

Minutes of Board of Directors Meeting  
**PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY**  
Charlotte County Administration Center  
Commission Chambers, Room 119  
18500 Murdock Circle, Port Charlotte, FL  
December 3, 2025

***Board Members Present:***

Commissioner Joseph Tiseo, Charlotte County, Chairman  
Commissioner Ron Cutsinger, Sarasota County, Vice Chairman  
Commissioner Elton Langford, DeSoto County  
Patrick Shea, Utilities Director, Manatee County (Alternate)

***Staff Present:***

Richard Anderson, Executive Director  
Doug Manson, General Counsel  
Jim Guida, Water Resources & Planning Director  
Mike Knowles, Engineering Director  
Katie Gilmore, Operations Director  
Ann Lee, Finance & Budget Senior Manager  
Rachel Kersten, Executive Assistant & Agency Clerk

***Others Present:***

A list of others present who signed the attendance roster for this meeting is filed with the Authority's permanent records.

**CALL TO ORDER AND ROLL CALL**

Commissioner Tiseo called the meeting to order at 9:30 a.m.

**INVOCATION**

Commissioner Langford offered the invocation.

**PLEDGE OF ALLEGIANCE**

The Board led the Pledge of Allegiance to the United States flag.

**HOST COUNTY REMARKS**

County Administrator Hector Flores offered the host remarks and welcomed everyone to the Charlotte County Administration Center.

## CHANGES TO THE AGENDA

Mr. Anderson stated there were no changes to the agenda.

## PUBLIC COMMENTS

Public comments were made by Leona Howard, Richard C. Russell, and Tim Ritchie.

## AWARDS/RECOGNITIONS

### 1. Employee Service Recognition

Authority staff, along with board members, presented service recognition awards to dedicated employees who achieved significant milestones in service with the Authority.

### 2. DBIA Florida Honor Award

Mike Knowles introduced Dustin Pate, Project Manager with Garney Construction, the Authority's Design-Builder for the Regional Integrated Loop Phase 3C Pipeline Project. Mr. Pate announced that the Florida Design-Build Institute of America (DBIA) presents its Water & Wastewater Project Awards each year at the DBIA Annual Meeting. At this year's meeting in Ponte Vedra, the Authority's Regional Integrated Loop Phase 3C Pipeline Project was one of two water/wastewater projects receiving the DBIA Florida Region Design-Build Honor Award. The project's Design-Build contractor team consists of Garney Construction, with Ardurra Group serving as the engineer of record. Additional support services from the Trim (subcontractor), Black & Veatch (third-party reviewer), and Brown and Caldwell (owner's agent) completed the Design-Build team. Garney Construction will present the award to the Authority to recognize the collaboration between the owner and design-builder that contributed to the successful, on-time, and on-budget completion of the pipeline portion of the project in June 2025.

## CONSENT AGENDA

1. **Approved Minutes of October 1, 2025, Board of Directors' Meeting**
2. **Approved Board of Directors Meeting Schedule for CY 2026**
3. **Approved Special District Public Facilities Report (December 2025)**
4. **Approved Phase 2B Interconnect Easement Agreements**
5. **Approved Feasibility and Routing Study for the Regional Integrated Loop Phase 2C Pipeline Project**
6. **Approved CY 2026 Peace River Hydrobiological Monitoring Program (HBMP)**
7. **Approved Declaration of Surplus**

**Motion was made by Commissioner Langford, seconded by Commissioner Cutsinger, to approve the Consent Agenda. The motion was approved unanimously.**

**REGULAR AGENDA**

**1. Water Supply Conditions Report and Year-End Summary for FY 2025**

Katie Gilmore presented the Water Supply Conditions at the Peace River Facility as of November 16, 2025 and provided the Board with an annual recap of rainfall, river flow, withdrawal, and storage conditions at the Peace River Facility, along with regional water supply deliveries for FY 2025 (October 2024 – September 2025)

- Water Supply Quantity: Excellent
- Treated Water Quality: Excellent

November Water Demand	32.44 MGD
November River Withdrawals	3.27 MGD
<u>Storage Volume:</u>	
Reservoirs	5.82 BG
ASR	<u>8.84 BG</u>
Total	14.66 BG

**2. SWSEP Program and Rates Overview**

Ann Lee provided the Board with an update on the Authority's current debt, as well as the current and prospective debt and rate impacts related to the Surface Water System Expansion Project (SWSEP).

**3. Peace River Facility Expansion Project Contract Amendment #4**

Mike Knowles presented Contract Amendment No. 4 for the Peace River Facility (PRF) Expansion Project. The PRF Expansion Project modifies the Authority’s Peace River Facility to increase the Florida Department of Environmental Protection permitted capacity by 24 MGD and includes the final design, permitting, and construction of new inclined plate settler treatment units, new filter basins, and related appurtenant facilities, based on prior evaluations performed by the Authority and onsite pilot testing conducted in 2023.

Mr. Knowles reviewed the Phase 1 Preconstruction Services contract with Wharton-Smith, Inc., which was approved by the Board on June 5, 2024, and included design development to approximately the 60% level. He further reviewed subsequent contract amendments that advanced the project, including Amendment No. 1, approved on April 2, 2025, which included process tank structural design, 90% design of the filter and pretreatment structures, and updates to the master schedule and project cost estimates. Amendment No. 2, approved on June 4, 2025, provided for design completion and project management through April 2026, development of Owner Direct Purchase packages, permit applications, and delivery of a Guaranteed Maximum Price. Amendment No. 3, the Early Works Package approved on August 6, 2025, included initial engineering construction services representing approximately 10% of total construction services.

Mr. Knowles explained that Wharton-Smith identified a critical path necessary to maintain the project schedule. Advancing the design of the expansion’s concrete structures allowed permitting and construction to proceed as early as possible, reduced the contingency required in the Guaranteed Maximum Price, and enabled construction to commence under the Early Works Package. Contract Amendment No. 4 represents the final Guaranteed Maximum Price and includes all remaining work required to complete the Peace River Facility Expansion Project. Staff recommended approval of Contract Amendment No. 4 to maintain the project schedule and complete construction.

Board questions and comments:

Commissioner Cutsinger inquired about the contingency percentage being higher than typically seen, roughly 30% compared to traditional contingency of 10-15%. Mr. Knowles responded and explained that this contingency number included that normal contingency plus funds for other unknowns such as subcontractor quotes that have not yet been obtained.

**Motion was made by Commissioner Langford, seconded by Commissioner Cutsinger, to approve and authorize the Executive Director to execute Amendment No.4 to the Progressive Design-Build Agreement for the Peace River Facility Expansion with Wharton-Smith, Inc. for the Peace River Facility Expansion Guaranteed Maximum Price in the amount not to exceed \$167,349,601.00. The motion was approved unanimously.**

**4. PR3 Volume 1 & 5 Construction Contract**

Mike Knowles and Jim Guida presented on the proposed Peace River Regional Reservoir No. 3 (PR3) Project Volumes 1 & 5.

The PR3 Project is the storage component of the Authority’s Surface Water Supply Expansion Project and will deliver the additional supply to meet the contractual obligations of the Master Water Supply Contract. The PR3 Project is divided into five volumes of work, with Volume 1 consisting of the construction of the 9-billion-gallon Reservoir No. 3 and Volume 5 consisting of the associated on-site mitigation. Volumes 2, 3, and 4 are being completed under a separate Construction Manager at Risk contract.

Mr. Knowles reviewed the contractor procurement process for PR3 Volumes 1 and 5. On April 9, 2025, the Authority issued a Request for Statements of Qualifications for contractors and subcontractors. Submittals received by the May 7, 2025 deadline were evaluated by the Authority’s Professional Services Evaluation Committee and Owner’s Agent, and three firms were prequalified to bid. An Invitation to Bid was issued to the prequalified contractors, and bids were received on October 22, 2025. Two bids were received (as shown in the table below) and evaluated by the Authority’s Engineer of Record for the PR3 Project, and a Notice of Intended Decision was advertised on October 24, 2025. Staff recommended award to Phillips Heavy, Inc., the lowest, responsible, and responsive pre-qualified bidder.

Company	Amount
Barnard Construction Company, Inc	\$579,500,000.00
Kiewit Infrastructure South Co.	No Bid
Phillips Heavy, Inc.	\$441,935,462.29

**Motion was made by Commissioner Cutsinger, seconded by Commissioner Langford, to approve and authorize the Executive Director to execute a contract to the lowest, responsible, and responsive pre-qualified bidder, Phillips Heavy, Inc., in an amount not to exceed \$441,935,462.29 for the Construction of Reservoir No. 3. The motion was approved unanimously.**

Mr. Guida reviewed the project's mitigation strategy. He provided a review of the projected wetland impacts, state (ERP) & federal (Section 404) mitigation requirements, and reviewed the relative costs and pertinent considerations of the available mitigation options: Onsite Permittee Responsible Mitigation (OPRM), Mitigation Bank Credits (MBCs), and a combination thereof. Considering the cost comparisons, including monitoring/maintenance costs, Staff recommends proceeding with the purchase of MBCs from EIP Credit Co., LLC.

**Motion was made by Commissioner Cutsinger, seconded by Commissioner Langford, to authorize final payment of \$2,505,600 for 12.84 mitigation bank credits from EIP Credit Co., LLC for mitigation of wetland impacts associated with the PR3 Project. The motion was approved unanimously.**

Commissioner Cutsinger commended previous Authority Board Members for having the foresight to bring this project to fruition.

Commissioner Tiseo commented on his tour of Reservoir 2 and the facility with Representative Buchanan at the annual Friends of Peace Water BBQ held in November at the Peace River Facility. He noted how impressive the operation is to see for a first-time visitor. Commissioner Tiseo also recognized our partner agencies, such as SWFWMD, for the funding and support to get us to this point.

## **5. Surface Water System Expansion Project Builders Risk Insurance**

Ann Lee, along with Michelle Martin, Senior Vice President with Brown & Brown, presented information regarding Builders Risk insurance coverage for the Surface Water System Expansion (SWSEP) Project. Ms. Martin discussed the benefits of an owner-held Builders Risk insurance program, including comprehensive coverage and cost savings compared to contractor-provided policies.

Ms. Martin explained that the owner-held Builders Risk policy, including terrorism coverage, is quoted at a not-to-exceed cost of \$3,865,817, representing a savings of \$2,471,532 compared to contractor-purchased Builders Risk policies for individual project components. Staff recommended approval to bind the owner-held Builders Risk coverage.

**Motion was made by Commissioner Langford, seconded by Commissioner Tiseo, to approve and authorize the Executive Director to bind Builders Risk coverage for the Surface Water System Expansion Project for a not-to-exceed amount of \$3,865,817. The motion was approved unanimously.**

Commissioner Tiseo commented that he was impressed by the insurance strategy developed by staff and consultants for the Authority to save money on the project.

## 6. PR3 CEI Services with HDR, Inc.

Mike Knowles presented Amendment No. 2 to Work Order No. 4 with HDR Engineering, Inc., for Construction Engineering and Inspection (CEI) services for the Peace River Regional Reservoir No. 3 (PR3) Project. Mr. Knowles reviewed HDR's prior work for the PR3 Project, which began with the Siting and Feasibility Phase Study (Work Order No. 1), completed in 2021, and included evaluation of project sizing, siting, and configuration. Work Order No. 2 advanced the project through preliminary design and permitting and included geotechnical, surveying, and bathymetric investigations to support development of design documents and the Environmental Resource Permit application. Work Order No. 3 included final design progression, permitting coordination, and coordination with Authority contractors and owner's representatives.

Mr. Knowles explained that Work Order No. 4 provides construction phase services for the PR3 Project and includes project management, permitting support, engineering services, and construction engineering and inspection. The initial Work Order No. 4 included nine months of project management, environmental and building permitting with multiple agencies, early works engineering and inspection, Owner Direct Purchase procurement support, and procurement assistance and conformed plans. The first amendment to Work Order No. 4 extended the project management effort and added engineering and inspection services for PR3 Volumes 3 and 4.

Amendment No. 2 to Work Order No. 4 includes time-and-materials services for full-time construction inspection and materials testing for PR3 Volume 1 (Reservoir No. 3) and Volume 5 (Mitigation). Additional amendments will be submitted as remaining project components advance. Staff recommended approval of Amendment No. 2.

**Motion was made by Commissioner Langford, seconded by Commissioner Cutsinger, to approve and authorize the Executive Director to execute 'Work Order No. 4 – Peace River Regional Reservoir (PR3) Project' Amendment 2 for Construction Phase Services with HDR Engineering, Inc., in the amount of \$18,906,529.35. The motion was approved unanimously.**

## GENERAL COUNSEL'S REPORT

Mr. Manson commended and congratulated the board and staff on approving a project of this scale and securing the region's future.

Mr. Manson also provided an update on the amount received in PFAS litigation.

## EXECUTIVE DIRECTOR'S REPORT

Mr. Anderson highlighted the timeline of the SWSEP project and the journey to get to this point, where construction begins. He also thanked the board and staff for their effort and support.

## ROUTINE STATUS REPORTS

There were no Board comments on routine status reports.

**BOARD MEMBER COMMENTS**

Commissioner Langford recognized the hard work and effort of Authority staff that went into bringing all of these projects forward for the Board's consideration.

**PUBLIC COMMENTS**

No additional public comments were made.

**ANNOUNCEMENTS**

**Next Authority Board Meeting**

Wednesday, February 4, 2026 @ 9:30 a.m.

Peace River Facility

Water Quality and Training Center

8998 SW County Rd. 769, Arcadia, FL

**Future Authority Board Meetings**

April 1, 2026 - Sarasota County Administration (South County)

June 3, 2026 - DeSoto County Administration Building

August 5, 2026 - Charlotte County Administration Center

October 7, 2026 - Manatee County Administration Building

December 2, 2026 - Sarasota County Administration (South County)

**ADJOURNMENT**

With no further business before the Board, the meeting adjourned at 11:01 a.m.

**BOARD APPROVED**

**FEB - 4 2026**

**Peace River Manasota  
Regional Water Supply Authority**

  
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Commissioner Ron Cutsinger  
Chairman