

Naples, Florida, April 2, 1975

LET IT BE KNOWN, that on this date the Pelican Bay Improvement District Board met in special session at 9:40 a.m. with the following members present:

PRESIDENT: Salvatore Scuderi  
TREASURER: Viola Barclay  
SECRETARY: Douglas Brown  
Chet Lanning  
Robert Diefenthaler (left during meeting  
due to illness)

ALSO PRESENT: Virginia Magri, Recording Secretary; Werner Bunttemeyer, Vice President, Coral Ridge-Collier Properties; Jim Smith, Attorney for Coral Ridge Properties, Inc.; and Harmon Turner Consulting Engineer for Pelican Bay.

PURPOSE OF MEETING

Mr. Turner noted that the Board has been trying to follow the letter and spirit of the Act in the negotiation of professional services, adding that what is considered to be the top four engineering firms best qualified to do the job have been invited today to meet with the Board. Commenting further, Mr. Turner said that each firm has been advised that they will be limited to a total of 45 minutes, and they should be prepared to give a quick outline of their qualifications and what they have done in the past similar to the job anticipated here; and also realizing that the Board does not have any definite development plans at this time. The members were then advised that they would have an opportunity to ask questions.

RUSSELL & AXON AND SMALLY, WELLFORD AND NALVEN

Mr. Ted Sanders, Sr. Vice President, Russell & Axon; Mr. Donald Smally, President, Smally, Wellford & Nalven; and Mr. Bob Charles, Corporate Affairs & Marketing, Russell Axon, were present to represent Russell & Axon and Smally, Wellford & Nalven in a joint venture.

Mr. Sanders said that Russell & Axon is one of the oldest consulting firms operating in the country, has a record of almost 55 years of service, and is a highly diversified multi-discipline firm specializing in all facets of engineering. He added that the main corporate office is in Florida; with 7 branch offices in the State, the nearest being Bradenton; and 200 employees of which approximately 60% are professionals.

Mr. Sanders said that they were addressing themselves today to public works and public utilities. Also, the reason for the request for the joint venture is because they have been engaged extensively in Manatee and Sarasota County doing the same thing that will be required in Collier County.

Noting that they have 50 people located in Sarasota specializing on the West Coast, Mr. Smally added that his firm has done work in the whole range of services that the Board is talking about. He stated that they have done work in Collier County, Immokalee, and other areas of the West Coast of Florida; that they have five principals, and one of the principals would be placed in charge of this project. Also, he said that they are small enough, that they think combining with Russell & Axon would be a very good working arrangement.

Mr. Sanders stated that they are acutely aware of situation in the area and problems of a coastal region. He added that they have joint expertise in the area of financing and understand the formation of the District; noting that "if you can't finance it you can't build it." He said they could lend a heavy hand to help the Board do this; because they have the work force available to accomplish it. Mr. Sanders also said that they have hydrologeologists, which many firms do not have.

Mr. Turner asked Mr. Sanders if they had any experience with getting bonds sold. He said "Yes", adding that it is a critical question when you are starting out with no track record, and this could become a very difficult situation. He said there is no question that there will have to be some door knocking and trying to find some means of financing this at the most attractive rate of interest, adding that there must be continuous workshop sessions. Mr. Smally noted that he had obtained water bonds for Sarasota County.

Mr. Buntmeyer asked if they had worked with any drainage districts per se and asked if they had worked on bond issue projects. Mr. Sanders said that in 1952 the first district ever established in the state of Florida, on the upper East Coast, was Anastasia Island Sanitary District which serves from St. Augustine south to Marineland. Commenting further, he said that this area was total raw land at that time, and they started with the Act and were involved in the financing, which was a very critical point. Mr. Sanders stated that they worked with Payne Weber, Jackson & Curtis, Bache & Co. and most financial institutions.

Mr. Buntmeyer asked Mr. Sanders what was the last study they completed that was implemented and operational. He replied that they have done water management studies and planning and one of the studies was taken over and done by the County instead of the District.

Mr. Sanders said that they have offices in Tallahassee, among others, and the principal functions of that office are to provide for all clients the required liason of both State and Federal agencies; adding that his firm is still under contract with the State of Florida, Department of Pollution Control, in assisting them in all of their DRI reviews, and they have a very close rapport with these people.

Mr. Buntmeyer asked what is their latest project. Mr. Sanders said it is the utility district of Sarasota County, and this is a fourteen million dollar project. In addition, he said they have under contract a county wide sewer system which is forty five million dollars plus.

Mr. Turner pointed out that a lot of the area in question is coastal and has mangrove growth. Mr. Turner asked if they had to have someone do their outside field work, would they be in a position to ask any of the local firms to assist them. The representatives said "Yes, this is good business".

Mrs. Barclay asked Mr. Sanders to expound on the 1200 acre development which belonged to the British firm, which he had mentioned briefly. Mr. Sanders said that very detailed requirements were followed for a PUD, and the project was presented to the agencies, and that it was a typical project that was in the newspapers and

controversial. He added that the planning was done well, and commitments were made by the developer to provide for the impact on the community. He noted that it was approved by the County Commission at a density of three units per acre. Mr. Lanning questioned the density and was advised that the area had single family lots around 10,000 sq. ft., some two acre sites, and one of the conditions that the developer met was to guarantee that there would be some low cost housing.

In questioning the joint venture, Mr. Scuderi asked how the responsibility would be fixed between the two firms. Mr. Smally replied that each firm takes responsibility. Mr. Sanders said that they would be willing to have the Board, by contract, delineate responsibility if they so desired, adding that types of negotiations and contracts are wide open.

Mr. Lanning asked if there was any possibility of getting a grant for the District. Mr. Sanders said that would need to be explored, and Mr. Smally added that requirements were met as a District, but he could not picture it in a favorable situation.

Both firms offered to submit a financial disclosure if requested.

The representatives thanked the Board for having the opportunity to discuss the proposed project with them.

CONNELL ASSOCIATES, INC.

Mr. Arthur Cooper, Vice President of Connell Associates said that he had several representatives of the firm present today who would be involved in the proposed project and added that they do not have a public relations man.

Mr. Cooper said that Connell Associates were established in 1919; have a staff of 175; have their own complete environmental lab and believe that they are the leading environmental engineering firm in the Southeast U.S. Mr. Cooper advised that they would be assisted in the project by Geraghty & Miller, leading consulting hydrogeologists that specialize in development, management, and protection of ground-water resources.

The speaker said that they would be involved in planning, design, supervision of construction of potable water, wastewater control and drainage and permitting, adding that throughout the state of Florida, experience has told them that permitting can be a real problem if it is not handled judiciously, and that they have worked for and with the Department of Pollution Control.

Mr. Cooper said that his firm realizes that the success of the project is going to rely on bond sales, and that this will require close coordination and involve rate studies. He assured the Board that they have a great deal of experience in all of these fields.

Mr. James Geraghty talked about the approach to the water supply for this proposed development. He said that the firm has taken a very good look at the tract itself, and it has a fine potential, adding that there is good indication that fresh water extends to depths of 100-150 feet. Commenting further, he said that one of the first steps to be taken is to test drill and explore this resource. Salt water encroachment close to the coastline, and runoff and recharge mechanisms were discussed. Concluding, Mr. Geraghty said that he felt that in the early stages, test drilling is an absolute necessity to nail down the critical question of water.

Dr. Edward Clark, Manager, Civil/Environmental Division, discussed aspects of wastewater treatment and disposal, affirming that they would have an environmentally acceptable design, and that they would work with the different agencies to assure that the design was acceptable for permitting.

Dr. Clark said that the firm has its own lab and method of transporting and work can be done at the site. He reported that he has also become very involved in the wastewater and storm water studies, and being personally involved with all of these things has kept him abreast of all of the rules and regulations.

Mr. Nicolas A. Martin-Hidalgo, Civil Engineer, said that he would be assigned Project Manager, and as such would be involved from the first design until the point of final construction.

During discussion, the Board was told that the firm has a biweekly printout of labor costs and weekly staff meetings. Also, he said that a local base of operations would be established, and stressed the fact that they have very strong methods of project control.

Mr. Turner advised that the owners of the property are going to be very much involved and noted that any firm employed will have to work very closely with the developers.

Replying to Mr. Buntmeyer, Mr. Martin-Hidalgo stated that he had worked with other Districts and recalled Sky Lake North in Dade County as a very similar project, and Cocoplum, a development of approximately 600 acres, which is a housing development in Coral Gables, is just being completed and started from scratch. Mr. Buntmeyer asked for the latest water sewer plant which he designed that is operating. He replied that in 1970 they designed a Waste

Treatment Plant for metropolitan Dade County which is now being completed.

Mr. James Geraghty said that his firm is presently working for the Southwest Water Management District on a massive study of the coastal area of Pinellas. Also, he has been an advisor to the United Nations for more than ten years and has written many technical papers.

During discussion it was noted that Cocoplum, Punta Gorda Isles and Barefoot Bay are projects that have been completed and are working. Also, the representatives stated that there are many projects where certain elements have been completed to a degree - but on a long range basis they will continue.

Mr. Buntmeyer questioned if the firm had worked under similar circumstances, where there is a government entity and a private developer involved, and was told that Sky Lake North was an almost identical District.

During further discussion Mr. Cooper said that they had been involved with numerous agencies relating to finances. When asked about their work load, Mr. Cooper said that their team would be ready to go immediately.

Mr. Turner recalled that this is a coastal area subject to a lot of controls in Tallahassee and asked what experience they have where mangroves are involved. Dr. Clark said that they had a lot of experience and sited significant projects.

In conclusion, Mr. Cooper said that Connell Associates would be the contractor and assume full responsibility and that the firm

would be pleased to furnish a financial statement if the Board so desired.

The representatives thanked the Board for inviting them to discuss the proposed project.

STOTTLER, STAGG & ASSOCIATES

The following appeared to represent Stottler, Stagg & Associates:

Malcolm McLouth - Director of Environmental and  
Industrial Hygiene Services

Charles Moehle - Director of projects and con-  
struction management

Jack Harm - Civil Engineer

Douglas Darden - Sr. Sanitary Engineer

Dick Rogers - Project Engineer

Mr. McLouth stated that Stottler, Stagg & Associates is a Florida based firm which was established in 1959 with its corporate office in Cape Canaveral and regional offices in Ft. Myers, Washington, D. C. and Atlanta, Georgia. He noted that the branch offices are helpful in coordinating with the Federal agencies and said they are familiar with the Department of Pollution Control, the Department of Natural Resources and other agencies intimately involved with a project of this scope.

Mr. McLouth said that they flew over the area to get a feel for the piece of land and displayed aerial photos taken, which showed three distinct bodies of water. He described the mangroves in the area as "excellent".

A large chart was displayed marked "Team Approach" which put the Project Manager at the hub with coordinated efforts from an Urban Planner, Environmental Scientist, Environmental Planner, Fiscal

Planner, Hydrologist, Sanitary Engineer, Biologist and Civil Engineer.

A large map displayed areas of completed work and work in progress, some of them being:

Poinciana PUD - Complete Engineering

Polk County - Comprehensive water and wastewater plan - sanitary facility plan

Southwest Florida Regional Airport

Naples Airport - Independent design

Pinellas Industrial Park - Master plan & design

During discussion it was noted by the firm that local people would be used to the greatest degree possible. Also, the Board would be kept well informed by the engineering firm.

Mr. Rogers displayed a "Project Approach" chart and explained the different phases. He explained that Phase I requires meeting with all of the different agencies; Phase II, which is a complete analysis of the land; Phase III, the actual work on paper begins; Phase IV, where the agencies and public meet and plans are first shown and kept in the public eye; Phase V, detailed work, final environmental implementation and finally, Phase VI, facilities design and construction, preparation of working drawings and specifications, preparation of bid and bonding package, formal bid letting and award, construction, management and services.

Mr. Turner advised that the District is set up as a governmental agency to see that work is done the way they and the County think it should be done; but told the representatives that they would be working directly with the developer.

In replying to several questions raised by the Board, Mr. McLouth said that they had been involved in a project with a similar arrangement, had worked with many bonding companies, most recently with Reynolds & Co. and W. R. Hough. The Board was advised that the firm has 175 professional people, they are ready to start work immediately and would submit a financial statement if requested.

In conclusion, Mr. Rogers said that the company has been involved in a complete spectrum of water treatment plants and wastewater treatment plans; design, and supervision of construction.

Mr. McLouth thanked the Board for allowing them to appear and discuss their services.

GEE & JENSON

Mr. Fred Greene, Executive Vice President of Gee and Jenson, Consulting Engineers, Inc. introduced himself to the Board and stated that his background is in water management, and he would be in charge of the project. Mr. John McKune and Mr. Gerry Ward whose expertise is in water and sewage treatment and ocean related developments and water quality, respectively, also appeared.

Mr. Greene advised that his firm employs 125 persons; is a multi-discipline firm, and they have engineers with expertise in all of the major engineering fields i.e. structural, sanitary, mechanical, electrical, civil and planning. Also, Mr. Greene stated that it is his firm's policy to hire consultants on professional problems and also to hire local people for field work, survey and such.

During discussion the representatives said that they are very familiar with the land in the District as they have been part of a planning team now studying and planning the site. During this period of time they have continued studies and made several inspections of the property. Also, they made several reports for the Clam Bay Water Sewer District which preceded Pelican Bay Improvement District and came up with some alternate methods. They stated that this information will be useful, in that the research done on this project will not have to be repeated. Mr. Greene stated that they are very familiar with design, planning and the like.

Referring to projects similar in nature, Mr. Greene said that they were involved in Disney World doing 27,400 acres of water management, and this is one of the most sophisticated and balanced systems. They also did the layout for their campgrounds and the utilities. Acme Improvement District and Coral Springs Improvement District were cited as similar projects accomplished by the firm.

During a discussion of financing Mr. Greene advised that in most of the projects cited bonds have been sold, adding that they have been able to construct them on the basis of their reports and that the ones done in 1970 and 1972 have been a big challenge due to inflation. He said that they coordinate plans with backers and bonding houses for obtaining the funds to build. Goldman-Sachs of New York and W. R. Hough were mentioned as companies that they have worked with. Also, it was pointed out that they could estimate within 5-10%.

Mr. Greene said that they feel they are best qualified because of their ability and past experience.

Mr. Turner advised that this is a coastal area and quite a bit of work would be involved in getting permits and such. Mr. Ward reported that he has six people working for him, and they spend their time interfacing with the people in Tallahassee and are very familiar with the permit procedures, adding that they are very confident that they can come up with something acceptable for this property.

Mr. Greene said that their previous recommendations were to keep everything on site, but that this is subject to more review. The original recommendation of on-site was due to economics, he said.

Replying to Mr. Buntmeyer, Mr. Greene said that they design plans and supervise the construction and test them for operation, adding that most of the bonding houses require that this be done.

During discussion it was noted that when the firm made their previous study of the area they used local people, i.e. Willson, Miller, Barton, Soll and Peek for basic survey and Tri County Engineering for title work. Also, their main office is in West Palm Beach, and they feel that when you have to coordinate all of the activities, it is best to have them under one roof.

Mrs. Barclay asked if the recognized energy crisis would have any effect on their recommendation. Mr. Greene said that it could, but the report that was written one year ago took this into consideration and is reflected in the cost.

The representatives thanked the Board for inviting them to discuss the proposed project and said that they would submit a financial statement if requested to do so.

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April 2, 1975

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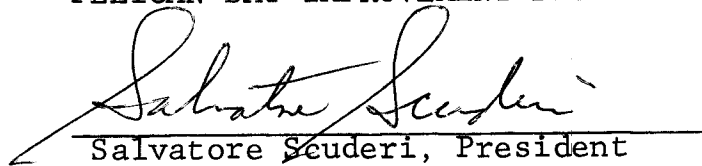
The Board members felt that they needed time to review the information presented and, therefore, the regular meeting set for April 9th was rescheduled to April 16th at 4:00 p.m.

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There being no further business the meeting was adjourned by order of the Chair at 12:50 p.m.

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PELICAN BAY IMPROVEMENT DISTRICT

  
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Salvatore Scuderi, President

Naples, Florida, April 16, 1975

LET IT BE KNOWN, that on this date the Pelican Bay Improvement District Board met in regular session at 4:10 P.M. with the following members present.

PRESIDENT: Salvatore Scuderi  
TREASURER: Viola Barclay  
SECRETARY: Douglas Brown  
Chet Lanning  
Robert Diefenthaler

ALSO PRESENT: Virginia Magri, Recording Secretary, Mr. Donald Rhodes, Attorney for Pelican Bay; Harmon Turner, Consulting Engineer for Pelican Bay; Mr. Werner Buntmeyer, Vice President, Coral Ridge-Collier Properties; Charles Penn, Coral Ridge-Collier Properties, Inc.; and Ken vanAssenderp, Attorney for Coral Ridge-Collier Properties.

SELECTION OF ENGINEERING FIRM FOR DISTRICT

Mr. Scuderi announced that the purpose of the meeting was to consider an engineering firm for the District, to make three selections and then to negotiate with whatever firm is #1, as required under the Consultant's Competitive Negotiations Act.

Mr. Scuderi said that he, personally, was impressed most with the discussion by Stottler, Stagg & Associates, noting that their presentation was excellent; they displayed charts and maps; had visited the area; and are ready to go to work. Mr. Scuderi recalled that Consulting Engineer Harmon Turner had placed this firm #4 on a grading chart.

Referring to Russell & Axon, who proposed a joint venture with Smally, Wellford & Nalven, Mr. Scuderi said that his legal training makes him shy away from a joint venture, adding that it is imperative that the Board attempt to avoid any possible area of litigation.

Referring to Connell Associates, Inc., Mr. Scuderi recalled that they made a presentation with Geraghty & Miller and noted that technically they are not a joint venture, but do have to go outside of their immediate firm to accomplish all of the work.

Mr. Scuderi said that he felt that Gee & Jenson made a good presentation and noted that they have done some work in the area when it was known as the Clam Bay Water Sewer District. Mr. Scuderi said that he leans toward Stottler, Stagg & Associates above Gee & Jenson because when prior work has been done in an area, it is sometimes too easy to sit back and say the work has been done without doing any further exploration.

Mr. Brown said that he would go along with the Consulting Engineer's recommendation; not being an engineer himself, and would recommend Gee & Jenson, adding that he felt that it would be a plus in their favor that they have done work in this area. Mr. Brown said that he was impressed with their performance before the Board.

Mr. Lanning said that he would concur with Mr. Scuderi's selection. Also, he noted that he had not received a

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financial statement from any of the firms. Mr. Turner recalled to the members that all of the firms said that they would submit a statement, if requested, but noted that the request had not been made.

Mr. Turner pointed out that he had instructed all of the engineering firms that they were not to come in and make a presentation with maps, plans, sketches and so forth, because if that had been done there would be a competitive feeling among the engineers, and the purpose of the previous meeting was for discussions only. Commenting further, Mr. Turner said that he felt that Stottler and Stagg were a little bit out of order in presenting these things when they were instructed not to. He said that he felt sure that if the other firms had been requested to do this, that they would have come in with a complete presentation. Mr. Turner said that the reason he and Mr. Hole selected Gee & Jenson and the reason he still personally feels that way, is that they have the best qualifications and the most experience with the particular kind of work that will be done, i.e., with a Special District and a developer. Mr. Turner recalled that one of the key questions asked of all the firms was "Have you done work in a District similar to this?". He said that he felt that all four of the firms are good engineering firms. Mr. Turner said that the Board should make their selections 1, 2, and 3; make an attempt to negotiate with #1. He said the fee is based on design and supervision of construction and also a fee based on extra work, and at that time a financial statement should be requested from the firm. If negotiations are not successful

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with the first selection, you do not make it a competitive deal, but cut off negotiations and go to selection #2.

Referring to the grading scale previously distributed to the Board, Mr. Scuderi asked Mr. Turner if Gee & Jenson was rated #1, where would the other firms be on a scale of 1 to 10. Mr. Turner pointed out that for other jobs other firms may have been selected #1, but for this particular job he felt that Gee & Jenson is #1.

Mrs. Barclay said that she felt that all of the firms considered had certain things to their credit. She added that she felt that local help should be employed, but noted that Gee & Jenson had previously used Tri County Engineering and this was of concern to her, recalling because of the bulldozer cuts made by Tri County in an area that was disturbing to the Environmental Advisory Council.

Mr. Lanning said that he wanted to express his feelings regarding Stottler and Stagg to Mr. Turner, saying that although they brought in maps, charts, and the like against instructions, he did not feel that it is a mark against them.

Replying to the Board, Mr. Buntmeyer said that Gee & Jenson does not do all of their work but they do quite a bit. Mr. Buntmeyer said that they adhere to the highest professional ethics that can be imagined, and that at times this must be quite difficult. He recalled that some firm had contacted members of the Board after their discussions and said that he felt sure that

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Gee & Jenson, because of their high standard of ethics, had not done this or tried to influence the Board in any way. He said that the questions of ethics may be a side issue, but it is something to be considered. Commenting further, Mr. Buntmeyer said that Gee & Jenson are very qualified, have done a lot of work in the area, have accumulated considerable knowledge, and that he believed it would be a waste to throw out that particular knowledge.

Mr. VanAssenderp commended the Board members on the way they were performing their duties, but noted that the consulting engineer had made a recommendation, which is the purpose for which he was hired. However, the attorney pledged the developer's willingness to work with any firm the Board selects. Mr. Scuderi pointed out that although the Board has professionals to make recommendations, that does not mean that the members will relinquish their responsibilities.

Following further discussion, Mr. Lanning moved, seconded by Mrs. Barclay that Stottler, Stagg & Associates be selected #1. Motion carried 3-2, Messrs. Brown and Diefenthaler dissenting.

Mr. Lanning moved, seconded by Mrs. Barclay that Gee & Jenson be selected #2. Motion carried 3-2, Messrs. Brown and Diefenthaler dissenting.

Mr. Lanning moved, seconded by Mrs. Barclay that Connell Associates, Inc. be selected #3. Motion carried 3-2, Messrs. Brown and Diefenthaler dissenting.

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Following a brief discussion it was the consensus of the Board that a committee should be appointed to negotiate with the #1 selection. Mr. Lanning moved, seconded by Mr. Scuderi and carried unanimously, that Messrs. Turner, Rhodes, and Buntemeyer be appointed to negotiate with Stottler, Stagg & Associates.

PAYMENT OF BILLS APPROVED

Mr. Lanning moved, seconded by Mr. Brown and carried, that the following bills presented by Mrs. Barclay be approved for payment:

Naples Daily News	\$ 1.40
Naples Daily News	2.80
BCC	42.05
Rogers Moon & Townsend	225.00
Naples Printing Co.	32.24
Sheppards Office Supply	24.29
Mr. Donald Rhodes	454.00

MINUTES OF MARCH 12, 1975 APPROVED

Mr. Scuderi moved, seconded by Mr. Brown and carried, that the minutes of March 12, 1975 be approved as presented.

LIABILITY BOND - MR. BROWN TO FILE

Mrs. Barclay said that a bond had been received and given to Secretary Brown to file, said Liability Bond No. 889-24-32 for \$10,000 having been issued by the Fidelity & Deposit Company of Maryland.

NEXT MEETING MAY 14, 1975 - 4:30 P.M.

It was noted that the next meeting would be May 14, 1975 at 4:30 P.M.

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There being no further business, Mr. Lanning moved,  
seconded by Mr. Scuderi and carried that the meeting be adjourned.

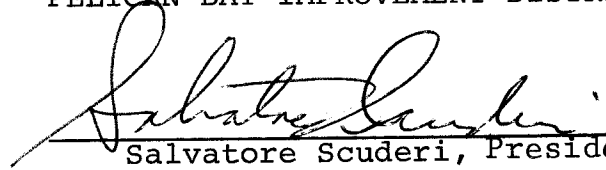
Time 5:30 P.M. \*

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PELICAN BAY IMPROVEMENT DISTRICT

  
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Salvatore Scuderi, President

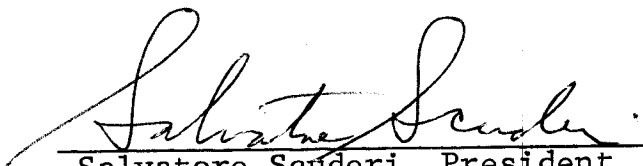
May 5, 1975

Addendum to Pelican Bay Improvement District minutes of  
April 16, 1975.

MINUTES OF APRIL 2, 1975 APPROVED

Mr. Scuderi moved, seconded by Mr. Brown and carried,  
that the minutes of April 2, 1975 be approved as presented.

PELICAN BAY IMPROVEMENT DISTRICT

  
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Salvatore Scuderi, President