

**MINUTES OF MEETING  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

The Continued meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Thursday, May 21, 2020 at 10:07 a.m. via Zoom Teleconference.

Present via Zoom and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice-Chairman
Andrew Rhinehart	Assistant Secretary
Kevin Chinoy	Assistant Secretary
Phillip Allende	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Michelle Rigoni <i>via phone</i>	HGS
Heather Wertz <i>via phone</i>	Absolute Engineering
Roy Van Wyk	HGS
April Payeur	Developer's Office

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Five board members were present via Zoom constituting a quorum. Two members joined after roll call, Lauren Schwenk and Phillip Allende.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

No members of the public were present via Zoom. There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS****Review and Ranking of Proposals  
Received for Phase 1 Construction RFP**

Ms. Wertz presented the ranking results and reviewed them for the Board. The bids were opened on Friday, May 8<sup>th</sup>. The two original responders were Kearney and Blue Ox. Kearney was the low bidder at \$5,356,789.10 They gave 230 days for completion. Blue Ox was next in line at \$5.65 million and 225 days. QGS gave us a proposal above \$6 million with 170 days, and RIPA was above \$6 million as well, with 243 days. Ms. Wertz noted that they looked at all bids to make sure they were complete, and we were comparing everything making sure it was apples to apples. They did some adjustments to the bid price. For QGS, they deducted the demo because they figured the owner would probably handle that. For Kearney they added a generator back in, because the pump station does require one, and a retaining wall, that they had not included a number for. For Blue Ox, they added a bid bond, and we took out the demo. This reflects the adjusted bid price. Kearney was still the low bidder at \$5,432,195.14. Blue Ox was a little bit higher, it moved up about \$30,000. Points were given for price, schedule, financial capability, and everything the market is going for now. Basically, it comes down to price and schedule because all these firms are financially capable, they can do the work, they have experienced personnel. So they had the same points there. Then on schedule, QGS got the 25 points, and then we took off two points for Kearney, Blue Ox, and three points for RIPA. Then on price, Kearney got 25 points, and we took off a point for Blue Ox, 3 points for QGS, and 4 points for RIPA. So when you total it up, for the total overall ranking Kearney came in 1<sup>st</sup> with a 98. Blue Ox and QGS tied for 2<sup>nd</sup> at 97 because of the price and schedule. These bids have been reviewed, and we recommend selecting Kearney to perform the work and awarding the bid to Kearney. Ms. Wertz asked for questions.

Ms. Rigoni asked if the four ranked were responsive and responsible to the request. Heather Wertz replied they were. Ms. Wertz added that seven people requested a bid. Only four turned in bids. The three that didn't turn in bids were Tucker Paving, JMHC, and BRW Contracting, Inc. Ms. Rigoni asked if the four ranked were responsive and responsible to the request. Heather Wertz replied they were. Mr. Heath asked that the ranking be emailed to him. Ms. Schwenk and Ms. Wertz briefly discussed demoing and clearing in the proposals.

Mr. Heath asked on Kearney's bid about unclassified excavation. Ms. Wertz clarified if there was wetland, or if you have to get rid of some extra soils, etc. or a GeoTech report says you have to get rid of something, that's what it is for. There was some questions that needed further

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clarification for Kearney. Mr. Heath added there was a contingency, so we could go over later and get clarification.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, to Rank Kearney #1 with 98 points and Authorization for Staff to Send a Notice of Intent to Award, and Authorize Counsel to Draft a Form of Agreement, was approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk informed the Board that the Boundary Amendment final hearing will be on June 16<sup>th</sup> at 9:00 a.m. Rennie Heath stated he would cover this meeting.

**B. Engineer**

Ms. Wertz had nothing further for the board.

**C. District Manager's Report**

Ms. Burns had nothing further to report.

**FIFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Continuation of Meeting**

The meeting was adjourned at 10:20.

On MOTION by Mr. Rhinehart, seconded by Mr. Allende, with all in favor, the meeting was adjourned.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman