

**MINUTES OF MEETING  
BEACON LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Beacon Lakes Community Development District was held on Tuesday January 9, 2018 at 9:00 a.m. at 12400 N.W. 22<sup>nd</sup> Street, Miami, Florida.

Present and constituting a quorum were:

Scott Gregory	Chairman
Karley Megrew	Vice Chairperson
Leslie Menendez	Assistant Secretary

Also present were:

Kenneth Cassel	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Travis Harvey	Prologis
Anna Ramirez	Alvarez Engineers

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Cassel called the meeting to order at 9:14 a.m. and called the roll. A quorum was established.

Mr. Cassel informed the Board of the new name and rebranding of the company.

**SECOND ORDER OF BUSINESS**

**Approval of the Agenda**

There being no comments, the next item followed.

On MOTION by Mr. Gregory seconded by Ms. Megrew with all in favor the agenda was approved.

**THIRD ORDER OF BUSINESS**

**Manager's Report**

**A. Approval of the Minutes of the December 5, 2017 Meeting**

On MOTION by Mr. Gregory seconded by Ms. Megrew with all in favor the minutes of the December 5, 2017 meeting were approved as presented.

- He indicated four contractors submitted bid applications for the NW 122 Avenue project. All these contractors are well known, Downrite Engineering, Trans Florida Development; JVA Engineering Contractor and General Asphalt.
- Mr. Alvarez provided a summary for each contractor which was included in the agenda package. Specific instructions were provided to each contractor on how to bid for the job and they were responsible for their own quantities and unit prices. The summary table represents the grading given to the firms' qualifications as well as the bid price.
- The lowest bid was from Downrite Engineering at a cost of \$2,551,989 followed by TransFlorida at \$2,823,446 and JVA Engineering at \$3,029,148 and General Asphalt did not submit a bid.
- Mr. Alvarez reviewed the proposed calendar days to complete the project by each contractor. Downrite Engineering indicated it will take 189 days, TransFlorida 390 days and JVA Engineering 93 days. In terms of scheduling he felt that this is a six-month project and felt that the 189 days proposed by Downrite Engineer made sense. Based on this he ranked Downrite Engineering first, TransFlorida second and JVA Engineering third.
- The details of the quantity and unit price were in the agenda package. Mr. Alvarez has verified this information and did not find anything major missing from anyone of the contractors packages.
- His recommendation is to rank these firms in this way and follow-up to negotiate a contract with the number one ranked contractor and if for some reason we are unable to reach an agreement, we move on to the number two or three. The agreement will be an AIA type of contract, which is the standard in the industry.
- Mr. Alvarez indicated he has additional information such as financial reports, resumes of staff from these contractors and will scan the completed package to Mr. Cassel.
- Mr. Harvey was impressed by the bid results and congratulated Mr. Alvarez on a job well done getting the entire package together. He stated it would be a good decision to award the bid to Downrite Engineering or at least to negotiate with

them and the next step would be to get them caught up on what changes have occurred in the plans since the bids were sent out.

- Mr. Alvarez indicated they will be adding two additional components to the plans; one is lighting and the other landscaping. The lighting component is currently being reviewed while the landscaping is under design. These components are not part of the bid price presented, but will be added.
- Mr. Alvarez stated they proposed to allocate \$4 million of the \$8.5 million for this project.

On MOTION by Mr. Gregory seconded by Ms. Megrew with all in favor to accept the ranking of Downrite Engineering as the number one firm on the NW122 Avenue project and to enter into an agreement with Downrite Engineering and providing for a 10% contingency adjustment to be negotiated by the District regarding the changes to the plans specifications was approved.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

- There being none, the next agenda item followed.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

- There being none, the next agenda item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

- Mr. Gregory expressed how pleased he is with the process of things.
- Mr. Harvey indicated that he was speaking with Mr. Pawelczyk prior to the meeting and the next piece is getting the right-of-way for which the Board already passed a resolution to accept this right-of-way from FDOT and MDX to make this offsite improvement.
- The CDD will accept that land, and Prologis will provide the construction improvements and then they will ultimately be dedicated to the County. The CDD is acting like an intermediary holding spot for the right-of-way.
- Just before the holidays, Mr. Harvey had discussed this with MDX and it appears like the last document they are looking for is a tri-party agreement between MDX,

FDOT and the CDD which states we are going to give them this right-of-way and build a road for which a resolution has already been passed.

- Mr. Harvey is pushing MDX to approve this agreement at the MDX January meeting. He was hoping to have the draft document to share with Mr. Pawelczyk and the Board at this meeting. They are pressing the MDX to get that document as soon as possible. He discussed with Mr. Pawelczyk about ways, in the absence of the meeting, to circulate the document and obtain Board approval.
- Mr. Pawelczyk indicated this is certainly a Board decision and he did not want to do anything the Board was not comfortable with. He had not seen anything yet but based on what Mr. Harvey has explained if it simple and if all the document is guaranteeing or verifying the road it will be built by a certain date and the Board is comfortable delegating the authority to one of the board members, such as Denver Glazier, as he is the most knowledgeable about this; then the Board can delegate to him to sign the document subject to District Manager, District Engineer, District Counsel and Mr. Harvey okaying it. The Board can pass a motion and then bring back the agreement after to have it ratified and that is only if we can get it on that January agenda for MDX. If we have time to bring it to the Board because it is not going to MDX until February or March, certainly we will bring it back to the Board. But he thinks that is what Mr. Harvey wants to do from a timing prospective is to get this on the MDX agenda. As counsel he is okay with that if the Board wants to delegate that authority to a specific Board member.

On MOTION by Mr. Gregory seconded by Ms. Megrew with all in favor to authorize Denver Glazier as a Board member to execute a tri-party agreement between the CDD, FDOT and MDX pertaining to verification that the right-of-way, those entities are granted to the CDD where the CDD will build a road on that right-of-way and then provide verification thereof subject to district staff and Travis Harvey reviewing that document being brought to the Board for ratification after, was approved.

On MOTION by Mr. Gregory seconded by Ms. Megrew with all in favor authorizing the Chair to sign the document if Mr. Glazier is unavailable to authorize was approved.

- Mr. Harvey indicated the Board has asked that he take a look at the sign on 137<sup>th</sup>. He has Sarah Zimmerman and Kleinfelder working on this building 35 and they are making some modifications to address the minor encroachments from 31 in these preserve areas and looking at modifying the permit.
- Discussion ensued regarding the signage on 25<sup>th</sup> Street.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Menendez seconded by Ms. Megrew with all in favor the meeting was adjourned.

  
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Kenneth Cassel  
Secretary

  
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Chairperson/Vice Chairperson