

Minutes of Workshop
Rivers Edge, Rivers Edge II, Rivers Edge III
Community Development District

A joint workshop of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, February 19, 2025 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

Mac McIntyre	Chairman by telephone
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor by telephone
Robert Cameron	Supervisor
Christopher White	Supervisor

Rivers Edge II

Donna WeMett	Supervisor
James Reid	Supervisor

Rivers Edge III

None present

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Jay King	Vesta/Amenity Services
Lisa McCormick	Vesta/Amenity Services
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Ryan Stillwell	District Engineer

The following is a summary of the discussions taken at the February 19, 2025 joint workshop.

FIRST ORDER OF BUSINESS

Roll Call

February 19, 2025

Rivers Edge CDD

Mr. deNagy called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated we hope to extend the repairs so the community and swim team can enjoy the pools. If there is any way to put this off, we would be so grateful. The swim team uses the pool from mid-April to mid-July.

There was a show of hands from residents who had the same comments.

A resident requested that the pool be open the entire summer and to not close it until after Labor Day.

Ms. Gentry stated some of the delay is because we had to go through a formal RFP due to the cost of the contract and that takes longer.

Mr. McKendree gave an overview of the problems that were experienced that needed to be addressed.

A resident asked about the scope of work and who drives the type of repair, the contractors or the board?

Ms. Gentry stated it is public comment period. This board has been very generous with allowing it to be kind of a Q&A session and we want everyone to have as much information as possible. Vesta put together a very detailed scope that each bidder is supposed to bid on, a price sheet they were required to fill out for each component to try to get apples to apples pricing. As far as the schedule we told all the vendors that time was of the essence and asked for their earliest possible start date and their time to completion. Our contract that is included in the package also included liquidated damages up to \$150 per day if they exceed the contract time. We have evaluation criteria we will use to evaluate the bids. The two highest priority items with the most points attached are price and schedule.

Additional questions and comments were on phasing, type of pavers, health issues, proper training of lifeguards and signage may mitigate health code violations and tripping hazards, appreciation of staff and board members

THIRD ORDER OF BUSINESS

Discussion on Pool Repair Bids

Ms. Gentry stated before we open it up for presentations I will give a short summary. We did receive four bids, Crown Pools, EMA Outdoor, Epic Pools and Parry Pools. For the base bid

February 19, 2025

Rivers Edge CDD

Crown Pools came in at \$798,412.92. EMA Outdoor came in at \$825,376 and I will note that pricing did not include the diving boards. Epic Pools came in at \$824,000 on the detailed pricing it looks like it comes out a little bit higher and we will ask for clarification and the pricing did not include a line item for the payment and performance bonds. Parry Pools provided two different pricing and did not provide a detailed bid sheet so going with their highest pricing we have \$755,932.88. For schedule Crown Pools gave the earliest start date of April 14, 2025 with final completion in 78 days. Based on our calculation that gives them earliest final completion date by July 1st and I will clarify for the board we have to score based on schedules provided but we have the ability once we score them to go back to your chosen vendor and see what opportunities there are for negotiating a start date. EMA Outdoor gave the earliest start date of March 24, 2025 with a final completion in 150 days, by our calculations that gives an August 21st completion date. Epic Pools listed the start date of upon receipt of the permit so that depends on the permit timing and listed a final completion timeline of 120 days. Parry Pools gave a start date of Mach 3, 2025 with final completion in 140 days which by our calculation gives a July 21st completion date.

We will go through all of this again when we get to the scoring portion. Our bid documents allow you to waive minor irregularities in the bids.

Representatives of Crown Pools, EMA and Epic Pools gave a short presentation followed by a Q&A from the board and staff.

Ms. WeMett stated after reviewing the proposals and listening to the presentations, I recommend Crown.

Ms. Gentry stated the Rivers Edge board will have an opportunity to go into more detail on this scoring criteria when we go into the regular meeting.

The workshop adjourned at 12:35 p.m.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman