

PELICAN BAY SERVICES DIVISION
Municipal Services Taxing & Benefit Unit

NOTICE OF PUBLIC MEETING

TUESDAY, MARCH 9, 2021

THE PELICAN BAY SERVICES DIVISION BOARD WILL MEET AT 1 PM ON MARCH 9 AT THE COMMUNITY CENTER AT PELICAN BAY, 8960 HAMMOCK OAK DRIVE, NAPLES, FLORIDA 34112.

AGENDA

1. Pledge of Allegiance
2. Roll Call
3. Agenda approval
4. Approval of 2/10/21 Regular Session meeting minutes
5. Audience comments
6. Administrator's report
 - a. SunTrust office space update
 - b. Projects summary
 - c. February financial report
7. Committee reports
 - a. Clam Bay
 - i. Beach Renourishment
 - b. Landscape & Safety
 - i. Sidewalk project update
 - c. Water Management
 - d. Ad Hoc Strategic Planning
 - i. *Update on maintenance site project
 - e. Budget
 - i. Fund 322 five-year project projections
8. Chairman's Report
 - a. Joint PBSB/PBF meeting April 6 at 9:00
 - b. Thursday April 15 and May 13 at 1:00 board meetings
 - c. Orientation of new board members
9. Old business
10. New business/Miscellaneous Correspondence
11. Adjournment

**indicates possible action items*

ANY PERSON WISHING TO SPEAK ON AN AGENDA ITEM WILL RECEIVE UP TO THREE (3) MINUTES PER ITEM TO ADDRESS THE BOARD. THE BOARD WILL SOLICIT PUBLIC COMMENTS ON SUBJECTS NOT ON THIS AGENDA AND ANY PERSON WISHING TO SPEAK WILL RECEIVE UP TO THREE (3) MINUTES. THE BOARD ENCOURAGES YOU TO SUBMIT YOUR COMMENTS IN WRITING IN ADVANCE OF THE MEETING. ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDING PERTAINING THERETO, AND THEREFORE MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING YOU ARE ENTITLED TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE PELICAN BAY SERVICES DIVISION AT (239) 597-1749.

**PELICAN BAY SERVICES DIVISION BOARD REGULAR SESSION
FEBRUARY 10, 2021**

The Pelican Bay Services Division Board met on Wednesday, February 10, 2021, at 1:00 p.m. at the Community Center at Pelican Bay, 8960 Hammock Oak Drive, Naples, Florida 34108.

In attendance were:

Pelican Bay Services Division Board

Michael Fogg, Chairman

Joe Chicurel, Vice-Chairman

Tom Cravens (*absent*)

Jacob Damouni

Nick Fabregas

Peter Griffith

Denise McLaughlin

Susan O'Brien

Scott Streckenbein

Rick Swider

Michael Weir

Pelican Bay Services Division Staff

Neil Dorrill, Administrator

Chad Coleman, Operations Manager

Darren Duprey, Assoc. Project Manager

Karin Herrmann, Operations Analyst

Lisa Jacob, Project Manager

Barbara Shea, Administrative Assistant

Also Present

John Gandolfo, Pelican Bay Foundation

Jim Hoppensteadt, Pelican Bay Foundation

APPROVED AGENDA (AS PRESENTED)

1. Pledge of Allegiance
2. Roll Call
3. Agenda approval
4. Approval of 1/13/21 Regular Session meeting minutes
5. Approval of 2/07/20 Strategic Planning ad hoc committee meeting minutes
6. Audience comments
7. Administrator's report
 - a. SunTrust office space update
 - b. Maintenance grading of Clam Pass update
 - c. Projects summary
 - d. January financial report
8. Committee reports
 - a. Clam Bay
 - b. Landscape & Safety
 - i. Sidewalk project update
 - ii. License plate readers (LPR's)
 - c. Water Management
 - d. Budget
9. Chairman's Report
 - a. Candidates Forum – Feb. 11
 - b. USACE Feasibility Study update

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- c. PBSD website update
 - d. *Long-term financing
 - e. One-way communications
- 10. Old business
 - 11. New business
 - 12. Adjournment

ROLL CALL

Mr. Cravens was absent and a quorum was established

INTRODUCTIONS

Mr. Fogg introduced Mr. Michael Rodburg and Mr. John Cullen who are candidates in the 2021 PBSD Board election.

AGENDA APPROVAL

Ms. McLaughlin motioned, Mr. Streckenbein seconded to approve the agenda as presented. The motion carried unanimously.

APPROVAL OF 01/13/2021 REGULAR SESSION MEETING MINUTES

Ms. McLaughlin motioned, Mr. Streckenbein seconded to approve the 01/13/2021 regular session meeting minutes as presented. The motion carried unanimously.

APPROVAL OF 02/07/2020 STRATEGIC PLANNING AD HOC COMMITTEE MEETING MINUTES

Ms. McLaughlin motioned, Dr. Chicurel seconded to approve the 02/07/2020 Strategic Planning ad hoc committee meeting minutes as presented. The motion carried unanimously.

AUDIENCE COMMENTS

None

ADMINISTRATOR'S REPORT

SUNTRUST OFFICE SPACE UPDATE

Mr. Dorrill reported that the seven-year lease agreement for the first floor SunTrust office space is scheduled to be reviewed and approved by the Board of County Commissioners (BCC) at its first meeting in March. The County's Real Property Division negotiated an "early out" provision after three years which has been included in the draft lease agreement. A sub-lease agreement has been provided to the PBF for their signature.

MAINTENANCE GRADING OF CLAM PASS UPDATE

Mr. Dorrill reported that the final survey of Clam Pass has been completed. He reviewed the aerial surveys included in the agenda packet. He noted that at this time, it appears that a full dredge event in the Spring will not be necessary. Mr. Dorrill also reported that the December project resulted

in 39% of the excess sand being placed on the upland beach (PBF South Beach), for which the PBF has been invoiced (funds will be returned to the TDC).

PROJECTS SUMMARY

Mr. Dorrill reported that our Sidewalk Phase I project is on schedule. He noted that permits are expected to be received quickly, the procurement process began a week ago, and final plans have been reviewed with our engineers Agnoli, Barber & Brundage (ABB).

Mr. Dorrill commented that when the design plans for the New Maintenance Facilities project are 60% complete, he will provide them to the board. He informed the board that there is no drainage system/water management on the Watergate Way site, and that the PUD/ PBSB project will need to include drainage site improvements, including increasing the overall elevation (resulting in an increase of about two feet to the overall height of the new buildings). Our working estimate for this project did not include the cost of these improvements. Mr. Dorrill also noted that the road into the site may need improvements, and he will explore cost-sharing with The Club Pelican Bay. He reported that our engineers have suggested that there would be a cost saving in demolishing all the existing buildings on the site at one time, and renting a temporary mobile trailer for our needs during the construction phase of the project. Davidson Engineering provides weekly updates to the PBF on this project.

Mr. Fogg commented that he has had a preliminary discussion with Mr. Dave Mangan, General Manager of the Club Pelican Bay, on the future improvement of the road, and that this issue would be addressed after the construction has been completed.

JANUARY FINANCIAL STATEMENTS

Mr. Dorrill reviewed the January financial statements and highlighted several items including a current PBSB cash balance of approximately \$13.4 million, and that 89% of our budgeted revenue has been received in the first four months of FY2021.

COMMITTEE REPORTS

CLAM BAY COMMITTEE

Ms. O'Brien provided her February 2021 Clam Bay update in the agenda packet. She thanked everyone who was involved in the December Clam Pass maintenance project. Highlights from her report included, (1) Clam Bay January tidal ratios at markers 4 and 14 are approaching .8 and look excellent, and (2) the October/November/December 2020 water quality results have been received; copper results look good with only 7% of results out of compliance for the year.

LANDSCAPE & SAFETY COMMITTEE

Dr. Chicurel provided the following updates, included in his "L&S Committee Report," which was provided in the agenda packet.

1. Sidewalk project updates: Construction bids for Phase I should go out mid-February. Plans are 75% completed for Phase II. A new arborist is on board to evaluate the project and the 2000 trees the plan impacts. The two-phase structure of the project ensures the quickest way forward to minimize delays. Funding for Phase I is in hand while Phase II will require a loan option.
2. Seagate & Vanderbilt Beach Roads: Mr. Coleman prepared a presentation that illustrates that the sidewalks on Seagate & Vanderbilt Beach Roads are in the County right-of-way and are the responsibility of Collier County and not the PBSB. Seagate Dr. and Vanderbilt Beach Rd. are outside of the Pelican Bay district boundaries and are excluded from our sidewalk project.

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3. Traffic studies (San Marino Crosswalk & Hammock Oak-Pelican Bay Blvd. intersection): We are waiting for official reports.
4. Anti-speeding strategies: Cpl. McGilvrey (CCSO) presented methods at our disposal to help mitigate speeding including (a) speed trailers, (b) unmanned vehicles, (c) “stealth stat” device, and (d) CCSO in person presence. Dr. Chicurel will look into what the procedure would be to request the lowering of speed limits in Pelican Bay.
5. Stopping left turns onto US 41 from Gulf Park Drive: Staff will ask the County Transportation Dept. to start the process with the state DOT concerning extending the median on US41 to inhibit left turns exiting Pelican Bay onto US 41 from Gulf Park Drive.
6. The consensus of the committee is to recommend to the full board that we not pursue implementation of license plate readers in Pelican Bay at this time.
7. The L&S Committee Chairman presented materials illustrating the need to mitigate grass clippings in Oakmont Lake and the need to carefully plan the replacement of the current PBF sidewalk that circles half the lake. A working group made up of PBSD staff, PBF staff, and the L&S Committee Chairman will explore the requirements of this project.

SIDEWALK PROJECT UPDATE

Mr. Dorrill commented that his research shows that the legal description of the Pelican Bay PUD and PBSD does not include Seagate Dr. and Vanderbilt Beach Rd. He suggested that the public could be informed that our sidewalk excludes these two roads in a PBF e-blast.

Ms. O’Brien commented that in the past, the PBSD has installed and maintained bollard lights on Vanderbilt Beach Rd. as well as installed pine straw on this road. Mr. Dorrill commented that many years ago the PBSD obtained an ROW permit from the County which allowed us to install and maintain these bollard lights.

Mr. Dorrill reported that he spoke with the Marketplace management, who informed him that they are not interested in the PBSD maintaining the US41 ROW along their property. After researching the landscaping in the ROW on Vanderbilt Beach Rd. along the Marketplace property, an additional discussion with the Marketplace will occur to discuss possible PBSD landscape maintenance in this area.

WATER MANAGEMENT COMMITTEE

Ms. McLaughlin reported that the Water Management Committee met on Feb. 1. Highlights of committee discussion included the following.

1. The committee discussed three alternative methods of lake bank restoration for Lake 4-1. Ms. McLaughlin noted that the best case for scheduling the construction of the project would be Nov. 2021 – Apr. 2022, as the project needs to be completed in the dry season. She suggested that we need a recommendation from ABB on which of the three alternative methods is their preferred solution.
2. Ms. McLaughlin reported that staff is researching past board discussion on the issue of the PBSD assuming responsibility for all of the lakes in Pelican Bay.
3. The committee discussed lake bank restoration prioritization criteria.
4. The PBSD has received a copy of an engineer’s lake bank analysis of the Community Center lake, prepared for the PBF. This report will be discussed at the next committee meeting.

Ms. McLaughlin commented on her recent observations of the Community Park Lake. The lake bank has a steep drop-off and park picnic tables are located fairly close to the lake. She urged

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board members to take a look at this lake. Mr. Fogg agreed that this lake bank slope is pretty bad. Mr. Fogg also noted that the cost estimates included in the engineer's report on the Community Center Lake were quite different than our engineer's estimates for lake bank restoration projects.

BUDGET COMMITTEE

Mr. Fogg reported on the January Budget Committee meeting. Highlights of committee discussion included the following.

1. The committee looked at the FY2021 forecast, which looks to be on track and slightly under budget.
2. The committee took an early look at FY2022. In Operations, we will need to make up for an unusually large carryforward in FY2021. OMB's FY2022 budget guidance is not available at this time. In Capital Funds, there are few projects which will require funding outside of our financing program. A provision for debt service will begin in FY2022.
3. The cost of Phase I of our sidewalk project may be higher than the engineer's estimated cost.
4. The committee looked at the possible use of contracted landscape services for the US41 berm. It was the consensus of the committee not to pursue this further because (a) outsourcing these services would provide no cost savings and (b) the quality of work would likely be jeopardized.
5. By committee consensus it was agreed to leave the current assessment methodology unchanged. The committee discussed (a) origins of the 5.75/acre ERU assessed to commercial properties, (b) anomalies, and (c) lack of generally accepted alternatives.

ASSESSMENT METHODOLOGY

Mr. Hoppensteadt, PBF President, gave a brief history relating to the preferential treatment of assigning 1.0/acre ERU's to the golf course. At the time of the original development of Pelican Bay, the South Florida Water Management District considered the golf course as pervious land and an integral part of the PB stormwater management system. Mr. Swider commented that the golf course is being assessed as an undeveloped property, which it clearly is not. Mr. Fogg noted that the Club Pelican Bay pays a higher assessment than any other commercial property. Mr. Weir commented that the golf course benefits the entire community; there is value in open space and visibility to many residents.

Board consensus was to leave our current assessment methodology unchanged. Mr. Swider was not in agreement. Ms. O'Brien commented that she accepts the committee's recommendation, but that she has not had adequate time to do homework on this issue.

CHAIRMAN'S REPORT

CANDIDATES FORUM

Dr. Gandolfo reported that the PBF is hosting the PBSB Candidates Forum on Feb. 11 at 4:00 p.m., via Zoom. He will make some introductory comments and Ms. Pat Florestano will then take over as moderator. Each candidate will introduce themselves and provide an opening statement. The remainder of the session will be Q&A. Mr. Fogg commented that ballots are due back to the Clerk of Courts by March 5, and the newly elected board members will be seated at the first PBSB Board meeting in April.

USACE FEASIBILITY STUDY UPDATE

Mr. Fogg reported on the recent update on the U.S. Army Corps of Engineers (USACE) Coastal Storm Risk Management Feasibility Study; Ms. O'Brien participated and represented Pelican Bay at

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the meeting. Mr. Fogg provided a document entitled, “ACOE Beach Reinforcement Project – Pelican Bay Impact” to the board, which was added to the record. The document provided a summary of discussion points including the following.

1. The project is based on an eight-foot surge; models project this level of surge would reach the east side of the berm.
2. USACE only considered the direct impact of surge. No consideration of impact on Clam Bay as an integral part of PB storm water management system and possible resultant flooding was considered.
3. Clam Bay is viewed as an expendable break against surge and does not qualify for ACOE funding.
4. Only 33 unidentified units in PB are eligible for secondary reinforcement.
5. No study has been done on the impact to PB beaches and Clam Pass of extending beach berms north and south of Pelican Bay.
6. There is no recognition of the County’s commitment to protect Clam Bay/Clam Pass as a nature preservation area.

Mr. Fogg’s conclusions included the following.

1. The project needs to progress as there is a larger benefit to the County.
2. We need to pressure USACE to study the impact of proposed north and south beach extensions. Any comments to USACE must be communicated to them prior to April 2021.
3. Based on the current USACE plan, we may need to work with the PBF to develop our own plan to reinforce PB from storm surge (possibly greater than 8 feet). The plan may include increasing berm height, extending the berm north and south, and/or reinforcing PB beaches via piggy-backing the USACE/County project. This is a good topic for the joint PBSB/PBF meeting.

Ms. O’Brien commented that the USACE timeline is short, and that our concerns need to be communicated to the USACE as soon as possible. She suggested that our consultants do some research and provide an appropriate game plan if the PBSB and PBF were to develop our own plan. Mr. Hoppensteadt commented that our Coastal Engineer Dr. Dabees will provide follow up comments to this USACE meeting at our joint PBSB/PBF meeting. Mr. Hoppensteadt also commented that he will have a discussion with Mr. Dorrill and Dr. Dabees on this issue as soon as possible.

PBSB WEBSITE UPDATE

Mr. Fogg provided a document entitled “Web-Site” to the board, which was added to the record. He provided the following updates on our webpage contained within the County website.

1. Our webpage is ADA compliant. A recent settlement agreement and related executive summary to settle an ADA violation lawsuit against the County were included in the agenda packet.
2. The County appears to be uncomfortable with us maintaining an externally hosted website that is not under their control.
3. An additional stand-alone website would be costly to set up and maintain.
4. The benefits of an additional website are unclear. Staff receives very few requests for documentation not on the County website. Requests for documents made to staff are provided in a timely manner.

5. We have the option to spruce up our webpage on the County site, which may cost up to \$10,000; however, this would not provide any access to additional documentation.

Ms. O'Brien commented that our webpage on the County website is inadequate. She noted that the October and November board agenda materials are missing from the Clerk's website, and in some cases the documents listed on this site have incorrect backup materials associated to them. Ms. McLaughlin and Mr. Griffith agreed with Ms. O'Brien and expressed a preference for an external PBSB website.

Mr. Dorrill commented that the Clerk of Courts is responsible for maintaining records and minutes; signed board minutes are not posted on the Clerk's website until the BCC has approved them. He requested that board members let staff know of any missing items or items needing corrections, so that we can forward the information to the Clerk's staff.

By consensus, the board agreed that staff will attempt to make improvements to our webpage on the County website, and that no additional funds will be spent on the webpage or an external website.

LONG-TERM FINANCING

Mr. Fogg commented that an executive summary, to go in front of the BCC, included in the agenda packet, is a recommendation to approve a resolution authorizing the PBSB to borrow up to \$10 million under the Florida Local Government Finance Commission's Pooled Commercial Paper Loan Program for the purpose of constructing various capital improvements. A revision of the "Fiscal Impact" section was distributed to the board and added to the record. Mr. Fogg noted that although the board had previously approved up to \$8 million in financing, Mr. Isackson of the County Office of Management & Budget is recommending \$10 million (at no additional cost to us). Mr. Fogg also commented that he continues to explore the possibility of converting our commercial paper financing into a 10-15 year fixed rate loan.

Mr. Fogg reported that both the County's Procurement Division and the Clerk of Courts have confirmed that funds for any project must be "drawn down" and available in the project at the time that a contract is awarded. He also commented that based on discussion with staff, it would not be practical to break up Phase II of the sidewalk project. Dr. Chicurel agreed.

Mr. Swider motioned, Mr. Damouni seconded to approve the executive summary on financing. The motion carried unanimously.

ONE-WAY COMMUNICATIONS

Mr. Fogg provided a document entitled "One Way Communications" to the board, which was added to the record. He commented that there are continuing concerns about utilization of one-way communications. These concerns were addressed by Assistant County Attorney Colleen Greene at a PBSB Board meeting about a year ago. Mr. Fogg suggested that the general rule (in light of Florida Sunshine laws) is that there should be no communication among board members outside of public meetings. As the Chair, Mr. Fogg recommends that we adopt the following procedures.

1. Generally, any information a board member wishes to communicate to other board members should be via a submission to be included in a board or committee agenda package.
2. Requests for a one-way communication to be forwarded by staff should be extremely rare and should only relate to factual information that needs to be distributed on an urgent basis.

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3. Requests for a one-way communication will not be automatic; a board member wishing to request a one-way should discuss the reason for it with staff and reach consensus that the need for it and the content of it meets the one-way criteria.

Ms. O'Brien commented that the Florida Attorney General says that one-way communications are permissible providing that they go through staff and that there is no two-way communication response. She questioned whether the CAO has weighed in on Mr. Fogg's recommendations. Ms. O'Brien commented that she has the right to send out one-way communications as a board member and does not support restricting this.

Mr. Streckenbein commented that when the CAO met with the board last year, they advised board members not to engage in one-way communications. We have a forum for expressing our opinions. He also suggested that any issues should be discussed at the committee level, prior to a discussion at the board level.

Mr. Dorrill commented that the CAO's opinion is that board members refrain from participating in communication, especially in advance of a vote at a future meeting. He also suggested an alternative of listing an item entitled "Miscellaneous Correspondence" on the board meeting agenda index, where one-way communications could be included.

COMMUNICATIONS FROM STAFF TO THE BOARD

Ms. O'Brien suggested that staff provides real-time updates, via e-mail, to the board. Ms. McLaughlin agreed and commented that more information should be provided to the board.

Mr. Dorrill commented that there is a clear delineation between staff meetings and board members. He stated the we do a good job of keeping the board informed and the PBSB Board Chair is updated on a regular basis. Ms. O'Brien commented that the Administrator's scope of work does not discuss his sharing information with only the PBSB Board Chair.

Mr. Weir suggested that as information is communicated to the board, it must be discussed in public.

ADJOURNMENT

The meeting was adjourned at 3:29 p.m.

Michael Fogg, Chairman

Minutes approved [] *as presented* OR [] *as amended* ON [] *date*

Pelican Bay Services Division Project Tracking Spreadsheet

3/5/2021

Sidewalk Improvements

\$325,651.00 Design
\$709,000 Phase 1 Construction
\$173,918 CEI Services Phase 1
\$1,118,994 CEI Services Phase 2

3/5/2021- Bids for Solicitation No. 21-7869 for Pelican Bay Phase 1 Sidewalk Construction are due on 3/16/2021. To date 80 vendors have viewed the bid in Bidsync, the County's bidding software. Concurrently, a recommendation to award RPS # 20-7817, "CEI Services for Pelican Bay Sidewalk Improvements," to Johnson Engineering Inc., in the amount of \$1,292,912 is expected to be approved by the BCC by the end of April.

PBSD New Maintenance Facilities

\$1,095,500 Site work Phases 0,1,2,2A
\$2,321,993 Construction

3/5/2021 – Engineer determined that site work is required to elevate the Watergate Way site and roadway to current FEMA standards. Demolition of all existing buildings will occur prior to construction and temporary trailers will be rented for Operations to work out of during construction.

Oakmont Lake 4-1 Restoration

3/5/2021 Proposed engineering plans and cost estimates will be presented for approval to Water Management Committee on 3/29/21. PBSD and PBF staff have been meeting biweekly to coordinate the project's scope prior to permitting and bidding process. Items within PBF property lines (railroad ties, bollard lights, pathways, signage) will also be addressed and financed by PBF as part of PBSD's lake bank restoration.

**PELICAN BAY
BALANCE SHEET
February 28, 2021
(UNAUDITED)**

	Operating Fund 109	Street Lighting 778	Pelican Bay Landscape, Safety, Lake & Beach Projects 322	Clam Bay Capital Projects 320	TOTAL
ASSETS					
Cash and investments	5,209,241.40	1,582,820.91	6,373,695.41	298,685.20	13,464,442.92
Interest receivable	3,570.27	2,082.57	4,030.71	237.81	9,921.36
Trade receivable, net	-	-	-	-	-
Due from other governments	-	-	136,252.77	-	136,252.77
Total assets	5,212,811.67	1,584,903.48	6,513,978.89	298,923.01	13,610,617.05
LIABILITIES AND FUND BALANCE					
Liabilities:					
Accounts payable	101,769.36	5,950.98	26,221.25	28,425.75	162,367.34
Wages payable	-	-	-	-	-
Retainage payable	-	-	-	-	-
Total liabilities	101,769.36	5,950.98	26,221.25	28,425.75	162,367.34
Fund balances:					
Fund balance	5,111,042.31	1,578,952.50	6,487,757.64	270,497.26	13,448,249.71
Total liabilities and fund balances	5,212,811.67	1,584,903.48	6,513,978.89	298,923.01	13,610,617.05
Fund Balance at the end of the period					
Fund Balance at the end of the period	5,111,042.31	1,578,952.50	6,487,757.64	270,497.26	13,448,249.71
Unspent balance of projects:					
Small projects under \$200K	-	-	210,805.05	-	210,805.05
50066-PBSD Landscape Improvement	-	-	527,677.21	-	527,677.21
50126-Beach Renourishment	-	-	1,078,883.89	-	1,078,883.89
50143-PBSD Field Operation Center Improvements	-	-	298,194.56	-	298,194.56
50154-Hurricane Irma	-	-	620,860.44	-	620,860.44
50178-Sidewalk Maintenance/Enhancement	-	-	168,219.85	-	168,219.85
50211-PBSD OPS BLD	-	-	2,026,040.07	-	2,026,040.07
50212-PBSD PH1-SW	-	-	630,000.00	-	630,000.00
51026-PBSD Lake Bank Restoration	-	-	1,093,493.60	-	1,093,493.60
51100-Clam Bay Restoration	-	-	-	256,297.67	256,297.67
Total unspent balance of major projects	-	-	6,654,174.67	256,297.67	6,910,472.34
Budgeted reserves:					
991000-Reserve for contingencies	124,100.00	-	-	-	124,100.00
991700-Reserve for disaster relief	680,900.00	-	-	-	680,900.00
992090-Reserve for sinking fund	-	-	370,000.00	-	370,000.00
993000-Reserve for capital outlay	300,000.00	90,000.00	-	-	390,000.00
994500-Reserve for future construction and improvement	-	-	-	-	-
998000-Reserve for cash	483,600.00	39,700.00	-	-	523,300.00
Total budgeted reserves	1,588,600.00	129,700.00	370,000.00	-	2,088,300.00
Budgeted commitments at the end of the period					
Budgeted commitments at the end of the period	1,588,600.00	129,700.00	7,024,174.67	256,297.67	8,998,772.34
Projected excess (deficit) fund balance	3,522,442.31	1,449,252.50	(536,417.03)	14,199.59	4,449,477.37

PELICAN BAY
 INCOME STATEMENT
 OPERATING FUND - 109
 February 28, 2021
 (UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD											
Special assessments	4,224,600.00	4,224,600.00	-	18,968.12	1,921,891.86	1,585,542.83	222,678.14	120,163.69	3,869,244.64	(355,355.36)	91.6%
FEMA	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest	24,400.00	24,400.00	-	2,869.99	633.37	2,802.08	789.03	-	7,094.47	(17,305.53)	29.1%
Miscellaneous	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Transfers in	34,100.00	34,100.00	-	-	-	34,100.00	-	-	34,100.00	212,500.00	100.0%
Negative 5% of estimated revenue	(212,500.00)	(212,500.00)	-	-	-	-	-	-	-	-	-
Budgeted carryforward	2,439,400.00	2,452,400.00	-	-	-	-	-	-	-	(2,452,400.00)	-
Total revenues + carryforward	6,510,000.00	6,523,000.00	-	21,838.11	1,922,525.23	1,622,444.91	223,467.17	120,163.69	3,910,439.11	(2,612,560.89)	59.9%
EXPENDITURES AND RESERVES											
Personal services	1,557,455.00	1,557,455.00	-	38,029.31	119,177.36	180,967.43	120,282.05	104,728.55	563,184.70	994,270.30	36.2%
Salaries, taxes and retirement	418,145.00	418,145.00	209,072.50	3,598.67	-	104,446.25	104,476.25	17,901.70	230,422.87	(21,350.37)	105.1%
Health, dental, life insurance, Short term, for	1,975,600.00	1,975,600.00	209,072.50	41,627.98	119,177.36	285,413.68	224,758.30	122,630.25	793,607.57	972,919.93	50.8%
Total personal services	-	-	-	-	-	-	-	-	-	-	-
Operating	-	-	-	-	-	-	-	-	-	-	#DIV/0!
182601-Lake & Stormwater Management ac	932,800.00	936,300.00	519,582.39	19,908.44	70,779.24	108,342.86	27,644.46	7,358.60	234,033.60	182,684.01	80.5%
182900-Right of way beautification	-	-	-	-	-	-	-	-	-	-	#DIV/0!
182901-Right of way beautification field	1,617,800.00	1,627,300.00	632,175.26	99,197.35	114,953.41	113,126.38	90,026.72	110,668.38	527,972.24	467,152.50	71.3%
Total operating	2,550,600.00	2,563,600.00	1,151,757.65	119,105.79	185,732.65	221,469.24	117,671.18	118,025.98	762,005.84	649,836.51	74.7%
Capital outlay	160,800.00	160,800.00	143,475.38	48.70	(48.70)	939.03	3,543.90	-	4,482.93	12,841.69	92.0%
Transfers out	234,400.00	234,400.00	-	1,645.96	38,437.86	54,810.86	5,720.21	2,403.27	103,018.16	131,381.84	43.9%
Total expenditures	4,921,400.00	4,934,400.00	1,504,305.53	162,428.43	343,299.17	562,632.81	351,693.59	243,060.50	1,663,114.50	1,766,979.97	64.2%
Budgeted reserves	-	-	-	-	-	-	-	-	-	-	-
991000-Reserve for contingencies	124,100.00	124,100.00	-	-	-	-	-	-	-	124,100.00	-
991700-Reserve for disaster relief	680,900.00	680,900.00	-	-	-	-	-	-	-	680,900.00	-
993000-Reserve for capital outlay	300,000.00	300,000.00	-	-	-	-	-	-	-	300,000.00	-
998000-Reserve for cash	483,600.00	483,600.00	-	-	-	-	-	-	-	483,600.00	-
Total reserves	1,588,600.00	1,588,600.00	-	-	-	-	-	-	-	1,588,600.00	-
Total expenditures + reserves	6,510,000.00	6,523,000.00	1,504,305.53	162,428.43	343,299.17	562,632.81	351,693.59	243,060.50	1,663,114.50	3,355,579.97	48.6%
EXCESS OF REVENUE OVER EXPENDITURES	-	-	-	(140,590.32)	1,579,226.06	1,059,812.10	(128,226.42)	(122,896.81)	2,247,324.61	-	-

2,869,717.70 Projected Carryforward as of 9/30/20
 5,111,042.31 Fund Balance as of 02/28/2021

PELICAN BAY
 INCOME STATEMENT
 STREET LIGHTING - 778
 February 28, 2021
 (UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	March	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD												
Current Ad Valorem Taxes	656,400.00	656,400.00	-	1,696.85	280,358.09	257,728.55	38,514.24	17,073.74	-	595,371.47	(61,028.53)	90.7%
Miscellaneous revenue	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest	17,700.00	17,700.00	-	1,696.62	420.10	1,568.01	184.24	-	-	3,868.97	(13,831.03)	21.9%
Insurance refunds	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Negative 5% of estimated revenue	(33,700.00)	(33,700.00)	-	-	-	-	-	-	-	-	33,700.00	-
Budgeted carryforward	1,989,400.00	1,991,400.00	-	-	-	-	-	-	-	-	(1,991,400.00)	-
Total revenues + carryforward	2,629,800.00	2,631,800.00	-	3,393.47	280,778.19	259,296.56	38,698.48	17,073.74	-	599,240.44	(2,032,559.56)	22.8%
EXPENDITURES AND RESERVES												
Personal services												
Salaries, taxes and retirement	86,278.00	86,278.00	-	1,415.01	4,208.40	6,069.52	4,214.62	3,516.69	-	19,424.24	66,853.76	22.5%
Health, dental, life insurance, Short term, long term disability; Workers' compensation	17,322.00	17,322.00	8,661.00	-	-	4,330.50	4,330.50	598.86	-	9,259.86	(598.86)	103.5%
Total operating	103,600.00	103,600.00	8,661.00	1,415.01	4,208.40	10,400.02	8,545.12	4,115.55	-	28,684.10	66,254.90	36.0%
Operating												
182700-Street Lighting Operations	292,000.00	294,000.00	-	-	-	-	-	-	-	-	294,000.00	0.0%
182701-Street Lighting Field Operations	-	-	76,338.32	13,119.88	12,588.62	11,309.70	13,739.96	9,272.56	-	60,030.72	(136,369.04)	#DIV/0!
Total operating	292,000.00	294,000.00	76,338.32	13,119.88	12,588.62	11,309.70	13,739.96	9,272.56	-	60,030.72	157,630.96	46.4%
Capital outlay	1,400.00	1,400.00	-	-	-	-	-	-	-	-	1,400.00	0.0%
Transfers out	2,093,200.00	2,093,200.00	-	50.91	5,693.04	520,604.57	516,220.29	341.47	-	1,042,850.28	1,050,349.72	49.8%
Total expenditures	2,490,200.00	2,492,200.00	84,999.32	14,585.80	22,430.06	542,314.29	538,505.37	13,729.58	-	1,131,565.10	1,275,635.58	48.8%
Budgeted reserves												
991000-Reserve for Contingencies	9,900.00	9,900.00	-	-	-	-	-	-	-	-	9,900.00	-
993000-Reserve for capital outlay	90,000.00	90,000.00	-	-	-	-	-	-	-	-	90,000.00	-
998000-Reserve for cash	39,700.00	39,700.00	-	-	-	-	-	-	-	-	39,700.00	-
Total reserves	139,600.00	139,600.00	-	-	-	-	-	-	-	-	139,600.00	-
Total expenditures + reserves	2,629,800.00	2,631,800.00	84,999.32	14,585.80	22,430.06	542,314.29	538,505.37	13,729.58	-	1,131,565.10	1,415,235.58	46.2%
EXCESS OF REVENUE OVER EXPENDITURES	-	-	-	(11,192.33)	258,348.13	(283,017.73)	(499,806.89)	3,344.16	-	(532,324.66)	-	-

2,111,277.16 Projected Carryforward as of 9/30/20
 1,578,952.50 Fund Balance as of 02/28/2021

PELICAN BAY
 INCOME STATEMENT
 PELICAN BAY LANDSCAPE, SAFETY, LAKE & BEACH PROJECTS - 322
 February 28, 2021
 (UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	March	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD												
Special assessments	1,409,200.00	1,409,200.00	-	3,084.12	640,650.62	528,514.28	74,750.90	40,054.57	-	1,287,034.49	(122,165.51)	91.3%
FEMA	-	-	-	516,360.40	-	-	-	172,851.65	-	689,212.05	689,212.05	#DIV/0!
Interest	13,300.00	13,300.00	-	3,272.87	826.28	3,301.50	112.44	-	-	7,513.09	(5,786.91)	56.5%
Insurance refunds	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Transfers in	2,581,800.00	2,581,800.00	-	-	-	645,450.00	645,450.00	-	-	1,290,900.00	(1,290,900.00)	50.0%
Negative 5% of estimated revenue	(71,100.00)	(71,100.00)	-	-	-	-	-	-	-	-	71,100.00	-
Budgeted carryforward	834,100.00	3,314,870.10	-	-	-	-	-	-	-	-	(3,314,870.10)	-
Total revenues + carryforward	4,767,300.00	7,248,070.10	-	522,717.39	641,456.90	1,177,265.78	720,313.34	212,906.22	-	3,274,659.63	(3,973,410.47)	45.2%
EXPENDITURES AND RESERVES												
Projects:												
50066-PBSD Landscape Improvement	150,000.00	527,677.21	3,371.00	-	-	-	-	-	-	-	524,306.21	0.6%
50103-PBSD Sinage	-	95,971.00	95,971.00	-	-	-	-	-	-	-	-	100.0%
50108-Lake Aeration	-	54,588.00	-	-	-	-	-	-	-	-	54,588.00	0.0%
50126-Beach Renourishment	515,000.00	1,078,883.89	-	-	-	-	-	-	-	-	1,078,883.89	0.0%
50143-PBSD Field Operation Center Improvements	-	288,194.56	-	-	-	-	(14,188.30)	-	-	-	288,194.56	0.0%
50154-Hurricane Irma	-	620,860.44	-	-	4,252.00	-	-	-	-	0.00	620,860.44	0.0%
50157-PBSD-Asset Management	-	43,553.00	114.00	-	-	-	-	-	-	4,252.00	39,187.00	10.0%
50158-PBSD Roadway Safety	-	20,945.05	-	-	-	-	-	-	-	-	20,945.05	0.0%
50178-Sidewalk Maintenance/Enhancement	20,000.00	242,355.00	119,310.00	13,876.90	-	23,405.75	36,852.50	-	-	74,135.15	48,909.85	79.8%
50211-PBSD OPS BLD	2,061,800.00	2,061,800.00	165,485.52	-	-	15,229.95	(14,715.50)	35,245.48	-	35,759.93	1,860,554.55	9.8%
50212-PBSD PH1-SW	630,000.00	630,000.00	-	-	-	-	-	-	-	-	630,000.00	0.0%
51026-PBSD Lake Bank Restoration	950,000.00	1,132,741.95	123,657.54	14,540.00	(69.90)	2,000.00	8,494.00	14,284.25	-	39,248.35	969,836.06	14.4%
Total expenditures	4,326,800.00	6,807,570.10	507,909.06	28,416.90	4,182.10	54,824.00	16,442.70	49,529.73	-	153,395.43	6,146,265.61	2.3%
Transfers out	70,500.00	70,500.00	-	61.68	12,812.60	10,570.29	1,484.52	801.09	-	25,730.18	44,769.82	36.5%
Total expenditures	4,397,300.00	6,878,070.10	507,909.06	28,478.58	16,994.70	65,394.29	17,927.22	50,330.82	-	179,125.61	6,191,035.43	2.6%
Budgeted reserves												
992090-Reserve for sinking fund	370,000.00	370,000.00	-	-	-	-	-	-	-	-	370,000.00	-
Total expenditures + reserves	4,767,300.00	7,248,070.10	507,909.06	28,478.58	16,994.70	65,394.29	17,927.22	50,330.82	-	179,125.61	6,561,035.43	9.5%
EXCESS OF REVENUE OVER EXPENDITURES	-	-	-	494,238.81	624,462.20	1,111,871.49	702,386.12	162,575.40	-	3,095,534.02	-	-

3,392,223.62 Projected Carryforward as of 9/30/20
 6,487,757.64 Fund Balance as of 02/28/2021

PELICAN BAY
INCOME STATEMENT
CLAM BAY CAPITAL PROJECT FUND - 320
February 28, 2021
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD											
Special assessments	188,000.00	188,000.00	-	776.17	84,711.49	69,886.19	9,815.01	5,296.47	170,485.33	(17,514.67)	90.7%
Interest	100.00	100.00	-	193.31	44.63	180.37	39.85	-	458.16	358.16	458.2%
Transfer In	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Negative 5% of estimated revenue	(9,400.00)	(9,400.00)	-	-	-	-	-	-	-	9,400.00	0.0%
Budgeted carryforward	14,700.00	196,239.52	-	-	-	-	-	-	-	(196,239.52)	
Total revenues + carryforward	193,400.00	374,939.52	-	969.48	84,756.12	70,066.56	9,854.86	5,296.47	170,943.49	(203,996.03)	45.6%
EXPENDITURES AND RESERVES											
Projects:											
51100-Clam Bay Restoration	150,000.00	331,539.52	198,817.53	5,276.92	5,390.00	67,644.18	28,147.50	(31,216.75)	75,241.85	57,480.14	82.7%
Total operating	150,000.00	331,539.52	198,817.53	5,276.92	5,390.00	67,644.18	28,147.50	(31,216.75)	75,241.85	57,480.14	82.7%
Transfers out	43,400.00	43,400.00	-	15.57	1,694.23	35,497.72	196.30	105.93	37,509.75	5,890.25	86.4%
Total expenditures	193,400.00	374,939.52	198,817.53	5,292.49	7,084.23	103,141.90	28,343.80	(31,110.82)	112,751.60	63,370.39	83.1%
Budgeted reserves											
991000-Reserve for contingencies	-	-	-	-	-	-	-	-	-	-	-
998000-Reserve for cash	-	-	-	-	-	-	-	-	-	-	-
Total reserves	-	-	-	-	-	-	-	-	-	-	-
Total expenditures + reserves	193,400.00	374,939.52	198,817.53	5,292.49	7,084.23	103,141.90	28,343.80	(31,110.82)	112,751.60	63,370.39	83.1%
EXCESS OF REVENUE OVER EXPENDITURES											
	-	-	-	(4,323.01)	77,671.89	(33,075.34)	(18,488.94)	36,407.29	58,191.89		

212,305.37 Projected Carryforward as of 9/30/20
 270,497.26 Fund Balance as of 02/28/2021

Clam Bay Update-March 2021

Clam Bay. The proposal for removing scaevola from about 1.1 acres in the coastal scrub is being finalized, and quotes will be solicited from qualified vendors. Depending on the cost, it may be a multi-year project. Per the 2020 Clam Bay Report, canoe trail marker 8 needs to be replaced, and some of the canoe trail markers need to be cleaned.

Clam Pass. The tidal ratios at markers 4 and 14 for February were above .7, indicating very good flow into and out of Clam Bay. The 2020 Physical and Tidal Monitoring Report is expected by March 25 and will be discussed at the Clam Bay Committee meeting on March 30.

Boater Safety Signage. Collier County's Coastal Zone Management Division will be meeting soon with Florida Fish and Wildlife Commission staff members to discuss boater safety signage plans for Collier County and then will begin to develop the ordinance, specifying where signs will be placed in the waterways, that will be recommended to the BCC. The Pelican Bay community should monitor CZM's work to ensure that Clam Bay receives the signage for which it is eligible.

Water Quality. Water quality results for October through December 2020 were received from the County Lab on February 22. The 2020 Water Quality report is expected before March 30, and this report will be discussed at the Clam Bay Committee meeting on March 30.

Total phosphorus. From January through September 2020 only 31% of TP samples in Clam Bay were out of compliance. While this is more than the 15% that is allowable, it is significantly better than in 2019 when 82% of samples for TP were out of compliance.

Copper. Only eight of 108 samples for January through December 2020 exceeded the allowable limit. This percentage of about 7% is well below the allowable limit of 14%. Thanks to everyone who has contributed to our efforts to reduce copper levels in Clam Bay.

Clam Bay Committee. The next Clam Bay Committee meeting will be at 1:30PM on March 30, 2021.

VI. SUMMARY

A minimum beach width standard established in 2003 was applied to design the 2006 project. This standard distance represented the minimum total beach design width at each reference monument, and was measured from a fixed *Baseline* set at the seawall, edge of vegetation, building line or an equivalent feature representing the landward limit of sandy beach in 2003. The distance varied throughout the project from 85 feet at Park Shore and Clam Pass Beach to 100 feet at Vanderbilt, Pelican Bay, and Naples Beaches. **Figures 8a through 8c** plot the beach width at each reference monument for the five segments of the project area (Vanderbilt, Pelican Bay, Clam Pass Park, Park Shore, and Naples) with the corresponding *Design Standard* beach width. The graph also shows the project area, associated average beach width, and highlights the portions of the beach below the *Design Standard* during the January 2021 monitoring survey in a darker shade of gray.

In addition to **Figures 8a through 8c**, **Appendix F** provides an accounting of beach width by DEP monuments relative to the *Design Standard* on an annual basis. The relative width over time provides an illustration of the trend in beach width over time. These trends are also considered when evaluating areas for recommended nourishment.

Figures 8a through 8c also show, as a black dashed line, the average beach width within each segment of the project area for comparison to the *Design Standard*. It is important to consider this localized variability in erosional areas in planning beach management strategies because localized erosional areas may simply be temporary features tending to migrate along the coast as sand waves (or sand-deficit waves), and the performance of the beach fill should not be expected to be uniform throughout the project area from one survey to the next. However, where erosional areas persist for long periods of time or cover a majority of the project area, they become problematic and should be investigated to determine the cause and addressed accordingly.

Monuments R-17 through R-21 shown in the left side of **Figure 8a** are within the State Park Boundary and not part of the Collier Beach Nourishment project. Wiggins Pass was dredged in 2018 and sand was placed in the nearshore both north and south of the inlet as evidenced by the spike in beach width at monument R-19 in **Figure 8a**. The balance of the park remains below the Vanderbilt Beach *Design Standard* of 100' as the sand placed near R-19 continues to equilibrate.

Vanderbilt Beach monuments R-27 and R-28 have widths below the *Design Standard*, as well as the majority of monuments within Pelican Bay Beach as shown in **Figure 8a**. **In conjunction with the upland volumetric losses and the percentage of advance fill remaining, as shown in Tables 6c and 6d, nourishment is recommended for both Vanderbilt and Pelican Bay Beaches.**

The reach located on either side of Clam Pass, from monuments R-38 south to R-43, outside of the project area, have widths varying from 59 to 178 feet (**Tables 6a,7a**) while having an average width higher than the *Design Standard* of 85 feet as shown in **Figures 8a and 8b**. The beach south of the inlet was nourished in late 2019, and both sides of the inlet were regraded in 2020. This dynamic portion of the beach adjacent to Clam Pass will be monitored and addressed along with the management of the inlet.

PBSD Operations Building Utilities Division Site Plan Update

Site Plan for PBSD/County Utilities Division finalized and approved by PBF

PBSD building relatively unchanged from original plans

Utilities Division areas of site now include storage building for up to 30 portable diesel generators and offices and work area for Utilities on site staff

Flood plane Code requires buildings to be 2 feet above current grade level which requires the access road and surrounding parking and work areas to be raised accordingly

Grade level change and general upgrade to access road estimated to cost approximately \$470,000 - cost to be shared 50/50 with the County

Grade level change of PBSD building and converting from "open field" surrounds to properly designed access, parking, and work areas with an appropriate drainage system has added approximately \$235,000 to estimated cost

Staff have proposed and AD Hoc Committee have approved a PBSD operations building floor plan incorporating 4,407 sq. ft. of administration space (see attached floor plans A and B) and 5,500 sq. ft. of maintenance/equipment storage space. Building to be a concrete block and stucco design structure (both admin and maintenance) with hip-style metal green roof

Operations building will be demolished and temporary trailers and box cars will be rented to house staff and equipment during construction, expected to last approx. one year

Cost of operations building expected to be as follows:

Phase 0 - access road improvements (PBSD portion)	\$ 235,000
Phase 1 - temporary admin/maintenance facilities	90,000
Phase 2 - removal of existing building	246,000
construction of new building	2,300,000*
site improvement	535,000
	\$ 3,406,000

* Needs confirmation - DeangelisDiamond Estimate - original estimate
\$1,475,000

“Knowable Unknowns” include landscaping, back-up generator, natural gas hook-up

Major increases from original rough estimate of \$2,000,000 are roadway upgrade (shared cost) \$235K, surrounding site upgrade \$215K, increase in building cost \$865K, temporary trailers, etc, \$90K

Currently have approximately \$2,000,000 in budget. Other sources of funds are additional money in a/c 778, reserves and financing - budget committee to review and recommend at April meeting

Next steps:

1. The PBSD Board approve staff recommendation and AD Hoc Recommendation for the Operations Building (option A) as presented - so that engineering, permitting, etc, can proceed
2. Building cost estimates ante to be verified and opportunities for cost reduction identified -staff/Ad Hoc Committee
3. Obtain detailed estimates for landscaping, back up generator, etc.
- staff/ AD Hoc Committee
3. Determine funding options for project costs in excess of \$2,000,000
- staff/Budget Committee

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\$1,475,000

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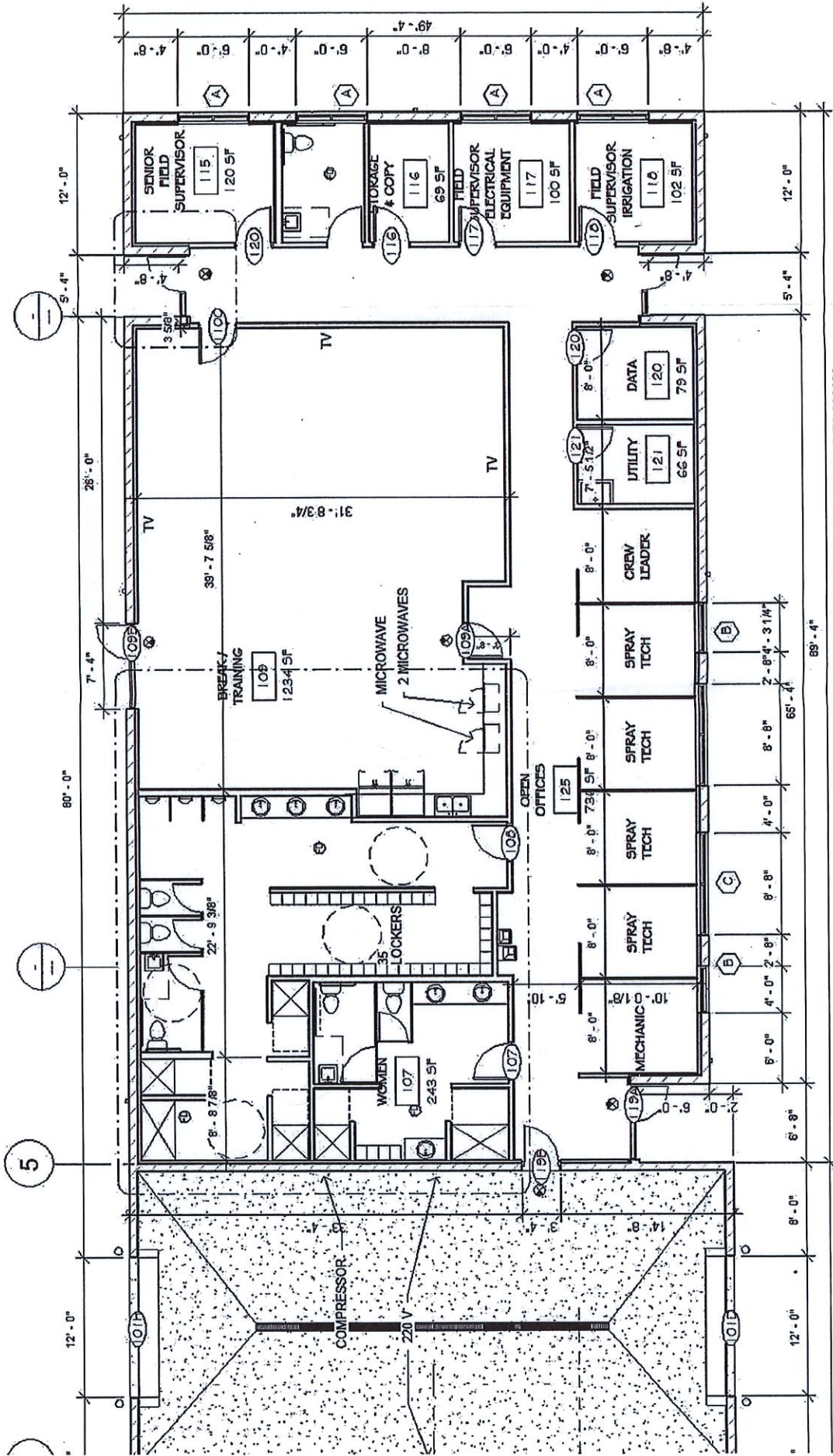
Major increases from original rough estimate of \$2,000,000 are roadway upgrade (shared cost) \$235K, surrounding site upgrade \$215K, increase in building cost \$865K, temporary trailers, etc, \$90K

Currently have approximately \$2,000,000 in budget. Other sources of funds are additional money in a/c 778, reserves and financing - budget committee to review and recommend at April meeting

Next steps:

1. The PBSD Board approve staff recommendation and AD Hoc Recommendation for the Operations Building (option A) as presented - so that engineering, permitting, etc, can proceed
2. Building cost estimates ante to be verified and opportunities for cost reduction identified -staff/Ad Hoc Committee
3. Obtain detailed estimates for landscaping, back up generator, etc.
- staff/ AD Hoc Committee
3. Determine funding options for project costs in excess of \$2,000,000
- staff/Budget Committee

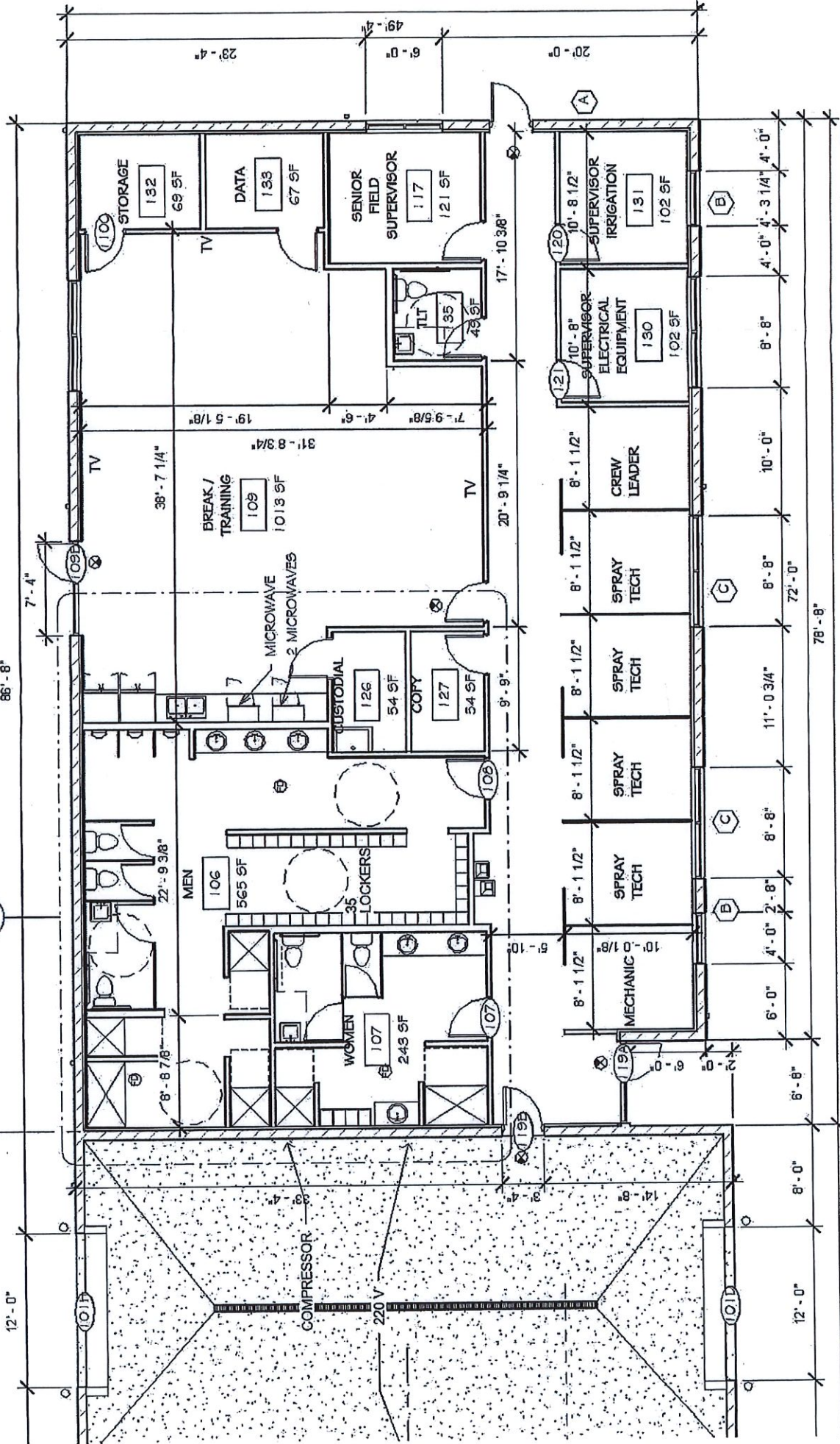
OPTION "A"



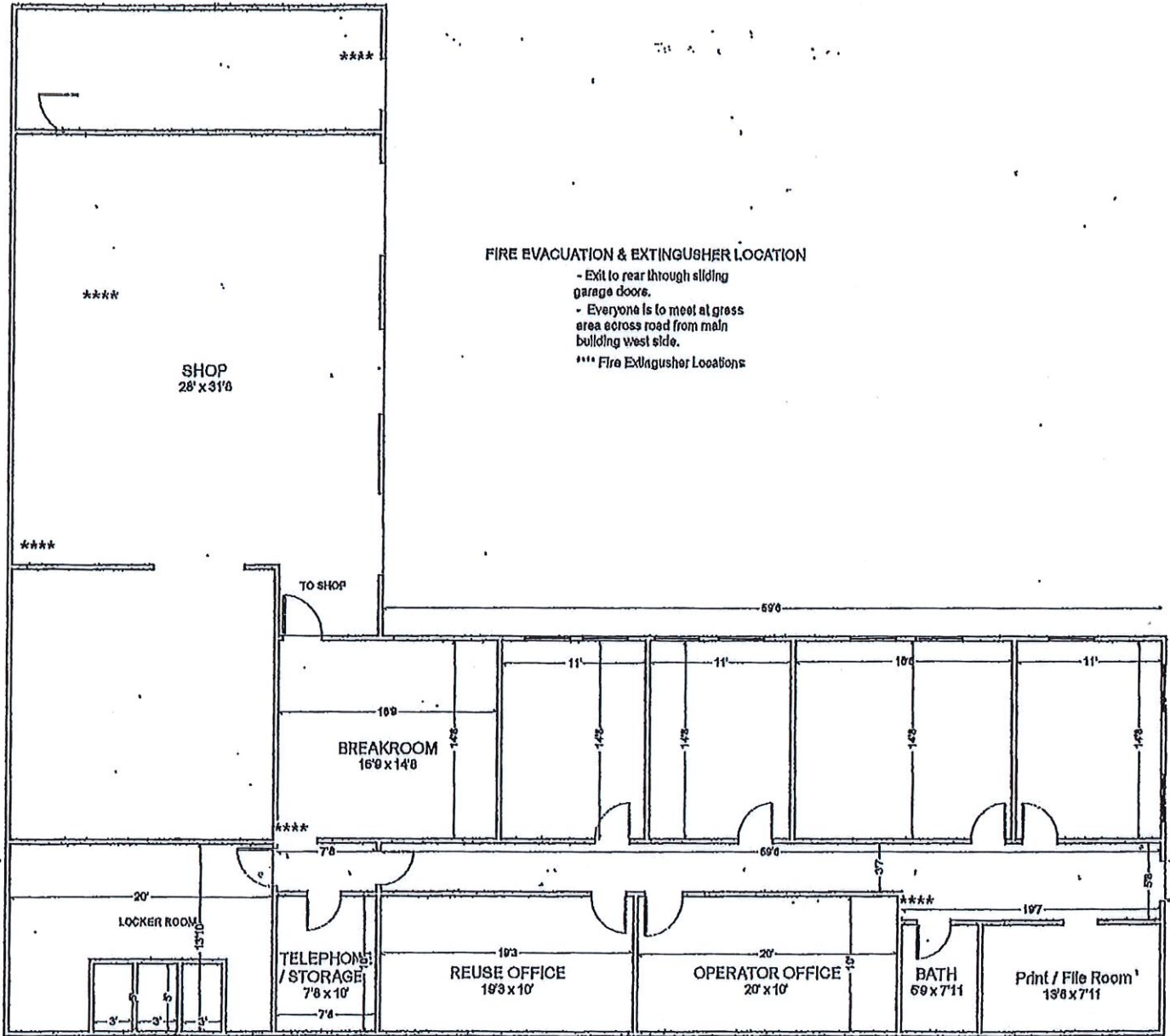
4407 sq ft

PBSD MAINTENANCE BUILDING ALTERNATE PLAN 'A'

OPTION "B"



PBSD MAINTENANCE BUILDING ALTERNATE PLAN 'B' 3,888 sq ft



LIVING AREA
2988 sq ft

Existing office space
2,988 sq ft



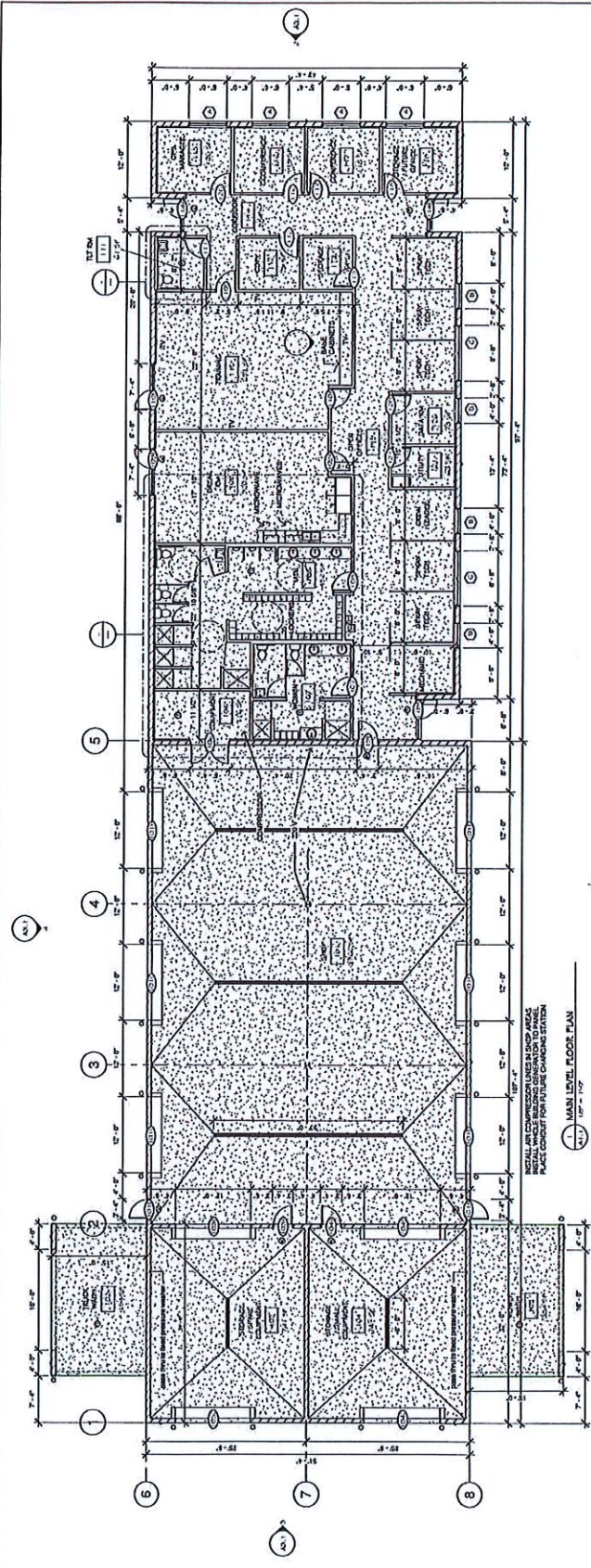
1000 THUNDER TOWER, W
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NO.	REVISIONS
1	
2	
3	
4	
5	

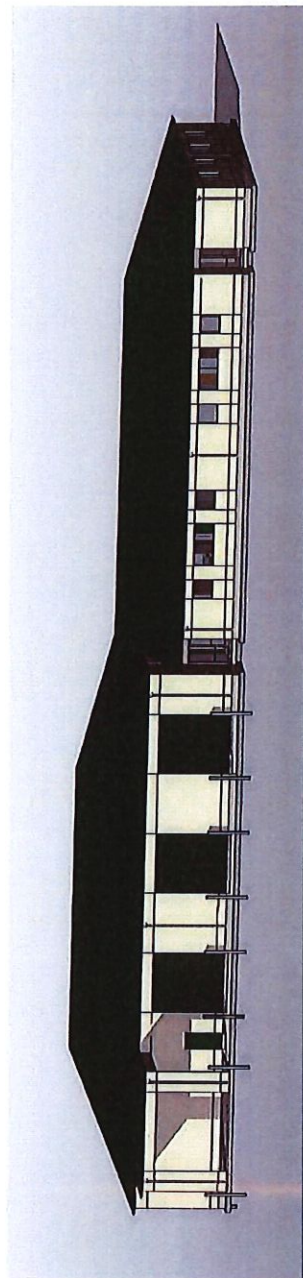
Approval of professional of record of these plans, title, or type or work, in whole or part, is prohibited.

PROJECT: PELICAN BAY MAINTENANCE FACILITY
6200 WATERGATE WAY, NAPLES, FL
PELICAN BAY SERVICES DIVISION

DATE: 2/11/21
SHEET: A.I.1
TITLE: PLAN



1.1 MAIN LEVEL FLOOR PLAN



NOT FOR CONSTRUCTION

PROJECT: 20110201-001-01-01



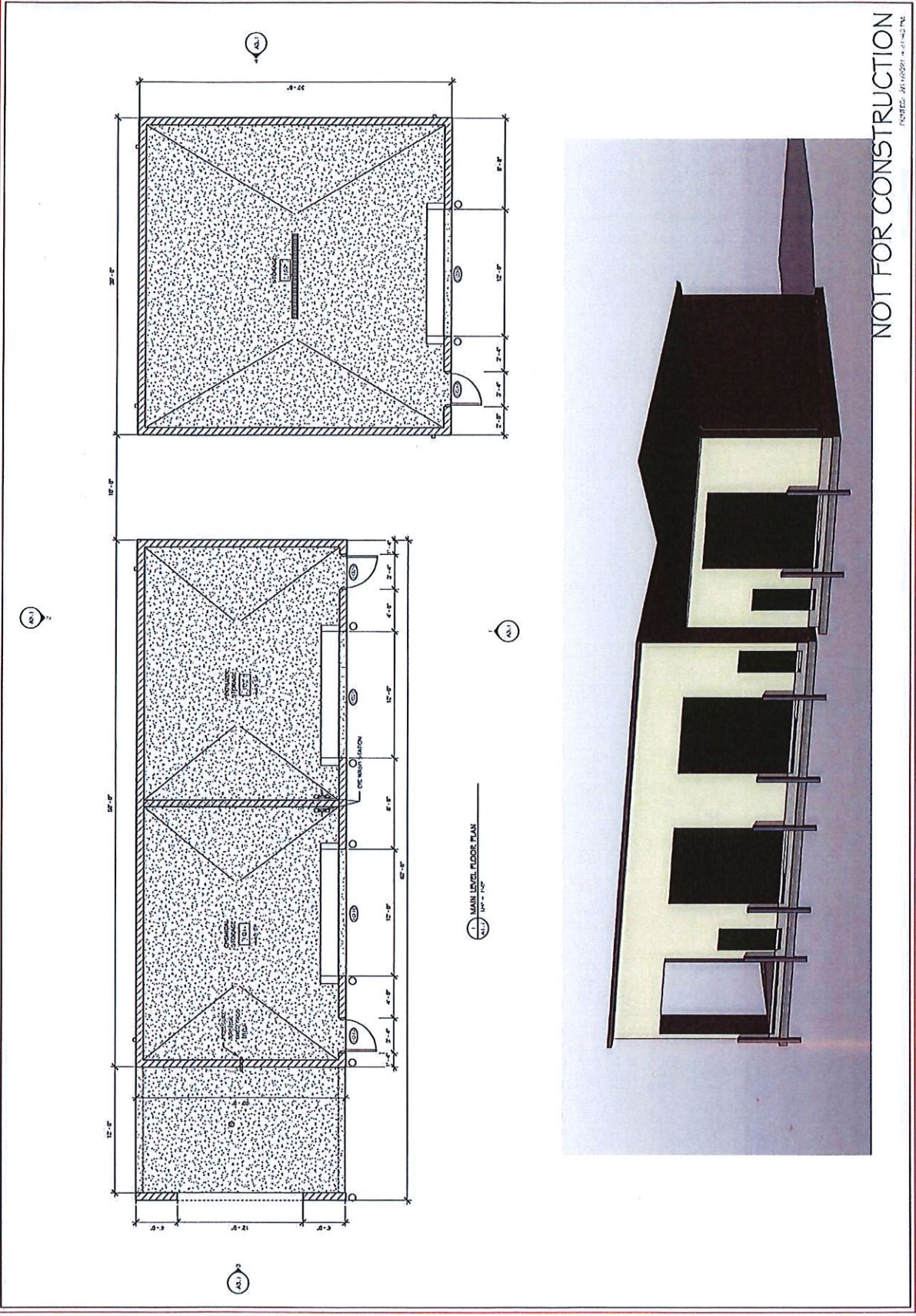
2020 TRANSPARENT IN
GATE 200
DADE COUNTY, FL 33403
WWW.COASTALCONSTRUCTIONSERVICES.COM

NO.	DESCRIPTION
1	
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3	
4	
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Prepared by: [Name] / Checked by: [Name] / Date: [Date]

PROJECT:
ACCESSORY STORAGE BUILDINGS
PELICAN BAY SERVICES DIVISION
6200 WATERGATE WAY, NAPLES, FL

DATE: 2/1/21
SHEET: A1.1
TITLE: PLAN



NOT FOR CONSTRUCTION

PROJECT: A1.1/2021-01-10-21 INC.



Collier County Pelican Bay Services District - Phase 0 (Watergate Way) Improvements					3/2/2021
Engineer's Estimate					
Line No.	Description	Quantity	Unit	Unit Price	Total Price
<u>Site Work</u>					
1	Mobilization/ General Conditions	1	LS	\$ 24,600.00	\$ 24,600.00
2	Silt Fence	1,433	LF	\$ 2.07	\$ 2,966.31
3	Survey Stake-out/ Survey As-built	1	LS	\$ 20,000.00	\$ 20,000.00
4	Private Utility Locates	1	LS	\$ 2,500.00	\$ 2,500.00
5	Removal of Existing Asphalt	2,858	SY	\$ 3.90	\$ 11,146.20
6	Removal of Existing Concrete	6	SY	\$ 2.90	\$ 17.98
7	Geotechnical Testing	1	LS	\$ 6,000.00	\$ 6,000.00
8	8" Limerock Base	1,892	SY	\$ 16.00	\$ 30,272.00
9	12" Stabilized Subgrade	1,973	SY	\$ 3.25	\$ 6,412.25
10	Import Fill	373	CY	\$ 18.00	\$ 6,714.00
11	Excavation	1,195	CY	\$ 16.00	\$ 19,120.00
12	Site Grading Rough/ Final	2,170	SY	\$ 4.75	\$ 10,308.93
13	57 Stone	39	SY	\$ 18.00	\$ 705.60
14	Sod - Bahla	379	SY	\$ 3.75	\$ 1,421.25
Site Work Subtotal					\$ 142,184.52
<u>Pavement, Concrete, Striping, and Signage</u>					
15	Asphalt, 2.0" Type SP 12.5 (Includes prime/tack)	1,811	SY	\$ 12.00	\$ 21,732.00
16	Asphalt, 1.0" Type SP 9.5 (Includes prime/tack)	1,811	SY	\$ 7.50	\$ 13,582.50
17	Ribbon Curb, 8" Wide - 18" Deep	186	LF	\$ 9.75	\$ 1,813.50
18	FDOT Type F-Curb	546	LF	\$ 14.00	\$ 7,644.00
19	FDOT Valley Gutter, 3' Wide	355	LF	\$ 16.20	\$ 5,751.00
20	FDOT Type D-Curb	334	LF	\$ 16.05	\$ 5,360.70
Pavement, Concrete, Striping, and Signage Subtotal					\$ 55,883.70
<u>Water Utilities</u>					
21	PVC C-900 DR14, 6" Watermain	61	LF	\$ 33.80	\$ 2,061.80
22	Hot Tap, 16"X6" Tapping Saddle (Includes Valve)	2	EA	\$ 9,800.00	\$ 19,600.00
23	Air Release Valve	2	EA	\$ 1,856.00	\$ 3,712.00
24	Blow-off - 6"	2	EA	\$ 1,450.00	\$ 2,900.00
25	Deflection, 6"	2	EA	\$ 1,850.00	\$ 3,700.00
26	Gap Configuration/ TDF - Includes Testing	1	LS	\$ 12,000.00	\$ 12,000.00
Water Utilities Subtotal					\$ 43,973.80
<u>Sanitary Utilities</u>					
27	PVC C-900 DR14, 2" Forcemain	291	LF	\$ 19.60	\$ 5,703.60
28	Plug Valve, 2"	3	EA	\$ 1,783.00	\$ 5,349.00
29	Connection to Existing Sanitary Lateral	1	LS	\$ 6,800.00	\$ 6,800.00
30	Deflection, 2"	1	EA	\$ 4,250.00	\$ 4,250.00
31	Air Release Valve	1	EA	\$ 9,200.00	\$ 9,200.00
32	Clean-out	1	EA	\$ 1,100.00	\$ 1,100.00
Sanitary Utilities Subtotal					\$ 32,402.60
<u>Drainage Utilities</u>					
33	FDOT Type 9 Curb Inlet	1	EA	\$ 3,450.00	\$ 3,450.00
34	FDOT Type C	5	EA	\$ 2,990.00	\$ 14,950.00
35	FDOT Type D	1	EA	\$ 3,800.00	\$ 3,800.00
36	FDOT Type P Manhole	5	EA	\$ 4,200.00	\$ 21,000.00
37	FDOT Modified Type D, Control Structure	1	EA	\$ 4,450.00	\$ 4,450.00
38	Reinforced Concrete Pipe, 18"	250	LF	\$ 66.00	\$ 16,500.00
39	Reinforced Concrete Pipe, 24"	182	LF	\$ 82.00	\$ 14,924.00
40	Reinforced Concrete Pipe, 30"	967	LF	\$ 127.00	\$ 122,809.00
Drainage Utilities Subtotal					\$ 198,433.00
Total Construction					\$ 472,877.62



Collier County Pelican Bay Services District - Phase 2 & 2A Improvements						3/2/2021
Engineer's Estimate						
Line No.	Description	Quantity	Unit	Unit Price	Total Price	
<u>Site Work</u>						
1	Mobilization/ General Conditions	1	LS	\$ 41,200.00	\$ 41,200.00	
2	Silt Fence	713	LF	\$ 2.07	\$ 1,475.91	
3	Inlet Protection	4	EA	\$ 477.00	\$ 1,908.00	
4	Survey Stake-out/ Survey As-built	1	LS	\$ 16,000.00	\$ 16,000.00	
5	Private Utility Locates	1	LS	\$ 2,500.00	\$ 2,500.00	
6	Clearing and Grubbing	0.34	AC	\$ 8,110.00	\$ 2,757.40	
7	Removal of Existing Building	1	LS	\$ 237,000.00	\$ 237,000.00	
8	Removal of Existing Asphalt	2,144	SY	\$ 3.90	\$ 8,361.60	
9	Removal of Existing Concrete	95	SY	\$ 2.75	\$ 261.25	
10	Geotechnical Testing	1	LS	\$ 15,000.00	\$ 15,000.00	
11	8" Limerock Base	4,254	SY	\$ 16.00	\$ 68,056.80	
12	12" Stabilized Subgrade	4,466	SY	\$ 3.25	\$ 14,515.24	
13	Import Fill	4,626	CY	\$ 18.00	\$ 83,268.00	
14	Site Grading Rough/ Final	7,046	SY	\$ 4.75	\$ 33,468.50	
15	Sod - Bahia	3,215	SY	\$ 3.75	\$ 12,056.25	
Site Work Subtotal						\$ 537,828.95
<u>Pavement, Concrete, Striping, and Signage</u>						
16	Asphalt, 2.0" Type SP 12.5 (includes prime/tack)	4,051	SY	\$ 12.00	\$ 48,612.00	
17	Asphalt, 1.0" Type SP 9.5 (includes prime/tack)	4,051	SY	\$ 7.50	\$ 30,382.50	
18	Sidewalk - 6" Concrete	381	SY	\$ 15.40	\$ 5,867.40	
19	FDOT Type F-Curb	683	LF	\$ 14.00	\$ 9,562.00	
20	FDOT Type D-Curb	1,471	LF	\$ 16.05	\$ 23,609.55	
21	Wheelstops	53	EA	\$ 268.00	\$ 14,204.00	
22	Thermoplastic, Standard, White, Solid, 6"	7,775	LF	\$ 0.50	\$ 3,887.50	
23	Thermoplastic, Handicap Parking	2	EA	\$ 115.00	\$ 230.00	
24	Single-Sign Post, Handicap Parking	2	EA	\$ 175.00	\$ 350.00	
25	Bollards	12	EA	\$ 650.00	\$ 7,800.00	
Pavement, Concrete, Striping, and Signage Subtotal						\$ 144,504.95
<u>Water Utilities</u>						
26	Poly Water Service, 2"	15	LF	\$ 13.80	\$ 207.00	
27	Backflow Preventer	1	EA	\$ 2,500.00	\$ 2,500.00	
28	Check Valve	1	EA	\$ 7,500.00	\$ 7,500.00	
29	Fire Department Connection	1	EA	\$ 15,000.00	\$ 15,000.00	
30	Gap Configuration with Testing	1	EA	\$ 12,000.00	\$ 12,000.00	
Water Utilities Subtotal						\$ 37,207.00
<u>Sanitary Utilities</u>						
31	PVC SDR 26, 6"	20	LF	\$ 23.00	\$ 460.00	
32	Sanitary Clean-Out	1	EA	\$ 850.00	\$ 850.00	
33	Plug Valve, 2"	1	EA	\$ 1,783.00	\$ 1,783.00	
34	Lift Station, E-One	1	EA	\$ 12,000.00	\$ 12,000.00	
Sanitary Utilities Subtotal						\$ 15,093.00
<u>Drainage Utilities</u>						
35	FDOT Type C	3	EA	\$ 2,990.00	\$ 8,970.00	
36	FDOT Type P Manhole	1	EA	\$ 4,200.00	\$ 4,200.00	
37	Reinforced Concrete Pipe, 18"	365	LF	\$ 66.00	\$ 24,090.00	
Drainage Utilities Subtotal						\$ 37,260.00
Total Construction						\$ 774,893.90

BOOK

237
772
237
538

1550/16
230

77
535
320
215



Collier County Pelican Bay Services District - Phase 1 Improvements					3/2/2021
Engineer's Estimate					
Line No.	Description	Quantity	Unit	Unit Price	Total Price
<u>Site Work</u>					
1	Mobilization/ General Conditions	1	LS	\$ 10,500.00	\$ 10,500.00
2	Silt Fence	200	LF	\$ 2.07	\$ 414.00
3	Inlet Protection	4	EA	\$ 477.00	\$ 1,908.00
4	Survey Stake-out/ Survey As-built	1	LS	\$ 7,000.00	\$ 7,000.00
5	Clearing and Grubbing	0.20	AC	\$ 8,110.00	\$ 1,622.00
6	Geotechnical Testing	1	LS	\$ 3,000.00	\$ 3,000.00
7	57 Stone Parking Lot - 8"	187	SY	\$ 18.00	\$ 3,366.00
8	12" Stabilized Subgrade	221	SY	\$ 3.25	\$ 718.25
9	Import Fill	150	CY	\$ 18.00	\$ 2,700.00
10	Temporary Construction Trailer	1	EA	\$ 33,700.00	\$ 33,700.00
11	Temporary CONEX Container	2	EA	\$ 5,000.00	\$ 10,000.00
12	Site Grading Rough/ Final	246	SY	\$ 4.75	\$ 1,168.50
13	Sod - Bahia	2,398	SY	\$ 3.75	\$ 8,992.50
Site Work Subtotal					\$ 85,089.25
<u>Pavement, Concrete, Striping, and Signage</u>					
14	Asphalt, 2.0" Type SP 12.5 (includes prime/tack)	34	SY	\$ 12.00	\$ 408.00
15	Asphalt, 1.0" Type SP 9.5 (includes prime/tack)	34	SY	\$ 7.50	\$ 255.00
16	Sidewalk - 6" Concrete	29	SY	\$ 15.40	\$ 446.60
17	Wheelstops	1	EA	\$ 102.00	\$ 102.00
18	Thermoplastic, Handicap Parking	2	EA	\$ 115.00	\$ 230.00
19	Single-Sign Post, Handicap Parking	2	EA	\$ 175.00	\$ 350.00
Pavement, Concrete, Striping, and Signage Subtotal					\$ 1,791.60
<u>Water Utilities</u>					
20	Poly Water Service, 2"	248	LF	\$ 13.80	\$ 3,422.40
Water Utilities Subtotal					\$ 3,422.40
<u>Bid Alternate</u>					
21	57 Stone Gravel Yard - 8"	2,910	SY	\$ 18.00	\$ 52,380.00
22	Metal Carpet (Includes concrete slab and fill)	1	EA	\$ 91,000.00	\$ 91,000.00
Bid Alternate Subtotal					\$ 143,380.00
Total Construction					\$ 90,303.25

Pelican Bay Maintenance Building Budget's



2/09/2021

	Unit	\$/Unit	Total	SQFT	\$/SF
#1 Maintenance Facility (Demo Has Been Completed)			\$1,469,242	10,948	\$ 134
General Conditions	8	MO	\$ 36,000	\$288,000	
Liability Insurance	1.25	%		\$21,966	
Fee	7	%		\$124,545	
Total Maintenance Facility Option #1			\$ 1,903,752		\$ 174

	Unit	\$/Unit	Total	SQFT	\$/SF
#2 Maintenance Facility (Coordinating With Existing Bldg.)			\$ 1,541,362	10,948	\$ 141
General Conditions	8.5	MO	\$ 36,000	\$306,000	
Liability Insurance	1.25	%		\$23,092	
Fee	7	%		\$130,932	
Total Maintenance Facility Option #2			\$ 2,001,386		\$ 183

	Unit	\$/Unit	Total	SQFT	\$/SF
Accessory Storage			\$ 278,054	2,156	\$ 129
General Conditions	6	MO	\$ 36,000	\$216,000	
Liability Insurance	1.25	%		\$6,176	
Fee	7	%		\$35,016	
Total Accessory Storage			\$ 535,246		\$ 248

	Unit	\$/Unit	Total	SQFT	\$/SF
Maintenance Facility and Accessory Storage Build Together			\$ 1,747,296	13,104	\$ 129
General Conditions	11	MO	\$ 36,000	\$396,000	
Liability Insurance	1.25	%		\$26,791	
Fee	7	%		\$151,906	
Total Accessory Storage			\$ 2,321,993		\$ 177

	Unit	\$/Unit	Total	SQFT	\$/SF
PUD Generator Storage			\$ 589,817	5,618	\$ 105
General Conditions	6	MO	\$ 36,000	\$216,000	
Liability Insurance	1.25	%		\$10,073	
Fee	7	%		\$57,112	
Total PUD Generator Storage			\$ 873,002		\$ 155

	Unit	\$/Unit	Total	SQFT	\$/SF
PUD Maintenance			\$ 509,848	3,963	\$ 129
General Conditions	7	MO	\$ 36,000	\$252,000	
Liability Insurance	1.25	%		\$9,523	
Fee	7	%		\$53,996	
Total PUD Maintenance			\$ 825,367		\$ 208

PELICAN BAY SERVICES DISTRICT
04-07-20

OPERATIONS BUILDING:	SF AREA	COST/ SF	TOTALS
OFFICES	4,750	\$ 200	\$ 950,000
MAINTENANCE	5,317	\$ 70	\$ 372,190
WASH BAYS	720	\$ 40	\$ 28,800
SUBTOTAL	10,787		\$ 1,350,990
CHEMICAL STORAGE	600	\$ 70	\$ 42,000
SOIL BINS	600	\$ 25	\$ 15,000
POLE BARN	900	\$ 45	\$ 40,500
FUEL YARD	600	\$ 45	\$ 27,000
SUBTOTAL			\$ 124,500
SUBTOTAL			\$ 1,475,490
SITWORK			\$ 320,000
TOTAL			\$ 1,795,490



DAVIDSON CONSULTANTS
ESTABLISHED 1977

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Naples, Florida 34104
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Fax: 239.434.6002
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SITE LOCATION MAP

CLIENT: COLLIER COUNTY BOARD OF COMMISSIONERS
1200 PARKWAY CENTER, SUITE 1700
NAPLES, FL 34102

PROJECT: NEW PBSO MAINTENANCE FACILITIES

REVISION:	DATE	DESCRIPTION

SHEET TITLE: SITE PLAN EXHIBIT

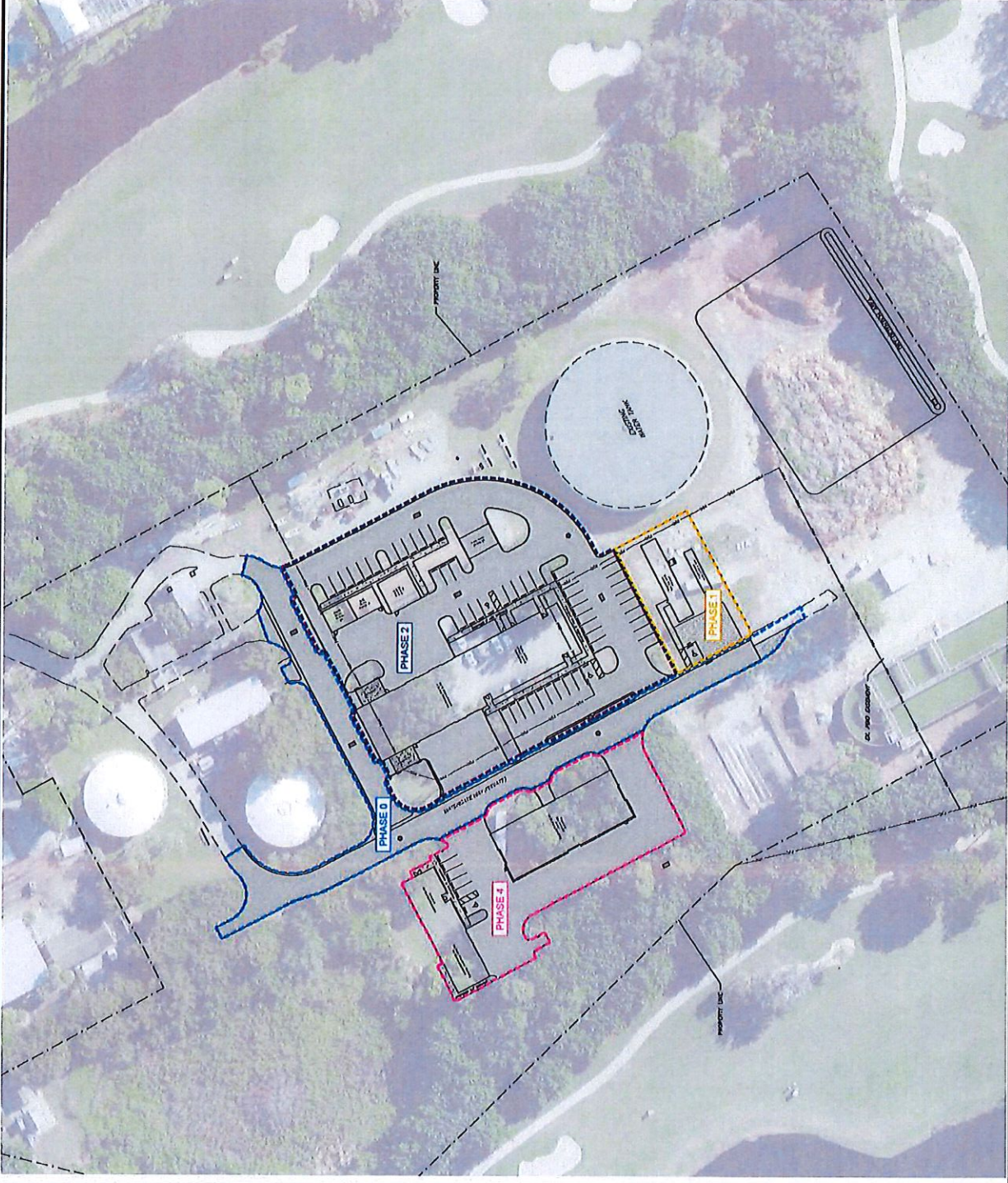
PROJECT NO.: 200710
DATE: 08/20/15
SCALE: 1"=40'



SHEET NO.: EXH-01
NOTES:

PHASING LEGEND

Blue dashed line	PROPOSED PHASE 0
Yellow dashed line	PROPOSED PHASE 1
Red dashed line	PROPOSED PHASE 2
Green dashed line	PROPOSED PHASE 4



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