

Vanderbilt Beach M.S.T.U.

Advisory Committee
8300 Radio Road
Naples, FL 34104

SEPTEMBER 7, 2023, 2:00 PM

Committee Members and Project Manager will meet at
Admin Center Classroom at St. John's Church
625 111TH Ave., Naples, FL

All others are encouraged to attend via Zoom video conference

AGENDA

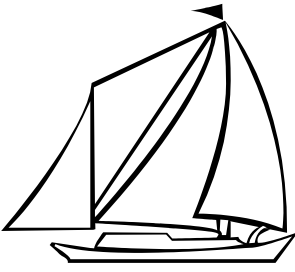
- I. **Call to order and Pledge of Allegiance**
- II. **Attendance**

Advisory Committee	Bruce Forman - Chairman (11/13/2023)
	Bill Sjostrom - Vice Chairman (11/13/2024)
	Mark Weber (11/15/2025)
	Gabriella R. Miyamoto (11/13/2023)
	William Harris (11/13/2024)
Staff	Aaron Gross, Ground Zero Landscaping
	Judy Sizensky– Project Manager
	Rosio Garcia – Operations Coordinator
	Wendy Warren, Transcriptionist
- III. **Approval of the agenda**
- IV. **Approval of the Minutes – July 13, 2023**
- V. **Landscape Maintenance Report - Aaron Gross, Ground Zero Landscape**
- VI. **Vanderbilt Drive Refurbishment – Judy Sizensky**
 - A. Regatta Corner of VB Dr and VB Beach Rd-update on bid documents
 - B. Crosswalks (6) along VB Dr
 - C. Vanderbilt Dr Landscape- Vanderbilt Beach Rd to Bluebill
- VII. **Project Manager Report Judy Sizensky**
 - A. Budget FY 23 September 2023
 - B. Phase IV Utility Burial Status-Complete.
 - C. Greenway Multi-use Bike Path-Vanderbilt Drive-Requested survey and cost estimate.
- VIII. **Old Business**
 - A. [Potential Future Projects](#)
- IX. **New Business**
- X. **Public Comment**
- XI. **Adjourn**

NEXT MEETING DATE

OCTOBER 5, 2023

ADMIN CENTER CLASSROOM ST. JOHN'S CHURCH



Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

JULY 13, 2023

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Forman called the meeting to order at 2:15 P.M. Roll call was taken, and a quorum of four was established. The Pledge of Allegiance was not recited.

II. ATTENDANCE

Advisory Committee: Bruce Forman – Chairman
William Sjostrom – Vice Chair
Mark Weber (ZOOM)
Gabriella R. Miyamoto (Excused)
William Arell Harris

Staff: Judy Sizensky - Project Manager
Rosio Garcia – Operations Coordinator

Others: Aaron Gross – Ground Zero Landscaping (Excused)
Wendy Warren - Transcriptionist

III. APPROVAL OF AGENDA

Vice Chair Sjostrom moved to approve the Agenda of the Vanderbilt Beach MSTU Advisory Committee. Second by Mr. Harris. Carried unanimously 3 - 0.

Member Participation via ZOOM

Mr. Harris motioned to allow Mr. Weber to participate in the meeting via ZOOM remote access due to an extraordinary circumstance. Second by Chair Forman. Carried unanimously 3 - 0.

Mr. Weber joined the meeting. A quorum of four was present at 2:19 P.M.

IV. APPROVAL OF MINUTES

Mr. Harris moved to approve the minutes of the April 6, 2023, and May 4, 2023 Vanderbilt Beach MSTU meetings as presented. Second by Vice Chair Sjostrom. Carried unanimously 4 - 0.

V. LANDSCAPE MAINTENANCE REPORT – Aaron Gross, Ground Zero Landscaping

Ms. Sizensky reported:

- Landscaping is in good condition.
- A Cocoplum hedge and mulch was installed between the county parking area and the north side of Bluebill Avenue by the parking lot on Bluebill Avenue.

VI. VANDERBILT DRIVE REFURBISHMENT – Mike McGee, McGee & Associates

A. Regatta Corner of Vanderbilt Beach Drive and Vanderbilt Beach Road

- McGee & Associates submitted the final subcontractor drawings for the renovation project at the NW corner of Vanderbilt Beach Road and Vanderbilt Drive at The Regatta Vanderbilt Beach.
- A Request for Quote (RFQ) was distributed to all contractors on the Collier County General Contractors Contract #19-7525.
- The single bid submitted by Capital Construction was significantly higher than the *Opinion of Cost* provided by the projects Architect and Engineer.
- A Scope of Work (SOW) for the project will be posted on Bid-Sync for quotes from General Contractors.
- The contract will be awarded to the lowest qualified bidder.

B. Vanderbilt Dr Landscape – Vanderbilt Beach Road to Bluebill Avenue Landscape West Side Vanderbilt Drive

- The environmentally conscious design, from Palm Court to Bluebill Avenue, includes Christmas Palm trees at the intersections, ground covers and a storm water *Rain Garden* in the west Right of Way (ROW). Drawings include a Landscape Planting Plan, an Irrigation Plan, and a Plant Schedule for reference. Conformance to the twenty-four (24) inch high sightline standard at intersections will be ensured.
- A drip line irrigation system will be installed to ensure adequate water flow to the landscaping.
- McGee and Associates will submit an *Opinion of Cost* on completion of final construction drawings.
- The Collier County General Contractors Contract #19-7525 will be utilized.
- Once the Scope of Work and McGee & Associates plans are completed, an Invitation to Bid will be sent to all contractors on the Contract.
- The lowest qualified bidder will be awarded the contract.
- The Road Maintenance Division will review and endorse the plans with consideration for impact on utilities on the roadway.

McGee & Associates will present a final updated version of the Vanderbilt Drive Landscape renovation construction drawings presented at the February 2, 2023, meeting for Committee consideration at the September 7, 2023 meeting.

C. Crosswalks (6) Along Vanderbilt Beach Drive

- Trebilcock Consulting Solutions and McGee & Associates completed engineering and construction plans for six (6) ADA compliant paver crosswalks on Vanderbilt Drive.
- Three (3) of the crosswalks will be installed at The Anchorage, The Dunes of Naples, and Marina Bay on completion of Phase IV construction.
- A Request for Quote (RFQ) was distributed to the vendor(s) on Collier County General Contractors Contract #19-7525.
- The bids received exceeded original cost estimates.
- An Invitation to Bid will be posted on Bid-Sync.
- The Road Maintenance Division will be consulted to determine if alternative contract options are available for vendor sourcing.

- Consideration will be given to coordinating the work required for the landscape projects at Vanderbilt Drive and The Regatta Vanderbilt Beach with the crosswalk project.

The Anchorage

Refurbishment of landscape for property damaged by Phase IV construction is complete.

The Dunes of Naples and Marina Bay Landscaping

Landscape planting to replace material damaged during Phase IV construction will be undertaken upon completion of light pole removal by Florida Power & Light (FPL). A paver crosswalk will be ADA compliant abutting curbs, installed to eliminate water puddling.

Enhancement of landscaping along the narrow strip of roadway will be scheduled for Fall 2023. Swales and gutters may be conducive to a simulated Japanese waterway.

Design plans will be prepared, and Homeowner Association approval secured, for Marina Bay and The Dunes of Naples.

Bench Installation

The Dunes of Naples

- Solid Pave submitted quote #23-0125, in the amount of \$2,973.26, to install a paver pad and Madison style bench, with plaque commemorating Charlie Arthur, at The Dunes of Naples. A Notice-to- Proceed will be issued.

Moraya Bay

- A commemorative bench pad at the Moraya Bay Beach Tower will be constructed at a higher elevation, surfaced with pavers and a Madison style bench installed.
- The area will be surveyed to ensure Right of Way (ROW) compliance and provision for ADA access.
- Irrigation will be modified, and sod replaced.

Le Dauphin

- A Madison style bench will be re-installed in the vicinity of Le Dauphin Condominiums on the west side of Vanderbilt Drive.
- The existing bench pad will be evaluated for safety, replaced if necessary, and surfaced with pavers.

VII. PROJECT MANAGER REPORT – Judy Sizensky

A. FY-23 Budget for May

Vanderbilt Beach MSTU Fund Budget 143 dated July 13, 2023

- Current Ad Valorem tax, Line 1, is \$1,702,200.00, an increase of 14.3% over FY-22.
- Transfers and Contributions, Line 13, in the amount of \$4,439,041.27, is a carry-over of unexpended FY-22 funds (minus a 5% reserve of \$86,700).
- Total Revenue, Line 14, is \$6,169,241.27, including investment interest, transfers, and contributions.
- Purchase Orders Active: (Contractors)
 - Century Link – Engineering Design & Supervision, Phase IV Utility Project.
 - Ground Zero Landscaping –
 - Incidentals are for landscape refurbishment and miscellaneous.

- Ground Maintenance includes Conner Park and irrigation repairs.
- MasTec North America – Contract for burial of conduit and placing of equipment for Florida Power & Light, Comcast cable and Century Link for Phase IV.
- McGee & Associates – Landscape Architecture – Refurbishment of Vanderbilt Drive and Regatta Landscaping and miscellaneous projects.
- Premier Staffing – Transcription Services.
- Stantec Consulting – CEI Professional Services, Phase IV Utility Project.
- Site One Landscape Supply – Irrigation Parts & Pumps.
- Operating Expense, Line 36, is budgeted at \$5,305,541.27 with current Commitments of \$1,226,133.23, Expenditures of \$269,316.23, and a Budget Remainder (unspent operating funds) of \$3,810,091.81.
- Capital Outlay, Line 38, budgeted at \$650,000.00, is for the current fiscal year long term projects, consistent with the MSTU ordinance and upon a motion from the Advisory Committee.
- Transfer to Fund 111, Line 39, in the amount of \$91,000.00, is for MSTU. Staff salaries and accrued County overhead related to M.S.T.U. operations.
- Transfer to the Property Appraiser, Line 41, in the amount of \$13,500.00 is for computation of MSTU Ad Valorem data for the tax rolls.
- Transfer to the Tax Collector, Line 42, in the amount of \$34,200.00 is for collection of MSTU millage as part of the annual County tax bill, currently 0.5000 mills.
- Reserves for Capital, Line 44, in the amount of \$75,000.00, is for anticipated Maintenance and Capital projects in future fiscal years as identified in the Asset Management Plan.
- Total Budget, Line 46, lists FY-23 M.S.T.U. budgeted funds at \$6,169,241.27; with tabulated Commitments of \$1,226,133.23, Expenditures of \$401,449.01, and a Budget Remainder (total unspent funds) of \$4,541,659.03. The budget amount of \$6,169,241.27 does not change during the fiscal year.

Notes:

- FY-23 millage rate of 0.5000 will fund future projects, as well as the existing MSTU assets identified in the Capital Asset Management Plan, updated annually.
- MasTec has an outstanding financial commitment of \$1,038,882.77 for Phase IV construction.
- Available funds are sufficient to complete Phase IV construction, landscaping at the Regatta of Naples at Vanderbilt Beach Road and Vanderbilt Drive and the Vanderbilt Drive landscape renovation project and the crosswalks.
- Salt deposited on landscaping by Hurricane Ian flooding necessitated an increase in irrigation frequency. The irrigation schedule was reduced by 50% to reduce expenses.

B. Phase IV Utility Burial Status

- The Phase IV Utility Burial Project is completed.
- MasTec removed the overhead cable and the two (2) utility poles on either side of the bridge.
- Florida Power & Light (FPL) is responsible for removal of the utility poles on the north section of Vanderbilt Drive.

C. Greenway Multi-Use Bike Path – Vanderbilt Drive North of Blue Bill

A ten (10) foot bike and pedestrian north of the Dunes of Naples entrance cannot be navigated at high tide or during extreme rain events.

RWA Engineering surveyed the area to determine the feasibility of installing an asphalt surface and curb. The survey will be presented at the September meeting.

D. Reclaim Water Connection

Ms. Sizensky met with the Division Manager for Reuse Water Management to propose a reuse water line installation from US 41 to Conner Park to supply water to Connor Park and Vanderbilt Drive.

He noted the County and Environmental Protection Agencies are very cautious about placement of reclaimed water lines and do not want to place them close to wastewater service. As a result, the project is not of interest currently.

Ms. Sizensky will continue to research options.

E. Quote for Connor Park Plant Replacements

Ground Zero Landscaping’s proposal #E636 in the amount of \$10,503.48 to replace plants and mulch the berms at Connor Park was presented to the Committee.

Vice Chair Sjostrom motioned to approve Ground Zero Landscaping, Inc.’s proposal #636, dated July 13, 2023, in the amount of \$10,503.48, to replace plants in Connor Park damaged by Hurricane Ian. Second by Mr. Harris. Carried unanimously 4 – 0.

VIII. OLD BUSINESS

A. Potential Future Projects

1. Refurbish Bridge of Channel on Bluebill

The Committee suggested cleaning the waterway bridge and/or researching the application of a veneer stone.

The Project Manager will meet with the Road Maintenance Division to discuss the project.

2. Install Sidewalks East and West Side of Gulf Shore Drive

The Road Maintenance Division is considering sidewalk installation on the east side of Gulf Shore Drive for 2025. Design and fund allocation are required; sidewalks must conform to the County code and be ADA compliant. A bike path should be incorporated into the project design. Drainage would have to be redesigned to accommodate the installation. Project timeline depends on coordination with Road Maintenance and Capital Planning.

The Project Manager will meet with the Road Maintenance Division to discuss the project.

3. Install 8” reuse water line from US41 to Conner Park.

Vanderbilt Drive’s current annual water bill is approximately \$35,000 and Conner Park’s approximately \$30,000 per year. This is an investigation to determine if underwriting the cost of a reuse water line installation from US 41 to Conner Park is financially beneficial. One potential quote placed the cost at \$550,000 for the conversion which would supply water to

Connor Park and Vanderbilt Drive. Reuse Water management has not approved the project at this point.

The agreement to undertake the project will be sought from the Director of Parks and Recreation and pursued with Reuse Water management.

4. Pedestrian Lighting Varying Places

Lighting options for pedestrian safety and visual enhancement in areas as necessary will be researched.

IX. NEW BUSINESS

None

X. PUBLIC AND COMMITTEE COMMENTS

None

XI. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:15 P.M.

VANDERBILT BEACH M.S.T.U. ADVISORY COMMITTEE

Bruce Forman, Chair

The minutes approved by the Board/Committee on _____, 2023 “as submitted” [] or “as amended” [].

**NEXT MEETING DATE:
SEPTEMBER 7, 2023 - 3:00 P.M.
Claussen Family Center at St. John’s Church
625 111th Avenue
Naples, FL 34108**

VANDERBILT MSTU
FUND 161700000
September 7, 2023

	Vendor	Item	FY23	PO#	Budget	Commitments	Expenditures	Total
1					\$ (1,702,200.00)	\$ -	\$ (1,555,315.42)	\$ (146,884.58)
2					\$ -	\$ -	\$ (20,595.77)	\$ 20,595.77
3					\$ -	\$ -	\$ (57,050.87)	\$ 57,050.87
4					\$ (28,000.00)	\$ -	\$ (15,876.60)	\$ (12,123.40)
5					\$ -	\$ -	\$ (942.09)	\$ 942.09
6					\$ (1,730,200.00)	\$ -	\$ (1,649,780.75)	\$ (80,419.25)
7					\$ -	\$ -	\$ -	\$ -
8					\$ -	\$ -	\$ -	\$ -
9					\$ -	\$ -	\$ -	\$ -
10					\$ (3,249,400.00)	\$ -	\$ -	\$ (3,249,400.00)
11					\$ (1,276,341.27)	\$ -	\$ -	\$ (1,276,341.27)
12					\$ 86,700.00	\$ -	\$ -	\$ 86,700.00
13					\$ (4,439,041.27)	\$ -	\$ -	\$ (4,439,041.27)
14					\$ (6,169,241.27)	\$ -	\$ (1,649,780.75)	\$ (4,519,460.52)
15					\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
16	Collier County	Indirect Cost		Direct Pay	\$ 15,500.00	\$ 7,750.00	\$ 7,750.00	\$ -
17	Collier County	Real Property Department		Direct Pay	\$ -	\$ -	\$ 918.00	\$ (918.00)
	Ground Zero Landscaping Serv	Landscape Incidentals		4500220239	\$ -	\$ -	\$ 8,027.50	\$ -
	Ground Zero Landscaping Serv	Landscape Incidentals		4500223582	\$ -	\$ 35,504.31	\$ 24,495.69	\$ -
	Real Property	Easement			\$ -	\$ -	\$ 27.00	\$ -
18					\$ 100,000.00	\$ 35,504.31	\$ 32,550.19	\$ 31,945.50
	Century Link	Engineering Design & Supervision		4500197394	\$ -	\$ 8,000.00	\$ -	\$ -
	Ground Zero Landscaping Serv.	Ground Maintenance		4500220239	\$ -	\$ -	\$ 35,982.26	\$ -
	Stantec Consulting	CEI Prof. Services		4500208896	\$ -	\$ 82,916.75	\$ 112,766.75	\$ -
	McGee & Associates	Landscape Arch. Serv.		4500216419	\$ -	\$ -	\$ 8,561.00	\$ -
	McGee & Associates	Landscape Arch. Serv.		4500222408	\$ -	\$ 5,150.00	\$ 17,850.00	\$ -
	Mastec North America	Bury & Activate overhead utilities		4500210804	\$ -	\$ 1,038,882.77	\$ -	\$ -
	Ground Zero Landscaping Serv.	Ground Maintenance		4500223582	\$ -	\$ 6,206.25	\$ 28,793.75	\$ -
	Red wing	Boots		Pcard	\$ -	\$ -	\$ 173.49	\$ -
	Clerk of Courts	EASEMENT RECORDING UTILITY BURIAL PROJE		Pcard	\$ -	\$ -	\$ 67.17	\$ -
	Gordon Electric	Couplings		Pcard	\$ -	\$ -	\$ 1,326.40	\$ -
	Q Grady Minor	WO West Vanderbilt Dr Sidewalks		4500225615	\$ -	\$ 76,976.00	\$ -	\$ -
	Treetop Products	Benches		4500225020	\$ -	\$ 3.29	\$ 1,385.56	\$ -
19					\$ 5,119,541.27	\$ 1,218,135.06	\$ 206,906.38	\$ 3,694,499.83
20					\$ 100.00	\$ -	\$ 336.00	\$ (236.00)
21	FPL	Electricity		4700004664	\$ 400.00	\$ 219.49	\$ 180.51	\$ -
22	Collier County Utility	Water & Sewer		4700004663	\$ 40,000.00	\$ 9,296.17	\$ 40,703.83	\$ (10,000.00)
23	St. John the Evangelist	Meeting Room Rental		4500219688	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
25	Collier County	Insurance General			\$ 600.00	\$ -	\$ 600.00	\$ -
26	Site One	Irrigation Parts		4500219702	\$ 5,000.00	\$ 3,191.84	\$ 3,073.77	\$ (1,265.61)
27					\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
28					\$ 2,000.00	\$ -	\$ 1,000.00	\$ 1,000.00
29					\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
30	Premier Staffing	Transcriptionist Serv.		4500220241	\$ 2,500.00	\$ 2,500.00	\$ 577.18	\$ (577.18)
31		Office Supplies			\$ 200.00	\$ -	\$ -	\$ 200.00
32	JM Todd	Monthly CPC (shared) (monthly lease)		4500221236	\$ 200.00	\$ 45.75	\$ 154.25	\$ -
33	Amazon	Hard Hat		PCARD	\$ -	\$ -	\$ 22.76	\$ (22.76)
34					\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
35	Solid Pave Inv.	Concrete Footers		4500225799	\$ 500.00	\$ 2,973.26	\$ 9.97	\$ (2,483.23)
36					\$ 5,305,541.27	\$ 1,280,615.88	\$ 294,782.84	\$ 3,730,142.55
37					\$ 650,000.00	\$ -	\$ -	\$ 650,000.00

VANDERBILT MSTU
 FUND 161700000
 September 7, 2023

38	CAPITAL OUTLAY				\$ 650,000.00	\$ -	\$ -	\$ 650,000.00
39	TRANS TO 111 UNINCOR				\$ 91,000.00	\$ -	\$ 91,000.00	\$ -
40	TRANSFERS				\$ 91,000.00	\$ -	\$ 91,000.00	\$ -
41	Budget Trans from Appraiser				\$ 13,500.00	\$ -	\$ 12,998.29	\$ 501.71
42	Budget Trans from Tax Collector				\$ 34,200.00	\$ -	\$ 31,768.23	\$ 2,431.77
43	TRANSFERS CONST				\$ 47,700.00	\$ -	\$ 44,766.52	\$ 2,933.48
44	RESV For Capital Out				\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
45	RESERVES				\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
46	TOTAL BUDGET				\$ 6,169,241.27	\$ 1,280,615.88	\$ 430,549.36	\$ 4,458,076.03

2,068,487,415	FY 10 Final Taxable Value		
2,005,897,752	FY 11 Final Taxable Value		
1,910,384,837	FY 12 Final Taxable Value		
1,904,053,751	FY 13 July 1 Taxable Value		
1,945,640,639	FY 14 July 1 Taxable Value		
2,044,186,286	FY 15 July 1 Taxable Value		
2,195,715,846	FY 16 July 1 Taxable Value		
2,385,578,106	FY 17 July 1 Taxable Value		
2,560,181,524	FY 18 July 1 Taxable Value		
2,673,862,805	FY 19 July 1 Taxable Value		
2,805,690,115	FY 20 July 1 Taxable Value		
2,874,630,743	FY 21 July 1 Taxable Value		
2,977,182,419	FY22 July 1 Taxable Value		
3,398,801,393	FY23 July 1 Taxable Value		
	14.35%	Adj FY 22 to FY 23	
	FY 23	FY 22	
Millage	0.5000	0.5000	Millage Cap = .5000

Total Available Balance \$ 4,458,076.03
 Plus Committed And Not Spent \$ 1,280,615.88

Estimated Cash \$ 5,738,691.91

**Estimated Cash Less
 Uncollected Ad Valorem Taxes \$ 5,591,807.33**

Actual Cash

Prepared on 8/31/23

Potential Future Project for Discussion As of May 4, 2023

1. **Refurbish bridge of channel on Bluebill**

The Committee suggested cleaning the waterway bridge and/or researching application of a veneer stone.

PM will meet with new Road Maintenance Management as soon as possible.

2. **Install Sidewalks east and west side of Gulf Shore Drive**

The Road Maintenance Division is considering sidewalk installation on the east side of Gulf Shore Drive for 2025. Design and fund allocation are required; sidewalks must conform to County code and be ADA compliant. A bike path should be incorporated into the project design. Drainage would have to be redesigned to accommodate the installation.

Project timeline depends on coordination with Road Maintenance and Capital Planning.

PM will discuss with Road Maintenance during planned meeting.

3. **Install 8" reuse water line from US41 to Conner Park.**

Vanderbilt Drive has currently annual water bills of around \$35,000 and Conner Park has current water bills of around \$30,000 per year. This is an investigation to see if it makes financial sense to underwrite the cost of the actual water line. One potential quote placed the cost at \$550,000 for the conversion which would supply water to Conner Park and Vanderbilt Drive. Reuse Water management hasn't agreed to allow this as of this writing.

4. **Pedestrian Lighting varying places**