

Greeneway Improvement District

12051 Corporate Boulevard Orlando, FL 32817; 407-723-5900

www.greenewayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greeneway Improvement District which will be held **Tuesday, October 20, 2020 at 3:00 p.m.** using telephonic conferencing due to the COVID-19 Executive Order 20-246. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Phone: 1-844-621-3956

Participant Code: 796 580 192#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Discussion regarding Executive Order 20-246**
- 2. **Consideration of the Minutes of the September 21, 2020 Board of Supervisors' Meeting**

Business Matters

- 3. **Matters Pertaining to Local Alternative Mobility Network ("LAMN")**
 - a) **Presentation Regarding LAMN** *(provided under separate cover)*
 - b) **Presentation of Preliminary Operation and Maintenance Assessment Methodology Report** *(provided under separate cover)*
 - c) **Consideration of Resolution 2021-01, Interlocal Agreement Among the District, the Boggy Creek Improvement District, the Myrtle Creek Improvement District and the Poitras East Community Development District Regarding Maintenance of Certain Local Alternative Mobility Network Improvements** *(provided under separate cover)*
 - d) **Consideration of Second Amended and Restated Master's Engineer's Report for Capital Improvements for Infrastructure**
- 4. **Matters Pertaining to District Construction**
 - a) **Authorization to Bid for Centerline Drive Phase 2 (aka Segment F)**
- 5. **Discussion Regarding November Workshop**
- 6. **Consideration of FY 2020 Audit Engagement Letter** *(provided under separate cover)*
- 7. **Ratification of Requisition Nos. 2018-97 – 2018-100 Approved in September 2020 in an amount totaling \$6,776.02** *(provided under separate cover)*
- 8. **Ratification of Operation and Maintenance Expenditures Paid in September 2020 in an amount totaling \$76,110.13** *(provided under separate cover)*
- 9. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 10. **Review of District's Financial Position and Budget to Actual YTD** *(provided under separate cover)*

Other Business

- A. Staff Reports
 - 1. District Counsel
 - 2. District Manager
 - 3. District Engineer
 - 4. Construction Supervisor
- B. Supervisor Requests

Adjournment



GREENEWAY IMPROVEMENT DISTRICT

**Executive Order
20-246**

STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 20-246

(Emergency Management – COVID 19 – Local Government Public Meetings)

WHEREAS, Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139, 20-150 and amended by Executive Orders 20-179 and 20-193, expires on October 1, 2020, unless extended.

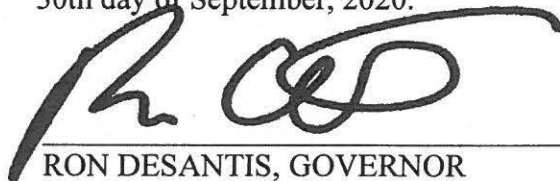
NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby extend Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139, 20-150 and amended by Executive Orders 20-179 and 20-193, subject to the condition of Section 2 below, until 12:01 a.m. November 1, 2020. This order supersedes Section 4 of Executive Order 20-69.

Section 2. This order shall not apply to election canvassing boards.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 30th day of September, 2020.


RON DESANTIS, GOVERNOR

ATTEST:


SECRETARY OF STATE

OFFICE OF THE GOVERNOR
TALLAHASSEE, FLORIDA

2020 SEP 30 PM 4:50

FILED

GREENEWAY IMPROVEMENT DISTRICT

**Minutes of the September 21, 2020
Board of Supervisors' Meeting**

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 21, 2020, at 10:30 a.m. via telephonic conferencing due to the COVID-19 Executive Order 20-179.

Present via phone:

Richard Levey	Chairperson
Chad Tinetti	Assistant Secretary
Amanda Kost	Assistant Secretary
Karen Duerr	Assistant Secretary

Also, attending via phone:

Lynne Mullins	PFM
Jennifer Walden	PFM
Tucker Mackie	Hopping Green & Sams
Jeff Newton	Donald W. McIntosh Associates
Larry Kaufmann	Construction Supervisor & Construction Committee Member
Matt McDermott	Construction Committee Member
Sean Cusack	Down to Earth

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey noted for the record there were no members of the public wished to speak.

THIRD ORDER OF BUSINESS

Discussion Regarding Executive Order 20-193

Ms. Walden stated the Executive Order is included in the packet which states the District is able to hold their meetings via telephonic conferencing due to the COVID-19 situation. Also included is a proof of the ad that notes the Executive Order as well as the telephonic conferencing information so the public can join.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the August 18, 2020, Board of Supervisors' Meeting

Board Members reviewed the minutes from the August 18, 2020, Board of Supervisors' Meeting.

On Motion by Ms. Duerr, second by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the August 18, 2020, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-09, Re-setting the Location for the Annual Meeting Schedule

Ms. Walden stated our usual location is not going to be available in the near future and this Resolution amends the location for the Annual Meeting Schedule to the Courtyard Orlando Lake Nona at 6955 Lake Nona Boulevard, Orlando, FL 32827.

On Motion by Ms. Duerr, second by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2020-09, Re-Setting the Location in the Annual Meeting Schedule to the Courtyard Orlando Lake Nona, 6955 Lake Nona Boulevard, Orlando, Florida 32827.

SIXTH ORDER OF BUSINESS

Consideration of Extending Existing Laureate Boulevard Landscape and Irrigation Maintenance Services Agreement with Down to Earth (Section 3)

The Board previously agreed to defer the decision to extend the existing Laureate Boulevard Landscape and Irrigation Maintenance Services Agreement with Down to Earth until today, to allow them to bring it up to District standards. Mr. McDermott stated Down to Earth has made up their shortcomings and they are currently meeting the District's specifications.

Ms. Mackie requested a motion to authorize District staff to transmit a notice of renewal to Down to Earth. Mr. McDermott agreed with the renewal.

Mr. Cusack thanked the Board on behalf of Down to Earth. He assured the company will keep the landscaping to or above District standards going forward.

On Motion by Ms. Kost, second by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District authorized District Staff to issue a letter extending the existing Laureate Boulevard Landscape and Irrigation Maintenance Services Agreement with Down to Earth.

SEVENTH ORDER OF BUSINESS

**Ratification of Requisition
Nos. 2018-94 – 2018-96
Approved in August 2020 in an
amount totaling \$13,745.50**

Dr. Levey noted that these have been approved and paid and just need to be ratified by the Board.

On Motion by Ms. Duerr, second by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 2018-94 – 2018-96 approved in August 2020 in an amount totaling \$13,745.50.

EIGHTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures
Paid in August 2020 in an
amount totaling \$69,438.34**

Dr. Levey noted these have been approved and paid and just need to be ratified by the Board.

On Motion by Ms. Duerr, second by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation & Maintenance Expenditures paid in August 2020 in an amount totaling \$69,438.34.

NINTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed
Services**

There are no work authorizations for this District.

TENTH ORDER OF BUSINESS

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

Board Members reviewed the Statement of Financial Position and Budget to Actual through August 31, 2020. Ms. Walden noted that the District has spent a total of \$717,500.00 vs. an overall budget of \$921,000.00. The Fiscal Year ends at the end of September but the District still has up to 60 days for expenses to come in for Fiscal Year 2020. The District is projecting to end at or under budget for this year. No action is required by the Board.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

No Report

District Manager – Ms. Walden noted the next schedule meeting is October 20, 2020, at 3:00 p.m. and as it currently stands now, the Executive Orders are slated to end at the end of the month and if that remains true the District will meet in person at the Courtyard Orlando Lake Nona.

District Engineer – Mr. Newton provided the Construction Status Memo (Exhibit A) and stated the only item left on Nemours Parkway Phase 7 is getting the monuments finished. They were delayed due to materials. No action was required by the Board. Ms. Kost asked if he knew when it would be completed, and he replied he did not know because of the supply issue on the stone.

Construction Supervisor – No Report

District Landscape Supervisor- No Report

TWELFTH ORDER OF BUSINESS

Supervisor and Audience Comments & Adjournment

There was no other business to discuss. Dr. Levey requested a motion to adjourn.

On Motion by Ms. Kost, second by Ms. Duerr, with all in favor, the September 21, 2020, meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A



MEMORANDUM

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

DATE: September 21, 2020
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. A copy of the latest Change Order log is attached.

CIVIL ENGINEERS

Nemours Parkway Phase 7 – Jr. Davis Construction Company, Inc.

LAND PLANNERS

Construction Status: Upon completion of the monuments (delayed due to materials) and issuance of a Certificate of Final Completion for the work, Greenway Improvement District will be invoicing the Boggy Creek Improvement District for improvements within the BCID boundary.

SURVEYORS

Change Order (C.O.) Status: None

Recommended Motion: None

Should there be any questions, please do not hesitate to call.

Thank you.

End of memorandum.

c: Larry Kaufmann
Matt McDermott
Chris Wilson
Dan Young
Tarek Fahmy

2200 Park Ave. North

Winter Park, FL

32789-2355

Fax 407-644-8318

407-644-4068

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<http://www.dwrma.com>

**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
						\$6,312,276.78			
<u>1</u>	2/8/2019	Contract adjustment for revision to include scope of work for addendums/plans issued after bid date.		\$ 161,445.97	Approved	\$ 6,473,722.75	2/19/2019	2/19/2019	
<u>2</u>	5/20/2019	Add sanitary and reclaim service laterals intended to serve the Nemours Childrens's Hospital.		\$ 12,879.00	Approved	\$ 6,486,601.75	5/21/2019	5/21/2019	
<u>3</u>	9/12/2019	Contract Calendar Extension - Add 60 Days	60	\$ -	Approved	\$ 6,486,601.75	9/17/2019	9/17/2019	
<u>4</u>	9/19/2019	Landscaping and Irrigation Revisions		\$ 49,204.52	Approved	\$ 6,535,806.27	10/15/2019	10/15/2019	
<u>5</u>	1/15/2020	Modify Ramps at Nemours Hospital		\$ 17,168.75	Approved	\$ 6,552,975.02	1/21/2020	1/21/2020	
6	4/21/2020	Direct Owner Purchase Reconciliation		\$ (1,262,145.00)	Approved	\$ 5,290,830.02	4/21/2020	4/21/2020	
7	6/19/2020	Barish Avenue Modifications, Added Signage per Plan Revision, Monument Signs Landscape & Irrigation Restoration		\$ 3,877.19	Approved	\$ 5,294,707.21	7/21/2020	7/21/2020	

GREENEWAY IMPROVEMENT DISTRICT

**Matters Pertaining to Local Alternative
Mobility Network (“LAMN”)**

GREENEWAY IMPROVEMENT DISTRICT

**Preliminary Operation and Maintenance
Assessment Methodology Report**
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2021-01,
Interlocal Agreement Among the District, the Boggy Creek Improvement
District, the Myrtle Creek Improvement District and the Poitras East
Community Development District Regarding Maintenance of Certain
Local Alternative Mobility Network Improvements
*(provided under separate cover)***

GREENEWAY IMPROVEMENT DISTRICT

**Second Amended and Restated Master's Engineer's
Report for Capital Improvements for Infrastructure**

SECOND AMENDED AND RESTATED
MASTER ENGINEER'S REPORT FOR
CAPITAL IMPROVEMENTS FOR INFRASTRUCTURE

GREENEWAY IMPROVEMENT DISTRICT

May 1, 2018
Adopted June 19, 2018
Revised August 12, 2020
Revised October 20, 2020

FOR

GREENEWAY IMPROVEMENT DISTRICT

ORLANDO, FLORIDA

BY:

DONALD W. McINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FL 32789

**SECOND AMENDED AND RESTATED
MASTER ENGINEER'S REPORT FOR
GREENEWAY IMPROVEMENT DISTRICT
CAPITAL IMPROVEMENTS FOR INFRASTRUCTURE**

I. BACKGROUND

The Greenway Improvement District (District) is located on approximately 1,206 acres of land. Lake Nona Land Company, LLC currently owns a majority of the undeveloped property within the District and will act as the Master Developer (Developer) of the Project. The District has been created as a unit of special-purpose government to construct, acquire, finance (and possibly operate and maintain) certain necessary public infrastructure improvements as described herein. This Report has been prepared at the request of the District.

The project site is generally located east of Boggy Creek Road, south of State Road 417 (the "Central Florida Greenway"), west of Narcoosee Road, and generally north of the Orange County/Osceola County line in the City of Orlando, Florida. The Greenway Improvement District is one of three improvement districts within the Lake Nona Development. Attached Exhibit "A" depicts the boundaries of all three districts. The lands within the District are currently part of the existing Lake Nona Planned Development approved by the City of Orlando. A map of the entire Lake Nona Development is included as Exhibit "B."

The Greenway Improvement District has previously submitted and received approval of a petition to amend its boundaries to the City of Orlando, Florida. The Capital improvements included herein reflect those improvements within the currently approved District boundary, a share of the State Road 417/Lake

Greenway Improvement District
Capital Improvements for Infrastructure
Page 2

Nona Boulevard Interchange and miscellaneous off-site roadway connections and intersection improvements which will all be discussed later in this Report.

As represented by the Developer, the Developer's currently contemplated Master Plan represents development of public improvement infrastructure to support approximately 158,922 sq. ft. of retail/commercial development; 1,928,000 sq. ft. of hospital/office development; 3,885 single-family detached residential units; and 3,323 single-family and multi-family attached dwelling units.

All of the approximately 1,206 gross acres of property are considered developable areas. Minor revisions to the currently contemplated development program can be implemented if consistent with the City-approved Planned Development Program. Ultimate build-out is presently expected to occur over a fifteen (15) year period.

The Greenway Improvement District previously completed two of the three proposed main east-west roadways planned in the District. Tavistock Lakes Boulevard is a ± 2 -mile collector roadway that extends from Narcoossee Road to Lake Nona Boulevard and Laureate Boulevard is a ± 3 -mile collector roadway that extends ± 2 miles from Narcoossee Road to the eastern limits of the district, where the Boggy Creek Improvement District continued the roadway ± 1 mile to just west of Medical City Drive. Improvements included paving, grading, drainage, utilities, bridge structures and landscape and irrigation improvements. Tavistock Lakes Boulevard and Laureate Boulevard provide access through the Greenway Improvement District to Laureate Park and the VA Hospital as well as connections to State Road 417 (the "Central Florida Greenway"). In that the District completed much of their previously contemplated improvement plan under budget, the District has accelerated

Greenway Improvement District
Capital Improvements for Infrastructure
Page 3

construction of portions of the third major east-west roadway, Nemours Parkway, and has also begun design and permitting for the balance of that roadway. The completion of Nemours Parkway will be the next master infrastructure project that will be undertaken.

This Engineer's Report for Capital Improvements has been prepared to assist with the financing of the capital improvements contemplated to be constructed, acquired and/or installed for the development by the District.

This Second Amended and Restated Master Engineers Report for Capital Improvements has been prepared to reflect an expansion of the District's current Capital Improvement Plan, which will increase the currently required infrastructure scope beyond what was previously envisioned and brings such scope in line with the Developer's current development plan. This Report also deletes reference to the previously contemplated regional active park expenses due to the Developer and City of Orlando reaching a mutual active park program Agreement.

The capital improvements reflected in this Report represent the present intentions of the Developer and the District. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including the City of Orlando. The actual improvements may vary from the capital improvements in this Report. This Report, therefore, may be amended from time to time.

Cost estimates contained in this Report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

II. OBJECTIVE

This Second Amended and Restated Engineer's Report for Capital Improvements has been prepared to assist with the financing and construction of various necessary public infrastructure required to develop and provide safe and adequate access, utilities, etc. within the Greeneway Improvement District. This Report updates all prior Reports relating to the proposed Capital Improvement Plan for the District. This Report will present a narrative description of the major components included within the infrastructure systems and present Engineer's estimates of costs for completing the District-related improvements necessary to support the development project.

III. EXISTING DISTRICT ACTIVITIES

In addition to the aforementioned completion of Tavistock Lakes and Laureate Boulevards, the Greeneway Improvement District had previously entered into agreements with the Boggy Creek and Myrtle Creek Improvement Districts to assist with the funding of a major roadway interchange project on State Road 417 ("Central Florida Greeneway") needed to serve the project. The total cost of the interchange project was proportionately split between the three districts based on their individual land area as a percentage of the total land within all three districts. Work on the interchange has been completed and the final turnover of the completed facilities to the Central Florida Expressway Authority (CFX, fka the Orlando-Orange County Expressway Authority) and the City of Orlando is also completed. Proceeds of the Series 2013 Bond Sale were used to reimburse the Developer for the District's share of the interchange cost based on existing Interlocal Agreements with the Boggy Creek Improvement District.

IV. TRANSPORTATION IMPROVEMENTS

As outlined in the Lake Nona Planned Development Ordinance, a series of roadway improvements are required to develop the project. The primary roadway improvements now include approximately thirty-six thousand seven hundred (36,700) linear feet of road and will define three major east-west ingress and egress points throughout the development as well as serve as the collector roads to support future residential, commercial, and support development. Recently identified in the Development Plan are a relocated active park site and a Mixed-Use district to support the thriving residential development within the District. Those newly required infrastructure improvements that support those development additions represent the general expansion of the District's Capital Improvements Program reflected in this Report.

The roadways included in the primary infrastructure include the major boulevards or “framework roadways” necessary to provide safe and adequate access to the lands within the District. A graphic depiction of these primary roadways is set forth in Exhibit “C”. Exhibit “C” Sheet 1 reflects those infrastructure improvements that are currently under development or have previously been completed. These improvements include two off-site roadway improvements deemed necessary public infrastructure for the District, namely the entry boulevards connecting to Narcoossee Road in the northeast and southeast corner of the development property (Nemours Parkway and Laureate Boulevard, respectively). Sheet 2 of Exhibit “C” contains a depiction of the section of Nemours Parkway yet to be completed; construction of Lift Station No. 7; a newly identified extension of Centerline Drive, which extends southerly from the southern terminus of a previously constructed segment of the roadway formerly known as Hartwell Court, including a bridge over Stormwater Pond 11; and roadway improvements

Greenway Improvement District
Capital Improvements for Infrastructure
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including pedestrian enhancements along the previously constructed segment of Centerline Drive (fka Hartwell Court). Sheet 3 of Exhibit “C” includes a depiction of the extension of Centerline Drive north to connect to Nemours Parkway and the potential installation of new traffic signals (traffic signal requirements are subject to change based on signal warrant studies).

All roads constructed by the District will be public roadways and are proposed to be constructed utilizing at least two lanes of asphalt concrete surface, some with on-street parking and bicycle lanes included therein, and completed with curb sections and sidewalks. All roads will be landscaped with selected roads having the potential to include landscaped medians.

In addition to roadways, the District also intends to undertake improvements that will facilitate enhanced and/or alternative mobility solutions, including but not limited to shared mobility lanes, dedicated rights-of-way, recovery zones for user equipment repairs, rest and hydration, a head-end mobility hub, sheltered waiting areas, upgrading of existing pedestrian and bicycle paths, naturally shaded and streetscaped environments, wayfinding, etc.

The Developer has obtained approval for funding under the BUILD Transportation Discretionary Grant program, which may help to offset some costs that would normally be expected to be borne by the District; however, the potential effect of BUILD Grant funding has not been factored into the estimated costs included in this report. The Developer is also pursuing potential transportation impact fee credits that may be available to offset the costs of transportation infrastructure; however, the applicability and amount are uncertain so they have not been factored into the estimated infrastructure costs included in this report.

An allowance has been included to acquire the right-of-way required to construct the necessary roadway improvements. The actual value of the right-of-way has been and will be determined by appraisal and approved by the Board of Supervisors prior to acquisition at a cost not to exceed the appraised value. For the purposes of this report, the District's monetary cost for right-of-way is assumed to be \$75,000.00 per acre and is utilized for the estimates presented herein.

V. POTABLE WATER, RECLAIMED WATER, & SANITARY SEWER FACILITIES

The project's potable water distribution system will include a series of interconnected and looped water mains that run from the northwest corner of the developed property connected to an extension of the major distribution system from the existing Orlando Utilities Commission Water Treatment Plant, through all of the primary roadway corridors hereinbefore described and connecting to the extreme boundaries of the property in all directions. The potable water distribution system will serve as a source for distributing potable water and fire protection water to all of the development within the project.

The project's reclaimed water distribution system will include a series of interconnected and looped reclaimed water mains that run from the northwest corner of the developed property connected to an extension of the major distribution system from the existing City of Orlando Conserv II reclaimed water system. Like the potable water mains the reclaimed water mains will run through all of the primary roadway corridors hereinbefore described and connected to the extreme boundaries of the property in all directions. The reclaimed water distribution system will serve as a source for distributing non-potable (irrigation) water to the development within the project. The District

will only fund the operating cost of providing reclaimed water to District-owned common areas.

The development project's sanitary sewer system includes a network of gravity collection systems, wastewater lift stations, and sanitary force mains connecting to existing facilities located on the northwest portion of the project adjacent the Central Florida Greenway that are currently owned and operated by the City of Orlando. These sanitary sewer facilities will act as the collection, transmission and distribution systems for development of the project. All sanitary sewer facilities will be constructed within the primary roadway infrastructure identified in Exhibit "D". The final completion of Lift Station No. 7, previously included in this Report, remains part of the necessary public infrastructure required to be completed and the costs of same are therefore included herein.

VI. ELECTRICAL DUCT BANK AND STREET LIGHT CONDUIT

The infrastructure roadway corridors will accommodate a plastic pipe duct bank system and plastic pipe street light conduits, manholes and pull boxes. This duct bank system and conduit network will enable the efficient distribution of electric power to the development including power to the street lights. The proposed duct bank system will run within the rights-of-way or easements established for the roadway corridors and be placed as part of the initial roadway construction to significantly limit the amount of disruption required to provide these needed services to the development project as construction progresses. Street light conduit and the street light network are also intended to be completed concurrent with the roadway construction. Off-site connections to the Orlando Utilities Commission transmission facilities will occur around the project boundary at strategic locations. The District

may finance the cost of undergrounding such facilities, as well as the proposed upgrade from standard street lighting fixtures and poles.

VII. STORMWATER MANAGEMENT FACILITIES

To enable development of the public infrastructure improvements required for the development project, a site-wide master stormwater management facility has been and will continue to be implemented. This master stormwater management system consists of a series of surface water retention/detention ponds enabling treatment and attenuation of stormwater runoff from the developed improvements. The surface water retention/detention ponds have historically been constructed by the Developer; therefore, no costs for these improvements are included in this Capital Improvement Plan. In addition, a series of interconnected stormwater management facilities (roadway inlets, collector pipes, manholes, etc.) constructed within the proposed infrastructure roadways will connect the development roadway systems and other surrounding development to the master stormwater management system. These improvements are included in this Capital Improvement Plan and are identified as “stormwater” in the estimates that follow. The entire stormwater management system will also include a series of special control structures, pipes, weirs, and necessary flow diversion structures in accordance with the regulatory criteria established and mandated by the South Florida Water Management District and the City of Orlando.

At present, no allowance has been included in the attached estimates to acquire the retention/detention stormwater management area tracts (real estate) required to construct the necessary improvements. To date all pond systems have been funded by the Developer. Discussions regarding the ultimate ownership, operation and maintenance of the stormwater retention/detention pond system are ongoing. Possibilities include the

District, the City of Orlando, the Master Developer or applicable Owners Associations. No capital or proceeds from the Bonds will be utilized for operation and maintenance expenses.

VIII. RECREATION FACILITIES AND AMENITIES

One of the major components of creating a community is the implementation of special common area and recreation facility improvements. The proposed development plan for the project includes the creation of several special amenities and “places” along the roadways which will help create a sense of community. These areas include small park facilities and select land clearing and wetland edge cleaning. The District fully supports the desired level of quality throughout the Development and includes specially designed light and street sign poles, street lighting, sidewalks adjacent to common areas, bus shelters, benches, perimeter landscaping, buffers, identification monuments and irrigation systems as part of its Capital Improvement Plan. Also included in the common area development budget are certain portions of streetscape and hardscape improvements that will be implemented to tie together the overall development community. As previously mentioned, one master “regional” park which was also historically estimated as part of the capital improvements has been deleted from the District's Capital Improvement Plan due to a funding arrangement having been reached between the Developer and the City of Orlando to complete these improvements.

IX. DESIGN/PERMITTING AND CONTINGENCY

Design costs associated with each of the improvements hereinbefore described have been estimated and included in the estimates that follow. Other soft costs include portions of the surveying, design and engineering for all of the described work, regulatory permitting, environmental consulting and materials testing. Some as-built surveying and observation during construction will be

required to assure the site is constructed as designed and maintained in a safe and secure manner until sufficient infrastructure is in place to allow for dedication to the appropriate jurisdictional or regulatory agency. A project contingency estimate has also been included.

X. COST ESTIMATES FOR DEVELOPMENT IMPROVEMENTS

A summary of the Engineer's estimated construction costs is included in Table 1. A listing of the entity expected to receive the dedication of various improvements along with the expected responsibility for operation and maintenance is included in Table 2.

The estimated construction costs identified in this Report represent only those facilities to be designed, constructed, and/or installed by the District and have been prepared based upon the best available information; however, costs will vary based on final engineering, planning and approvals from regulatory agencies.

In our opinion, the estimated costs identified herein are reasonable and sufficient for the design, construction and/or installation of the project.

Table 1
ENGINEER'S OPINION OF PROBABLE COST
GREENEWAY IMPROVEMENT DISTRICT
SUPPLEMENTAL ENGINEER'S REPORT SUMMARY
May 1, 2018

Component	Prior Proceeds (1)	Previously Funded Improvements Completed to Date (2)	Previously Funded Improvements Cost to Complete (3)	Previously Funded Improvements Projected Cost	Previously Funded Improvements Variance	Series 2018 Bond Improvements Estimated Cost	Proposed Future Improvements Estimated Cost	Total District Capital Improvement Plan
Interchange Contribution	\$10,900,000.00	\$10,375,000.00	\$450,000.00	\$10,825,000.00	-\$75,000.00	\$0.00	\$0.00	\$10,825,000.00
Roadway Construction ⁽⁴⁾	\$9,476,000.00	\$9,641,000.00	\$1,235,000.00	\$10,876,000.00	\$1,400,000.00	\$5,960,000.00	\$3,510,000.00	\$20,346,000.00
Roadway Right-of-Way ⁽⁴⁾	\$3,345,000.00	\$2,490,000.00	\$0.00	\$2,490,000.00	-\$855,000.00	\$890,000.00	\$270,000.00	\$3,650,000.00
Potable Water	\$2,505,000.00	\$2,755,000.00	\$315,000.00	\$3,070,000.00	\$565,000.00	\$1,700,000.00	\$510,000.00	\$5,280,000.00
Sanitary Sewer	\$3,410,000.00	\$3,136,000.00	\$315,000.00	\$3,451,000.00	\$41,000.00	\$2,390,000.00	\$510,000.00	\$6,351,000.00
Reclaimed Water	\$2,030,000.00	\$1,928,000.00	\$220,000.00	\$2,148,000.00	\$118,000.00	\$1,200,000.00	\$360,000.00	\$3,708,000.00
Duct Bank Undergrounding/Street Lights	\$3,630,000.00	\$3,030,000.00	\$345,000.00	\$3,375,000.00	-\$255,000.00	\$1,870,000.00	\$560,000.00	\$5,805,000.00
Stormwater ^(4,5)	\$3,320,000.00	\$2,755,000.00	\$315,000.00	\$3,070,000.00	-\$250,000.00	\$1,700,000.00	\$510,000.00	\$5,280,000.00
Landscape and Irrigation ^(4,6)	\$4,610,000.00	\$4,683,000.00	\$680,000.00	\$5,363,000.00	\$753,000.00	\$2,890,000.00	\$880,000.00	\$9,133,000.00
Regional Park	\$3,200,000.00	\$0.00	\$0.00	\$0.00	-\$3,200,000.00	\$0.00	\$0.00	\$0.00
Soft Costs	\$2,760,000.00	\$2,652,000.00	\$375,000.00	\$3,027,000.00	\$267,000.00	\$2,350,000.00	\$940,000.00	\$6,317,000.00
	\$49,186,000.00	\$43,445,000.00	\$4,250,000.00	\$47,695,000.00	-\$1,491,000.00	\$20,950,000.00	\$8,050,000.00	\$76,695,000.00

⁽¹⁾ Includes interest and other income as reported by District Manager.

⁽²⁾ “Previously Funded Improvements Completed to Date” figures are based on requisitions approved as of May 1, 2018, through Requisition No. 548 (rounded).

⁽³⁾ “Previously Funded Improvements Cost to Complete” includes acquisition of the two (2) south interchange ponds, completion of Nemours Parkway Phases 4, 5 and 6 and advanced engineering and permitting for Nemours Parkway Phase 7.

⁽⁴⁾ Roadway/Stormwater/Landscape components include acquisition of some rights-of-way and/or pond tracts, subject to an MAI appraisal and Board approval.

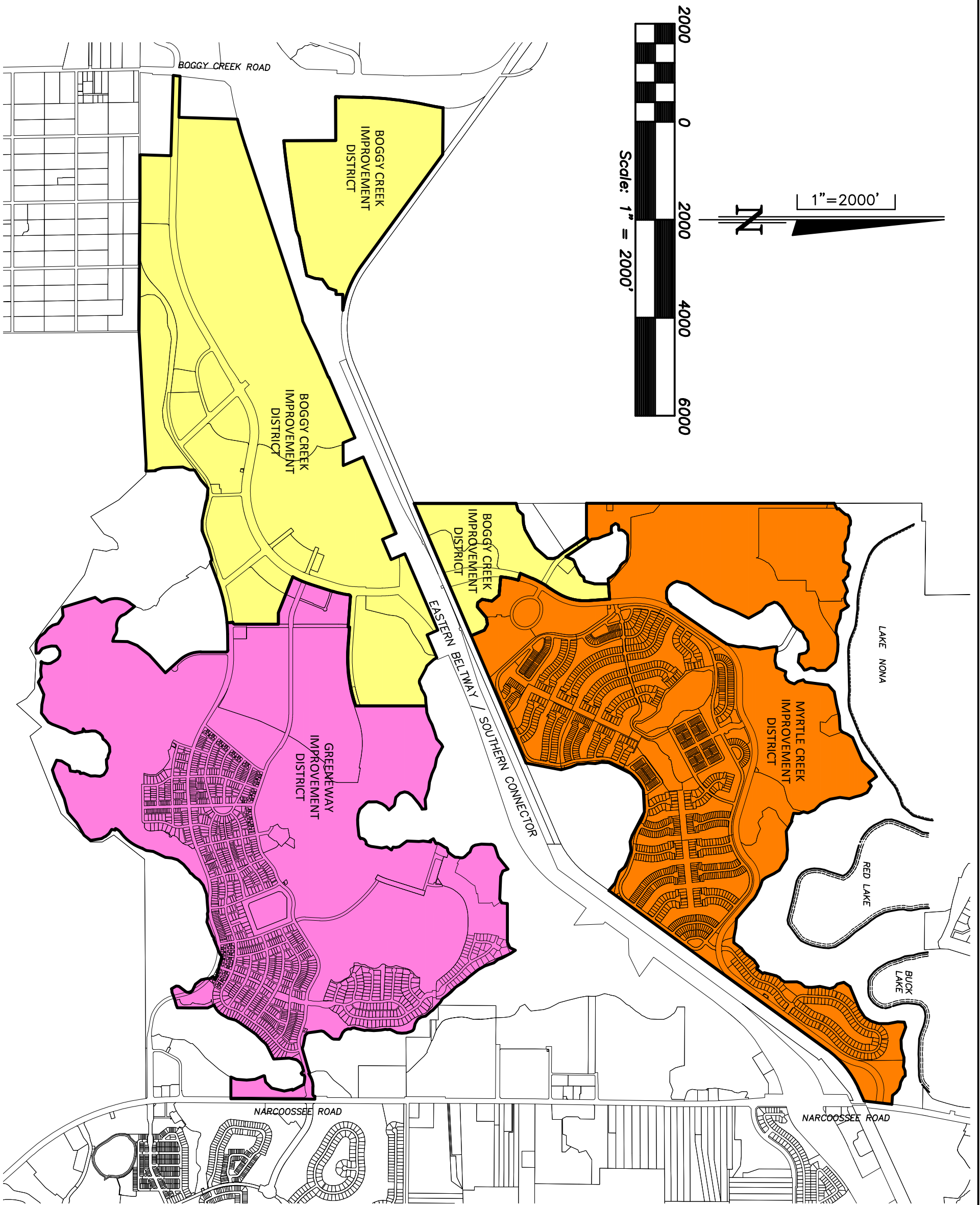
⁽⁵⁾ “Stormwater” portion of projects includes roadway collection and transmission systems and master system outfalls.

⁽⁶⁾ A series of interconnected multi-purpose trails / recreation areas are included as part of the overall project’s landscape / hardscape and irrigation plans. The District intends to own and maintain all such improvements.

⁽⁷⁾ Improvements identified in the Capital Improvement Plan, whether they are identified within the "Previously Funded Improvements," the "Series 2018 Bond Improvements" or the "Proposed Future Improvements" in the chart above, may be financed with proceeds of any series of Bonds or other available capital, subject to Board approval.

TABLE 2
GREENWAY IMPROVEMENT DISTRICT
DISTRICT CONSTRUCTED SYSTEM-DEDICATION SUMMARY
May 1, 2018

<u>DISTRICT CONSTRUCTED SYSTEM</u>	<u>OWNERSHIP</u>	<u>OPERATION AND MAINTENANCE ENTITY</u>
Interchange	CFX / City of Orlando	CFX / City of Orlando/District
Public Roadways	City of Orlando	City of Orlando
Potable Water	Orlando Utilities Commission	Orlando Utilities Commission
Sanitary Sewer	City of Orlando	City of Orlando
Reclaimed Water	City of Orlando	City of Orlando
Duct Bank/Street Lights	Orlando Utilities Commission	Orlando Utilities Commission
Stormwater	District / City of Orlando	District / City of Orlando
Common Areas/Landscaping	District / City of Orlando	District / City of Orlando
Parks and Recreation	District / City of Orlando	District / City of Orlando




- BOGGY CREEK IMPROVEMENT DISTRICT**
- GREENEWAY IMPROVEMENT DISTRICT**
- MYRTLE CREEK IMPROVEMENT DISTRICT
(REVISED BOUNDARIES)**

EXHIBIT "A"

PREPARED FOR:

LAKE NONA



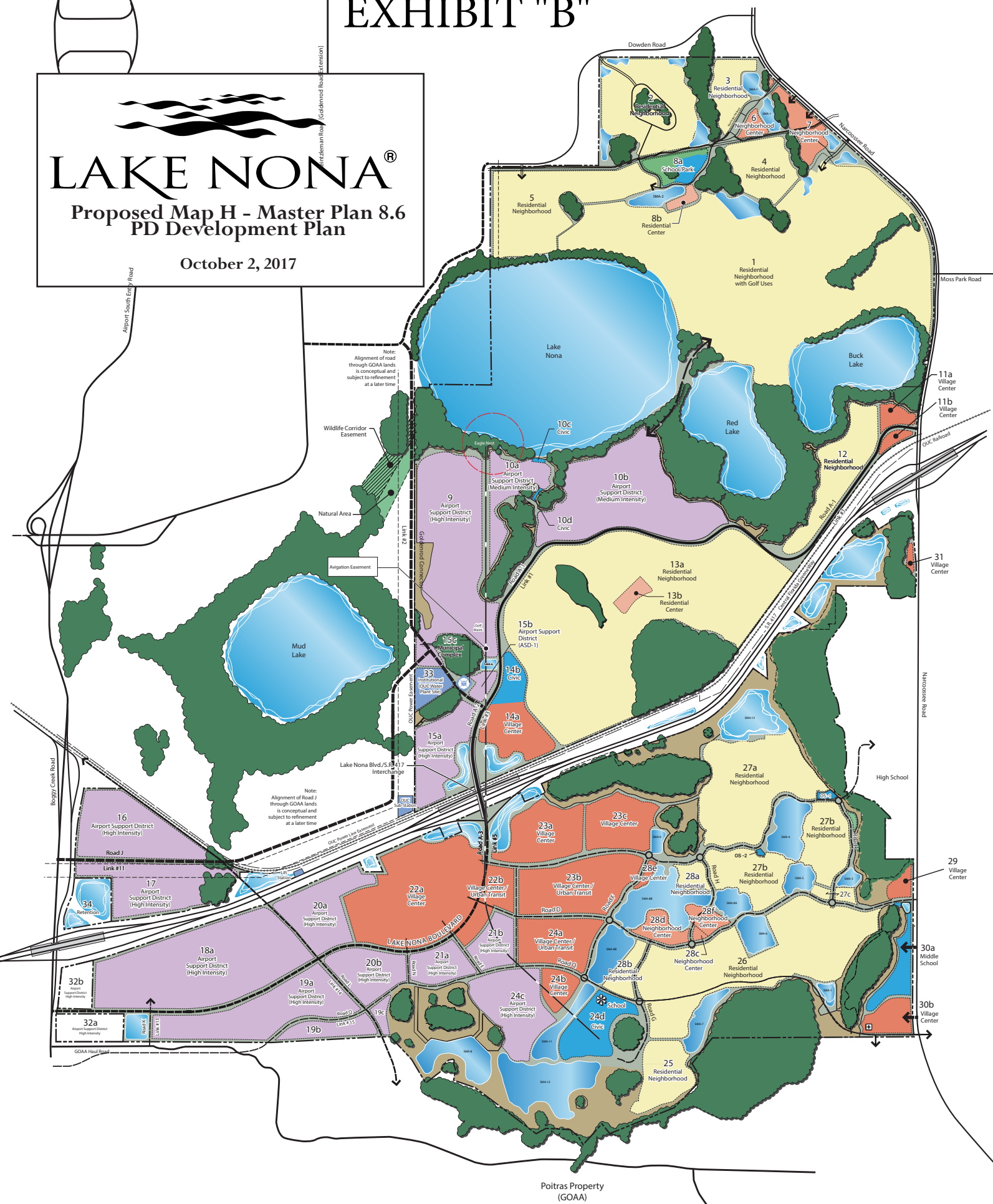
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>JLG</u>	CHECKED BY: <u>SEG</u>	JOB NO. <u>98157</u>	SCALE <u>1"=200'</u>	SHEET <u>1</u>
DATE: <u>10/25/05</u>	DATE: <u>10/25/05</u>			OF <u>1</u>

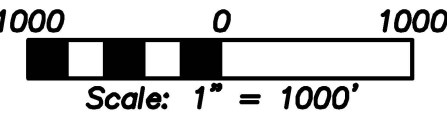
6/20/16	PH	REVISED BOUNDARIES
11/12/09	PH	REVISED BOUNDARIES
DATE	BY	DESCRIPTION
REVISIONS		

LAKE NONA[®]

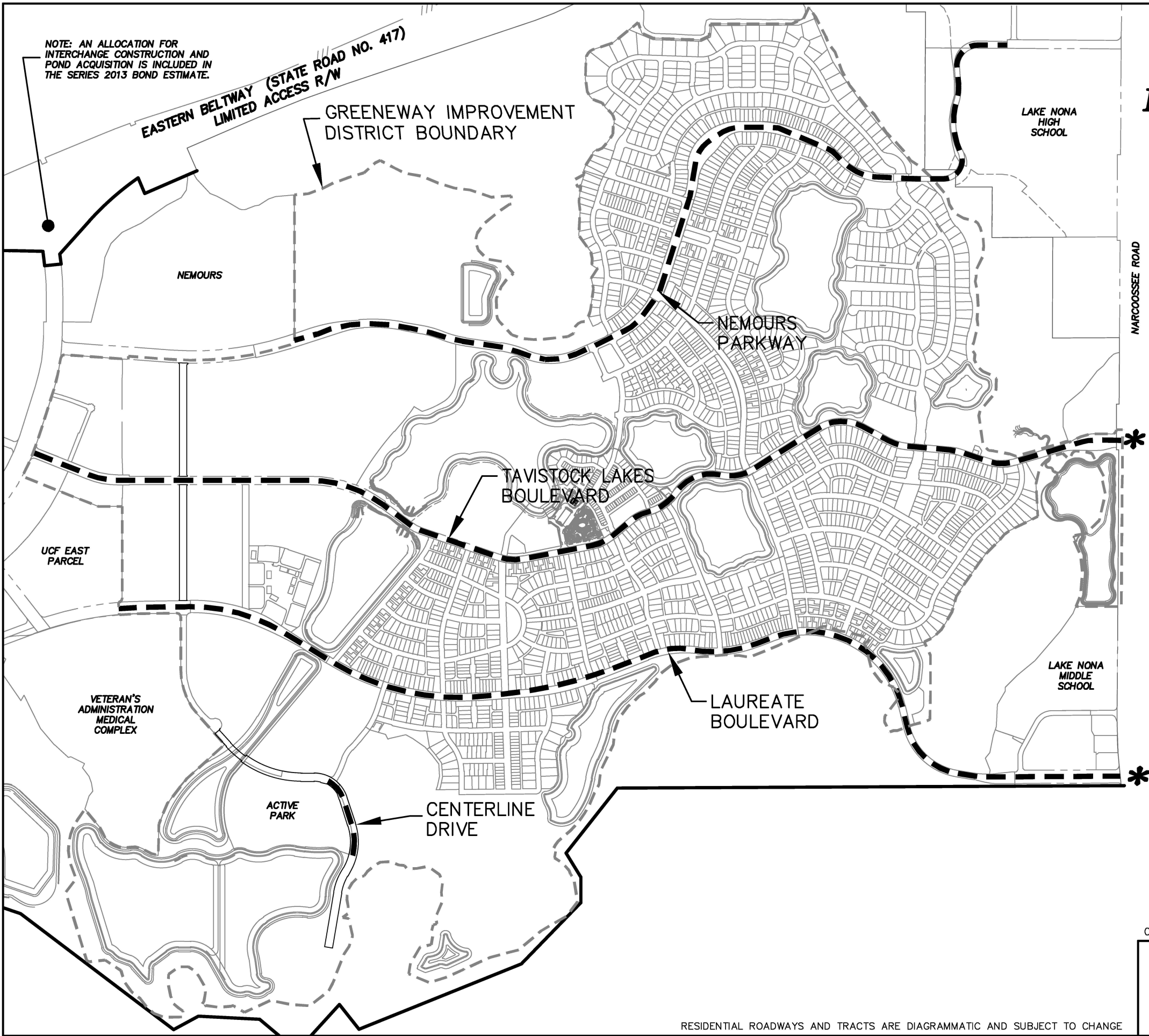
October 2, 2017



**EXHIBIT C
GREENEWAY
IMPROVEMENT DISTRICT
COMPLETED IMPROVEMENTS**



- GREENEWAY IMPROVEMENT DISTRICT
- COMPLETED IMPROVEMENT
- COMPLETED TRAFFIC SIGNAL



RESIDENTIAL ROADWAYS AND TRACTS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE

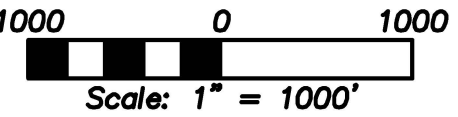
OCTOBER 20, 2020

SHEET 1 OF 2

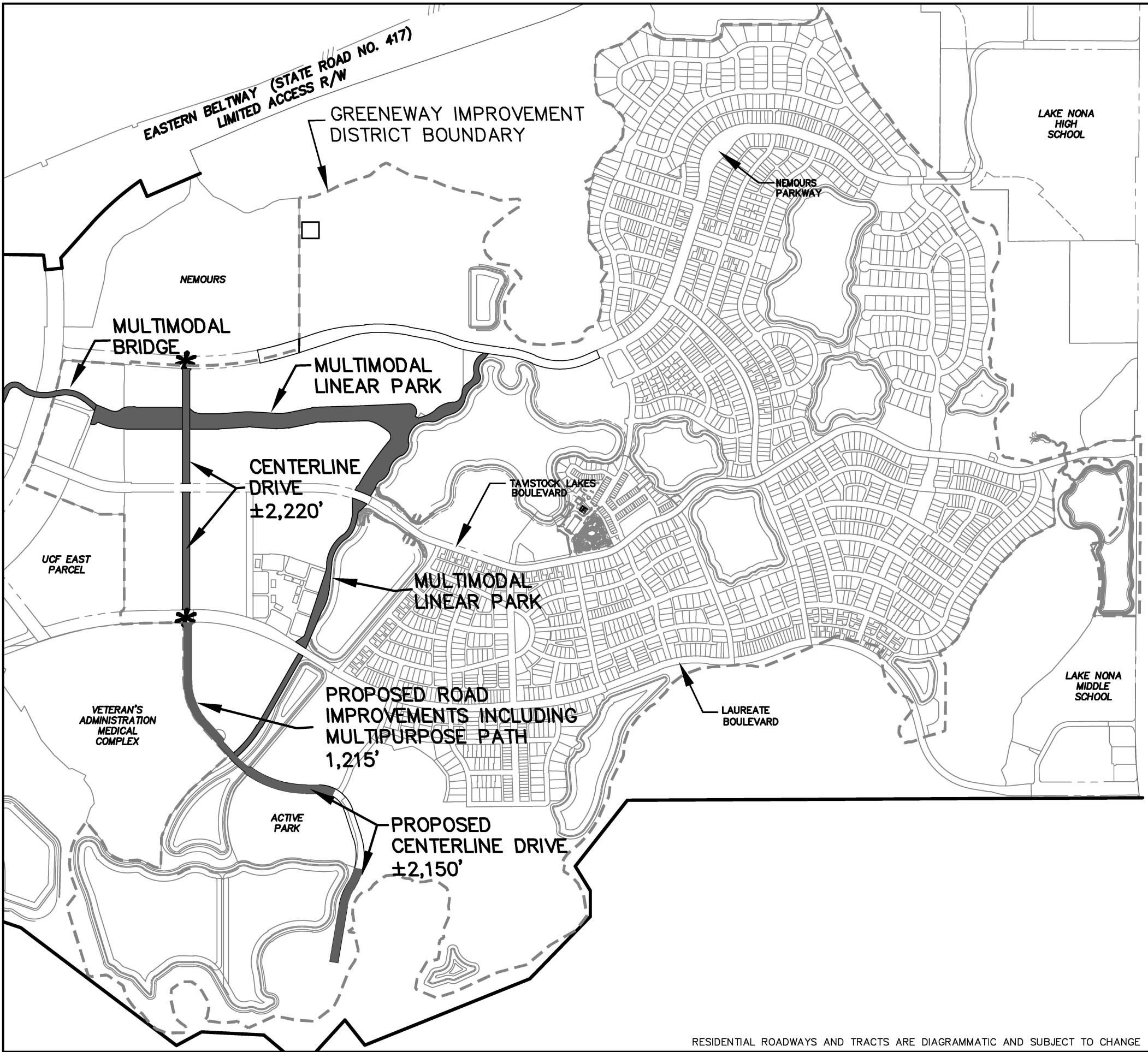


DONALD W. McINTOSH ASSOCIATES, INC.
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2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
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**EXHIBIT C
GREENEWAY
IMPROVEMENT DISTRICT**
PLANNED IMPROVEMENTS



- GREENEWAY IMPROVEMENT DISTRICT
- PLANNED IMPROVEMENT
- PLANNED TRAFFIC SIGNAL



OCTOBER 20, 2020

SHEET 2 OF 2



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
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RESIDENTIAL ROADWAYS AND TRACTS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE

GREENEWAY IMPROVEMENT DISTRICT

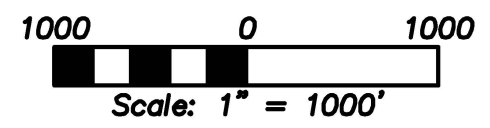
Matters Pertaining to District Construction

GREENEWAY IMPROVEMENT DISTRICT

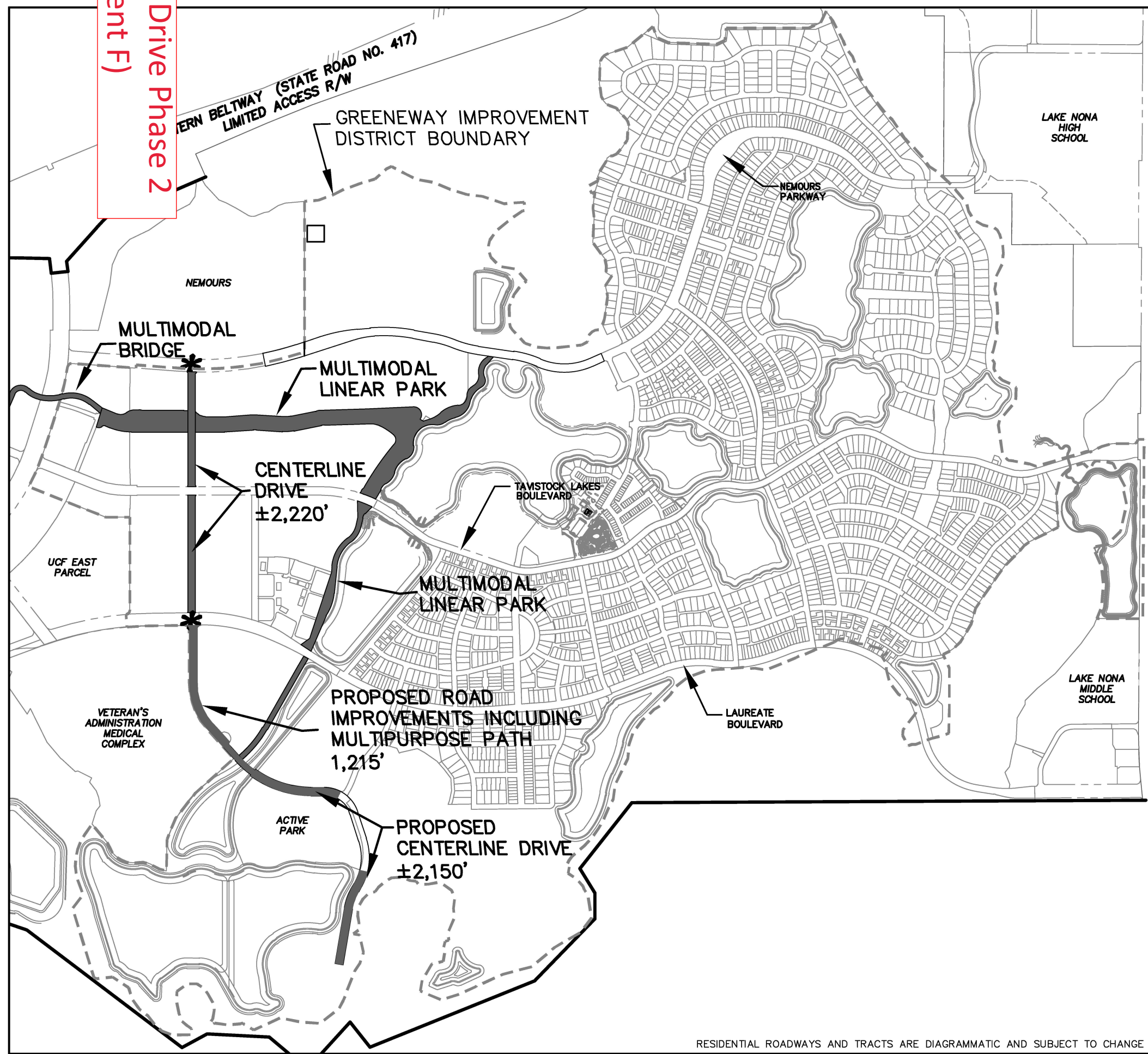
**Bid for Centerline Drive Phase 2
(aka Segment F)**

Centerline Drive Phase 2
(Attachment F)

EXHIBIT C GREENWAY IMPROVEMENT DISTRICT PLANNED IMPROVEMENTS



- GREENWAY IMPROVEMENT DISTRICT
- PLANNED IMPROVEMENT
- PLANNED TRAFFIC SIGNAL



OCTOBER 20, 2020

SHEET 2 OF 2



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

RESIDENTIAL ROADWAYS AND TRACTS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE

GREENEWAY IMPROVEMENT DISTRICT

Discussion Regarding November Workshop

GREENEWAY IMPROVEMENT DISTRICT

FY 2020 Audit Engagement Letter
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 2018-97 – 2018-100 Approved in
September 2020 in an amount totaling \$6,776.02**
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
September 2020 in an amount totaling \$76,110.13**
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

Work Authorizations/Proposed Services
(if applicable)