

MINUTES OF MEETING
SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, April 1, 2015 at 2:00 p.m. at the Offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Chris Kuhn	Chairman
Grady Miars	Vice Chairman (by phone)
Chris O'Bannon	Supervisor
Mike Veazey	Supervisor
Rose Bock	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel (by phone)
Jere Earlywine	Hopping Green & Sams (by phone)
Scott Wild	District Engineer
Tim Miller	Ervin Lovett Miller (by phone)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 18,
2015 Meeting and the March 11, 2015
Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes of the February 18, 2015 meeting and the March 11, 2015 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Veazey seconded by Mr. Kuhn with all in favor the Minutes of the February 18, 2015 Meeting & the March 11, 2015 Meeting were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the March 11, 2015 Audit Committee Minutes

Mr. Oliver stated included in your agenda package is a copy of the minutes of the March 11, 2015 audit committee minutes. Are there any additions, corrections or deletions?

On MOTION by Ms. Bock seconded by Mr. Kuhn with all in favor the Minutes of the March 11, 2015 Audit Committee Meeting was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Matters Related to Refunding Bonds and Bond Issue for New Improvements

Mr. Haber stated I think we are getting close to being able to post offering documents for the refunding bonds. We will probably soon look to hold a meeting to adopt a supplemental assessment methodology and resolution and hold a pre-closing on the refunding bonds.

SIXTH ORDER OF BUSINESS

Consideration of Responses to Requests for Proposal for Amenity Center Construction Project

Mr. Earlywine stated the RFP for the amenity center has been moving forward. We received bids on Monday. Those were publicly opened at noon on Monday. Staff has been reviewing the proposals to bring them back for purposes of scoring them and evaluating them at today's meeting. You have the three proposals in front of you. There is one from Auld & White, one from Scherer Construction and one from Carlton Construction. The only concerns that I have in terms of moving forward with these is we don't have a lot of mandatory criteria in our package, so you do have the option to move forward with all three. With that said, the proposal from Carlton Construction is missing a construction schedule, so it does make it very difficult to score that one because you really don't have a realistic time schedule established in that proposal. There is evaluation criteria set forth in the agenda package. It has six different elements to it. The first one is where you evaluate the personnel and equipment and that is for 15 points. Proposers experience is the second category and it is also 15 points. Understanding the scope of work is 10 points. Financial capacity is 10 points. Price is 30 points and schedule has

two components to it. It is based on whoever has the fastest schedule. They would get 10 points and then the other proposers would get a percentage of that. The other component is more evaluative, where it is 10 points and looks at the reasonableness in its entirety. We need to rank each of the proposals. Once we end up with a ranking, the board can authorize us to move forward with a preconstruction contract with the first ranked proposer.

Mr. Kuhn asked can we refresh the board with what it is that we are actually selecting today when we go through the scoring?

Mr. Earlywine responded yes. It is broken into two parts. There is preconstruction work, which would take place over the next month or so. What that consists of over the next month or so is essentially working with the first ranked proposer to identify cost savings and timesaving's to their schedules to identify subcontractors they want to use. As you all know, we don't have completed construction plans yet, but we need to move forward with the project as quickly as possible. Once the board is done with the preconstruction contract, you would either move forward with the contract and do a guaranteed maximum price or a lump sum contract. The board can discontinue the preconstruction work at any time. It can decide to cancel that contract and move it a different direction at any time that it wants. All you are electing to do today is ranking these proposers and electing to move forward with that preconstruction work.

Mr. Kuhn stated I am happy to share my scoring with the board and staff. In looking at the first category of personnel and equipment with 15 total points possible, I had 15 for Auld & White, 14 for Scherer and 12 for Carlton. I think Auld & White clearly has a strong team. They are a company that has been around for a very long time. They are local. Scherer has a local presence. I know that some of their staffing is out of Gainesville. I took them to a 14 because of that. Carlton is also a local company but I felt like the size and strength of their company was not as strong as the other two. For experience, I had a 14 for Auld & White, a 13 for Scherer and a 12 for Carlton. I think all of the companies have experience in either under the company flag or with the personnel that they have on the team to deliver an amenity center of this scale on this schedule. Understanding the scope of work, I had Auld & White as a 10 and Scherer as a 10. I had Carlton as a five. The schedule that is included in their proposal is not for this project and it is not for this owner. It is hard to understand whether that schedule was intended to be representative of this project or whether it was simply an error in putting together their package. I don't know if they understand the scope of work or not. For financial capacity, I had Auld &

White as a nine, Scherer at a 10 and Carlton at a seven. That is really just looking at the balance sheet, the backlog that they have from last year going into this year and looking at the work that is under contract and what they have yet to perform. For Auld & White, this category was broken down into five for preconstruction work, 15 for overhead and profit and 10 for general conditions. I gave Auld & White a combined total of 27. They had high marks for the preconstruction work, which they are doing at no cost. They had high marks for the overhead and profit as a percentage of the work but their general conditions are really pretty rich. I took them down a little lower on that last category. I had Scherer as a 28. That was in consideration of their preconstruction work, which is still a nominal cost of \$5,000. Their overhead and profit fee structure is a little higher than Auld & White's but their general conditions on a monthly basis is really low.

Mr. Earlywine stated The first category for schedule is a calculated amount. If you take Carlton out of the equation and you are just looking at Scherer and Auld & White, Scherer would get 10 points and Auld & White would get 7.3 based on a percentage of the Scherer schedule. It is really just a construction timeframe, which I think for Scherer was approximately 183 days and for Auld & White it was about 252 days. If you looking at line six on your score sheet, I have Auld & White with 7.3 and Scherer with 10 and then I probably wouldn't score Carlton. If you want to consider Carlton and score them, then you could give them a zero or some other number.

Mr. Kuhn stated in regards to line six, I had Auld & White as 7.3 and Scherer with a 10. Quite frankly, I had Carlton at a zero. I didn't know how to come up with some number.

Mr. Earlywine stated maybe you could give them a score in line seven, which is more of an evaluation process.

Mr. Kuhn stated okay, so 0 in line six. Auld & White, in terms of reasonableness, I had them at a nine. I had Scherer at a 10 and I'll give Carlton a five because they submitted a schedule for an amenity center here in town that maybe is representative in size and scope. My math is a total score of 91.3 for Auld & White, a 95 for Scherer and a 68 for Carlton.

Mr. Veazey stated I pretty much agree with your review. I don't know Carlton that well. I know Scherer has done a couple of Standard Pacifics and they just did our out parcel over in Tamaya. I talked to Maurice Rudolph and he said they did a really good job. He was happy with

them. We are going to have them bid on an amenity center in Gainesville and probably bid on our amenity. I have never used Auld & White but obviously, they have a strong reputation.

Ms. Bock stated I agree with your scoring.

Mr. O'Bannon stated sounds good.

Mr. Miars stated I would be in support of how you have them ranked.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Ranking as Presented with Scherer Ranked as the #1 Firm, Auld & White #2 and Carlton Construction as #3 was approved.
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Mr. Earlywine stated we will prepare a notice to go out to the contractors informing them of the ranking and then move forward with negotiating the preconstruction contracts.

Mr. Kuhn stated we obviously made our scoring today based on the information that is in their submittal package with understanding that they made those proposals based on limited design and project information that we put out in an RFP. I guess my question is to the extent that we relied on something like a project schedule to calculate total general conditions cost, what latitude do we have to negotiate in the future if for some reason the schedule grows by 50%?

Mr. Earlywine responded the RFP package contemplates that we are going to do some value engineering. We are going to tweak some prices. We are going to tweak the timeframe. I think there is some latitude in terms of improving those schedules and improving those prices.

Mr. Kuhn asked what if the schedule gets worse? Do we have the option to reconsider how we deliver the project with our contractor if the schedule is not what we assumed it was at this time?

Mr. Earlywine responded I think they made a commitment to try to meet those schedules, as well as the pricing. The other point is if the schedule gets worse or the costs get worse and you are not comfortable with the preconstruction process then you can always move to the second ranked proposer.

Mr. Kuhn stated I was curious to know if that was an alternative that we had available to us.

Mr. Earlywine stated it is.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Requisition Summary

Mr. Wild stated I distributed an updated requisition summary from the one that is in the agenda package. We have added one requisition number, which is number 201 in the amount of \$4,332. It was to Partridge Well Drilling Company for the well tests that they did, so we could evaluate what flow we would get from the wells. We would request that you approve Requisition numbers 198 through 201 totaling \$138,926.13.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor the Revised Requisition Summary was approved.

2. CSI Proposal for Pacetti Road and Pointed Creek Drive Intersection

Mr. Wild stated included in your agenda package is a proposal from Civil Services, Inc. This is to do exploratory engineering on the existing mast arm foundations that support the traffic signal poles at the intersection. The County is requiring that we give them a certification from a structural engineer saying that the concrete, the depth, the diameter and the rebar is consistent with the approved plans. There is no way to do that without this forensic analysis. The total cost for this is \$13,717.17. In exchange for providing the certification, the County has agreed to update the equipment that operates the traffic signal that was installed back in 2007. There has been new technology since that was originally installed. The actual traffic signal box has been damaged by a vehicle hitting it, so the County is going to replace all of that at its cost. That is estimated to be over \$25,000. We believe this is an equitable thing to do for the County.

Mr. Kuhn stated the County is looking for an inspection report on the foundations for the mast arm.

Mr. Veazey asked did we contract for that separately?

Mr. Wild responded yes. Allstate was the separate contractor.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor the CSI Proposal for Pacetti Road and Pointed Creek Drive Intersection was approved.

Mr. Haber stated as the board may recall, some of the work that we have constructed that the County is going to ultimately own and maintain, was constructed by our prior contractor and it is no longer under warranty. In connection with conveying those improvements, the County is asking that the entity conveying the property provide some level of warranty and that if there are not any defects that they will be corrected. For the type of improvements that our current contractor constructed, we would have that covered by the warranty provided by our current contractor. Because we no longer have a warranty on some of that work, we sort of reworded the warranty language in the County's form of warranty to say the District will provide that warranty, so that way we are able to convey that stuff to the County. I have reviewed that. I am comfortable with the revised language.

Mr. Wild stated we provided it to the County to review and they approved that form of language with exhibit A that we attached with the schedule of values for each of the two projects. We have had Chris execute that and provided it to the County, so it would be a ratification that we are looking for.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Warranties Executed by Chairman and Provided to St. Johns County was ratified.

C. Manager

There being none, the next item followed.

D. Field Services

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Consideration of Funding Request FY15-#7

Mr. Oliver stated included in your agenda package is Funding Request FY15-#7 in the amount of \$10,558.36

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor Funding Request No. FY15-#7 was approved.

ELEVENTH ORDER OF BUSINESS

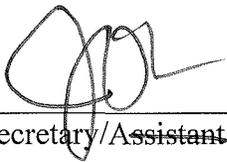
Next Scheduled Meeting – Wednesday, April 15, 2015 @ 2:00 p.m. at the Offices of GMS

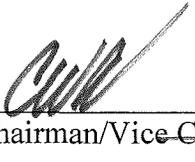
Mr. Oliver stated the next scheduled meeting is April 15, 2015 at 2:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor the Meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice-Chairman