.16	\$ 5.16	\$211.56
Subtotal							\$ 211.56
200	STORM DRAINAGE						
201	15" RCP	32	LF	\$12.48	\$ 18.61	\$ 31.09	\$994.88
202	18" RCP	72	LF	\$18.77	\$ 25.26	\$ 44.03	\$3,170.16
203	24" RCP	-134	LF	\$26.73	\$ 32.19	\$ 58.92	(\$7,895.28)
205	Type 8 Manhole (Deduct DM-13)	-1	EA	\$1,240.73	\$ 2,346.72	\$ 3,587.45	(\$3,587.45)
Subtotal							(\$7,317.69)
300	PAVING						
301	1-1/2" Asphalt Type S-1 or SP 12.5	34	SY	\$0.00	\$ 9.86	\$ 9.86	\$328.44
302	1-1/4" Asphalt Type S-3 or SP 9.5	34	SY	\$0.00	\$ 9.00	\$ 9.00	\$306.00
303	10" Limerock Base Compacted to 98%	34	SY	\$5.54	\$ 10.87	\$ 16.41	\$557.94
304	12" Stabilized Subgrade (LBR 40 or FBV 75)	50	SY	\$0.44	\$ 2.86	\$ 3.30	\$165.00
	3' Valley Gutter	46	LF	\$15.15	\$ 7.83	\$ 22.98	\$1,057.08
306	5' Sidewalk (DEDUCT)	(9)	SY	\$2.36	\$ 2.63	\$ 4.99	(\$44.91)
307	5' Wide ADA Ramp	2	EA	\$67.84	\$ 257.57	\$ 345.41	\$890.82
309	Regulatory Signs	3	EA	\$0.00	\$ 594.00	\$ 594.00	\$1,782.00
310	Pavement Marking	1	LS	\$0.00	\$ 69.30	\$ 69.30	\$69.30
Subtotal							\$4,911.67
500	WATER DISTRIBUTION						
605	1" Water Service - Single	1	EA	\$447.30	\$ 938.50	\$ 1,385.80	\$1,385.80
Subtotal							\$1,385.80
600	RECLAIMED WATER DISTRIBUTION						
604	1" Reuse Water Service - Single	-3	EA	\$453.80	\$ 939.77	\$ 1,393.37	(\$4,180.11)
Subtotal							(\$4,180.11)
700	SLEEVING						
701	Irrigation Sleeves, Type "1"	1	LS	\$363.77	\$ 2,460.44	\$ 2,824.21	\$2,824.21
Subtotal							\$2,824.21
800	OUC ELECTRIC CONDUIT						
	3" - 1 Way Conduit	(174)	LF	\$3.02	\$ 2.94	\$ 8.36	(\$1,454.64)
	2" - 1 Way Conduit (Including Stubouts)	(30)	LF	\$3.00	\$ 1.95	\$ 4.95	(\$148.50)
	Transformer Pad	(2)	EA	\$175.00	\$ 138.50	\$ 313.50	(\$627.00)
	Marker Balls	1	LF	\$17.40	\$ 7.24	\$ 24.64	\$24.64
	4 x 4 Post	1	EA	\$9.40	\$ 6.44	\$ 15.84	\$15.84
	Plugs or Caps	1	LS	\$2.20	\$ 2.64	\$ 4.84	\$4.84
Subtotal							(\$2,184.82)
850	OUC STREET LIGHT CONDUIT						
851	2" Conduit	500	LF	\$1.85	\$ 2.72	\$ 4.57	\$2,285.00
852	Secondary Junction Box	(1)	EA	\$270.00	\$ 87.50	\$ 357.50	(\$357.50)
853	Street Light Junction Box	1	EA	\$204.00	\$ 71.00	\$ 275.00	\$275.00
Subtotal							\$2,202.50
Kellogg Ave Total:							\$ (2,146.88)

**LAKE NONA
 KELLOGG AVENUE EXTENSION
 CITY OF ORLANDO, FLORIDA
 PLAN & PROFILE**

DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS
 2500 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.844.0000
 DEPARTMENT OF TRANSPORTATION
 PLANNERS
 DIVISION
 DATE 8/1/17
 SCALE 1"=50'-0"
 JOB NUMBER 18200

NO.	DATE	REVISIONS
1	12/27/15	REV. SH-3 & SH-4 CALLS & REV. SH-3 & SH-4
2	12/27/15	REV. SH-3 & SH-4 CALLS & REV. SH-3 & SH-4
3	7/21/17	REV. VERTICAL CURVE PVT, INV. & GRADES

ORIGINAL NOTES:
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



LAKE NONA
 KELLOGG AVENUE EXTENSION
 CITY OF ORLANDO, FLORIDA
 OUC CONDUIT PLANS



DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS
 PLANNERS
 SURVEYORS
 ENVIRONMENTAL SCIENTISTS
 2800 PINEAPPLE AVENUE, SUITE 100, ORLANDO, FL 32809
 P. 407.321.1111 F. 407.321.1112
 www.dwm-intl.com

DATE	DESCRIPTION
12/14/11	REVISIONS
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12

DATE	DESCRIPTION
12/14/11	REVISIONS
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12

LEGEND

SWITCH GEAR PAD
 8'-10" x 4'-10"

OUC CONDUIT MANHOLE DESIGNATION

EXISTING OUC DUCTBANK WITH SIZE

40'-450' (SINGLE PHASE)
 TRANSFORMER PAD (T-100T)
 TRANSFORMER PAD (T-200T)
 SEE DATA SHEET OUC-2
 SEE DATA SHEET OUC-3

SECONDARY JUNCTION BOX

PULL BOX WITH COORDINATE POINT
 (CENTERED ON 800). SEE DATA SHEET OUC-2.

PH [Symbol]

[Symbol] 6'-4 WAY

T-100T

SUB [Symbol]

PH [Symbol]

INTERNAL DUCT BANK LEGEND

6'-4 WAY PRIMARY CONDUIT

5'-0 WAY PRIMARY CONDUIT

3'-0 WAY PRIMARY CONDUIT

3'-0 WAY SECONDARY CONDUIT

SERVICE SIZE LEGEND

T-100T 3'-1 WAY SERVICE (NOTED ON PLAN)

T-100S 2'-1 WAY SERVICE (TYPICAL)

S/8 3'-1 WAY SERVICE (NOTED ON PLAN)

S/8 2'-1 WAY SERVICE (TYPICAL)

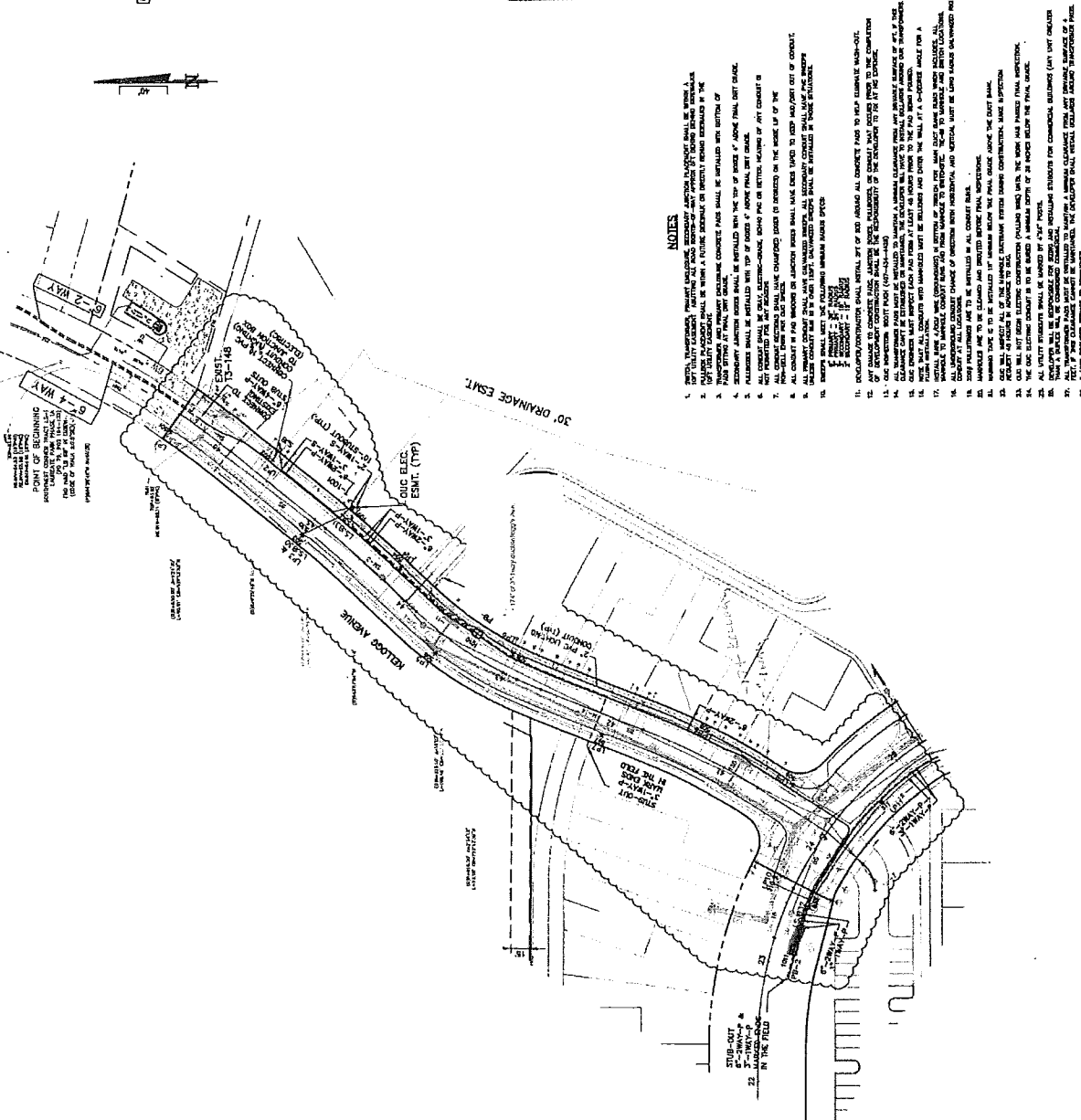
LIGHTING LEGEND

L/UP STREET LIGHT POLE & JUNCTION BOX LOCATION WITH COORDINATE POINT (SEE DATA SHEET OUC-3)

L/BOX STREET LIGHT JUNCTION BOX WITH COORDINATE POINT (SEE DATA SHEET OUC-3)

L/BOX SECONDARY STREET LIGHT JUNCTION BOX WITH COORDINATE POINT (SEE DATA SHEET OUC-3)

L/BOX LAMPING CONDUIT CONTRACTOR SHALL COORDINATE WITH LES HALF OUC CONTRACTOR FOR ALL CONDUIT, SPECIFICATIONS AND INSPECTIONS.



- NOTES**
1. VERIFY ALL DIMENSIONS, POINTS, LOCATIONS, ELEVATIONS, AND CONDUIT TYPES SHALL BE VERIFIED.
 2. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE CONDUIT UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE CONDUIT UNLESS OTHERWISE SPECIFIED.
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 28. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE CONDUIT UNLESS OTHERWISE SPECIFIED.
 29. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE CONDUIT UNLESS OTHERWISE SPECIFIED.
 30. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE CONDUIT UNLESS OTHERWISE SPECIFIED.

Greenway Improvement District
CONTRACT CHANGE ORDER

Change Order No. 4

Project: Lake Nona Kellogg Avenue Extension

Date 9/14/2018

Engineer: Donald W. McIntosh Associates, Inc.

Contractor: DeWitt Excavation, LLC

ITEM NO.	WORK PERFORMED	DESCRIPTION OF CHANGE	AMOUNT / (-) +
1	OUC Access Revisions - electric and street lighting layout configuration - Hartwell Court Extension	ADD	\$ 65,127.18

Net Change Order Amount \$ 65,127.18

Contract Amount Prior to Change Order \$ 2,025,677.70

Revised Contract Amount \$ 2,090,804.88

COMMENTS:

See detailed backup attached.

Acceptable To: DeWitt Excavation, LLC Date: _____

Approved By: Greenway Improvement District Date: _____

c: Jeffrey J. Newton, PE
 Robin Persad



Proposal For: Kellogg Ave. & Hartwell Ct.
Plans Dated:
Date Prepared: 9/6/2018

COR-02

14463 W. Colonial Drive • Winter Garden, FL 34787 • (o) 407-656-1799 • (f) 407-656-0552

OUC ACCESS REVISIONS

Hartwell Court Extension

1 LS \$65,127.18 \$65,127.18

TOTAL

\$65,127.18

Lake Nona Kellogg Avenue and Hartwell Court Extension
REV 1 AND REV 2

HARTWELL COURT EXTENSION

ITEM	DESCRIPTION	QUANTITY	UNIT	MATERIAL COST	INSTALLATION COST	TOTAL UNIT COST	AMOUNT
100	EARTHWORK						
104	Balanced Cut and Fill	86	CY	\$0.00	\$ 9.21	\$ 9.21	\$792.06
103	Import Fill	7	CY	\$3.73	\$ 11.02	\$ 14.75	\$103.25
109	Erosion Control Silt Fence	700	LF	\$0.00	\$ 0.84	\$ 0.84	\$588.00
	Subtotal						\$1,483.31
200	STORM DRAINAGE						
201	15" RCP	48	LF	\$12.46	\$ 18.61	\$ 31.07	\$1,491.36
204	30" RCP	-508	LF	\$35.65	\$ 34.27	\$ 69.92	(\$41,812.16)
	36" RCP	480	LF	\$49.82	\$ 40.51	\$ 90.33	\$43,358.40
205	42" RCP	122	LF	\$62.14	\$ 42.97	\$ 105.11	\$12,823.42
206	48" RCP	8	LF	\$62.14	\$ 42.97	\$ 105.11	\$840.88
	Subtotal						\$16,701.90
300	PAVING						
	10' Stabilized Temp OUC Switchgear Access Road	647	SY	\$0.44	\$ 2.86	\$ 3.30	\$2,135.10
	Subtotal						\$2,135.10
800	OUC ELECTRIC CONDUIT						
801	6" - 2 Way Conduit	115	LF	\$14.67	\$ 14.56	\$ 29.23	\$3,361.45
802	6" - 1 Way Conduit	170	LF	\$39.10	\$ 19.31	\$ 58.41	\$9,929.70
803	3" - 3 Way Conduit	250	LF	\$9.08	\$ 7.94	\$ 17.00	\$4,250.00
804	3" - 4 Way Conduit	200	LF	\$12.08	\$ 10.58	\$ 22.66	\$4,532.00
805	3" - 2 Way Conduit	250	LF	\$8.90	\$ 6.50	\$ 15.40	\$3,850.00
806	3" - 1 Way Conduit	509	LF	\$3.02	\$ 2.94	\$ 5.98	\$3,033.64
807	2" - 1 Way Conduit (Including Stubouts)	30	LF	\$3.00	\$ 1.95	\$ 4.95	\$148.50
808	Pullbox	2	EA	\$4,510.00	\$ 4,785.00	\$ 9,295.00	\$18,590.00
	Transformer Pad	1	EA	\$175.00	\$ 138.50	\$ 313.50	\$313.50
	Plugs or Caps	2	LS	\$3.20	\$ 3.84	\$ 7.04	\$14.08
	Subtotal						\$48,022.87
850	OUC STREET LIGHT CONDUIT						
	OUC Street Light Conduit Allowance	(1)	LS			\$ 15,000.00	(\$15,000.00)
851	2" Conduit	1,700	LF	\$1.85	\$ 2.72	\$ 4.57	\$7,769.00
852	Secondary Junction Box	2	EA	\$270.00	\$ 87.50	\$ 357.50	\$715.00
853	Street Light Junction Box	12	EA	\$204.00	\$ 71.00	\$ 275.00	\$3,300.00
	Subtotal						(\$3,216.00)
	Hartwell Court Total:						\$65,127.18

LAKE NONA
CITY OF ORLANDO, FLORIDA
OUC CONDUIT PLANS

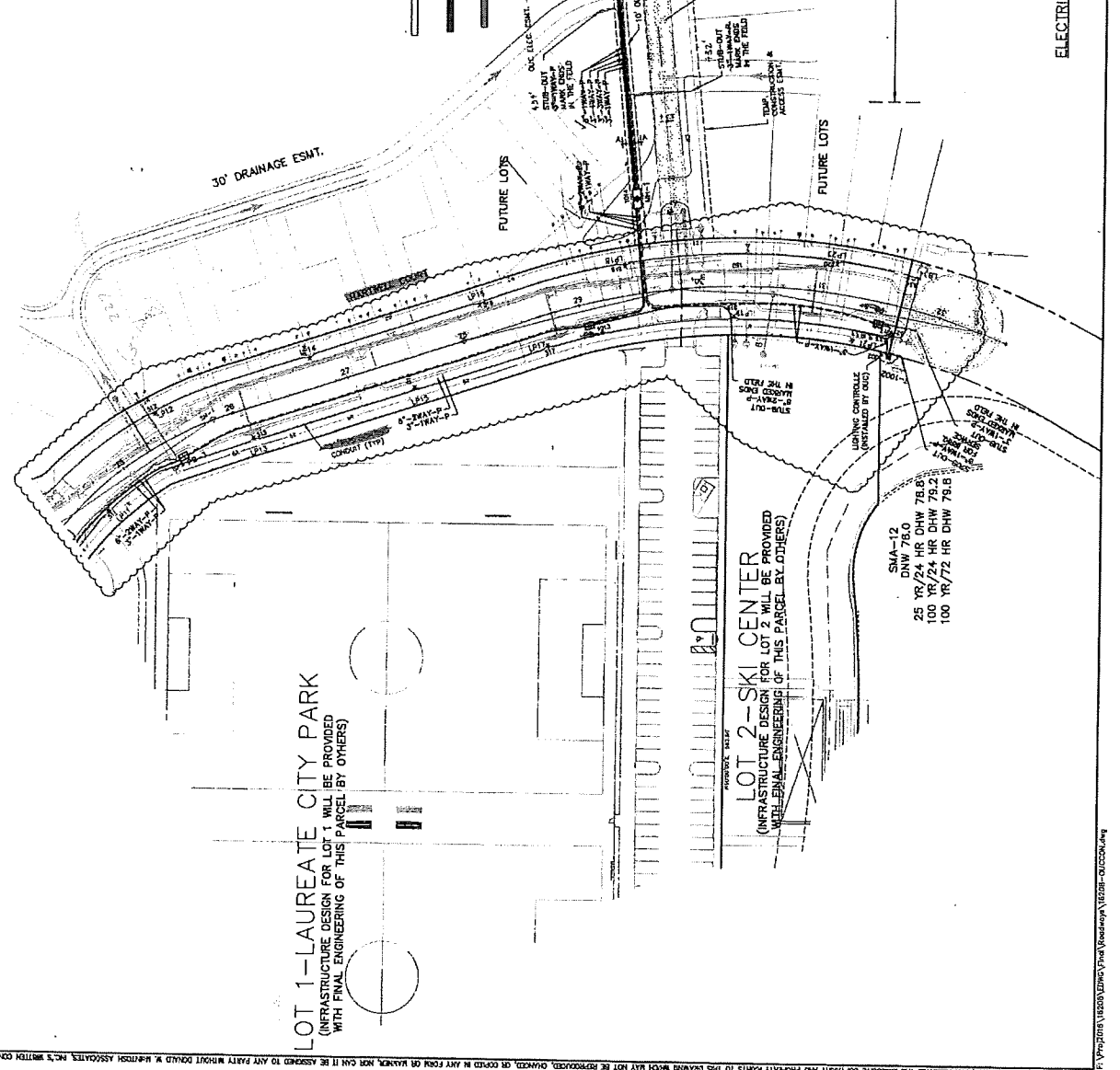
DESIGNED BY: DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS SURVEYORS
1800 PARK LYNNWAY NORTH, WINTER PARK, FL 32789 407.844.4008
DATE: JUNE 18, 2014
PROJECT: LAUREATE CITY

NO.	DATE	DESCRIPTION
1	6/18/14	ISSUED FOR PERMITS
2	7/17/14	ISSUED FOR PERMITS
3	7/17/14	ISSUED FOR PERMITS

- GENERAL NOTES
- SEE NOTED SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
 - CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ORLANDO STANDARD SPECIFICATIONS FOR CONDUIT INSTALLATION.
 - CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ORLANDO STANDARD SPECIFICATIONS FOR CONDUIT INSTALLATION.

OUC ELECTRIC DATA

POINT	TYPE	DESCRIPTION	COORDINATES
1	CONDUIT	CONDUIT	1000000.000, 1000000.000
2	CONDUIT	CONDUIT	1000000.000, 1000000.000
3	CONDUIT	CONDUIT	1000000.000, 1000000.000
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58	CONDUIT	CONDUIT	1000000.000, 1000000.000
59	CONDUIT	CONDUIT	1000000.000, 1000000.000
60	CONDUIT	CONDUIT	1000000.000, 1000000.000



LOT 1-LAUREATE CITY PARK
(INFRASTRUCTURE DESIGN FOR LOT 1 WILL BE PROVIDED WITH FINAL ENGINEERING OF THIS PARCEL BY OTHERS)

LOT 2-SKI CENTER
(INFRASTRUCTURE DESIGN FOR LOT 2 WILL BE PROVIDED WITH FINAL ENGINEERING OF THIS PARCEL BY OTHERS)

SMA-12
DNW 78.0
25 YR/24 HR DHW 78.8
100 YR/24 HR DHW 79.2
100 YR/72 HR DHW 79.8

ELECTRICAL CONDUIT SECTION A-A
NS

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