

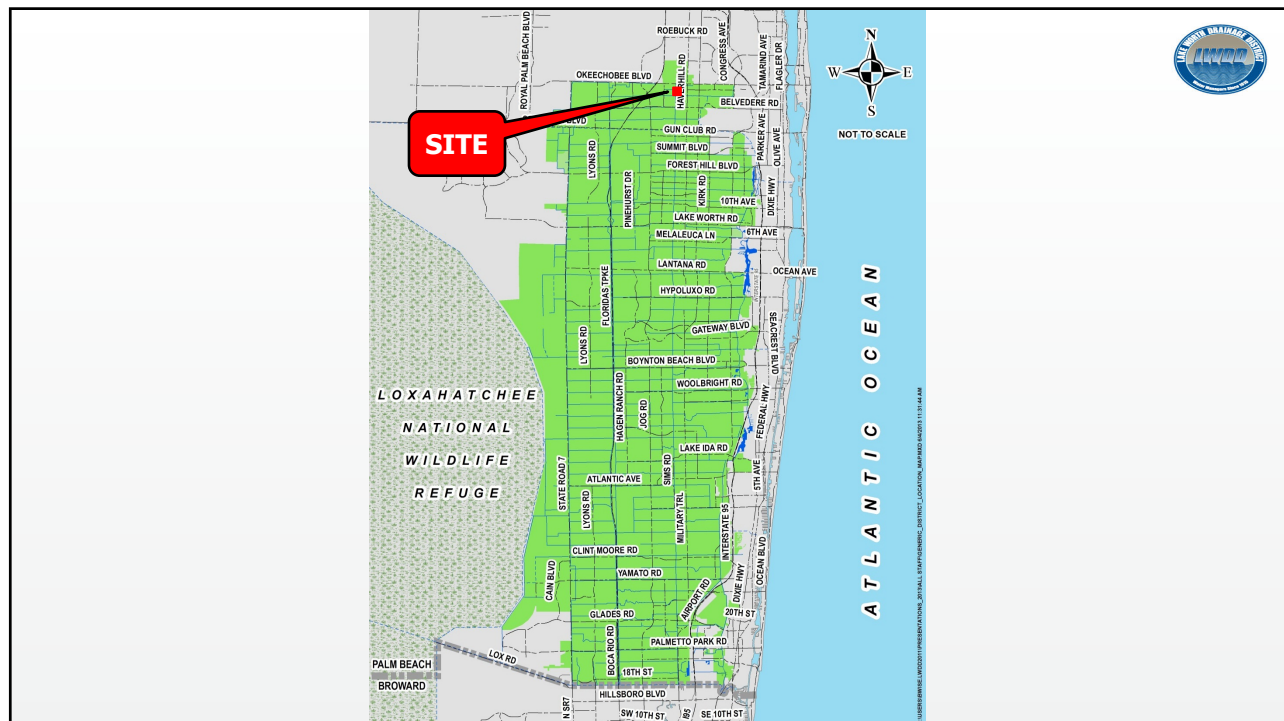
The Fount, MUPD (Proposed Development) Approval to Convey Fee Simple Title of Area Required for Turn Lane in Exchange for an Exclusive Easement on the South Side of LWDD's Existing 50' Easement

LWDD Project No. RI-19-0144

David Bends, PSM
 Right-of-Way Interest Supervisor
 Board Meeting, November 16, 2022
 Agenda Item #9



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Stakeholders and Development Team



- Long Term Lessee (Primary Permittee):
 - AHS RESIDENTIAL, LLC w/ Leasehold Interest (Contract)
- Property Owner (Back-up Permittee):
 - TOWN OF PALM BEACH
- Planner:
 - SCHMIDT NICHOLS (Josh Nichols, Petitioner)
- Developer:
 - CRE FUND AT OKEECHOBEE BOULEVARD, LLC
- Civil Engineer:
 - HSQ GROUP, INC.

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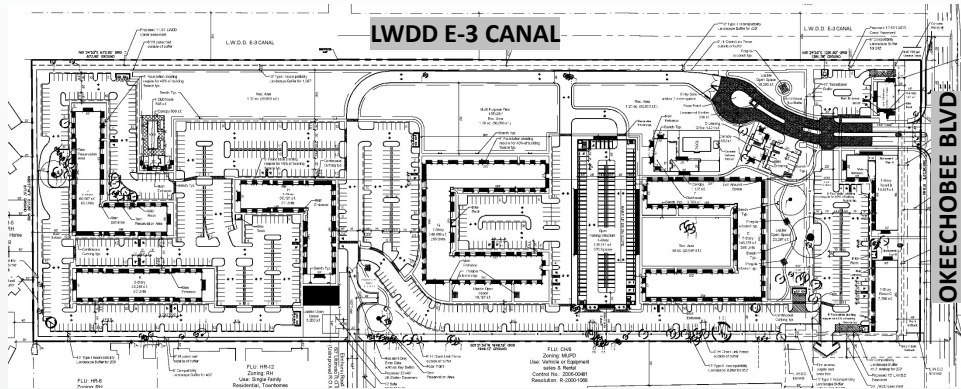
Background



- The Fount, MUPD is a proposed high-density development containing 708 dwelling units with retail sales and restaurant, containing 27.66 Acres
- Consisting of:
- Two 7-story & three 3-story residential buildings
 - A 3-story parking structure
 - Two retail buildings and a restaurant w/ drive-through along Okeechobee Blvd frontage

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Preliminary Site Plan



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Site Location Map



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Site Looking North



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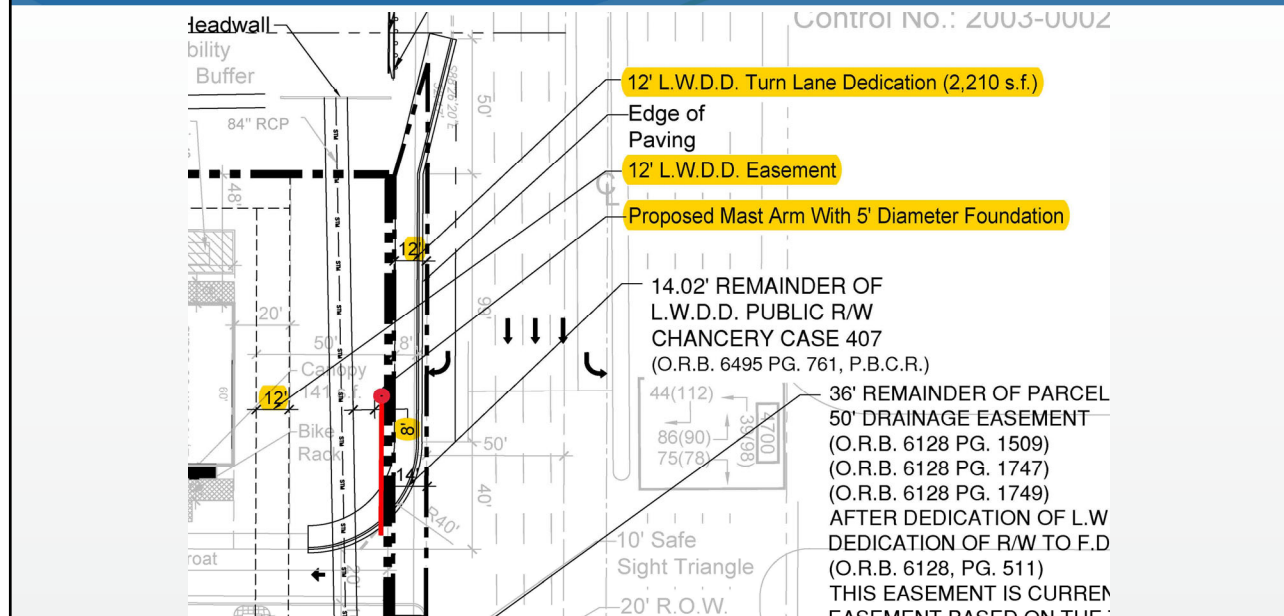
Background



- November 17, 2021—Board approved piping of the North-South portion of the L-1 Canal and transfer LWDD maintenance obligations of the existing 84" Reinforced Concrete Pipe to the Long-Term Lessee and the Town of Palm Beach
- Property owner currently seeking Board approval to exchange the right-of-way for a required turn lane into the proposed development and approval to install a Signal Mast Arm in the L-1 Canal right-of-way

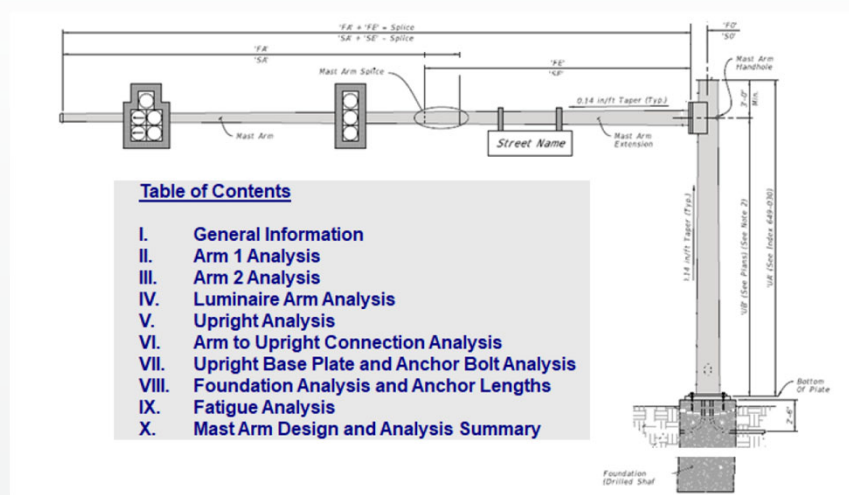
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Traffic Signal Mast Arm & Culvert Exhibit



11

Traffic Signal Mast Arm



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Engineers Structural Analysis Summary Regarding Traffic Signal Mast Arm



In the future, should excavation be needed around the mast arm structures in order to service or replace the LWDD storm pipe, best practices would be determined by the Engineer of Record supervising that work. Their design choices would be dictated by the distance from the structures, the size of the trench required, and prevailing soil conditions. These types of excavations can be done safely, without impacting mast arm structures.

If you have any questions or require any additional information, please contact our office.

Sincerely,

SIMMONS & WHITE, INC.

Tricia Barr, P.E.

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Staff Recommendation



- Approval to convey fee simple title to FDOT for the area required for the turn lane, containing 2,210 SQ. FT, in exchange for an Exclusive Easement on the south side of LWDD's existing 50' Easement, containing 4,230 SQ. FT. Acres
- Subject to:
 - Property owner coordinating and completing the turn lane donation process with FDOT, prior to plat recordation
 - Approval of all plans by staff
 - Sketch & Descriptions
 - Certification of title
 - LWDD operating policies

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Sean Casey Property 5019 80th Terrace South Approval of Land Exchange

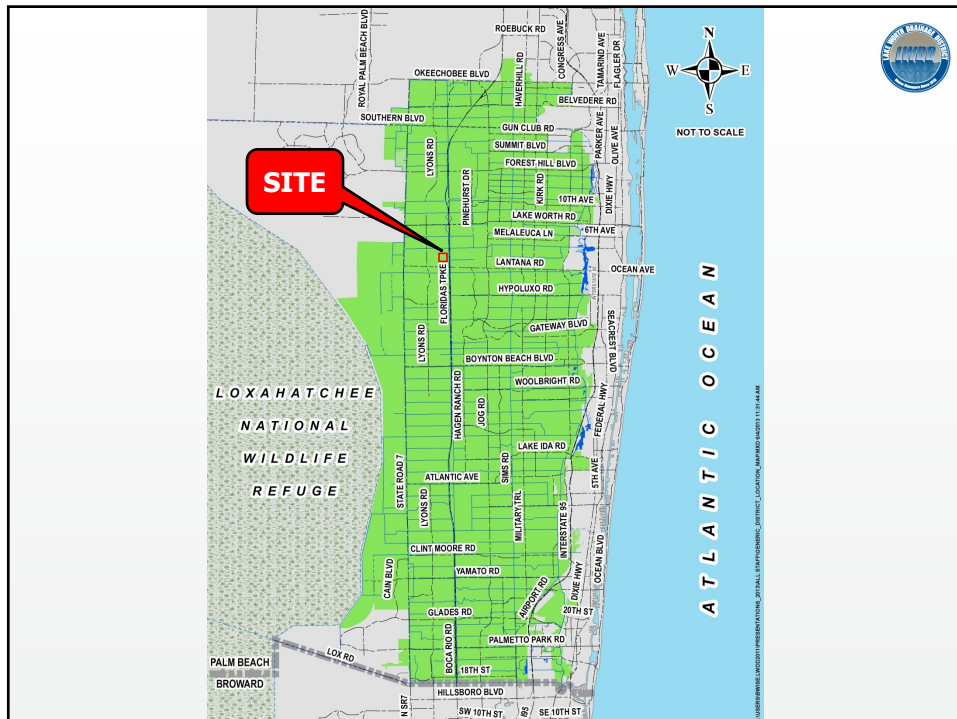
LWDD Project No. RI-21-0026

David Bends, PSM
Right-of-Way Interest Supervisor
Board Meeting, November 16, 2022

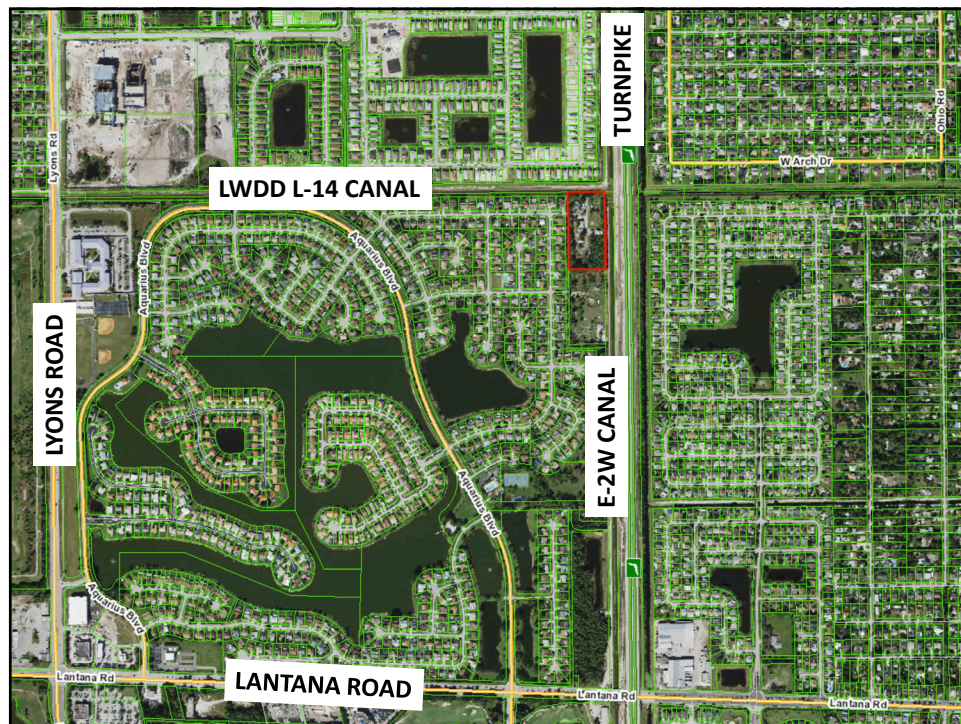
Agenda Item #10



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Background



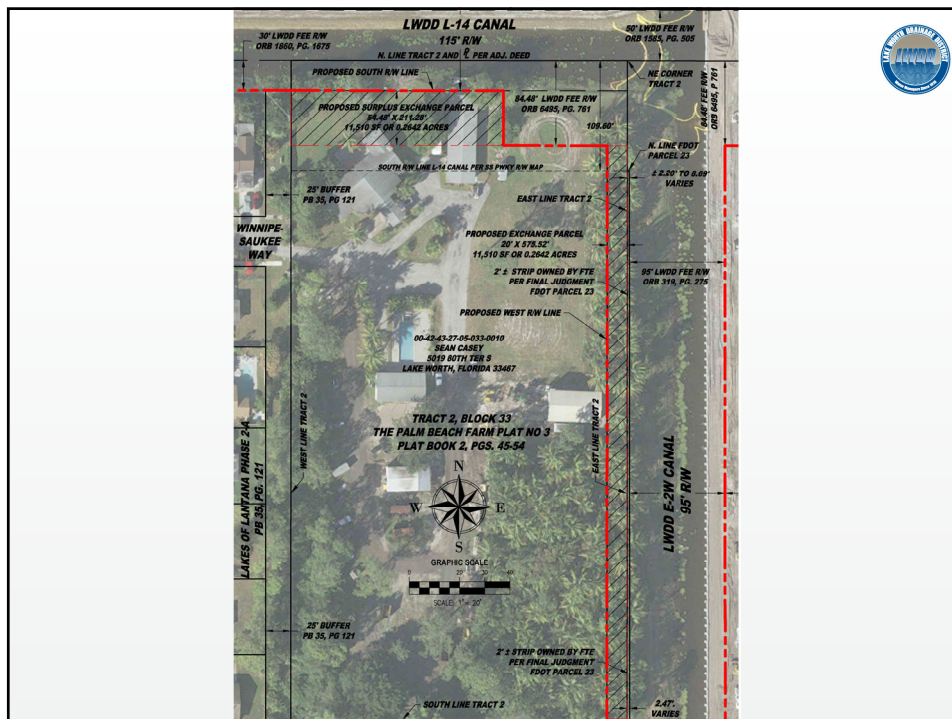
- December 30, 2014 - Sean Casey acquired title to the subject property which included LWDD's ownership interest of the north 84.48-ft of the L-14 Canal acquired through Chancery 407
- Multiple unresolved compliance issues associated with property including unpermitted dock facility and structural encroachments
- Mr. Casey met with staff to request resolution of compliance issues
- Staff recommending right-of-way exchange to benefit both LWDD and property owner

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L-14 Right-of-Way



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Staff Recommendation



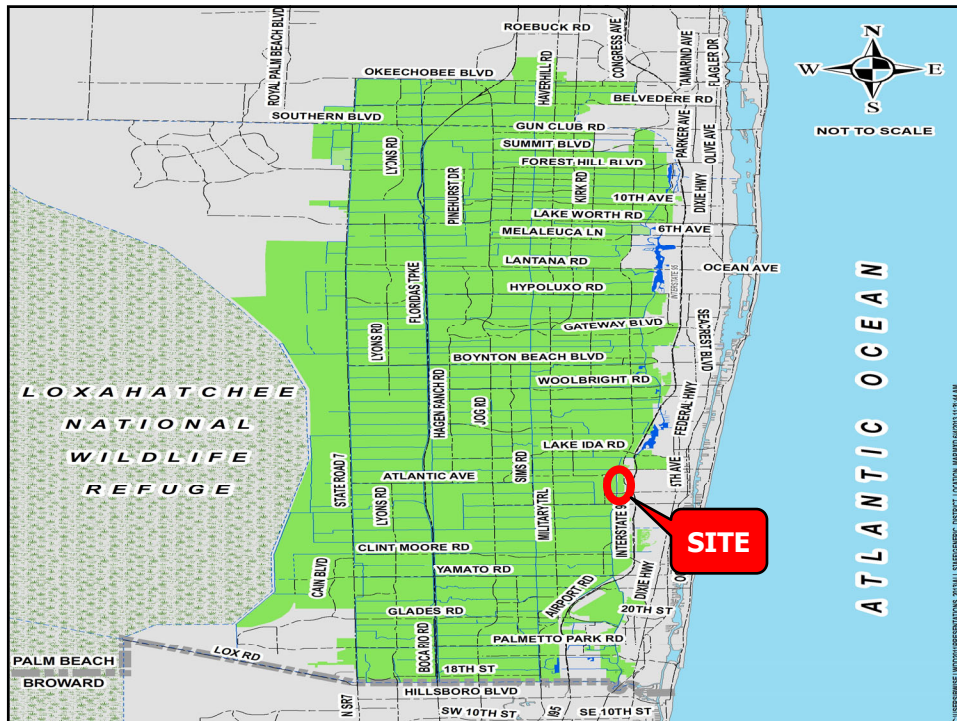
- Approval to convey the South 54.48' of the North 84.84' of the West 211.28' of Tract 2, containing 11,510 SQ FT, in exchange for conveyance of the east 20' of Tract 2, less the North 84.48' thereof, containing 11,510 SQ FT
- Subject to:
 - Property owner removing all encroachments within proposed right-of-ways on the L-14 and E-2W Canals prior to conveyances
 - Sketch of Descriptions
 - Certification of Title
 - District Operating Policies

Centerpointe Delray Holdings, LLLP
Approval to Release Chancery and Reservations
2400 Palm Dr. Delray Beach FL 33445
Project # RI-22-0085

Governing Board Meeting
 November 16, 2022
 Agenda Item #11
 Dave Bends, ROW Interest Supervisor



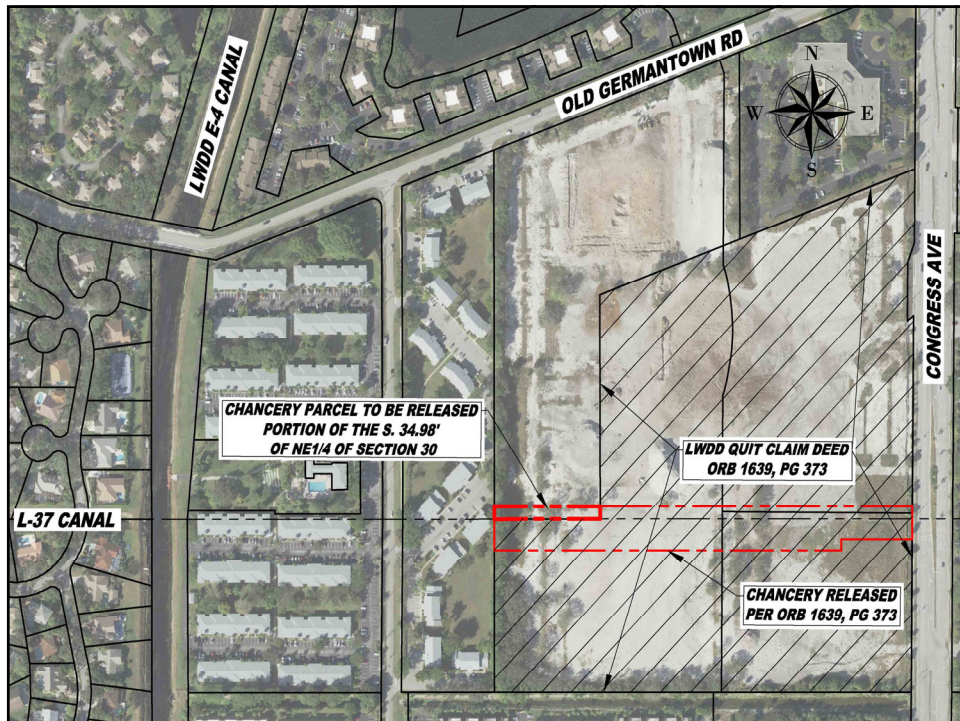
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Background



- June 1915—The south 34.98' of the SW ¼ of the NE ¼; together with the north 86.46' of the NW ¼ of the SE ¼ of Section 30/46/43 was taken for canal right-of-way per Chancery Case 407, which includes those portions within the subject property
- February 1968—LWDD quit-claimed a portion of LWDD's chancery interest per ORB 1639, PG 373
- October 2022—LWDD received a request to clear title by conveyance of a quit-claim deed to the property owner to release the remainder of LWDD's chancery interest and reservations

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Staff Recommendation



- Approval to release LWDD's chancery and reservation interest in the subject property.
- Subject to:
 - Certification of title
 - \$250.00 Release Fee
 - LWDD Operating Policies

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Request for Qualifications for Aquatic Vegetation Control Services – FY23

RFQ No. 22-10352L.12

Anthony LasCasas, P.E., Director of Operations & Maintenance
Board Meeting – November 16, 2022
Agenda Item #12



1

Background



- As vegetation is removed from low maintenance rights-of-way, additional resources are required to maintain these areas as well as our existing routine maintenance responsibilities.
- In order to effectively treat and control aquatic vegetation while actively maintaining the low maintenance rights-of-way, LWDD may request Contractor assistance to supplement District staff and spot treat designated areas, as needed.

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Scope of Work



- The RFQ is intended for Prequalified Vendors only. Work is intended as supplemental services on an “as-need” basis with no guarantee of work.
- Prequalified Vendors will be requested to submit a proposal on case-by-case basis in accordance with the following criteria:
 - Provide licensed applicator(s) and all necessary equipment for treatment as specified in the scope
 - LWDD shall provide herbicides for treatment
 - Contractor shall be responsible for all reporting requirements and adhering to all applicable regulations
 - Proposals are to be lump sum based on mileage/surface acreage of defined project

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Proposed Timeline



- ✓ September 4 – Advertise RFQ in Sun Sentinel
- ✓ September 6 – Broadcast on DemandStar.com
- ✓ October 3 – Deadline extended due to Hurricane Ian
- ✓ October 31 – Qualifications Packages due
- November 16 – Board approval of Qualified Vendors
- November 21, 2022 to September 30, 2023 – Request for Bids of defined treatments, as needed

4

Qualified Contractors



Received seven (7) submittals prior to the deadline

	Company Name
1	Aquatic Vegetation Control, Inc.
2	Bio-Tech Consulting, Inc.
3	DeAngelo Contracting Services, LLC (DBA: Aquagenix)
4	EarthBalance Corporation
5	Wetlands Management SF, LLC

**Received two (2) non-responsive submittals:*

- Cardno, Inc. - Certificate of Insurance did not include required coverage & Litigation Summary stated past and current claims/suits exist without explanation or details.
- Crosscreek Environmental, Inc. – Litigation Summary and Certification of Good Standing with State of Florida were not included in the submittal.

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Staff Recommendation



- Approval of list of Qualified Contractors to perform Aquatic Vegetation Control Services, as needed, during a one-year period for Fiscal Year 2023, from November 2022 to September 2023
 - Aquatic Vegetation Control, Inc.
 - Bio-Tech Consulting, Inc.
 - DeAngelo Contracting Services, LLC (DBA: Aquagenix)
 - EarthBalance Corporation
 - Wetlands Management SF, LLC

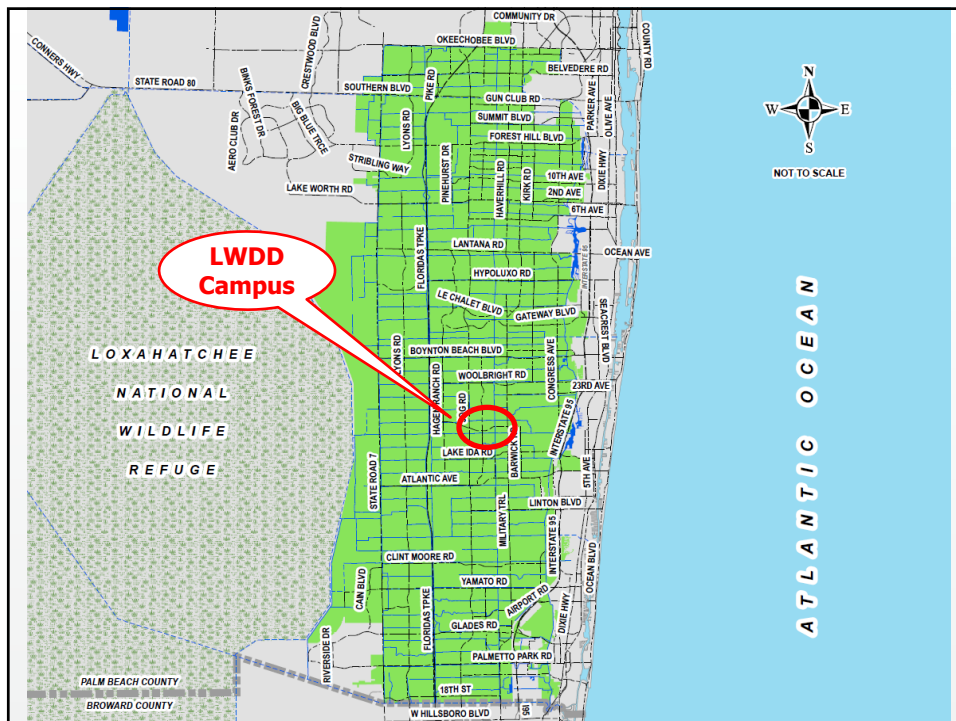
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Re-Roofing LWDD Building A RFB# 22-5947L.17

Anthony LasCasas, Director of Operations & Maintenance
Board Meeting, November 16, 2022
Agenda Item #13



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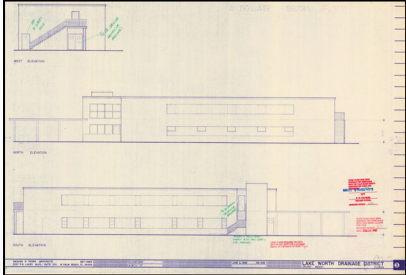



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Background



- 2-story office space addition originally constructed in 1989
- Roof replaced in 2005 after suffering damage from Hurricane Frances (September 2004)
- Inspection and repairs to elastomeric membrane in July 2013
- Additional membrane and drain repairs in November 2020
- Board authorized re-roofing under FY23 Budget

4

Proposed Timeline



- ✓ September 25 – Advertise RFB in Sun-Sentinel
- ✓ September 27 – RFB broadcast on DemandStar.com
- ✓ October 5 – Mandatory Pre-Bid Meeting
- ✓ November 3 – Bid Opening
- November 16 – Board approval to award
- December 9 – Notice to Proceed
- TBD – Start Date *(Based on Availability of Materials)*
- No later than March 9, 2023 – Substantial Completion
- No later than April 10, 2023 – Final Completion

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Request For Bids



Company	Lump Sum Bid Amount
MaintenX International	\$117,000*
Triple M Roofing Corporation	\$198,500
Perkins Roofing Corporation	Non-responsive

**Lowest Responsive and Responsible Bid*

- Perkins Roofing bid was deemed non-responsive:
 - Failed to acknowledge addenda
 - Failed to submit transmittal identifying authorized agent and non-collusion statement
 - Bid form incomplete and submitted with separate, conflicting bid proposal
 - Subcontractors list stated as "to be determined"
 - Bid Bond insufficient
 - References not included
 - Litigation summary not included
 - FL Certification of Good Standing not included

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Staff Recommendation



- Approval to award bid and enter into contract with MaintenX International in the amount of \$117,000 for the Re-Roofing of LWDD Building A

Stormwater Management Dashboard & Data Integration

RFP #22-10355L.01

Tommy Strowd, P.E., Executive Director
Governing Board Meeting
November 16, 2022
Agenda Item #14



1

Background



- In May 2022, LWDD solicited a Request for Proposals for development and implementation of a Stormwater Management Dashboard
 - Integrate data sources into one operational dashboard to facilitate efficient operational decision making
 - LWDD SCADA, SmartCover, SFWMD, USACE & USGS and other weather data
 - Development and automation of daily, weekly, monthly reporting
 - Generation of reports by specific time periods/storm events
 - Email and text alerts
 - Mobile access
- In September 2022, board approved staff to enter into contract negotiations with top ranked firm, SUEZ Smart & Environmental Solutions (SES North America, Inc.)

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Proposed Project Schedule



- Six-month project schedule
 - Project initiation & project workshops
 - Installation of eRIS software on local network
 - Implement data collection tools
 - Report & dashboard development
 - User Acceptance Testing
 - Training
- Anticipated completion Summer 2023

4

Proposed Project Costs



- **One-time fees: \$107,500 - \$122,500**
 - eRIS Enterprise License Fee - \$47,500
 - Development & Implementation – \$60K-\$75K (*final cost determined by # of dashboard & reports*)
- **Annual subscription fees: \$12,950**

5-year rate hold; beyond 5th year 2% max annual escalation for 3 years. Beyond 8th year, Suez may renegotiate fee increase, not to exceed the current annual CPI.

 - Software maintenance & partner benefits - \$10,450
 - Web data subscription - \$1,000
 - Mobile app subscription - \$1,500

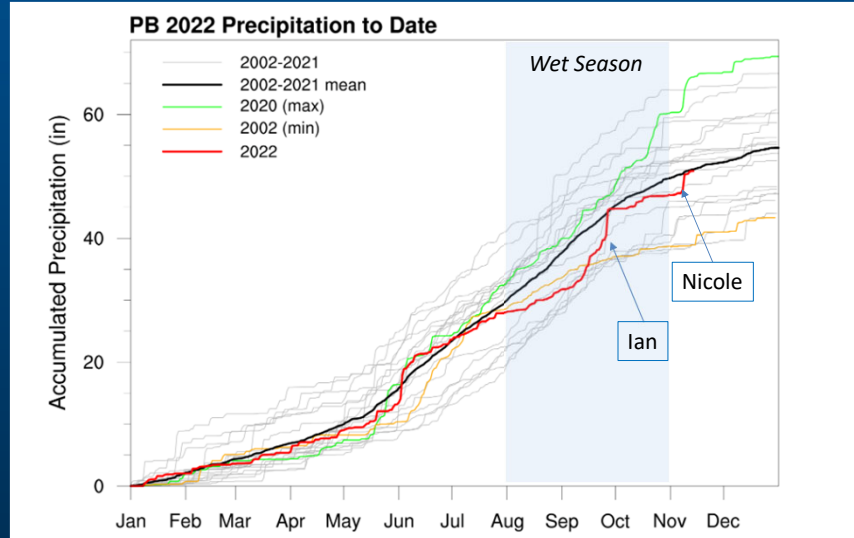
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Staff Recommendation



- Staff recommends approval to enter into a contract and license agreement with SES North America, Inc. for development and implementation of a Stormwater Management Dashboard
 - License and Implementation – amount not to exceed \$122,500
 - Annual subscription - \$12,950 for 5 years; 2% max annual escalation for subsequent 3 years. Beyond 8th year, Suez may renegotiate fee increase, not to exceed the current annual CPI

Palm Beach County 2022 Rainfall Accumulation



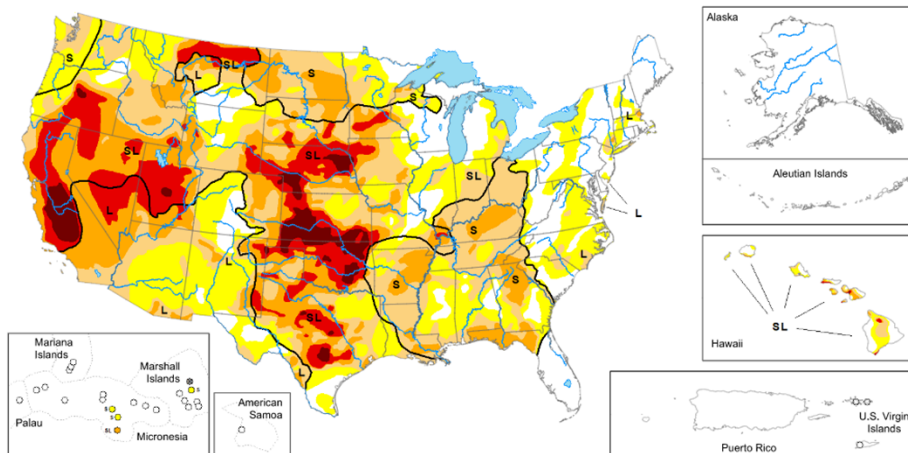
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U.S. Drought Monitor



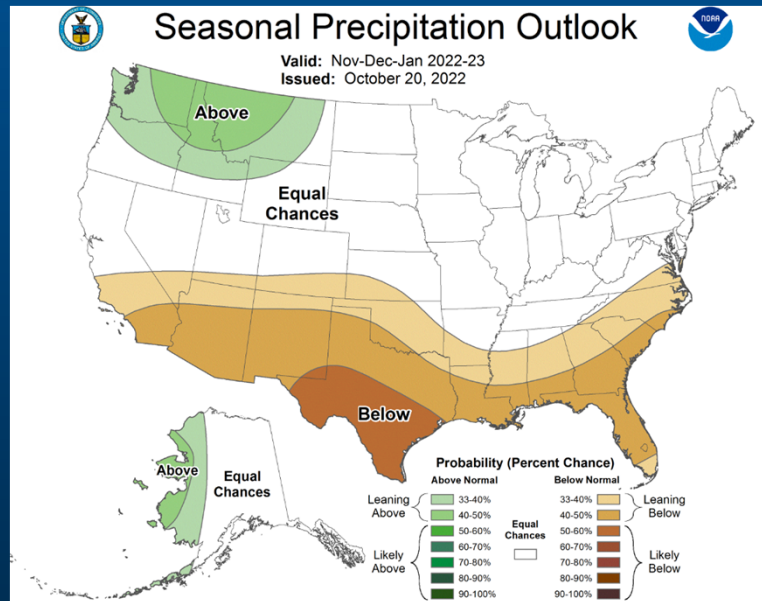
Map released: November 10, 2022

Data valid: November 8, 2022



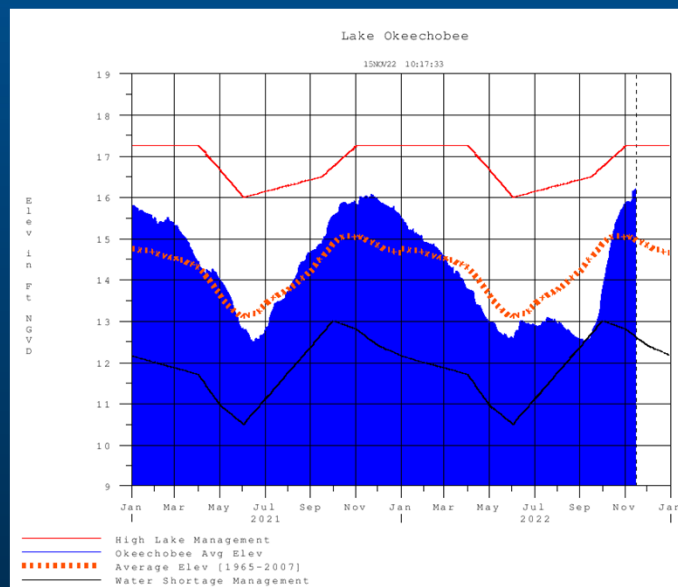
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Rainfall Outlook



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Lake Okeechobee – 16.22' NGVD

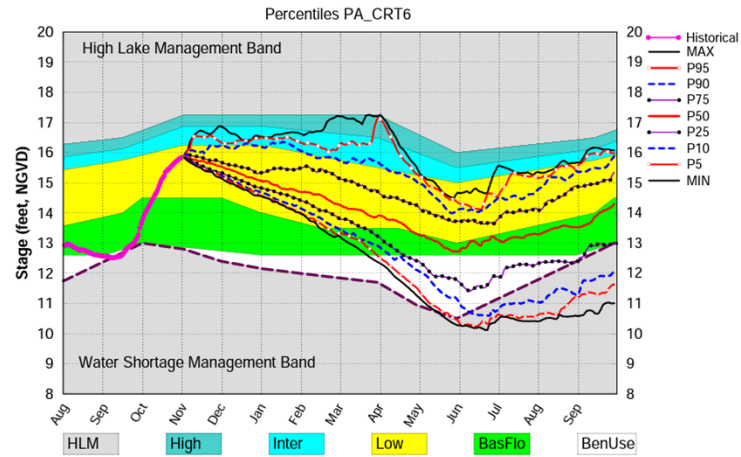


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Water Shortage Probability



Lake Okeechobee SFWMM November 2022 Position Analysis



Mon Nov 7 13:12:12 2022

(See assumptions on the Position Analysis Results website)