

PINE RIDGE PLANTATION
Community Development District

August 24, 2021

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

August 18, 2021

Board of Supervisors
Pine Ridge Plantation Community Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held Tuesday, August 24, 2021 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding items listed below)*
- III. Discussion of Splash Pad Options
- IV. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Engineer
 - D. Operations Manager
 - 1. Entry Sign Proposal
 - 2. Recessed Lighting Proposals
 - E. Amenity Manager
- V. Public Comments / Supervisor's Requests

VI. Next Scheduled Meeting – 09/21/21 @ 6:00 p.m. at the Pine Ridge Plantation
Amenity Center

VII. Adjournment

THIRD ORDER OF BUSINESS



Pine Ridge Splash Pad OP2

*Aqua Tipping Coco Palm, Aqua Animal 3 , Aqua Drop 24" ,
Aqua Serpent , Aqua Fort , Aqua Jelly (3) , Aqua Drop 12" (2) ,
Aqua Cannon, Aqua Split Stream (4), Aqua Activator*

\$48,000



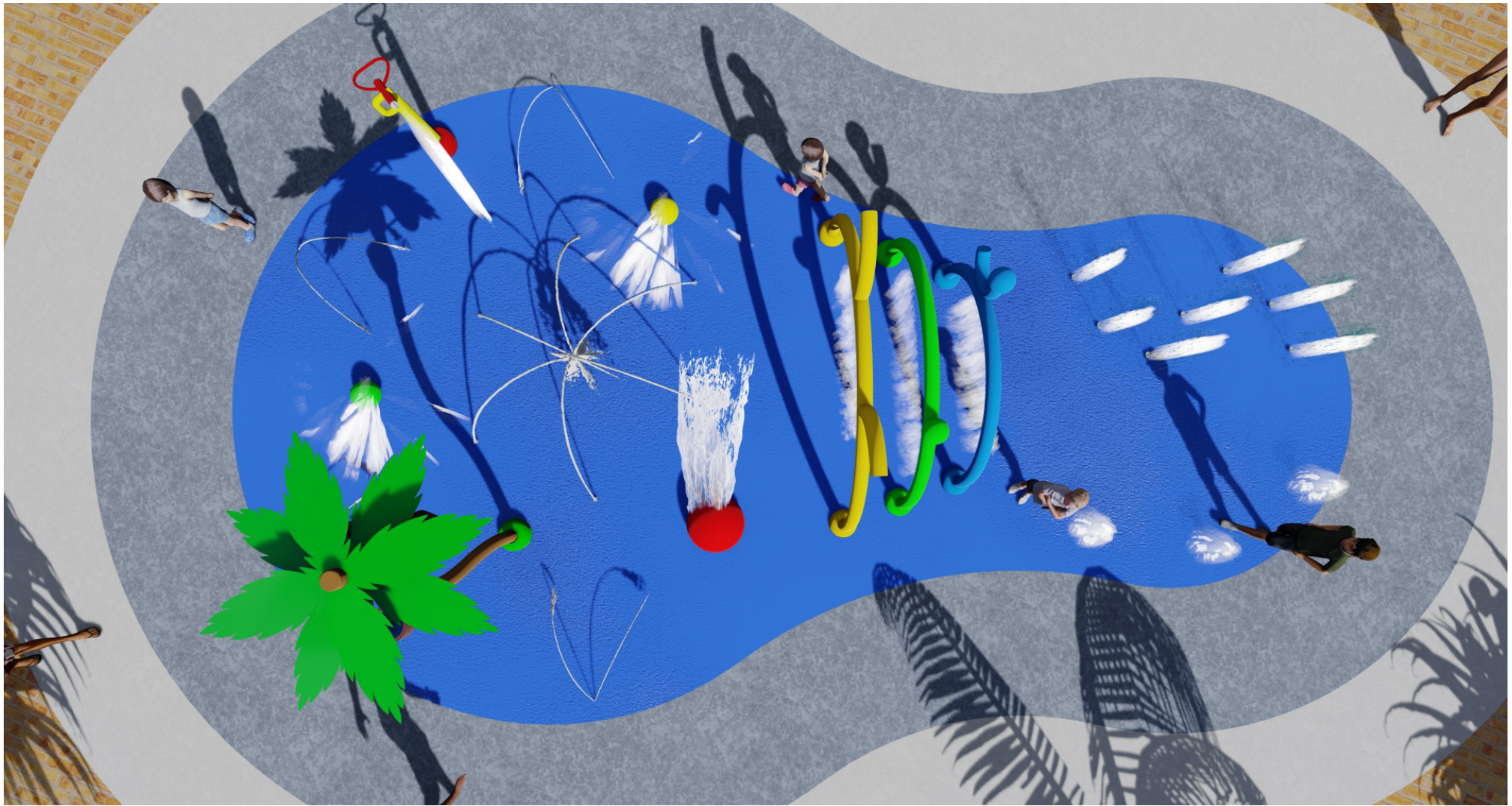


Pine Ridge Splash Pad OP2

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Aqua Serpent , Aqua Fort , Aqua Jelly (3) , Aqua Drop 12" (2) ,
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Pine Ridge Splash Pad OP2

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Aqua Serpent , Aqua Fort , Aqua Jelly (3) , Aqua Drop 12" (2) ,
Aqua Cannon, Aqua Split Stream (4), Aqua Activator*

\$48,000





Pine Ridge Splash Pad OP4

*Aqua Octopus, Aqua Fall, Aqua Cannon (2), Aqua Arching Stream (7)
Aqua Split Stream (2), Aqua Geyser (2), Deck Dazzler (5), Aqua Jelly (5),
Aqua Activator*

\$65,000



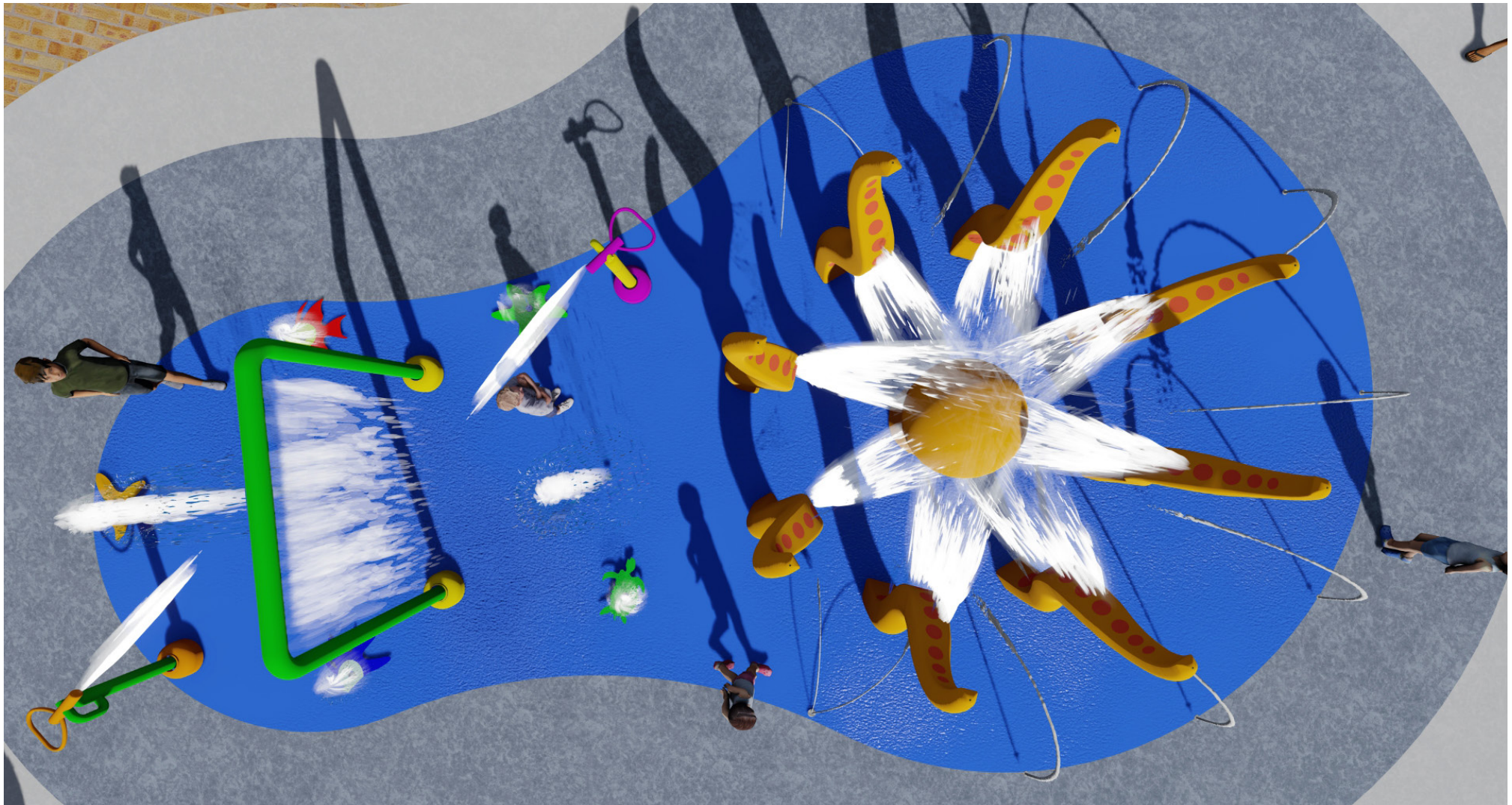


Pine Ridge Splash Pad OP4

*Aqua Octopus, Aqua Fall, Aqua Cannon (2), Aqua Arching Stream (7)
Aqua Split Stream (2), Aqua Geyser (2), Deck Dazzler (5), Aqua Jelly (5)
Aqua Activator*

\$65,000





Pine Ridge Splash Pad OP4

*Aqua Octopus, Aqua Fall, Aqua Cannon (2), Aqua Arching Stream (7)
Aqua Split Stream (2), Aqua Geyser (2), Deck Dazzler (5), Aqua Jelly (5)
Aqua Activator*

\$65,000





Colored concrete and Environment are for Illustration purpose only and not supplied by Vortex. Not for construction

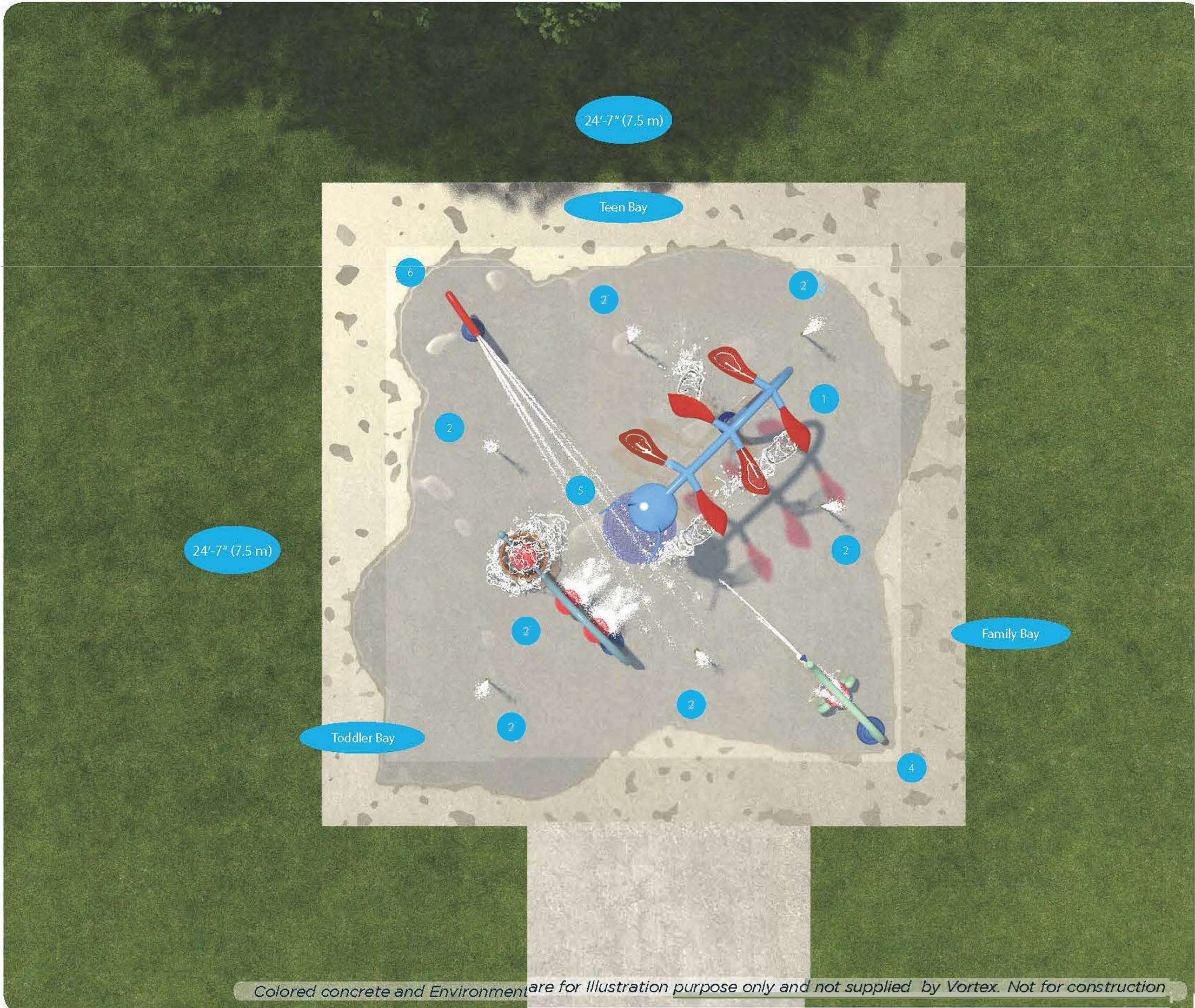


Colored concrete and Environment are for Illustration purpose only and not supplied by Vortex. Not for construction

SPLASHPAD® COMPONENTS

Total area: 605ft² (56m²)
Spray area: 388ft² (36m²)

REF	PRODUCT	QTY	GPM	LPM
1	Gardenbug VOR 7785	1	9	34.1
2	Jet Stream N°1 VOR 7512	6	15	56.8
3	Luna N°2 VOR 7231	1	19.5	73.8
4	Luna N°3 VOR 7234	1	8	30.3
5	Smartpoint N°3 Foot VOR-1905	1	0	0
6	Tube N°1 VOR 220	1	4	15.1
TOTAL WATER FLOW		QTY	GPM	LPM
		11	55.5	210.1



ID#29907 - Q19417

Top View Splashpad®





All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

SPLASHPAD DIMENSION

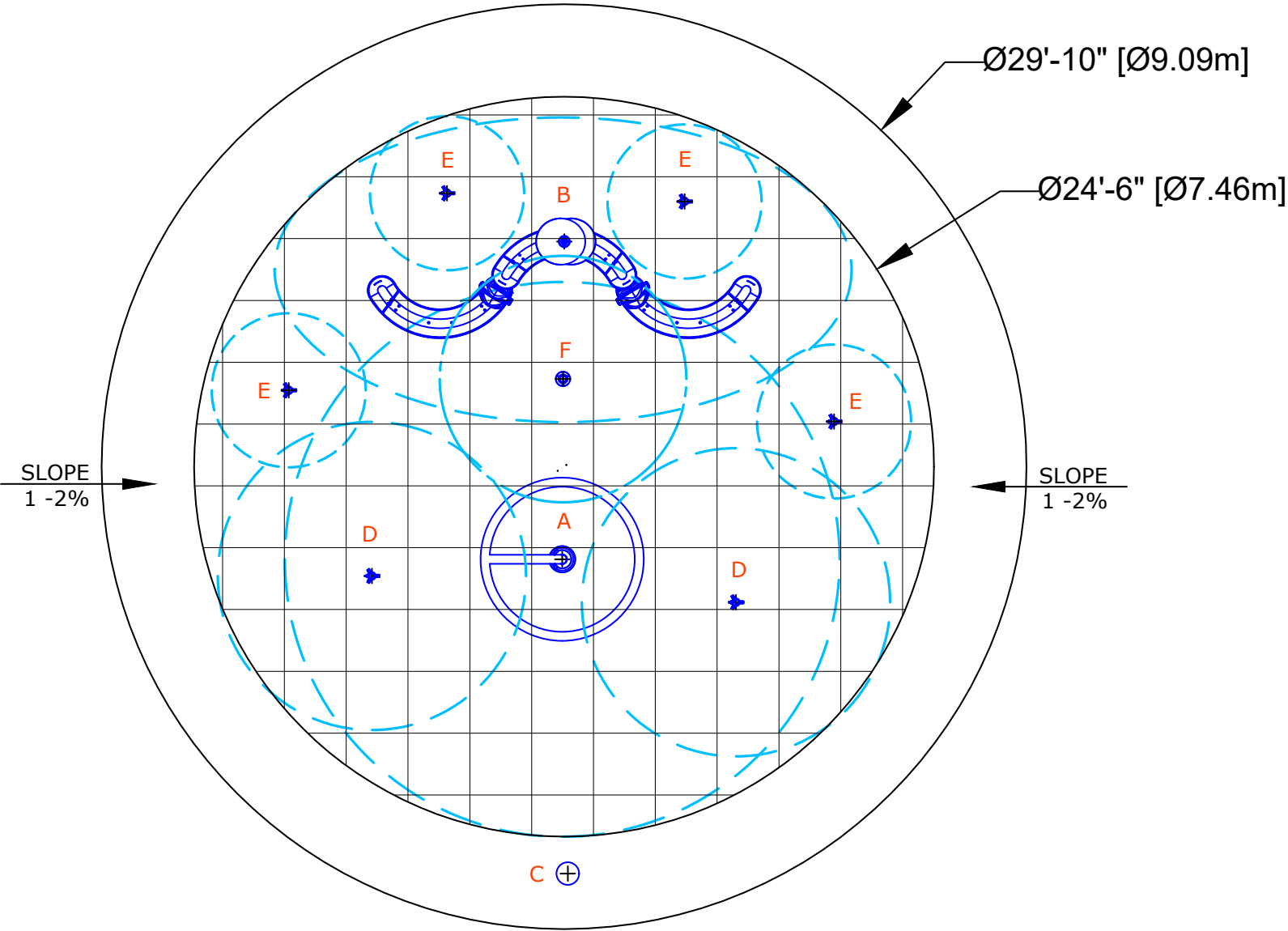
TOTAL AREA : 707 ft² 66m²

SPRAY AREA : 452 ft² 42m²

GRID SIZE : 2 x 2 ft 0.6 x 0.6 m

PRODUCT LEGEND

REF	PRODUCT	QTY	GPM	LPM
A	Astra No.1 VOR-7697	1	17.5	66.2
B	Cascade River VOR-7249	1	5	18.9
C	Foot Activator - VOR 0606	1	0	0
D	Geyser N°1 VOR 0301	2	14	53
E	Jet Stream N°1 VOR 7512	4	10	37.9
F	Water Jelly N°1 VOR 7010	1	6	22.7
TOTAL		10	52.5	198.7



3'[0.9m] SPRAY FREE CONCRETE AREA ALL AROUND THE SPLASHPAD

FOURTH ORDER OF BUSINESS

D.

1.



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Pine Ridge CDD

Attn:Tom-Management

4 11 21

Re:entry sign

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >pressure wash both knee wall entry signs as needed
- >skim coat stucco over the syrofoam entry knee wall caps on both entry walls to match the existing texture as close as possible
- >caulk the crack in the stucco walls as needed
- >paint the knee walls at the entry using Sherwin williams loxon paint -color by management
- >clean up job site
- *does not include painting /repairing any wood structure on the entry signs
- *any work wanted outside the scope of work above will be shown to proper authority before pricing
- *all landscaping cut back by others before job starts

Total Price \$5,720.00

**Proposal Signed by _____ Printed
Name _____**

Thank you for your consideration

Scott Haines -C 904.402.6561

2.

AMERICAN ELECTRICAL

Contracting, Inc.



5065 St. Augustine Road, Suite 3, Jacksonville, FL 32207
Office (904) 737-7770 • Fax (904) 737-1099
EC13007311

tchewning@rmsnf.com
904-671-4204

Date: June 15, 2021

To: Tom Chewning
Riverside Management Services
9655 Florida Mining Blvd W
Jacksonville, FL 32257

Project: LED Lighting Upgrade
Pine Ridge Plantation
4200 Pine Ridge Parkway
Middleburg, FL 32068

-PROPOSAL-

American Electrical Contracting, Inc. proposes to furnish all labor and materials to complete the following scope of work:

LED Lighting Upgrade:

1. Exercise Room - Provide and install (8) new 6" color-selectable wafer-style LED Slim Fit Recessed Downlights, one-for-one, where fluorescent can lights currently exist.
2. Office/Hallway - Provide and install (10) new 6" color-selectable wafer-style LED Slim Fit Recessed Downlights, one-for-one, where fluorescent can lights currently exist.
3. Restrooms - Provide and install (23) new 6" color-selectable wafer-style LED Slim Fit Recessed Downlights, one-for-one, where fluorescent can lights currently exist. Provide and install (5) new 8" color-selectable wafer-style LED Slim Fit Recessed Downlights, one-for-one, where fluorescent can lights currently exist.
4. Clubhouse - Provide and install (23) new 6" color-selectable wafer-style LED Slim Fit Recessed Downlights, one-for-one, where fluorescent can lights currently exist. Provide and install (12) new 8" color-selectable wafer-style LED Slim Fit Recessed Downlights, one-for-one, where fluorescent can lights currently exist.
5. Exterior/Under Outdoor Canopy - Provide and install (1) new 6" color-selectable wafer-style LED Slim Fit Recessed Downlights, one-for-one, where fluorescent can lights currently exist. Provide and install (5) new 8" color-selectable wafer-style LED Slim Fit Recessed Downlights, one-for-one, where fluorescent can lights currently exist.
6. No new lighting circuits included.
7. No drywall patching or painting included.
8. Disposal of old lamps/ballasts/fixtures included.

TOTAL QUOTATION: \$7,290.00

THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS PROPOSAL

Note:

- To the extent that additional work is performed, or materials delivered at the Owner's request which is not the subject of a signed change order, American Electrical shall be entitled to recover the costs thereof, plus 25%.
- Customer/Owner agrees to have any and all inspections, that may be required, completed within 180 days of commencement. Customer/Owner understands and agrees to pay a \$25.00 re-inspection fee on day 181. This fee will also be assessed every 180 days thereafter, indefinitely. If a collection agent is required to collect this fee, customer/owner agrees to pay all collection costs incurred, in addition to the outstanding fee.

June 15, 2021

- Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the base contract.
- The onsite representative for the customer or contractor is deemed to be authorized to request and approve extras and alterations to scope of work and payment by the customer or contractor for said work.
- **American Electrical Contracting, Inc. may withdraw this proposal if not accepted within 15 days.**
- American Electrical Contracting, Inc. shall have the right to stop work for nonpayment within terms upon 10 days written notification.
- Customer agrees to pay the cost of collection, including all collection, bankruptcy and appellate attorney's fees, court cost and filing fees, upon customer's default of contract.
- Labor warranty covers one year on original installation.
- Warranty and warranty claims shall be invalid unless all work, both contract and change orders, have been paid in full.
- Materials warranty is by the manufacture of the product. Lamps and bulbs are warranted for 30 days.
- Any payment not paid by the 10th day will be subject to an interest rate, which is equal to the maximum allowed by Florida statute.
- **The payment terms of the company are PAYMENT DUE UPON SERVICE RENDERED. Interest in the maximum amount permitted by law will be charged on overdue amounts and any judgements obtained. We accept all major credit cards, checks and cash. Non-payment will cause American Electrical Contracting, Inc. to commence legal action to collect monies due. Customer will also be liable for all attorney fees, collection costs, filing fees and court costs. If payment is not received within 60 DAYS of invoice date, customer authorizes and acknowledges AEC to enforce non-payment of work completed by placing a lien on owner's property for the value of materials, labor, and work provided on all delinquent accounts under Florida Statutes § 713.02 and § 713.06.**

The prices and conditions above are satisfactory and are hereby accepted. American Electrical Contracting, Inc. is authorized to perform the work as proposed.

Authorizing Signature

Date

Ryan Piersall
American Electrical
Contracting, Inc.



Beacon Electrical

Commercial & Residential State Certified Electrical Contractor EC 13003971

August 19, 2021

Riverside Management Services
9655 Florida Mining Blvd.
Suite 305
Jacksonville, FL 32257
Attn: Mr. Brian Stephens

RE: Pine Ridge Plantation Interior/Exterior Lighting Retrofit

Dear Mr. Stephens,

We are pleased to present our **Proposal** to replace existing interior and exterior canopy light fixtures with new LED fixtures. Our proposal is based on the following specifics. A cut sheet of the proposed fixture is included.

Project Scope:

- Provide and install ten (10) new six-inch wafer-style LED downlight assemblies in the office and hallway area.
- Provide and install twenty-three (23) new six-inch and five new eight-inch wafer-style LED downlight assemblies in the restrooms.
- Provide and install eight (8) new six-inch wafer-style LED downlight assemblies in the exercise room.
- Provide and install twenty-three (23) new six-inch and twelve (12) new eight-inch wafer-style LED downlight assemblies in the main clubhouse.
- Provide and install one (1) new six-inch and five (5) new eight-inch wafer-style LED downlight assemblies in the exterior canopy area.
- Existing lighting circuits will remain in use as is.
- All old fixtures and lamps removed will be disposed of in a legal manner.
- All new fixtures are color adjustable and dimmable.
- No repairs to any drywall or similar material is included.

Project Total:.....\$6,830.00

731 Duval Station Rd. Suite 107-306
Jacksonville, FL 32218

Riverside Management Services
August 19, 2021

Thank you for the opportunity to provide pricing on this project. Please feel free to contact us with any questions or comments. We look forward to working with you on this project.

William Gawlik
Project Manager
Beacon Electrical Contracting
bill@beaconelectricaljax.com