



Rizzetta & Company

# **The Groves Community Development District**

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## **Board of Supervisors' Workshop Meeting February 21, 2023**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.thegrovescdd.org](http://www.thegrovescdd.org)**

## **THE GROVES COMMUNITY DEVELOPMENT DISTRICT**

The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, FL 34637

<b>Board of Supervisors</b>	Bill Boutin	Chairman
	Richard Loar	Vice Chairman
	Jimmy Allison	Assistant Secretary
	James Nearey	Assistant Secretary
	Christina Cunningham	Assistant Secretary
<b>District Manager</b>	Gregory Cox	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley Robin & Vericker
<b>District Engineer</b>	Stephen Brletic	BDI Engineering

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**THE GROVES COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE □ 5844 OLD PASCO ROAD □ SUITE 100 □ WESLEY CHAPEL, FL 33544**  
[www.TheGrovescdd.org](http://www.TheGrovescdd.org)

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February 16, 2023

**Board of Supervisors  
The Groves Community  
Development District**

**REVISED WORKSHOP AGENDA**

The workshop meeting of the Board of Supervisors of The Groves Community Development District will be held on **Tuesday, February 21, 2023 at 10:00 a.m.** to be held at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 34637. The following is the agenda for this meeting.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Pool and Spa Renovation RFP**
    1. Audience Comments on this Topic
    2. Comments from Ken Martin, Aquatic Design (via conference call)
    3. Board Discussion and Questions for Mr. Martin
  - B. Bridge Renovations**
    1. Audience comments on this Topic
    - 2. Presentation of Bridge Repair Report.....Tab 1**
    3. Board Discussion and Questions for Mr. Allison
  - C. Back 9 Bistro Restaurant Operations**
    1. Audience Comments on this Topic
    2. Board Discussion
- 4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 5. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

*Gregory B. Cox*

District Manager

## Tab 1

## REPORT ON BRIDGE REPAIR

This information has been prepared for The Groves CDD Workshop scheduled for February 21, 2023. It contains a brief history of previous maintenance of the golf course Bridges, Conservation Walk and the Observation Pier, as well as a description of available options and recommendations for future improvements to the bridges.

The bridges, pier and conservation walk were all designed originally with pressure treated southern pine, and all deck replacements have been of the same material. Numerous inspections have confirmed that the pilings, piers, and stringers are in good condition, but the deck, curbing and handrails are severely deteriorated and in need of replacement. Periodic maintenance in the past consisted of replacement of individual deck boards as they deteriorated to the point that they are unsafe and near failure. The individual deck boards are 3" x 8" x 8' on the Pier, Conservation Walk and all bridges except 13 – 14, which has deck boards that are 2" x 8" x 8'. According to Amy, individual bridge statistics are as follows:

Bridge 1-2 contains 177 boards and had 34 boards replaced last year and is now in need of more.  
Bridge 3-4 contains 169 boards and had 20 boards replaced last year and is now in need of more.  
Hole 18 contains 210 boards and needs most of its boards replaced.  
Bridge 13-14, our longest bridge, is 470 feet long and needs most of its boards replaced.  
The Conservation Walk and Observation Pier are both in need of total deck replacement.

Current prices for individual replacement boards are \$50.00 for the 3" x 8" and \$10.21 for the 2" x 8". Prices are cheaper if bought in bulk quantities. Due to the enormous number of deteriorated boards, it has become virtually impossible for our maintenance staff to keep up with the required replacements. It is just not feasible for us to continue maintaining the structures in the manner that we have in the past.

At the December 6<sup>th</sup> Board Meeting I was asked to work with staff to develop proposals for installation of Marine Plywood runners for Golf Courses bridges. Randy Blanchard, HOA Vice President, accompanied me on a detailed inspection of all bridges to assess the viability of installing Marine Grade plywood runners. Our observations were as follows:

1. It is not practical to install runners on the Conservation walk or the observation pier. Because of the foot traffic, both would need to be entirely covered with plywood.
2. It is possible to install the runners on bridges 1-2, 3-4, 13-14 and 18. However, there would still be a potential hazard for pedestrian traffic if the deck were to deteriorate between the runners.
3. The Conservation Walk should be abandoned and gated to prevent its further use. Repair by any measure would be very costly. It is used infrequently, and it presents a liability if someone were to get on the bridge and subsequently not be able to get off without assistance. It could be an extended amount of time before they were found.

Based on the above there are three options for improving the bridges.

**OPTION 1:** Place two 2-foot-wide marine plywood runners for the entire length of golf course bridges 1-2, 3-4, 13-14 and 18. The spacing of the runners would be 3 ft. center to center, which is the wheel

spacing on a golf cart. The estimated materials cost for this treatment is contained in Exhibit 1, and would be as follows:

Bridge 1-2	\$2,092.72
Bridge 3-4	\$2,092.72
Bridge 18	\$2,242.20
Bridge 13-14	<u>\$8,819.32</u>
Total	= \$15,246.96

Assuming 10% wastage, total materials cost for this option = \$16,771.66

This assumes that our maintenance workers could do the work. If they are unable to do the work, it could be contracted.

Included as Exhibit 2 is a proposal from Golf Coast Construction to provide the materials and install the runners, taking 3-4 days, while the Golf course remains open, for 28 to 30 thousand dollars.

**OPTION 2:** Place three 2-foot-wide marine plywood runners for the entire length of golf course bridges 1-2, 3-4, 18 and 13-14. The runners would be placed in the center of the bridge, leaving roughly 8-inches between the runners and the curb on each side. This option would eliminate the hazard for pedestrian traffic. The estimated materials cost for this treatment is contained in Exhibit 3 and would be as follows:

Bridge 1-2	\$3,139.08
Bridge 2-3	\$3,139.08
Bridge 18	\$3,435.80
Bridge 13-14	<u>\$13,301.48</u>
Total	= \$23,015.44

Assuming 10% wastage, total materials cost for this option = \$25,316.98

This assumes that our maintenance workers could do the work. If they are unable to do the work, it could be contracted.

I do not have a proposal for contracting this option, but since it would require 50% more materials than Option 1, I assume it would be roughly 50% higher than option 1, or 42 to 45 thousand dollars.

**OPTION 3:** Replace the Decks, Curbs and Railing on bridges 1-2, 2-3, 18 and 13-14, as well as the observation pier and the conservation walk. Due to the cost of this option, it would need to be advertised for bidding.

In the month of November, we received 3 proposals for replacing the decks on all of our structures. The proposals identify costs for replacement of the deck, curbing and handrails with various materials, including pressure treated southern yellow pine (which is what we have now), Moisture Shield or Evergrain Composite, Trex and Weardeck. Each of these proposals are included in Exhibit 4. A summary of the proposals is included as Exhibit 5.



While replacement of the decks, curbs and railing with pressure treated yellow pine would be the cheapest treatment, it is also the treatment that would require the greatest amount of maintenance effort and cost, with a limited lifetime. The lifetime could be extended by applying a coat of Thompson's Water Seal annually.

If Option 3 is approved, I would definitely recommend that we select Weardeck as the material to be used. It is the most costly, but requires the least amount of maintenance, is the strongest, and has a limited lifetime warranty. It is manufactured in Florida, is made of High Density Polyethylene containing fiberglass and can span 24" O.C. whereas other composites generally can span only 16" O.C. Our stringers are spaced 24" O.C.

On Monday, February 13<sup>th</sup> I met on site with our District Engineer Stephen Brietic, P.E. and Remy Agenor, P.E., a Structural Engineer used by Stephen for bridge rehabilitations in other CDDs to determine if it was practical to replace our decks with a composite material rather than wood. Remy said he had provided designs for other bridges utilizing composites and assured us that it was appropriate for our structures.

### **RECCOMENDATION**

It is my recommendation that we select OPTION 3 for renovation of our structures and that we use Weardeck to replace the existing wood deck, curb, and handrails. It is my further recommendation that we abandon and not renovate the Conservation Walk due to the high cost of renovating it and due to its limited use and potential liability issues.

Regardless of the materials used, if Option 3 is selected, I recommend we retain Remy Agenor to prepare a scope and specification for bidding, similar to what was done for the pool renovation.

### **FUNDING**

This project will need to be funded from our Reserve Fund. Our latest Reserve Study dated April 5, 2022 identified funding for Board and Railing Replacement in the amount of \$397,180 in the year 2025. Obviously, the structures won't last that long, and the amount programed is insufficient to cover the cost. This Reserve Fund will need supplemental funding from other sources such as a bond issue, bank loan or an assessment. The amount of supplemental funding must be evaluated in conjunction with other needs such as the pool renovation, irrigation renovation, security, and other future high cost projects that will require funding in future years.

# **EXHIBIT 1**



## **EXHIBIT 1**

### **CALCULATION OF MATERIALS COSTS FOR OPTION 1**

**PRICES OBTAINED FROM LOWES** as of 02/13/2022.

¾' X 4' X 8' Marine Grade Plywood: \$145.00 per sheet

#10 x 2-3/4" type 316 stainless steel screws: \$50.00 per box of 180 = \$0.28 each

**BRIDGE 1-2:** LENGTH = 110 FT.

110'/8'=13.75 or 14 sheets

Assuming 16 screws per sheet (8 each half board), 16x14=224 screws

14 x \$145=\$2,030.00

224 x .28= \$ 62.72

\$2,092.72

**BRIDGE 3-4:** LENGTH = 110 FT.

110'/8'=13.75 or 14 sheets

Assuming 16 screws per sheet (8 each half board), 16x14=224 screws

14 x \$145=\$2,030.00

224 x .28= \$ 62.72

\$2,092.72

**BRIDGE 18:** LENGTH = 120 FT.

120'/8' = 15 sheets

Assuming 16 screws per sheet (8 each half board), 16x15=240 screws

15 x \$145 = \$2,175.00

240 x .28 = \$67.20

\$2,242.20

**BRIDGE 13-14:** LENGTH = 470 FT.

470'/8'=58.75 OR 59 sheets

Assuming 16 screws per sheet ( each half board), 16x59=944 screws

59 x \$145 = \$8,555.00

944 x .28 = \$264.32

\$8,819.32

Assuming 10% wastage, total materials cost for this option = \$16,771.66

# **EXHIBIT 2**

# EXHIBIT 2

FW: [EXTERNAL]Re: The Groves CDD Wood Bridges

Gregory Cox <GCox@rizzetta.com>

Thu 1/5/2023 10:58 AM

To: Jimmy Allison <Seat1@TheGrovesCDD.org>

Cc: Amy Wall <AWall@rizzetta.com>

Jimmy,

I had reached out to Golf Coast Construction to see about getting a quote for installing the plywood runners based on some numbers you had provided to me.

Please see the email response below.

**Gregory B. Cox**

District Manager

Rizzetta & Company  
12750 Citrus Park Lane  
Suite 115  
Tampa, Florida 33625  
Phone: 813.933.5571

[gcox@rizzetta.com](mailto:gcox@rizzetta.com)



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Professionals in Community Management

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**From:** Whitney Boger <whitneygcc@gmail.com>

**Sent:** Thursday, January 05, 2023 10:26 AM

**To:** Gregory Cox <GCox@rizzetta.com>

**Cc:** Amy Wall <AWall@rizzetta.com>

**Subject:** [EXTERNAL]Re: The Groves CDD Wood Bridges

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Gregory,

As mentioned on the phone just now, we can do this, we're going to be between \$28-30K to get this completed. We would supply material, marine grade 3/4" plywood, we could allow bridges to stay open while working obviously this would be more difficult but not a problem. Would likely take 3-4 days to do all golf cart rated bridges.

Please let us know.

Sincerely,

Whitney Boger  
Golf Coast Construction, LLC  
(813)949-2625 office (813)949-9654 fax  
PO Box 357, Lutz, FL 33548  
[www.golfcoastconstruction.com](http://www.golfcoastconstruction.com)

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On Mon, Dec 5, 2022 at 1:09 PM Gregory Cox <[GCox@rizzetta.com](mailto:GCox@rizzetta.com)> wrote:

Whitney,

Regarding the wood bridge work at The Groves CDD. We have an engineer-type Board member who has calculated the estimated amount of plywood needed to create runners (half sheet) for the golf cart wheels perpendicular to the wood cross beams. Has it down to about 14-18 sheets of plywood per bridge to cover a couple bridges with 3/4 4x8 marine grade plywood cut in half lengthwise.

This is a "band aid" temporary solution to add some safe life to the bridges and give the Board a chance to accumulate more reserve funds for the eventual wood replacement work.

Are you interested in providing a quote to do the install work if the Board acquires the plywood or a quote to acquire and install the plywood? This would be a prelude to the eventual wood replacement. I'm at 813-340-2522.

Gregory B. Cox  
District Manager

Rizzetta & Company  
12750 Citrus Park Lane  
Suite 115  
Tampa, Florida 33625  
Phone: 813.933.5571

[gcox@rizzetta.com](mailto:gcox@rizzetta.com)



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# **EXHIBIT 3**

### **EXHIBIT 3**

#### **CALCULATION OF MATERIALS COSTS FOR OPTION 2**

**PRICES OBTAINED FROM LOWES** as of 02/13/2022.

¾' X 4' X 8' Marine Grade Plywood: \$145.00 per sheet

#10 x 2-3/4" type 316 stainless steel screws: \$50.00 per box of 180 = \$0.28 each

**BRIDGE 1-2:** LENGTH = 110 FT.

110'/8'=13.75 or 14 sheets x 1.5 =21 sheets

Assuming 16 screws per sheet (8 each half board), 16x21=336 screws

21 x \$145=\$3,045.00

336 x .28= \$ 94.08

\$3,139.08

**BRIDGE 3-4:** LENGTH = 110 FT.

110'/8'=13.75 or 14 sheets x 1.5 =21 sheets

Assuming 16 screws per sheet (8 each half board), 16x21=336 screws

21 x \$145=\$3,045.00

336 x .28= \$ 94.08

\$3,139.08

**BRIDGE 18:** LENGTH = 120 FT.

120'/8' = 15 sheets x 1.5 = 22.5 or 23 sheets

Assuming 16 screws per sheet (8 each half board), 16x22.5=360 screws

23 x \$145 = \$3,335.00

360 x .28 = \$100.80

\$3,435.80

**BRIDGE 13-14:** LENGTH = 470 FT.

470'/8'=58.75 OR 59 sheets x 1.5 = 88.5 or 89 sheets

Assuming 16 screws per sheet ( each half board), 16x88.5=1416 screws

89 x \$145 = \$12,905.00

1416 x .28 = \$396.48

\$13,301.48

Assuming 10% wastage, total materials cost for this option = \$25,316.98

# **EXHIBIT 4**





Rizzetta & Company  
The Groves Golf & Country Club  
7924 Melogold Circle  
Land O' Lakes, FL 34637  
Attn: Amy Wall

November 15, 2022

## GOLF COURSE BRIDGES – REPAIR PROPOSAL

### SUMMARY PAGE OF PROPOSAL COST OPTIONS

**Scope:** Golf Coast Construction shall provide all labor equipment and materials required to repair each bridge or boardwalk as described and detailed on the following pages by item number.

### LUMP SUM DISCOUNTED PROPOSAL COSTS

**\*\*The below Proposal Costs are discounted and only valid if owner elects to sign a contract for all scope at once.\*\***

- A. Pressure Treated Southern Yellow Pine: \$505,500.**  
Proposed Cost for all scope items 1-6, to use ALL Pressure Treated Southern Yellow Pine.
- B. Moisture Shield or Evergrain Composite: \$603,000.**  
Proposed Cost for all scope items 1-6, to use 2" x 6" Moisture Shield or Evergrain Composite decking and 2" x 6" Composite rail caps where applicable.
- C. TREX Composite: \$617,000.**  
Proposed Cost to use 2" x 6" TREX Composite decking and 2" x 6" Composite rail caps where applicable.

### Scope Breakdown if Owner Elects to Contract Scope Separately:

Scope:	PT Southern Yellow Pine	Moisture Shield or Evergrain Composite	TREX Composite
Items 1-3 (Tees 1-2, 3-4, & 18):	\$134,000.00	\$151,500.00	\$154,500.00
Item 4 (Tee 13-14):	\$181,250.00	\$211,250.00	\$216,300.00
Item 5 (Conservation Park):	\$130,000.00	\$160,500.00	\$165,500.00
Item 6 (Fishing Pier):	\$79,500.00	\$95,500.00	\$96,250.00

Respectfully submitted,

A handwritten signature in blue ink that reads "Whitney Boger".

Whitney Boger  
Golf Coast Construction, LLC

PO Box 357 • Lutz, Florida 33548 • Tel: (813) 949-2625 • Fax: (813) 949-9654  
Email: WhitneyGCC@gmail.com



Rizzetta & Company  
The Groves Golf & Country Club  
7924 Melogold Circle  
Land O' Lakes, FL 34637  
Attn: Amy Wall

November 15, 2022

## **GOLF COURSE BRIDGES – REPAIR PROPOSAL**

**Scope:** Golf Coast Construction shall provide all labor equipment and materials required to repair each bridge or boardwalk as described and detailed below.

### **ALL PRESSURE TREATED SOUTHERN YELLOW PINE LUMBER**

#### **1. Tee 1-2**

**Existing Description:** Roughly 8' x 105' timber golf cart bridge with 3" x 8" decking and curb, no rails.

**Proposed Scope:** Remove old pressure treated decking and curbs and dispose of at an approved off-site location. Install new pressure treated Southern Yellow Pine 3" x 8" decking and 4" x 6" curbs.

#### **2. Tee 3-4**

**Existing Description:** Roughly 8' x 105' timber golf cart bridge, with 3" x 8" decking and curb, no rails.

**Proposed Scope:** Remove old pressure treated decking and curbs and dispose of at an approved location off-site. Install new pressure treated Southern Yellow Pine 3" x 8" decking and 4" x 6" curbs.

#### **3. Tee 18**

**Existing Description:** Roughly 8' x 125' timber golf cart bridge, with 3" x 8" decking and curb, no rails.

**Proposed Scope:** Remove old pressure treated decking and curbs and dispose of at an approved location off-site. Install new pressure treated Southern Yellow Pine 3" x 8" decking and 4" x 6" curbs.

#### **4. Tee 13-14**

**Existing Description:** Roughly 8' x 520' timber golf cart bridge, with 2 x 12 decking and curb, no rails, includes an additional bump out area roughly 40' long x 20' wide, with benches and 3 board railings in the bump out area only. \*\*This bridge has 2 x 12 stringers which must be completely replaced for warranty purposes and to avoid issues with splitting and structural integrity of stringers in future. \*\*

**Proposed Scope:** Remove old decking, curbs, railing and stringers, replace all stringers with new 2 x 12 Southern Yellow Pine pressure treated lumber, including additional stringers per section than existing. Install new 2" x 6" Southern Yellow Pine PT decking and new Southern Yellow Pine PT 4" x 6" curb. Install new 3 board PT railing in bump out areas only.

#### **5. Conservation Park**

**Existing Description:** Roughly 8' x 420' timber pedestrian bridge, with 3 x 8 decking and curb, no rails on main sections, includes two bump out areas roughly 40' long x 20' wide each, with benches and 3 board railings in the bump out areas only.

**Proposed Scope:** Remove old decking, curbs, and railing. Install new 2" x 6" Southern Yellow Pine PT decking and new pressure treated Southern Yellow Pine 4" x 6" curbs. Install new 3 board PT railing in bump out areas only. Once decking is removed, should it be determined that any stringers need to be replaced, they shall be replaced with new SYP PT 2" x 12" lumber at \$75. Per stringer.

PO Box 357 • Lutz, Florida 33548 • Tel: (813) 949-2625 • Fax: (813) 949-9654

Email: [WhitneyGCC@gmail.com](mailto:WhitneyGCC@gmail.com)





#### 6. Fishing Pier

**Existing Description:** 8' x 150' total timber boardwalk with a middle section that is roughly 20' x 30', entire walkway with curb and 3 board railings.

**Proposed Scope:** Remove old decking, curbs, and railing. Install new Southern Yellow Pine PT 2" x 6" decking and new Southern Yellow Pine PT 4" x 6" curb. Install new 3 board PT railing throughout. Once decking is removed, should it be determined that any stringers need to be replaced, they shall be replaced with new SYP PT 2" x 12" lumber at \$75. Per stringer.

**\*\*ALL SCOPE SHALL INCLUDE\*\***

- ◆ New hardware and fasteners for all replaced members of lumber or composite.
- ◆ All required labor, supervision, and insurance.
- ◆ Equipment and tools required to complete each scope item.
- ◆ Materials required to complete each scope item according to details per item shown above.

**Pressure Treated Southern Yellow Pine:**

Proposed Cost for all scope items 1-6, to use ALL Pressure Treated Southern Yellow Pine decking, (\*note using PT for items 1-3 above shall not require the additional rows of stringers on these bridges that you would need when switching to a composite deck, we would be replacing the decking with the exact same decking size and dimension as is on those bridges now).

**All Scope PT Southern Yellow Pine Proposal Cost: \$505,500.**

**\*\*The above Proposal Cost is discounted and is only valid if owner elects to sign a contract for all scope at once.\*\***

**Scope Breakdown if Owner Elects to Contract Scope Separately:**

Items 1-3 (Tees 1-2, 3-4, & 18):	\$134,000.00
Item 4 (Tee 13-14):	\$181,250.00
Item 5 (Conservation Park):	\$130,000.00
Item 6 (Fishing Pier):	\$79,500.00

**Additional Terms and Conditions:**

- Pricing is valid for 10 days from proposal date, after 10 days pricing may be subject to change based on market pricing and availability. Materials will be ordered at the time contract is signed to hold pricing, timely payment for stored materials required, no later than 15 days from the date materials are received.
- Payment terms are 15% deposit due upon mobilization to the site, and remaining balance paid upon completion of each scope as defined herein.
- Permitting Services and Bonding not included in proposal cost, may be provided upon request.

Respectfully submitted,

A handwritten signature in blue ink that reads "Whitney Boger".

Whitney Boger  
Golf Coast Construction, LLC

PO Box 357 • Lutz, Florida 33548 • Tel: (813) 949-2625 • Fax: (813) 949-9654

Email: [WhitneyGCC@gmail.com](mailto:WhitneyGCC@gmail.com)



Rizzetta & Company  
The Groves Golf & Country Club  
7924 Melogold Circle  
Land O' Lakes, FL 34637  
Attn: Amy Wall

November 15, 2022

## GOLF COURSE BRIDGES – REPAIR PROPOSAL

**Scope:** Golf Coast Construction shall provide all labor equipment and materials required to repair each bridge or boardwalk as described and detailed below.

### COMPOSITE OPTIONS

#### 1. Tee 1-2

**Existing Description:** Roughly 8' x 105' timber golf cart bridge with 3" x 8" decking and curb, no rails.

**Proposed Scope:** Remove old pressure treated decking and curbs and dispose of at an approved off-site location. Add 2 rows of stringers where golf cart tires run on bridge and install new Southern Yellow Pine 4" x 6" curbs and 2" x 6" Composite decking (composite options priced out on next page).

#### 2. Tee 3-4

**Existing Description:** Roughly 8' x 105' timber golf cart bridge, with 3" x 8" decking and curb, no rails.

**Proposed Scope:** Remove old pressure treated decking and curbs and dispose of at an approved location off-site. Add 2 rows of stringers where golf cart tires run on bridge and install new Southern Yellow Pine 4" x 6" curbs and 2" x 6" Composite decking (composite options priced out on next page).

#### 3. Tee 18

**Existing Description:** Roughly 8' x 125' timber golf cart bridge, with 3" x 8" decking and curb, no rails.

**Proposed Scope:** Remove old pressure treated decking and curbs and dispose of at an approved location off-site. Add 2 rows of stringers where golf cart tires run on bridge and install new Southern Yellow Pine 4" x 6" curbs and 2" x 6" Composite decking (composite options priced out on next page).

#### 4. Tee 13-14

**Existing Description:** Roughly 8' x 520' timber golf cart bridge, with 2 x 12 decking and curb, no rails, includes an additional bump out area roughly 40' long x 20' wide, with benches and 3 board railings in the bump out area only. \*\*This bridge has 2 x 12 stringers which must be completely replaced for warranty purposes and to avoid issues with splitting, structural integrity of stringers in future, and due to switching to composite shall require modified spacing of all stringers. \*\*

**Proposed Scope:** Remove old decking, curbs, railing and stringers, replace all stringers with new 2 x 12 Southern Yellow Pine pressure treated lumber, adding additional rows of stringers as needed to switch from PT to Composite. Install new Composite decking, new Southern Yellow Pine PT 4" x 6" curb and install new 3 board PT railing in bump out areas only with a 2" x 6" Composite rail cap (composite options priced out on next page).

#### 5. Conservation Park

**Existing Description:** Roughly 8' x 420' timber pedestrian bridge, with 3 x 8 decking and curb, no rails on main sections, includes two bump out areas roughly 40' long x 20' wide each, with benches and 3 board railings in the bump out areas only.

PO Box 357 • Lutz, Florida 33548 • Tel: (813) 949-2625 • Fax: (813) 949-9654

Email: WhitneyGCC@gmail.com





**Proposed Scope:** Remove old decking, curbs, and railing. Install new 2" x 6" Composite decking, new pressure treated Southern Yellow Pine 4" x 6" curbs and install new 3 board PT railing in bump out areas only with a 2" x 6" Composite rail cap (composite options priced out on next page). Once decking is removed, should it be determined that any stringers need to be replaced, they shall be replaced with new SYP PT 2" x 12" lumber at \$75. Per stringer.

#### 6. Fishing Pier

**Existing Description:** 8' x 150' total timber boardwalk with a middle section that is roughly 20' x 30', entire walkway with curb and 3 board railings.

**Proposed Scope:** Remove old decking, curbs, and railing. Install new 2" x 6" Composite decking, new Southern Yellow Pine PT 4" x 6" curb and install new 3 board PT railing with a 2" x 6" Composite rail cap (composite options priced out on next page). Once decking is removed, should it be determined that any stringers need to be replaced, they shall be replaced with new SYP PT 2" x 12" lumber at \$75. Per stringer.

#### **\*\*ALL SCOPE SHALL INCLUDE\*\***

- ♦ New hardware and fasteners for all replaced members of lumber or composite.
- ♦ All required labor, supervision, and insurance.
- ♦ Equipment and tools required to complete each scope item.
- ♦ Materials required to complete each scope item according to details per item shown above.

#### **COMPOSITE OPTIONS**

Proposed Cost for all scope items 1-6, to use 2" x 6" TBD Composite decking and 2" x 6" Composite rail caps where applicable.

**A. Moisture Shield or Evergrain Composite Proposal Cost: \$603,000.**

**B. TREX Composite Proposal Cost: \$617,000.**

**\*\*The above Proposal Costs are discounted and only valid if owner elects to sign a contract for all scope at once.\*\***

#### **Scope Breakdown if Owner Elects to Contract Scope Separately:**

<b>Items 1-3 (Tees 1-2, 3-4, &amp; 18):</b>	<b>A. MS/EG = \$151,500.00</b>	<b>B. Trex = \$154,500.00</b>
<b>Item 4 (Tee 13-14):</b>	<b>A. MS/EG = \$211,250.00</b>	<b>B. Trex = \$216,300.00</b>
<b>Item 5 (Conservation Park):</b>	<b>A. MS/EG = \$160,500.00</b>	<b>B. Trex = \$165,500.00</b>
<b>Item 6 (Fishing Pier):</b>	<b>A. MS/EG = \$95,500.00</b>	<b>B. Trex = \$96,250.00</b>

#### Additional Terms and Conditions:

- Pricing is valid for 10 days from proposal date, after 10 days pricing may be subject to change based on market pricing and availability. Materials will be ordered at the time contract is signed to hold pricing, timely payment for stored materials required, no later than 15 days from the date materials are received.
- Payment terms are 15% deposit due upon mobilization to the site, and remaining balance paid upon completion of each scope as defined herein.
- Permitting Services and Bonding not included in proposal cost, may be provided upon request.

Respectfully submitted,

Whitney Boger  
Golf Coast Construction, LLC

PO Box 357 • Lutz, Florida 33548 • Tel: (813) 949-2625 • Fax: (813) 949-9654

Email: WhitneyGCC@gmail.com



Proposal # 4098

Date: November 15, 2022

Project: The Groves GC  
Tampa, FL

To: Stephen Brletic P.E.  
Johnson, Mirmiran & Thompson

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Re: Timber Bridge Repair Per Attached Detail

8' wide Bridge repair of Deck, Curb, Handrail using:

3 X 8 Deck

4 X 6 Curb on 4 X 6 Block

42" High Horizontal Handrail w/: 4 X 6 Posts, 2 X 6 Rail, 2 X 8 Top Cap

SYP Timber Components: 3 X 8 Decking #1SPIB S4S .60 CCA

4 X 6 Curb #1SPIB S4S .60 CCA

2 X 6 Railing #1SPIB S4S .15 CA-C

2 X 2 Pickets #1SPIB S4S .15 CA-C

4 X 6 Post #1SPIB S4S .15 CA-C

Hardware: Deck Screws- 4.5" 316 Stainless Steel  
Bolts-Hot Dipped Galvanized

Bridges

Hole # 1 (8' x 110 LF) \$ 40,200.00

Hole # 3/4 (8' x 110 LF) \$ 40,200.00

Hole # 13/14 (8' x 470 LF w/ 18' x 40 LF wideout & 60 LF H.R.) \$ 203,900.00

Hole # 18 (8' x 120 LF) \$ 43,800.00

Fishing Pier (8' x 150 LF w/ 18' x 30 LF platform & 320 LF H.R.) \$ 95,600.00

Cons. Walk (8' x 40 LF w/ (2) 14' x 20 LF wideouts & 64 LF H.R.) \$ 172,200.00

Total: \$ 595,900.00

Option (Additional)

Change all 3x8 SYP decking to Weardeck composite decking \$ 197,900.00

Proposal assumes substructure of bridge is sound.

Any stringers or caps that would need to be replaced would be additional cost.

All materials, unless otherwise specified, to be CA-C/CCA treated Southern Yellow Pine (SYP).

Price includes supervision, labor, all materials and equipment necessary for installation. All site preparation by others; must be substantially completed prior to commencement of work.

Price based upon Bridge Builders USA, Inc. standard insurance coverage.

Based on non-union labor.

Owner to provide Bridge Builders USA, Inc. access to all bridges or wall sites for efficient movement of material and equipment.

**Does not include the following:**

Sealed drawings.

Soils engineering.


Any backfilling, finish grading, or other related work by others.

Surveying of bridge locations and layouts.

Locating of any existing or future utilities.

Permitting or any costs, fees, taxes or other charges as required by state or local agencies, unless otherwise specified.

Submitted by:

  
Greg Solomon, Bridge Builders USA, Inc.

Accepted by: \_\_\_\_\_



DATE	11/30/2022		
PROJECT	Groves Merrigold and Festive	EXHIBIT A	Elevated Walkway
CITY/STATE	Land O Lakes		

CONTRACTOR	Trident Marine Construction, Inc.
STREET ADDRESS	5302 Ingraham Street
CITY/STATE/ZIP	Tampa, FL 33616
PHONE NUMBER	813-808-7283

1. GENERAL REQUIREMENTS	MATERIAL & LABOR		TOTAL	
Portable Toilet	1	mo	\$ 250.00	\$250
Temp. Utilities Generator and fuel	3	wks	\$ 150.00	\$450
Barricades / Site Protection/Fencing	1	ls	\$ 3,000.00	\$3,000
Fuel/Gas	3	wks	\$ 200.00	\$600
Workers Comp / Liability Ins	1	ls	\$ 4,100.00	\$4,100
Misc Tools	1	ls	\$ 1,500.00	\$1,500
Misc Equip	1	ls	\$ 5,000.00	\$5,000
TOTAL: GENERAL REQUIREMENTS				\$14,900

#### Groves Merrigold and Festive

Demo Elevated walkway decking and railing leaving frame ,support	1	ls	\$ 20,625.00	\$20,625
Replace Bridge decking with Weardeck 2"x8" decking.	1	ls	\$ 33,853.00	\$33,853
Replace kick Railing with PT railing like existing	1	ls	\$ 10,363.00	\$10,363
existing framing and piles to remain in place, built on top of again.				
<b>TOTAL: Groves Merrigold and Festive</b>				<b>\$64,841</b>

<b>TOTAL: CONSTRUCTION COST</b>	<b>\$ 79,741</b>
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#### 5. FEES

	SUBTOTAL	O.H. & P.	TOTALS
CONSTRUCTION TOTALS:			
15%	\$ 79,741		
O.H. & PROFIT:		\$ 11,961	\$ 91,702
<b>TOTAL REMAINING COST OF CONSTRUCTION</b>			<b>\$ 91,702</b>

No Engineered plans were provided for this bid. Assumptions were made on construction methods and materials bid is based on 4-5 month replacement schedule

Electric and plumbing Not included

No MOT Included No Surveying Included, No Layout included, No Asbuilts included

Permitting Not Included in bid, No Sod or Irrigation included in bid

Lay down area and staging area will be needed. Would like to fence exit and entrance to walkway for materials an Equip,ment.

Need an area to place dumpsters accessible by Waste Company

Proposal valid for 15 days. Or materials can be adjusted based off of pricing at time and date of ordering material

This bid was based off of Material prices week of 11-28-2022.

No bonding is included in this bid.

Assuming all stringers and framing are in good order to place new decking on.

DATE	11/30/2022		
PROJECT	Diamonte Dr and Pleasant Plains	EXHIBIT A	Elevated Walkway
CITY/STATE	Land O Lakes FL		
CONTRACTOR	Trident Marine Construction, Inc.		
STREET ADDRESS	5302 Ingraham Street		
CITY/STATE/ZIP	Tampa, FL 33616		
PHONE NUMBER	813-808-7283		

## 1. GENERAL REQUIREMENTS

	MATERIAL & LABOR			TOTAL
Portable Toilet	1	mo	\$ 250.00	\$250
Temp. Utilities Generator and fuel	3	wks	\$ 150.00	\$450
Barricades / Site Protection/Fencing	1	ls	\$ 3,000.00	\$3,000
Fuel/Gas	3	wks	\$ 200.00	\$600
Workers Comp / Liability Ins	1	ls	\$ 4,100.00	\$4,100
Misc Tools	1	ls	\$ 1,500.00	\$1,500
Misc Equip	1	ls	\$ 5,000.00	\$5,000
<b>TOTAL: GENERAL REQUIREMENTS</b>				<b>\$14,900</b>

## Diamonte Dr and Pleasant Plains

Demo Elevated walkway decking and railing leaving frame support	1	ls	\$ 20,000.00	\$20,000
Replace Bridge decking with Weardeck 2"x8" decking	1	ls	\$ 32,945.00	\$32,945
Replace kick Railing with PT railing like existing	1	ls	\$ 10,105.00	\$10,105
existing framing and piles to remain in place, built on top of again.				
<b>TOTAL: Diamonte Dr and Pleasant Plains</b>				<b>\$63,050</b>

## TOTAL: CONSTRUCTION COST

**\$ 77,950**

## 5. FEES

	SUBTOTAL	O.H. & P.	TOTALS
CONSTRUCTION TOTALS:			
15% O.H. & PROFIT:	\$ 77,950	\$ 11,693	\$ 89,643
<b>TOTAL REMAINING COST OF CONSTRUCTION</b>			<b>\$ 89,643</b>

No Engineered plans were provided for this bid. Assumptions were made on construction methods and materials bid is based on 3-4 week replacement schedule  
 Electric and plumbing Not included  
 No MOT Included No Surveying Included, No Layout included, No Asbuilts included  
 Permitting Not Included in bid, No Sod or Irrigation included in bid  
 Lay down area and staging area will be needed. Would like to fence exit and entrance to walkway for materials and Equipment.  
 Need an area to place dumpsters accessible by Waste Company  
 Proposal valid for 15 days. Or materials can be adjusted based off of pricing at time and date of ordering material  
 This bid was based off of Material prices week of 11-28-2022.  
 No bonding is included in this bid.  
 Assuming all stringers and framing are in good order to place new decking on.

DATE	11/30/2022		
PROJECT	Groves Berna and Melowgold	EXHIBIT A	Elevated Walkway
CITY/STATE	Land O Lakes		

CONTRACTOR	Trident Marine Construction, Inc.
STREET ADDRESS	5302 Ingraham Street
CITY/STATE/ZIP	Tampa, FL 33616
PHONE NUMBER	813-808-7283

1. GENERAL REQUIREMENTS	MATERIAL & LABOR		TOTAL	
Portable Toilet	3	mo	\$ 250.00	\$750
Temp. Utilities Generator and fuel	10	wks	\$ 150.00	\$1,500
Barricades / Site Protection/Fencing	1	ls	\$ 3,000.00	\$3,000
Fuel/Gas	10	wks	\$ 200.00	\$2,000
Workers Comp / Liability Ins	2.5	ls	\$ 4,100.00	\$10,250
Misc Tools	1	ls	\$ 2,000.00	\$2,000
Misc Equip	1	ls	\$ 7,000.00	\$7,000
TOTAL: GENERAL REQUIREMENTS				\$26,500

#### Groves Berna and Melowgold

Demo Elevated walkway decking and railing leaving frame support	1	ls	\$ 66,250.00	\$66,250
Replace Bridge decking with Weardeck 2"x8" decking.	1	ls	\$ 144,195.00	\$144,195
Replace kick Railing with PT railing like existing	1	ls	\$ 35,573.00	\$35,573

existing framing and piles to remain in place, built on top of again.

<b>TOTAL: Groves Berna and Melowgold</b>	<b>\$246,018</b>
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<b>TOTAL: CONSTRUCTION COST</b>	<b>\$ 272,518</b>
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#### 5. FEES

	SUBTOTAL	O.H. & P.	TOTALS
CONSTRUCTION TOTALS:			
15% O.H. & PROFIT:	\$ 272,518	\$ 40,878	\$ 313,396

<b>TOTAL REMAINING COST OF CONSTRUCTION</b>	<b>\$ 313,396</b>
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No Engineered plans were provided for this bid. Assumptions were made on construction methods and materials bid is based on 10 - 11 weeks replacement schedule

Electric and plumbing Not included

No MOT Included No Surveying Included, No Layout included, No Asbuilts included

Permitting Not Included in bid, No Sod or Irrigation included in bid

Lay down area and staging area will be needed. Would like to fence exit and entrance to walkway for materials and Equip,ment.

Need an area to place dumpsters accessible by Waste Company

Proposal valid for 15 days. Or materials can be adjusted based off of pricing at time and date of ordering material

This bid was based off of Material prices week of 11-28-2022.

No bonding is included in this bid.

Assuming all stringers and framing are in good order to place new decking on.

DATE	11/30/2022		
PROJECT	Eustis and Nectarine	EXHIBIT A	Elevated Walkway
CITY/STATE	Land O Lakes		

CONTRACTOR	Trident Marine Construction, Inc.
STREET ADDRESS	5302 Ingraham Street
CITY/STATE/ZIP	Tampa, FL 33616
PHONE NUMBER	813-808-7283

	MATERIAL & LABOR		TOTAL	
1. GENERAL REQUIREMENTS				
Portable Toilet	3	mo	\$ 250.00	\$750
Temp. Utilities Generator and fuel	12	wks	\$ 150.00	\$1,800
Barricades / Site Protection/Fencing	1	ls	\$ 3,000.00	\$3,000
Fuel/Gas	12	wks	\$ 200.00	\$2,400
Workers Comp / Liability Ins	3	ls	\$ 4,100.00	\$12,300
Misc Tools	1	ls	\$ 2,000.00	\$2,000
Misc Equip	1	ls	\$ 7,000.00	\$7,000
TOTAL: GENERAL REQUIREMENTS				\$29,250

#### Eustis and Nectarine

Demo Elevated walkway decking and railing leaving frame ,support	1	ls	\$ 68,900.00	\$68,900
Replace Bridge decking with Weardeck 2"x8" decking.	1	ls	\$ 164,902.00	\$164,902
Replace kick Railing with PT railing like existing	1	ls	\$ 43,995.00	\$43,995
existing framing and piles to remain in place, built on top of again.				

<b>TOTAL: Eustis and Nectarine</b>	<b>\$277,797</b>
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<b>TOTAL: CONSTRUCTION COST</b>	<b>\$ 307,047</b>
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#### 5. FEES

	SUBTOTAL	O.H. & P.	TOTALS
CONSTRUCTION TOTALS:	\$ 307,047		
15% O.H. & PROFIT:		\$ 46,057	\$ 353,104

<b>TOTAL REMAINING COST OF CONSTRUCTION</b>	<b>\$ 353,104</b>
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No Engineered plans were provided for this bid. Assumptions were made on construction methods and materials bid is based on 3 month replacement schedule

Electric and plumbing Not included

No MOT Included No Surveying Included, No Layout included, No Asbuilts included

Permitting Not Included in bid, No Sod or Irrigation included in bid

Lay down area and staging area will be needed. Would like to fence exit and entrance to walkway for materials an Equip,ment.

Need an area to place dumpsters accessible by Waste Company

Proposal valid for 15 days. Or materials can be adjusted based off of pricing at time and date of ordering material

This bid was based off of Material prices week of 11-28-2022.

No bonding is included in this bid.

Assuming all stringers and framing are in good order to place new decking on.

# **EXHIBIT 5**

Here's how the bridge bids received break down for ease of reading:

**Hole 1, 3/4, 18 –**

Golf Coast - \$134,000 (\$151,500 with moisture shield/evergrain composite, \$154,500 TREX Composite)

Bridge Builders – \$124,200

Trident Marine – \$89,643 (Only bid 3/4)

Tampa Dock & Seawall – Did not submit yet but plans to.

**Hole 13/14 –**

Golf Coast - \$181,250 (\$211,250 with moisture shield/evergrain composite, \$216,300 TREX Composite)

Bridge Builders – \$203,900

Trident Marine - \$353,104

Tampa Dock & Seawall – Did not submit yet but plans to.

**Conservation Walk -**

Golf Coast - \$130,000 (\$160,500 with moisture shield/evergrain composite, \$165,500 TREX Composite)

Bridge Builders – \$172,200

Trident - \$313,396

Tampa Dock & Seawall – Did not submit yet but plans to.

**Fishing Pier -**

Golf Coast - \$79,500 (\$95,500 with moisture shield/evergrain composite, \$96,250 TREX Composite)

Bridge Builders – \$95,600

Trident Marine - \$91,702

Tampa Dock & Seawall – Did not submit yet but plans to.

**Johnson, Mirmiran & Thompson, Inc.**

An Employee-Owned Company

Stephen Brletic, P.E.

Senior Associate

2000 E. 11<sup>th</sup> Ave, Ste 300

Tampa, FL, 33605

D. (813) 868-6508

C. (813) 361-1466

[sbrletic@jmt.com](mailto:sbrletic@jmt.com)