



Viera East Community Development District

Engineering Report for Recreational Facilities
Phase 2

Revised May 27, 2020
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SUBMITTED BY:

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Viera East Community Development District

INTRODUCTION

This Engineer's Report has been prepared by Dewberry Engineers Inc., District Engineer, for the Viera East Community Development District (CDD) (herein called the "District"). This Engineer's Report supplements the District Engineer's Master Report dated July 1992 and approved by the District's Board of Supervisors (the "Board"). This report has been prepared at the direction of the Board to update the status of the project as well as describe the additional improvements for the 2020 Project as shown on the Local Aerial Map (Exhibit "C") for the Viera East CDD property.

It is noted the project is divided into various recreational facilities known as Phase 2, which are shown on the Recreational Facilities Map (Exhibit "E"). The District has updated the list of the District's proposed capital improvements, as well as, provide refined probable construction cost estimates and the breakdown of those costs consistent with the District's construction project list.

GENERAL

The District is a local unit of special purpose government organized and existing as a community development district of the State of Florida created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"). It was created effective April 16, 1991, by the Florida Land and Water Adjudicatory Commission upon the petition of The Viera Company (the "Developer").

The District encompasses approximately 2,825 acres of land located in Brevard County (the "County"), of which approximately 260 acres of land are within the boundaries of the City of Rockledge (the "City"). The land comprising the District is part of a larger "new town" development called Viera (the "Development"). The Development is located in the geographic center of Brevard County and is bisected by I-95 with approximately 8 miles of interstate frontage.

The initial phase for the Development included the 2,825 acres within the District, which is called "Viera East." Viera East is located east of I-95 and north of Wickham Road. The County and the City issued DRI Development Orders in November 1990. All 2,825 acres of land within the District is included in these DRI Development Orders.

The Development within the District contains approximately 4,204 residential units and approximately 204.3 acres for commercial use. Substantially all of the residential property in the District has been completed and sold.

The District's recreation facilities are comprised of an 18-hole championship golf course, pavilion for social gatherings, fully equipped playground, bike trails, parks, and sidewalks.

INFRASTRUCTURE

The District has made certain improvements to its water management system and roadways. The improvements included the construction of water management facilities, water distribution, sanitary sewer collection systems, stormwater management systems, and drainage collection systems throughout the community.

PRIOR PROJECTS

In 1992, the District approved the Master Plan for Recreational Facilities (the "Master Engineer's Report") and authorized the issuance of Special Benefit Assessment Bonds not to exceed \$15,000,000 for the purpose of finance the Capital Improvement Plan (CIP) outlined in the Master Engineer's Report and the Engineering Report Recreational Facilities for Phase 1, dated July 28, 1992, (the "Phase 1 Report"), and collectively (the "Engineer's Report"). On August 1, 1992, the District issued \$7,730,000 to financing the Phase 1 Improvements as more specifically defined in the Phase 1 Report. In 1996 and again in 2012, the original bonds were refunded for a lower interest rate and economic savings. On April 24, 2019, the District approved the Phase 2 CIP totaling \$9,022,585 and authorized the District Engineer to prepare a report describing the Phase 2 CIP for the Recreation Facilities, this report, (the "Phase 2 Report"). We have further revised this report on July 25, 2019, October 2, 2019, and May 27, 2020, the last such revision to reflect the reduction in the approved Phase 2 CIP to a total of \$6,022,585.

LAND USE CONCEPT

Viera East was envisioned to be primarily a residential community with recreational amenities, retail shopping, personal services and office/business employment to support the primary residential land use. The land use plan is shown on Exhibit D, [Land Use Map](#).

The community core area, characterized by a concentration of commercial facilities and multi-family residences at the upper density ranges, is planned near the center of the community, at the intersection of Viera Boulevard and Murrell Road. There is a secondary commercial center in the southern portion of the development, north of Wickham Road and east of Murrell Road. These two commercial centers are located approximately two miles apart and are served by major east-west thoroughfares interchanging with 1-95.

Churches, schools, parks, lakes, wetland preserve areas and conservation areas have been developed throughout the community. They create a convenient and an attractive living environment for the numerous and varied residential neighborhoods comprising Viera East.

Recreational trails coursing through open space areas and along major thoroughfares enable residents to reach shopping, employment, schools and recreational facilities with a high degree of convenience and safety.

EXISTING RECREATIONAL FACILITIES

GENERAL CONCEPT

The recreational facilities in Phase I of the approved Master Plan consist of a public golf course, public parks, conservation areas and a network of recreational trails/bike paths. They are presented on Exhibit E, [Recreational Facilities](#). These facilities, along with lakes and preserved wetlands, provide a diverse array of amenities that enhance the appearance and livability of the community. Open space areas provide separation between developments of contrasting character and provide excellent views from the major thoroughfares and collector roads within the community.

The recreational facilities in Phase I have been constructed over a period of years and meet the needs of the community. These facilities were constructed by the District on lands dedicated to the District. The District currently operates and maintains the facilities.

GOLF COURSE

The existing 18-hole public golf course meanders through single-family and multi-family residential areas of the development in the northwest portion of the community. The golf course layout is depicted on Exhibit F.

The golf course is irrigated with reuse water and a back-up system of wells.

Given the physical characteristics of the site, the course includes wetland preserve areas and man-made water bodies. By the inclusion of such elements, a pleasing visual character is achieved, thereby enhancing the entire development.

The major support structures required for the golf course complex include the following:

CLUBHOUSE

This facility consists of a pro-shop, kitchen, restaurant, snack bar, and meeting facilities.

The architectural character of the structure is reflective of the Viera East community and the overall site development. The facility has ample landscaped parking, compatible signage, and an entrance drive. The site plan is shown on Exhibit G.

CART STORAGE

The existing cart storage facility provides shelter for staff and for golf cart parking for up to 84 carts, a work bay, wash area, and supply storage room that support the golf activities. It is located so as to provide operational efficiency and designed to harmonize with the other structures.

MAINTENANCE BUILDING

The golf course maintenance building is designed and is located centrally to meet normal and customary requirements for efficient maintenance activities. The facility has restrooms/showers, equipment/supply storage, soil bins and equipment parking as well as staff office space. This facility is shared by the District staff who maintains and operates the water management system.

GOLF COURSE SHELTERS

Several golf course shelters are located as free-standing structures throughout the course. One shelter includes restrooms for golfers, a drinking fountain and a supply storage room.

COMMUNITY PARKS

As part of the community park system, Tract DD Park and facilities have been constructed as part of the recreational facilities in Phase 1.

The parks are an integration of the preserved areas and various water bodies. These areas visually expand the boundaries of the parks and provide buffering for adjacent uses.

Woodside Park

The park site in Tract GG, comprising of approximately 5.6 acres is an active use park with a large field and walkway as depicted on Exhibit L. Passive recreational uses are accommodated with a shelter.

TRAIL/BIKE PATH SYSTEM

DESCRIPTION

The master trail system stretches over 11 miles throughout the District. It links the various development areas together. The trail serves the dual purposes of providing opportunities for recreational pursuits of jogging,

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walking and cycling as well as providing a means of access for employment and shopping by pedestrians and cyclists.

The trail system is located so as to link major destinations such as shopping, office, institutional, recreational and residential areas. The alignment also incorporates many of the preserve areas and lakes giving a park-like setting to much of the trail.

The trail consists of an 8-foot wide path located within a vegetated corridor.

CONSERVATION EASEMENT AREAS

DESCRIPTION

The District has conservation easements over approximately 298 acres within its jurisdiction.

PROPOSED RECREATIONAL FACILITIES

DESCRIPTION

Under the Series 2020 Bonds, the Viera East CDD intends to provide various projects under the capital improvements for recreational facilities for Phase 2 within the community. The capital improvements for the recreational facilities for Phase 2 that are addressed by this engineer's report include: (1) renewal and replacement of CDD facilities within the CDD that will serve the development throughout the District and provide better service to the properties within the District; (2) the additional recreational facilities elements planned to include the golf course, clubhouse, and other recreational facilities, common area landscaping and irrigation; and (3) the costs for engineering design and inspection of these elements have been included along with the anticipated costs for professional service fees and permitting fees and financing costs related to the issuance of the proposed bonds ("Series 2020 Project").

These proposed projects are a direct and special benefit to the property within the District. The benefit of the clubhouse renovations, repairs to the golf course, and the addition of the recreational facilities enhances the value of the properties within the district as well as the uses for the residents. Some of the repairs to the facilities align with extending the life of the facilities owned by the CDD; thus, provide a continued use of the facilities by the residents. The CDD continues to provide these recreational improvements to make Viera East CDD an outstanding community.

GOLF COURSE FACILITIES

The golf course facilities as part of the project will provide improvements to the grounds and equipment used for the operation and care of the facilities. The proposed project will include installation of a new reuse water irrigation system for the golf holes and consisting of pipe systems, spray heads, controllers, and a master control system. The golf course will be improved with renovations to bunkers with the installation of liners at various locations. Bulkheads along the many lakes within the golf course will be replaced and improved. The tee boxes for the various golf holes will be renovated. The cart path system throughout the course will be extended and replaced. The fairways and green areas will also be replaced and improved.

The golf course maintenance building, together with the improvements of the various golf course elements, are being performed as long-term needed renovations, which will expand the life cycle of the facilities.

The driving range tee system will be renovated by leveling the area. Some of this area is in need of renovation due to the age of the system.

The golf course renovations will augment the extensive shorelines of the Master Lake System along the course providing for areas that have been eroded. Continued short-term maintenance has been performed over the years; however, due to the life of these systems, they now require extensive repairs.

Various golf course greens will be renovated such as the Hole Number 7 green that will be rebuilt, drainage improvements provided with improvements to the rough areas in the course. These repairs that are part of the District Stormwater Management system and provide a benefit to the District and said stormwater system. Again, due to the life expectancy of these facilities, they now require these improvements and repairs.

The existing canal bank along the course will be regraded and grassed as part of extending the life of this system.

As part of the irrigation system improvements, a new pump station filter system will be renovated and replaced. The system improvement will extend the life use of the irrigation system.

Lost revenue that will be incurred due to the Golf Course construction and renovation activity is included as part of the project costs.

If there are cost savings or bids come in under the costs estimates, the Series 2020 Project may include water fountains/aerators for Hole Number 9 and Hole Number 18 and drinking water fountains and ice machine stations may be replaced at Hole Number 6 and Hole Number 13. These facilities are past the expected life of the equipment.

CLUBHOUSE

The existing clubhouse will be renovated as part of the Series 2020 Project. The clubhouse will be renovated to include the current uses established within the building. The clubhouse renovations will include various architectural elements such as roofs, walls, entries, windows, and more. The kitchen and bar areas and equipment will be updated, which will improve service and provide the ability to host more resident activities and functions. The clubhouse restrooms will be expanded, improved for ADA access, and aesthetics will be renovated including the fixtures, plumbing, and counters.. The restaurant office, CDD offices, and storage areas within the clubhouse will be remodeled and provide renewed aesthetics. Facility equipment such as the HVAC will be replaced and the walkways to the building will comply with ADA regulations.

The pro shop and starter kiosk areas associated with the clubhouse will be renovated as well. The prop shop renovation includes a new registration counter with the shop. The starter kiosk will be replaced with an open-air structure with electric services, fans, and heating. The new structure will allow for a more efficient check-in for the golfers. The old gazebo will be repurposed for use by the community.

The parking facilities and drives will be renovated with fresh landscaping, additional cart spaces, and drives for easier access to the facilities.

OTHER RECREATIONAL FACILITIES

Woodside Park

Woodside Park will be expanded to provide refurbished restroom facilities. In addition, a new dog park facility will be constructed for use by the residents. New children's playground equipment will be installed. These improvements will enhance the residents' recreational enjoyment and uses.

Sidewalk Facilities

A sidewalk enhancement program will be completed as part of the improvements. The sidewalks will be expanded in areas and existing sidewalks that can be considered a safety concern will be repaired. Over the years, sidewalks may be displaced due to vegetation/tree roots, which create tripping hazards. The program affords for the replacements and repair of such areas. In addition, the expansion of new sidewalk infrastructure will be completed with the community parks to improve accessibility and use of the recreational facilities.

Picnic Pavilion

A new picnic pavilion will be constructed at Woodside Park, which will provide additional shelter. Together with the expanded restroom amenities, they will accommodate additional residents.

The estimated construction costs of the Series 2020 Project as well as the list of the proposed improvements are provided in Table A.

OPINION OF PROBABLE CONSTRUCTION COSTS

Table A represents a summary of the costs for the District's Proposed Series 2020 Project including the golf course, clubhouse, and other recreational facilities.

The costs in Table A are derived from estimates of expected quantities of infrastructure multiplied by unit costs typical in the area of the District. Included within these costs are technical services consisting of planning, land surveying, engineering, environmental permitting, and soils and material testing related to such infrastructure. These services are necessary for the design, permitting, and construction management of the infrastructure improvements. The costs are exclusive of legal, administrative, financing, operations or maintenance services necessary to finance, construct, and operate the infrastructure improvements proposed by the District. The engineer has considered and in certain instances relied upon opinions, information, and documentation prepared or supplied by others, which may have included public officials, public entities, engineering professionals, and contractors.

ENGINEER'S CERTIFICATION

It is our opinion that the proposed improvements provide special benefit to all property within the District and that the estimated construction costs are fair and reasonable. It is also our opinion that the "2020 Project" includes assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the project cannot be constructed at the cost described in this report. We believe that the District will be well served by the improvements discussed in this report.

In addition, the Master Assessment Methodology Report Viera East Community Development District Series 2020 Recreation Bonds provides that the improvements outlined in the Master Engineer's Report and as more particularly described in this Engineering Report will benefit each residential property based upon one assessable unit per residential lot and commercial property based on four assessable units per acre. This benefit is confirmed in this report.

I hereby certify that the foregoing is a true and correct copy of the supplemental engineer's report for the Viera East Community Development District.



Reinardo Malave, P.E.

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Capital Project – 2020 Series
Estimated Construction Costs
Table A

<u>GOLF COURSE</u>	
New Irrigation System	\$2,080,000
Bunker Renovation & Liners	\$1,090,000
Bulkhead replacement	\$375,000
Tee Box Renovation	\$150,000
Cart path extensions – repairs	\$175,000
Re-grass fairways and slopes	\$125,000
Maintenance Building repairs	\$40,000
Driving Range Tee - Level and enlarge	\$20,000
Golf Course Lake - Bank Augmentation	\$150,000
Rebuild #7 Green	\$65,000
Irrigation Pump Station – Filter	\$35,000
Culvert Repair - #7 (2) - Butterfly Valve Irr. Pond	\$37,500
SUBTOTAL	\$4,342,500
<u>CLUBHOUSE</u>	
Clubhouse Renovation	\$580,000
SUBTOTAL	\$580,000
Renovations of kitchen, dining room, pro shop, office space, HVAC system replacement for pro shop and CDD office, starter kiosk, and restrooms and addition of an outside grill	
<u>OTHER RECREATIONAL FACILITIES</u>	
Woodside Park Restroom Building	\$25,000
Dog Park - Woodside Park	\$55,000
Woodside Park Playground Equipment	\$45,000
Sidewalk repair and replacement	\$75,000
Picnic pavilions	\$95,000
SUBTOTAL	\$295,000
<u>OTHER COSTS</u>	
Maintenance Equipment	\$337,000
Lost Revenue - from renovation	\$287,395
SUBTOTAL	\$625,085
Contingency	\$180,000
GRAND TOTAL	\$6,022,585

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Table B
Permits Required and Permit Status

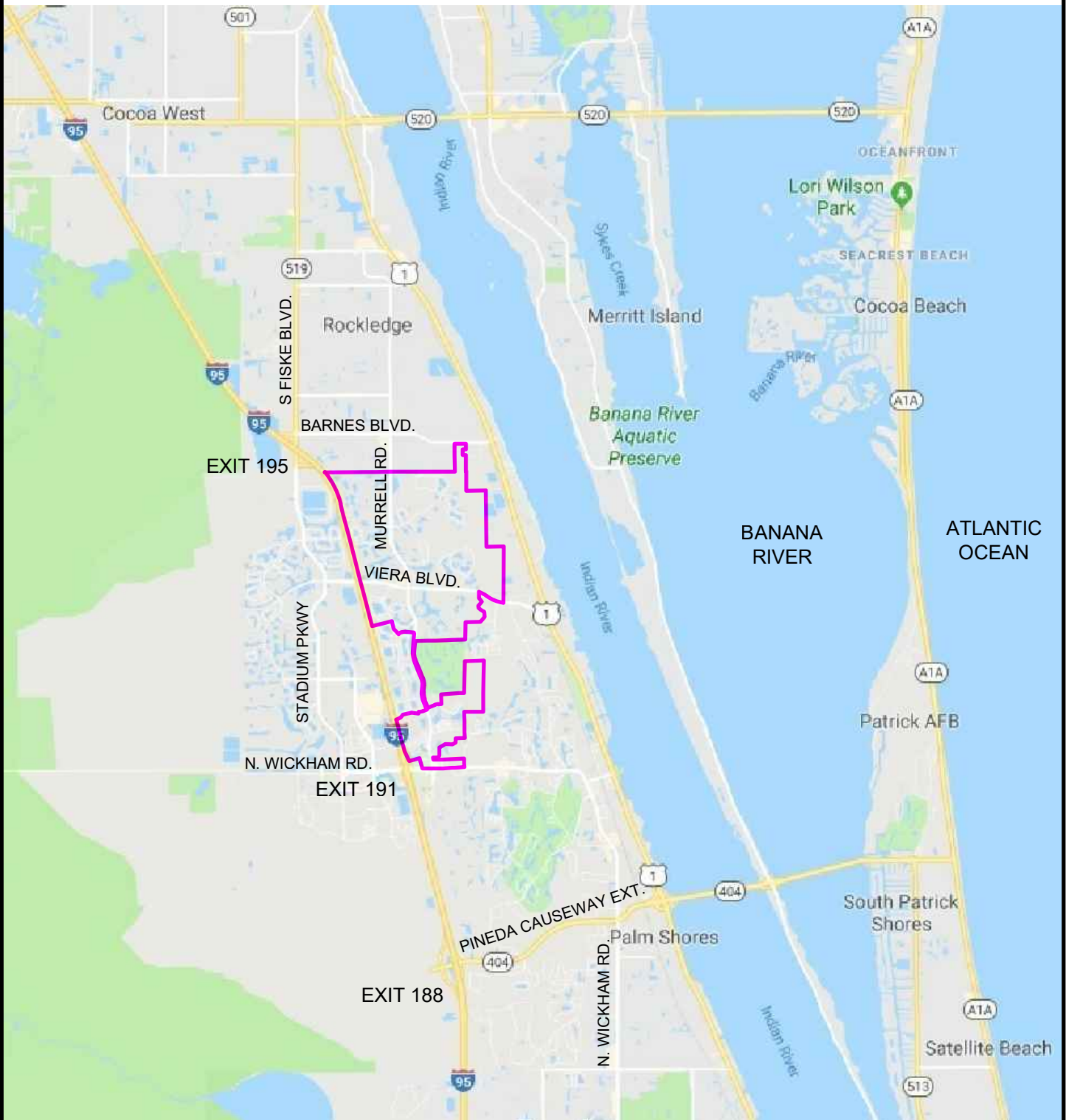
Permitting Agency	Status of Permit
Brevard County Building Department – Clubhouse	To be obtained
Brevard County Public Works & Engineering Approval	To be obtained
St. Johns River Water Management District – Environmental Resource Permit	To be obtained

Table C
Alternative or Additional Improvements

ALTERNATIVE OR ADDITIONAL GOLF COURSE IMPROVEMENTS IF THERE ARE COST SAVINGS OR BIDS COME IN BELOW THE COST ESTIMATES	
Drainage #6 Left Rough	\$30,000
#11 Canal side - Rough regrade and grass	\$25,000
Fountain Aerators for #18 & #9	\$27,500
Drinking Water/Ice Stations #6 & #13	\$32,000
TOTAL	\$114,500

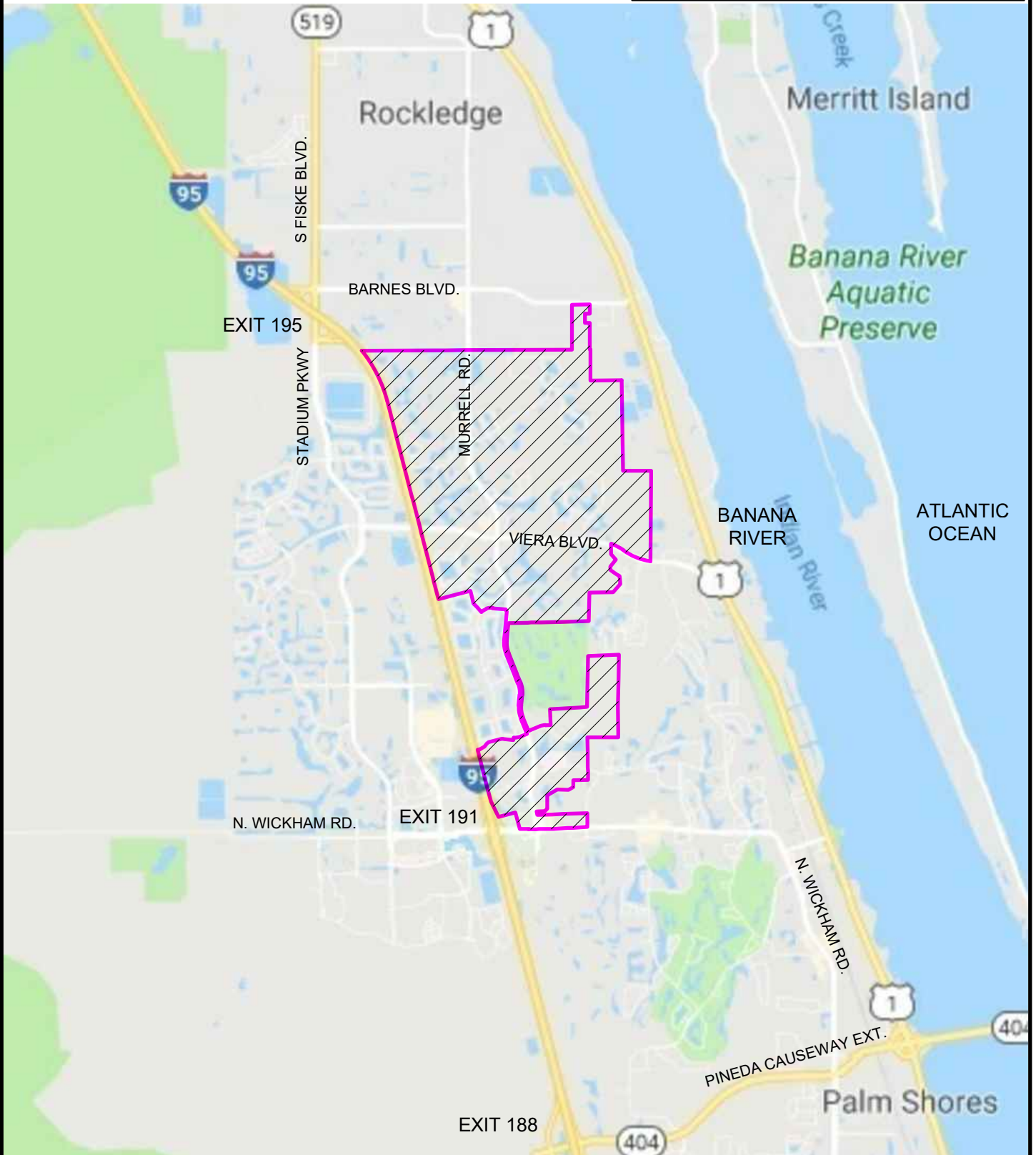
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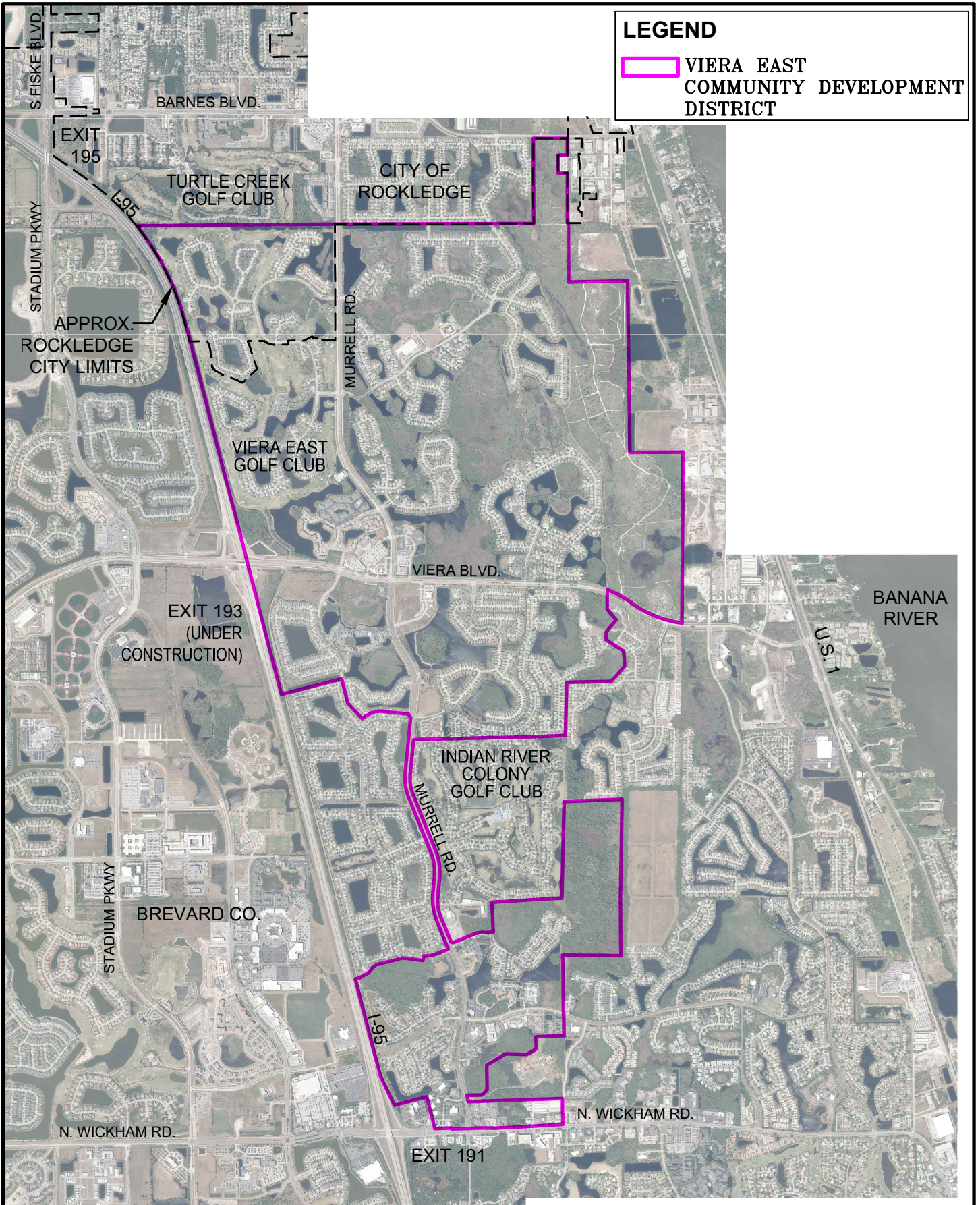
 VIERA EAST
COMMUNITY DEVELOPMENT
DISTRICT




LEGEND

 **VIERA EAST
COMMUNITY DEVELOPMENT
DISTRICT**














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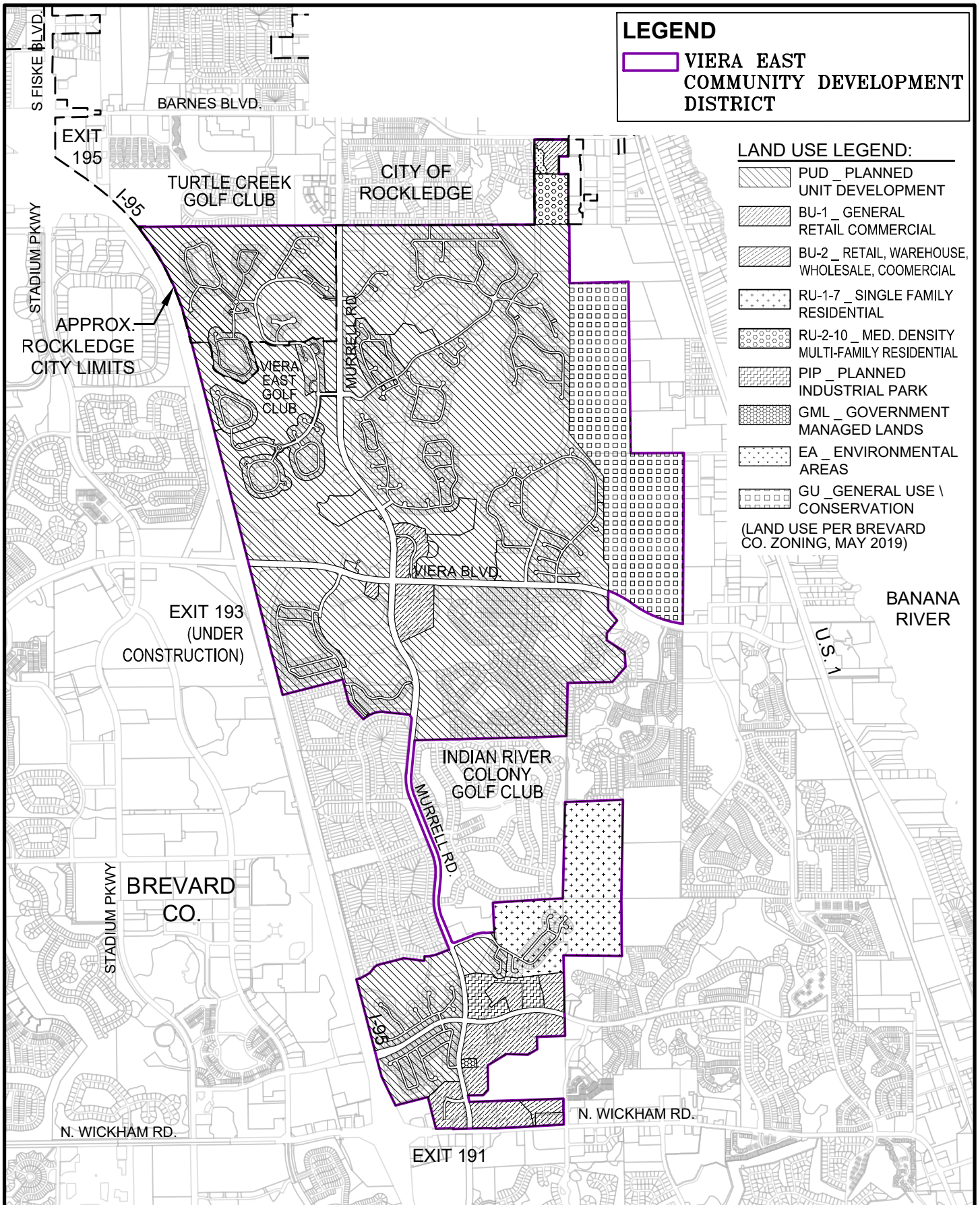
 **VIERA EAST
COMMUNITY DEVELOPMENT
DISTRICT**

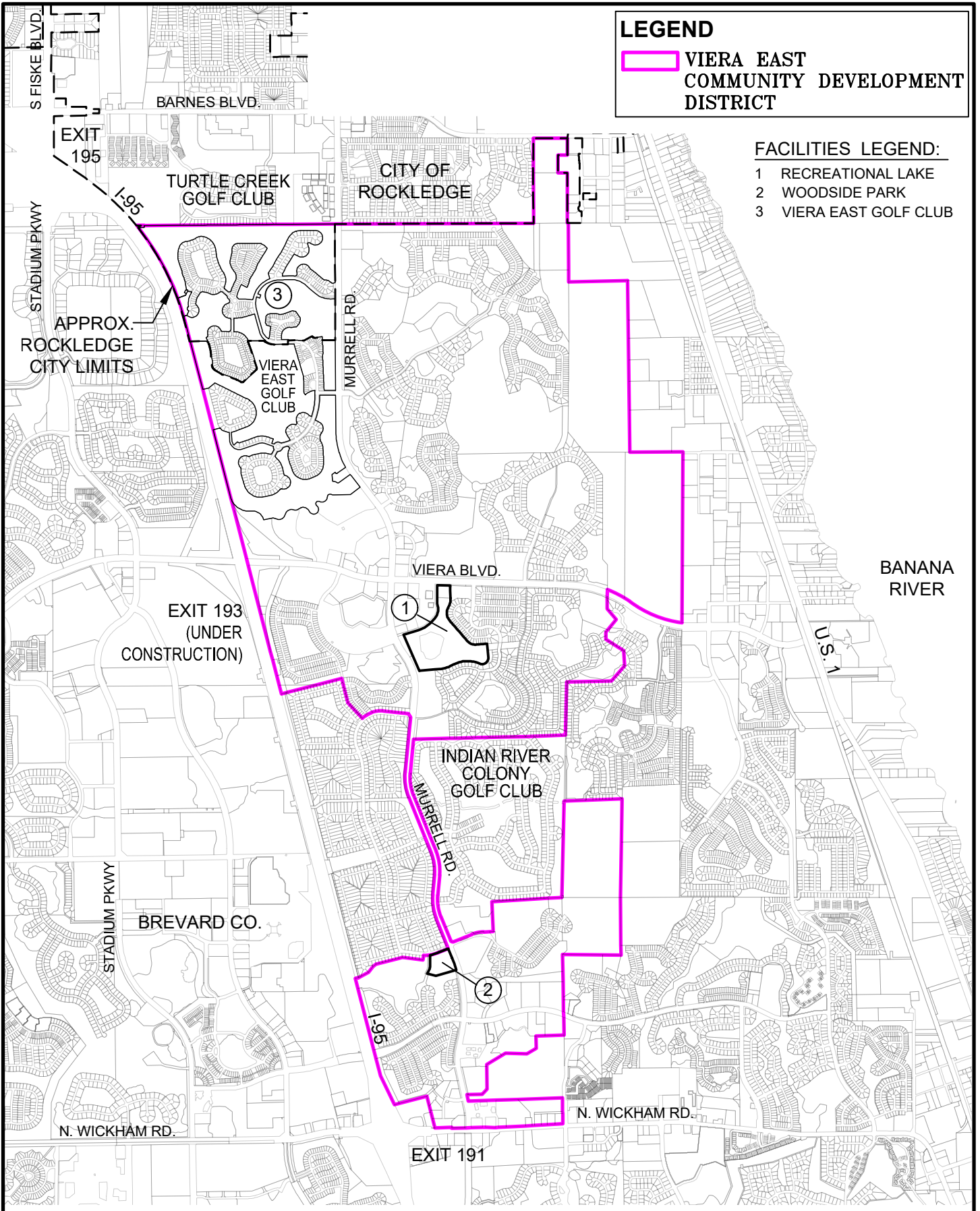
LEGEND

**VIERA EAST
COMMUNITY DEVELOPMENT
DISTRICT**

LAND USE LEGEND:

-  PUD _ PLANNED UNIT DEVELOPMENT
 -  BU-1 _ GENERAL RETAIL COMMERCIAL
 -  BU-2 _ RETAIL, WAREHOUSE, WHOLESALE, COOMERCIAL
 -  RU-1-7 _ SINGLE FAMILY RESIDENTIAL
 -  RU-2-10 _ MED. DENSITY MULTI-FAMILY RESIDENTIAL
 -  PIP _ PLANNED INDUSTRIAL PARK
 -  GML _ GOVERNMENT MANAGED LANDS
 -  EA _ ENVIRONMENTAL AREAS
 -  GU _ GENERAL USE \ CONSERVATION
- (LAND USE PER BREVARD CO. ZONING, MAY 2019)

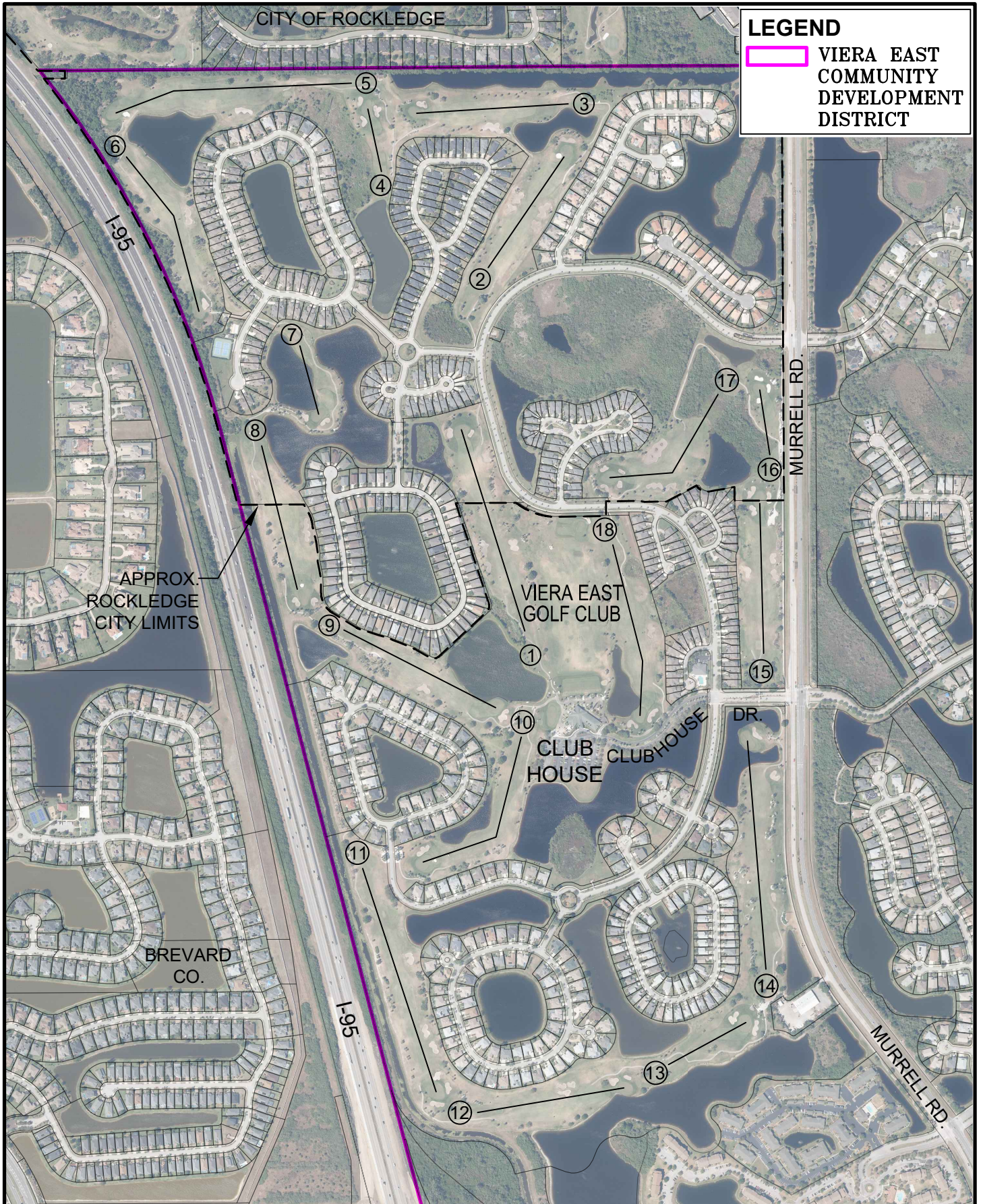




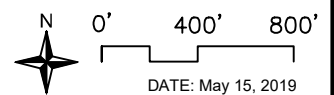
LEGEND

**VIERA EAST
COMMUNITY DEVELOPMENT
DISTRICT**

- FACILITIES LEGEND:**
- 1 RECREATIONAL LAKE
 - 2 WOODSIDE PARK
 - 3 VIERA EAST GOLF CLUB

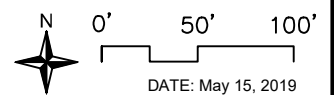


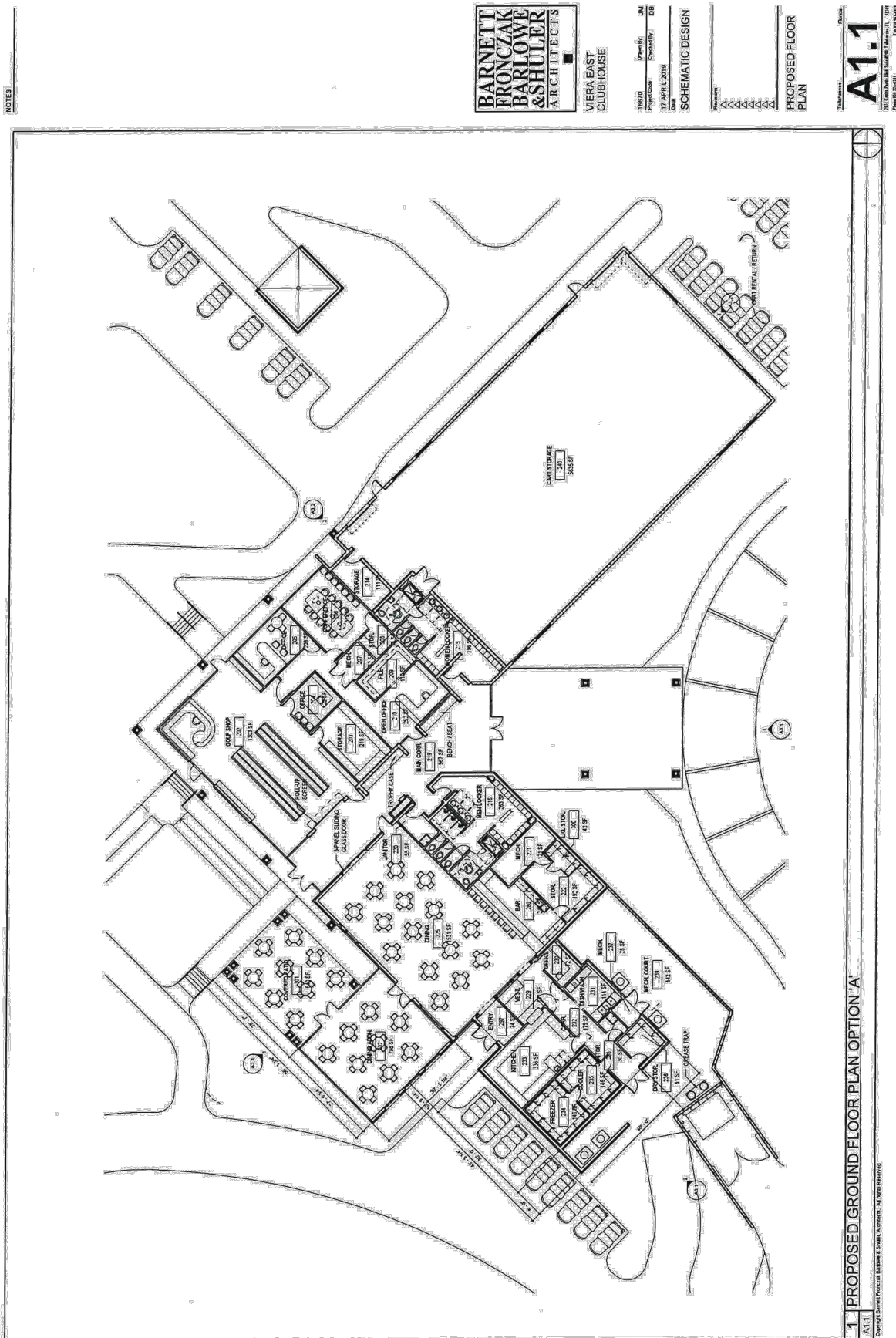
VIERA EAST CDD
VIERA EAST GOLF COURSE



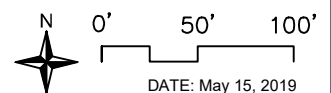


VIERA EAST CDD
VIERA EAST GOLF COURSE
CLUBHOUSE AERIAL





VIERA EAST CDD
VIERA EAST GOLF COURSE
CLUBHOUSE PROPOSED PLAN



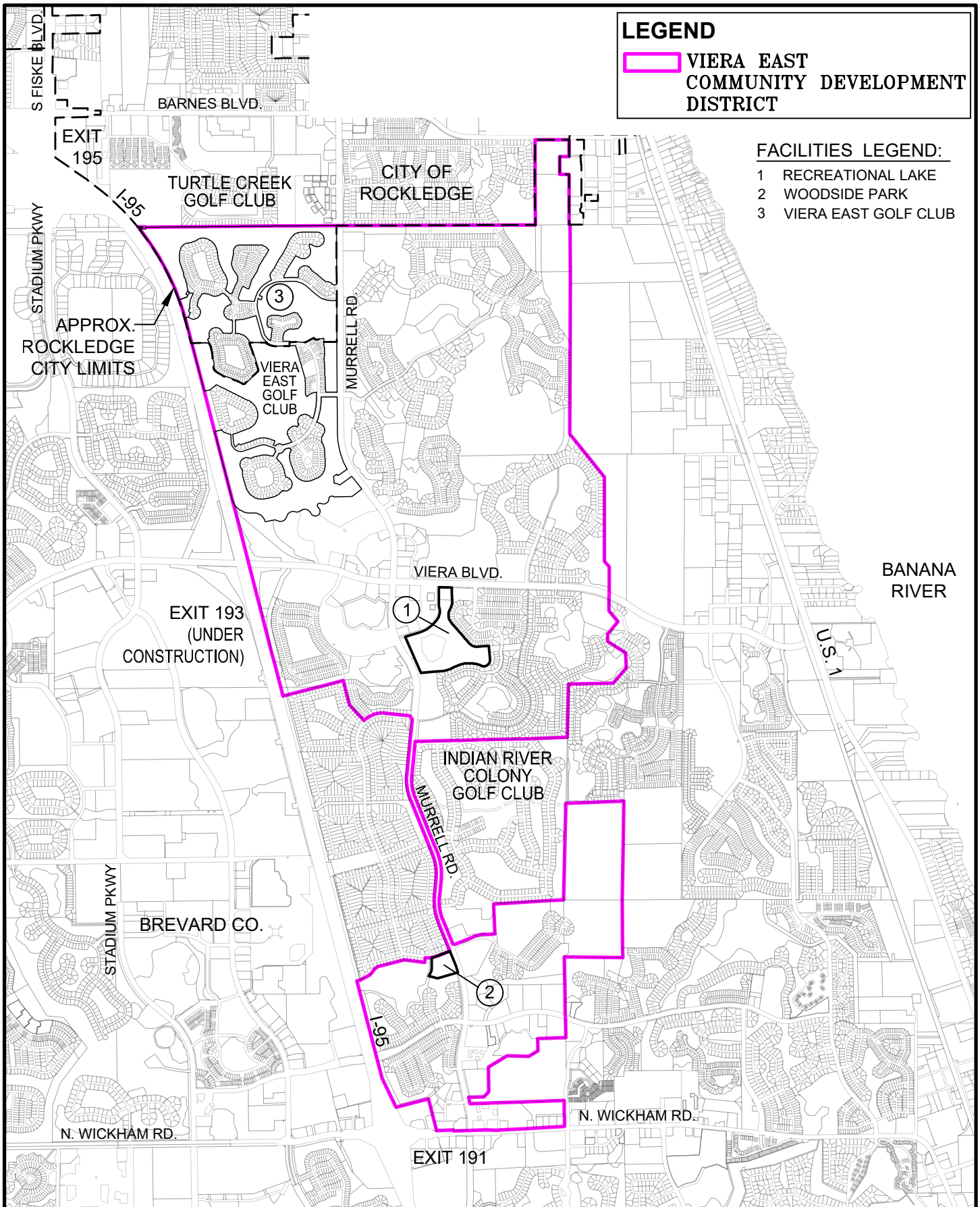


Exhibit K



VIERA EAST CDD WOODSIDE PARK AERIAL



0' 50' 100'

DATE: May 15, 2019