

**HERONS GLEN RECREATION DISTRICT
FINANCE Bid Oversight Sub-committee and Finance Committee Meeting
April 25, 2024
Minutes**

MEMBERS	Present	OTHERS	Present
Larry Pedersen, Chair - Bid	x	J.B. Belknap, General Manager	x
David Brendsel	x		
Rita Lehman	x	Board Liaison Jayne Schwarz	x
Dennis Popp, Chair - Finance	x		

CALL TO ORDER – Chair Pedersen called the Bid Oversight sub-committee meeting to order at 11:30 AM. Finance committee chair Dennis Popp advised that this was a joint meeting. The purpose is to discuss the bids for the Facilities Maintenance Office and the Bathrooms at the driving range.

Contract:

Chair Pedersen requested management discuss the original bond costs and allocations for each of these projects. GM Belknap discussed the original 5,000 sq’ maintenance building (including the facilities maintenance office) was estimated to be approximately \$700k in early 2020. Subsequent discussion with contractors showed the amount to be approximately \$1m. The restrooms at the driving range area were originally estimated to be \$350k, but this too increased.

GM Belknap then discussed how management, the Problem-Solving Task Force (PSTF) and Supervisors began looking for alternatives and arrived at using cargo containers and renovating an existing portion of the building at golf maintenance to serve this function. The storage container recommendation was previously presented.

Then management and the PSTF began pursuing building the bathrooms inside the current ball storage and cart barn at the driving range. Golf carts would need to be moved to the golf maintenance area.

Both of these changes require modifications to, and approval by Lee county, the LDO (limited development order) which must be submitted by the engineer of record. Modifications have been discussed with engineer Jim Ink. Permits won’t be granted until the LDO is modified. Based on bids management obtained, both projects are within the original budget.

Management sent bid specifications for both projects to four firms: Denmark Construction (Reaves Construction), JBA, Stalwart, and Fowler Construction. Stalwart was not interested. JBA acknowledged receipt and said would get back to JB, which has not happened although management did make follow-up. Fowler was non-responsive. Reaves has a good track record with the district, performing on time and in budget for the lobby, as well as repairs needed due to damage from hurricane Ian, such as a new pumphouse at golf maintenance and repairs on the other buildings. A discussion ensued on due diligence (met for these efforts), developing a vendor list, and using intergovernmental contracts.

David Brendsel made a motion to accept management’s recommendation to contract with Denmark Construction for \$187,500 for the facilities maintenance work and \$146,000 for the restrooms at the driving range. However, it is recommended that pricing be held for 6 months in order that the district obtains the LDO for the storage container area and the restrooms. Dennis Popp seconded the motion which was unanimously approved by the bid oversight committee and the finance committee.

ADJOURNMENT – Larry and Dennis adjourned the joint committee meeting at 12:15PM.

APPROVED:

APPROVED:

Larry Pederson

Dennis Popp

April 25, 2024

