

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

February 4, 2022

BOARD OF SUPERVISORS

CONTINUED

REGULAR MEETING

AGENDA

Sandridge Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

January 28, 2022

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Sandridge Community Development District

Dear Board Members:

The Board of Supervisors of the Sandridge Community Development District will hold a Continued Regular Meeting on February 4, 2022 at 9:30 A.M., or immediately following the adjournment of the Creekview Community Development District meeting, at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003. The agenda is as follows:

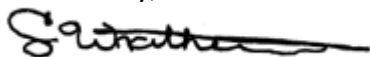
1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2022-02, Making Certain Findings and Awarding a Contract for the Phase II Project to Jax Utilities Management, Inc.
4. NEXT MEETING DATE: February 22, 2022 at 9:30 A.M., *or immediately following adjournment of Creekview CDD Meeting*
 - o QUORUM CHECK

GREGG KERN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MIKE TAYLOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
BLAKE WEATHERLY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
ROSE BOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
LIAM O'REILLY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

5. Board Members' Comments/Requests
6. Public Comments
7. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS AND AWARDED A CONTRACT FOR THE PHASE II PROJECT TO JAX UTILITIES MANAGEMENT, INC.

WHEREAS, the Sandridge Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities within and without its boundaries, and is located entirely within Clay County, Florida (“County”); and

WHEREAS, the District’s Board of Supervisors (“Board”) has previously adopted its *Engineering Report*, dated June 9, 2020; as supplemented by the *Supplement to Master Engineering Report*, dated January 6, 2021, describing the public improvements intended to be constructed, acquired, or otherwise financed by the District which is anticipated to be further supplemented in conjunction with the District’s anticipated issuance of its Series 2022 Bonds (altogether, the “Capital Improvement Plan”); and

WHEREAS, the District previously published a Request for Proposals (“RFP”) for Phase I of its Capital Improvement Plan (“Phase 1 Project”), evaluated the responses received at a publicly noticed meeting of the Board in accordance with published evaluation criteria, and subsequently entered into that certain *Agreement between Owner and Contractor for Construction Contract (Stipulated Price) – Phase 1 Project*, with Jax Utilities Management, Inc., who is currently mobilized on-site and performing construction services to the District; and

WHEREAS, the District previously issued its Sandridge Community Development District Special Assessment Revenue Bonds, Series 2021A-1 and Series 2021A-2, to finance all or a portion of the Phase 1 Project; and

WHEREAS, the District is preparing to commence construction related to Phase II of its Capital Improvement Plan (“Phase II Project”) and desires to enter into a contract for same which is anticipated to be financed through the issuance of the District’s; and

WHEREAS, funding for the Phase II Project will be provided by the developer, Sandridge Land Developers, LLC (“Developer”), via a construction funding agreement with the District, unless and until the District obtains an alternative source of funding, including its anticipated Series 2022 Bonds; and

WHEREAS, the construction industry is currently experiencing extreme levels of material cost escalations, supply chain delays and shortages, labor shortages, and other unfavorable market conditions that greatly impact favorable construction pricing, impacting the ability of the District to obtain competitive bids for construction services; and

WHEREAS, in order to avoid the delays associated with a second RFP process, which are likely to result in further cost escalations, delays, price escalations, and in order to capitalize on the efficiencies of having a contractor currently mobilized on-site with excess materials purchased by the District that may be able to be utilized at lower costs to the District, the Board finds that it is in the best interests of the District to award the contract for the Phase II Project to Jax Utilities Management, Inc., and to execute a change order to the Agreement adding the scope of work for the Phase II Project, or such other agreement as may be acceptable to the parties thereto, including the posting of financial security for the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The recitals stated above are true and correct and are incorporated into this Resolution by reference.

Section 2. The Board finds that it is in the best interests of the District to award the contract for the Phase II Project to Jax Utilities Management, Inc., in light of the following factors:

- A. The construction industry in Clay County and other areas of the state is currently experiencing extreme levels of material cost escalations, supply chain delays and shortages, labor shortages, and other unfavorable market conditions which greatly impact the cost, timeline and ability of the District to obtain competitive pricing and bids for its construction projects; and
- B. Jax Utilities Management, Inc., is currently mobilized on-site and can, at a significant cost and time savings to the District continue to the Phase II Project, thereby utilizing mobilized resources and materials in an unprecedented material and labor shortage with pricing at record highs and availability of labor at record lows; and
- C. Funding for the Phase II Project will be provided by the Developer via a construction funding agreement with the District unless and until the District obtains an alternative source of funding.

Section 3. The Board directs District staff to negotiate a change order to the Agreement adding the scope of work for the Phase II Project at such rates as are determined acceptable by both parties thereto, or such other agreement as may be acceptable to the parties thereto, at an amount not to exceed \$10,000,000 (ten million and 00/100 dollars).

Section 4. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 5. This Resolution shall become effective on upon its adoption.

PASSED AND ADOPTED THIS 4TH DAY OF FEBRUARY, 2022.

ATTEST:

**SANDRIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SANDRIDGE

COMMUNITY DEVELOPMENT DISTRICT

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SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2021	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
November 30, 2021 CANCELED	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
January 25, 2022 <i>rescheduled to January 28, 2022</i>	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
January 28, 2022	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
February 4, 2022	Continued Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
February 22, 2022	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
March 22, 2022	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
April 26, 2022	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
May 24, 2022	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
June 28, 2022	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
July 26, 2022	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
August 23, 2022	Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting
September 27, 2022	Public Hearing & Regular Meeting	9:30 A.M. or immediately following adjournment of Creekview CDD Meeting