

DPMG Management & Consulting, LLC  
15310 Amberly Drive Suite 175  
Tampa, Fl. 33647  
813-374-9015

www.dpmg.com

***MIRADA  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
April 25, 2017  
9:00 a.m.***

***At:***

***Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# MIRADA COMMUNITY DEVELOPMENT DISTRICT AGENDA

**April 25, 2017 at 9:00 a.m.**

At the Residence Inn, located at 2101 Northpointe Parkway.,  
Lutz, Florida 33558.

<b>District Board of Supervisors</b>	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Paul Cusmano	DPFG
<b>District Attorney</b>	Vivek Barbar	Straley & Robin
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of seven different sections:**

The meeting will begin promptly at **9:00 p.m.** with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

## **MIRADA COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday April 25, 2017  
Time: 9:00 a.m.  
Location: Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida 33358

Conference Call No.: (563) 999-2090  
Code: 686859

### ***AGENDA***

#### **I. Roll Call**

#### **II. Business Matters**

- A. Review of Information Provided by Prospective Vendors to Supply Contractual Services
  - Approval of Resolution 2017-02 Approving Engineers Recommendation and Determination of a Single Source Contractor
  
- B. Additional Matters

Exhibit 1

#### **III. Adjournment**

**EXHIBIT 1.**

## RESOLUTION 2017-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF A SINGLE SOURCE CONTRACTOR FOR CERTAIN PUBLIC INFRASTRUCTURE WORK PURSUANT TO THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER AND THE DISTRICT ENGINEER; AWARDED THE CONTRACT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Mirada Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida;

**WHEREAS**, the District previously approved a capital improvements program providing for construction of certain infrastructure and capital improvements which are necessary for the future development of property within the District, as described in the District Engineer’s Report dated July 26, 2016 as (the “**CIP**”);

**WHEREAS**, a portion of the CIP includes certain stormwater system improvements (the “**Stormwater Infrastructure**”);

**WHEREAS**, the District issued a formal request for proposals for the construction and installation of certain components of the Stormwater Infrastructure;

**WHEREAS**, only one bidder responded to the District’s request for proposals and that proposal exceed the District’s budget for the Stormwater Infrastructure;

**WHEREAS**, the District Engineer drafted a letter attached hereto as **Exhibit A**, in which she explains that she reviewed the bidder’s proposal and concluded that it exceeded the District’s budget;

**WHEREAS**, the District received a letter, dated April 13, 2017, from Faulkner Engineering Services, Inc. (“**Geotechnical Engineer**”) attached hereto as **Exhibit B**, in which the Geotechnical Engineer states the soil conditions of the property within the District are unique and unusual, and that an alternate solution of constructing the Stormwater Infrastructure was proposed and tested, and concludes that only one contractor in the local market has proposed the construction of the Stormwater Infrastructure based on the alternate solution;

**WHEREAS**, the District posted a description of the revised scope of work for the Stormwater Infrastructure on its website, including a request that prospective vendors provide information regarding their ability to supply the contractual services described, for 7 business days prior to a public meeting of the Board of Supervisors of the District (the “**Board**”); and

**WHEREAS**, the District received only one response from a firm which stated that they are able to construct the Stormwater Infrastructure and the District desires to award the contract to that firm.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Recitals.** The foregoing recitals and exhibit are hereby incorporated into this Resolution by this reference.

**Section 2. Determination of Single Source Contractor.** In reliance on the Geotechnical Engineer's letter and the District Engineer's letter and for the reasons stated therein and in the Recitals, the Board hereby finds and determines that Smith & Company, Inc. is the only contractor available to construct the Stormwater Infrastructure.

**Section 3. Publication of Determination of Single Source Contractor and Notice of Intent to Award Contract .** The Board hereby directs District staff to publish this Resolution and Notice of Intent to Award the contract for Stormwater Infrastructure construction services to Smith & Company, Inc. in accordance with Florida law.

**Section 4. Authorization of Execution of Construction Contract.** The Chairperson or the Vice Chairperson are hereby authorized to enter into and execute a construction contract with Smith & Company, Inc. for the Stormwater Infrastructure, with a provision that the award of the agreement is subject to any protests from other vendors that may be able to provide the services to the District during the award protest period, and to make such changes, deletions, and additions to the construction contract as are approved by such officer and the District's legal counsel.

**Section 5. Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**Section 6. Conflicts.** All District resolutions, rules, or policies or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded by this Resolution for the Stormwater Infrastructure.

**Section 7. Effective Date.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 25th DAY OF APRIL, 2017.**

**MIRADA COMMUNITY DEVELOPMENT  
DISTRICT**

---

Paul Cusmano  
Secretary

---

Michael Lawson  
Chair of the Board of Supervisors

---

To:	Paul Cusmano, District Manager DPFG 1060 Maitland Center Commons Suite 340 Maitland, Florida 32751	From:	Tonja Stewart, P.E. Stantec Consulting Services, Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, Florida 33602
File:	215613339	Date:	April 17, 2017

---

**Reference: Mirada Community Development District**

The Mirada Parcels 16-22 bid opening on December 27, 2016 reported the receipt of one bid from a Ripa/QGS joint venture. The specifications provided for the bid preparation were based on traditional geotechnical construction methods, and due to the bid amount significantly exceeding the budgeted cost, the single bid was rejected.

**STANTEC CONSULTING SERVICES INC.**

Tonja L. Stewart, PE  
Senior Project Manager  
District Engineer  
Tel: (813) 223-9500  
Fax: (813) 223-0009  
tonja.stewart@stantec.com

April 13, 2017

Mirada Community Development District  
c/o Mr. John M. Vericker  
Straley Robin Vericker  
1510 Cleveland Street  
Tampa, Florida 33606

**RE: Engineering Memo  
Mirada Residential Development  
Pasco County, Florida**

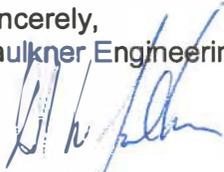
Dear Mr. Vericker:

**Faulkner Engineering Services, Inc. (FES)** has performed numerous geotechnical investigations at the planned Mirada residential development. The data obtained from our investigations has revealed a property with challenging soil conditions. The amount of suitable fill material is limited necessitating building the development with borrow material, which is expensive and damaging to the local roads due to heavy truck loads.

An alternate solution was presented that has been used in south Florida, but not in our area, which is to dredge the soils and separate the sands and clays producing useable fill material from soils that were unsuitable for use as fill material. A test was performed at Mirada that was determined to be successful. It is our opinion that the dredging operation has the potential to eliminate the need for borrow material. However, as previously mentioned, the dredging and separating operation is unique to this area and to the best of my knowledge, the firm that conducted test is the only one we are aware of that has proposed this solution.

If you have any questions, please do not hesitate to contact us.

Sincerely,  
Faulkner Engineering Services, Inc.



David W. Faulkner, P.E.  
President

CC: Mike Lawson, Metro Development



**Real Estate Consulting Services:**

Land Secured Public Financing  
School District  
Reimbursement and Credit  
Fiscal Impact  
Service Districts  
Municipal District Services  
Development Impact Fee  
Redevelopment District  
Affordable Housing Financing  
Other Public Financing  
Compliance  
Entitlement Analysis  
Cash Flow Feasibility Analysis

Disclosure Services  
Engineering Services  
Project Management Services  
Capital Markets Group  
Property Tax Appeals  
CDD Management Services  
Look Back Diagnostic Review  
Lender Services  
Asset Management Services  
Portfolio Management Services  
Economic Impact  
Market Analysis

**[www.dpfg.com](http://www.dpfg.com)**

**Orange County, CA**

27127 Calle Arroyo, Suite 1910  
San Juan Capistrano, CA 92675  
P: (949) 388-9269  
F: (949) 388-9272

**Sacramento, CA**

4380 Auburn Blvd.  
Sacramento, CA 95841  
P: (916) 480-0305  
F: (916) 480-0499

**Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
F: (702) 629-5497

**Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

**Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
F: (602) 381-1203

**Austin, TX**

8140 Exchange Drive  
Austin, TX 78754  
P: (512) 732-0295  
F: (512) 732-0297

**Orlando, FL**

1060 Maitland Center Commons,  
Suite 340  
Maitland, FL 32751  
P: (321) 263-0132  
F: (321) 263-0136

**Tampa, FL**

15310 Amberly Drive, Suite 175  
Tampa, FL 33647  
P: (813) 374-9104  
F: (813) 374-9106

**Research Triangle, NC**

1340 Environ Way, Suite 328  
Chapel Hill, NC 27517  
P: (919) 321-0232  
F: (919) 869-2508

**Charleston, SC**

4000 S. Faber Place Drive, Suite 300  
N. Charleston, SC 29405  
P: (843) 277-0021  
F: (919) 869-2508