

**APPROVED****Minutes CRSA Meeting**

March 24, 2010

Estero Community Center

**Present:****Committee:** Jim Boesch, Maddy Isaacs, Jim Kurz, Mike Maloney**Lee County:** Sarah Clarke, Don DeBerry, Libby Walker**Others:** Walt Gilcher, Hole Montes; Ray Gonzalez**Call to Order:** By Vice Chair Jim Boesch at 3:08 PM

**Election of Chair:** Libby Walker reported receiving a communication from Michael Elgin desires to continue as a member of the committee but unable to continue as Chairman. Vice Chairman Boesch called for nominations for position of Chairman. Maddy Isaacs nominated Jim Boesch, 2<sup>nd</sup> by Jim Kurz, vote unanimous.

**Election of Vice Chair:** Chairman Boesch called for nominations for position of Vice Chair. Maddy Isaacs nominated Mike Maloney, 2<sup>nd</sup> by Jim Kurz, vote unanimous.

**Appointment of Secretary:** Chairman Boesch asked for a volunteer to serve as Secretary. Jim Kurz suggested that the tasks of Secretary be rotated amongst the committee members. Mike Maloney offered to take minutes for this meeting.

**Approval of Minutes of 1/29/10 Meeting:** Libby Walker distributed copies of minutes of last meeting Chairman Boesch asked for any questions or amendments. Correction of spelling of name of Mike McGuire to Mike Maloney. No other amendments or corrections were necessary and minutes were adopted.

**Review of Financial Statement:** Libby Walker distributed copies of the financial statement showing a cash available balance of \$3,913,743. Ms. Walker also stated that there is a credit of \$878,000.00 to Florida Partners, developer of Grandezza. Maddy Isaacs stated she understood that the credit was transferred to the Grandezza HOA. A discussion followed the position of Lee County staff is that the credits were pursuant to a contract between Lee County and Florida Partners and further if the aforesaid credits were transferred to Grandezza that is a separate matter that they are not aware of. Another credit of approximately \$90,000.00 is issued to another developer.

Don DeBerry stated that there is an unstated liability charged against the CRSA relating to the County's condemnation of property owned the Ginn Corporation located opposite Bella Terra entrance. The property was condemned and the parties submitted the settlement of the value

of the land to the courts, no decision has been made to date. Don DeBerry stated that it could take several years before the matter is resolved and the value of the property to be paid to Ginn Corporation would be a charge against the CRSA account at the time of judgment.

Maddy Isaacs moved to accept financial report as submitted, 2<sup>nd</sup> by Jim Kurz, motion carried. Ginn property liability to be noted in future reports.

**Review/Discussion of Road Improvements and Process:** Don DeBerry recommended that this CRSA project hire a Construction Manager (CM) at Risk rather than put out specific plans for bid. He explained that a CM is given a set of plans with a set sum of funds to accomplish the task. The CM completes the project as directed by CRSA and staff. Any funds saved during the construction of the project revert to the fund. The County would advertise for Qualifications, not a low bid. From the respondents a short list of 3 or 4 qualified contractors who are subjected to a Q&A session covering the scope of the project with a "ballpark" Guaranteed Maximum Price (GMP) for the project phases estimated to be included. At the conclusion of the Q&A a single contractor is selected. Once selected the contractor then negotiates a fixed budget GMP. This process insures that the project will be completed at a predetermined cost. The entire process is conducted by what is usually a three (3) person panel consisting of Libby Walker, Project manager and another member all of whom are County staff. The CRSA committee members will be "invited participants" and as such may ask questions at every stage of the proceedings or offer comments, but in no event will have a vote neither on the selection nor on the final contract awarded to the contractor. The public may attend all sessions stated above. The details covered by the Scope of Services negotiated would be brought back to the committee for review and comments before awarding the contract.

It is understood by consensus of the members of the committee that the project will be a two lane roadway, one lane in each direction, divided by a median for about 6000 feet and includes the left turning lanes detailed for Wildcat Run at the entrance/exits in phase 1, phase 2 includes the left turning lanes detailed for Bella Terra at the entrance/exits, phase 3 would finish off the roadway between Wildcat Run & Bella terra. The Traffic Signal Light (TSL) located at Corkscrew Road and Stoneybrook Golf Drive will be fully funded by Lee County. Any and all street lighting that may be installed as per specs the Operation and Maintenance shall be a charge against the CRSA fund. However, no street lighting is currently included in the plans and specifications of the project. Overhead street lighting at intersections will be discussed at the next meeting. Based on estimates of current construction costs, staff believes Phases 1 and maybe 2 could be completed with funds now available. Bella Terra intersection improvements including a left tune lane and paved shoulders would cost an additional one million dollars (\$1,000,000.00).

A time frame of six (6) weeks from Request for Qualifications to finalization of contract of CM. Project start estimated at sometime in late August or September with a projected completion date within one year.

Maddy Isaacs asked if the fill on the north side of the road bed is impacting drainage from Grandezza and asked for clarification of whether lakes drain out or opposite. A definitive answer will be forthcoming.

Don DeBerry stated he will seek an estimate on the Ginn property liability from the County Attorney.

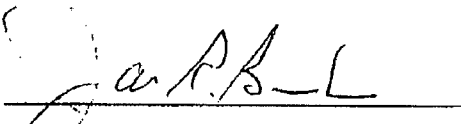
Landscaping above "base" are costs charged to CRSA. However, in present economic climate, no landscaping may be completed.

Chairman Boesch stated the former committee member Ray Gonzalez will continue to be an observer of the project and a licensed engineer, may be asked to offer his opinion on matters of interest to the committee. No objection by any committee members or county staff present.

Walt Gilcher, Hole Montes, commented that it is possible that the firm may be hired be the contractor that is awarded the project contract.

**New Business:** No further new business.

Adjournment: Motion by Maddy Isaacs, 2<sup>nd</sup> by Jim Kurz at 3:43 PM.

  
James R. Boesch, Chairperson

3/26/2010  
Date:

  
Michael Maloney, Vice Chair, Temporary Secretary

3/26/2010  
Date:

