

***PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY
BOARD OF DIRECTORS MEETING
April 1, 2026***

**ROUTINE STATUS REPORTS
ITEM 5**

Regional Integrated Loop System Phase 3C Interconnect Project

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Project Status Report

Project: Regional Integrated Loop System Phase 3C Interconnect Project

Date: April 1, 2026

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The following information summarizes the project description and status (see attached general project area figure).

Project Description

The Regional Integrated Loop System Phase 3C Pipeline Project (Project) includes the design and construction of approximately 42,500 LF of 42-inch diameter pipe, improvements to the existing T. Mabry Carlton Water Treatment Facility and one finished water ground storage tank (estimated 5 MG). The project includes metering facilities, chemical adjustment, telemetry, backup power supply, and other appurtenances as deemed appropriate to make the project fully functional for water transfer and delivery. The pipeline begins at the northern end of the existing Regional Integrated Loop Phase 3B pipeline within Sarasota County near State Road 72 immediately east of Cow Pen Slough Canal. The pipeline will then extend generally north to the approximate vicinity of the intersection of Fruitville and Lorraine Roads where it will terminate at a delivery location with Sarasota County utilities existing infrastructure. The delivery of potable water through this pipeline needs to offer a high degree of flexibility to enable the delivery of the required supply and facilitate a future extension/expansion of the regional water transmission system to support future regional supply and connectivity goals.

Current Status

Since the August 2, 2023, Board meeting update, Sarasota County Row-of-Way Permit has been approved. Based upon approval of the Sarasota County Row-of-Way Permit, the Design-Builder has mobilized to the site and has begun staging early procurement materials for a portion of the pipeline and isolation valves, and other project materials. Construction of the Phase 3C Pipeline is scheduled to begin after the SWFWMD approval of the Third-Party Review, anticipated in late October. Construction will begin along the project alignment (Segment 2) from the intersection of Bee Ridge Road and Lorraine Road north to Phillippi Creek, approximately 2.2 miles. The Authority has met with the District and their Third-Party Review consultant. Voluntary easement acquisition is on-going, and ten permanent and ten temporary easements have been Board approved to date. The Phase 2 Amendment to the Contract covering final design and construction of the pipeline was approved by the Board on April 5, 2023, and the Amendment was executed on April 19, 2023.

In October, the Southwest Florida Water Management District approved the Third-Party Review of the Phase 3C Pipeline Project 30% Design.

Since the December 2023 Board Meeting, Garney Construction continued Work along the project alignment from the intersection of Bee Ridge Road and Lorraine Road north along Lorraine to Phillippi Creek (Segment 2). The pipeline is being installed in Sarasota County Right-of-Way and required permitting has been obtained. To date Garney has installed approximately 6,561-lf of 42-inch diameter pipe along Lorraine Road. Voluntary easement acquisition and condemnation is ongoing for other portions of the Project.

Regional Integrated Loop System Phase 3C Project Schedule Overview

The Project will be subdivided into 2 Phases. The schedule includes:

- Phase 1 – Includes – Contract for Progressive Design Build Services – scope and fee to produce a Guaranteed Maximum Price (GMP). Scope includes 60% design, property and permitting. Scope/fee for Phase 1 due September 20, 2022, and approved at the October 5, 2022, Board Meeting.
- Early Procurement Package – Initial order of long lead items by owner direct purchase approved at the December 7, 2022, Board Meeting.
- Phase 2 – Final scope and fee/GMP. Final scope and GMP included: final design, construction, permitting, property acquisition, testing, and final completion. The Phase 2 GMP was added to the Contract by Addendum and approved by the Board on April 5, 2023.
- Regional Integrated Loop Phase 3C Pipeline Project received substantial completion on May 28, 2025.
- Amendment No. 2 to the Cooperative Funding Agreement between the District and the Authority dated June 11, 2024 extends the contract expiration to June 30, 2027 and in turn the substantial completion date has been extended to June 1, 2026.

Regional Integrated Loop System Phase 3C Phase 2 Construction Overview

- Garney subdivided Phase 2 Construction of the Project into three Segments, based upon permitting, easements and Southwest Florida Water Management District Third Party Review approval (30% design) to facilitate the Project schedule. Garney plans to begin construction in Segment 2 followed by Segment 1 and Segment 3.
 - Segment 1 (4.1-miles) – terminus of the Phase 3B Pipeline at Clark Road/State Road 72, north along Cow Pen Slough to the intersection of Lorraine Road of Bee Ridge Road.

- Segment 2 (2.1-miles) – Bee Ridge Road and Lorraine Road intersection to Philippi Creek. (future Lorraine Road expansion)

- Segment 3 (1-mile) – Philippi Creek north along Cow Pen Slough/future Lorraine Road to Fruitville Road.

History of Project Development

Phase 3C Feasibility and Routing Study Solicitation for Qualifications

On June 23, 2020, a request for qualifications for a feasibility and routing study was advertised. Eight firms submitted qualifications on time. On August 11, 2020, three firms were shortlisted, based on Statement of Qualification, by the Authority Professional Selection Evaluation Committee (PSEC) for presentations and interviews. On September 2, 2020, Wade-Trim, Inc. was selected by the PSEC after presentations and interviews. The PSEC selection was approved by the Board on September 30, 2020 and the professional services contract for Wade-Trim, Inc. on the feasibility and routing study was approved by the Board in December of 2020. The study was completed, and the results accepted by the Board in April 2022. The milestones of this study are detailed in the June 2022 Routine Status Report, Item 6.

Progressive Design-Build Solicitation for Qualifications

On May 24, 2022, a request for qualifications for Progressive Design-Build Services was advertised. Four Design-Build Teams submitted qualifications on time. On June 30, 2022, all four teams were shortlisted, based on the Statement of Qualification, by the Authority Professional Selection Evaluation Committee (PSEC) for presentations and interviews. On July 14, 2022, the Garney Companies, Inc., Progressive Design Build Team was selected by the PSEC after presentations and interviews for the Phase 3C project. On August 3rd, 2022 the Board approved the PSEC recommendation of Garney Companies, Inc. Design-Build Team for the Regional Integrated Loop System Phase 3C Pipeline Project.

- August 3, 2022 – The Board Approved the PSEC’s recommendation of Woodruff & Sons Inc., Design-Build Team for delivery of the Regional Integrated Loop System Phase 2B Pipeline. Staff began preparation of the Contract Documents on August 5th, 2022.
- September 2022 – Staff continues to negotiate Contract Documents including the Agreement, General Conditions, Exhibits, and Phase 1 Design Services Fee for the Project. The Regional Integrated Loop System Phase 3C Pipeline Project – Phase 1 Services Contract will be presented to the Board for approval at the October 5, 2022, meeting.
- December 2022 – The Board Approved the Early Procurement Package not-to-exceed \$10M. The Design-Build Team submitted 30% Design to the Authority and SWFWMD. Subsequent coordination meetings were held with the Authority, Sarasota County Utilities, Sarasota County Public Works, City of Sarasota, Florida Power & Light, and private land-owners.
- April 2023 – The Board Approved the amendment to the progressive design build contract that takes the project through final design and construction of the pipeline.

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- June 2023 – The Board Approved Phase 3C Regional Interconnect – Second Amendment to Resolution 20022-03 (Necessity to Construct a Transmission Pipeline and Appurtenant Facilities) and approved the purchase of eight permanent and eight temporary easements (Phase 3C Easements Package No. 1).
- August 2023 – The Board Approved the purchase of two permanent and two temporary easements (Phase 3C Easements Package No. 2).
- October 2023 – SWFWMD approved the Third-Party Review for the 30% Phase 3C Pipeline design on October 24, 2023, giving Garney the go ahead to begin installation of pipe. Garney decided to begin construction activities in Segment 2 of the alignment since the alignment is in the Sarasota County Right-of-Way and all necessary permits including the FDEP Environmental Resource Permit have been approved. The Segment 2 alignment is from Bee Ridge Road north along Lorraine Road to Philippi Creek. Garney accepted delivery of materials including 42-inch diameter steel pipe and performed survey, locates of existing utilities, Right-of-Way preparation, and completed stringing the pipe along Lorraine Road. Finalization of permitting and easements for the entire pipeline alignment is ongoing.
- November 2023 – Garney performed dewatering and installed approximately 1,600 linear feet of 42-inch steel pipeline along the east side of Lorraine Road (Segment 2). The jack and bore for casing pipe with carrier pipe to cross under Palmer Road has begun. As of early November, FDEP Environmental Resource Permits have been approved for the entire Project alignment.
- December 2023 – January 2024 – To date, Garney installed approximately 4,000 linear feet of 42-inch Steel pipeline along the east side of Lorraine Road in Sarasota County Right-of-Way (Segment 2). The 60-inch diameter steel casing installation was completed and loaded with 42-inch steel carrier pipe under Palmer Road. The jack & bore under the Bee Ridge-Lorraine Road round-about is underway. Garney has completed utility locates for pipe installation in Segment 1 along Cow Pen Slough (south end of project). A second Garney pipe crew is scheduled to begin Work in Segment 1 in mid-February.
- February 2024 – March 2024 – In total, Garney has installed approximately 6,561 linear feet of 42-inch steel pipeline along the east side of Lorraine Road. Next stretch of steel pipe installation will be in the median north of Palmer Blvd. The jack & bore performed by Downtown Underground under the Bee Ridge-Lorraine Road round-about has been completed. The next jack & bore location will be 60' of steel casing under Lorraine Road at STA 193.00. Began receiving Owner Purchased pipe on Monday, March 4th. A second pipe crew has been mobilized to the site.
- April 2024 – Approximately 7,798 linear feet of 42" steel pipe installed. On April 4th a baby eagle was spotted in an eagle's nest within the construction zone. As long as eagles occupy the nest, we cannot work within 660' radius surrounding the nest without a permit. Garney plans to avoid the need for a permit by working outside of the 660' radius, Ardurra staked out the 660' radius. Continue working to obtain easements.
- May 2024 – 10,882 linear feet of 42" steel pipe installed through May 10th.
- May 22, 2024 – Ardurra reported no sighting of the eaglet over the past several days and a drop off of adult visitation for feedings. U.S. Fish & Wildlife Service stated if the adults are

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no longer bringing food to the nest the chick is likely deceased, and work can proceed without disturbance being an issue. An abandoned helicopter landing pad and in ground fuel tank has been identified in the path of the pipeline and will need remediation. Garney and Ardurra working on producing 30% design of 3A Pump Station Improvements due August 1st then Black and Veatch will perform third part review required by the District.

- June 2024 – 12,190 linear feet of 42” steel pipe installed through June 7th. Brown and Caldwell working with environmental attorney to obtain approval from FDEP to remove fuel tank. Garney working with subcontractor Petrotech to schedule fuel tank removal.
- July 19, 2024 – 15,201 linear feet of steel pipe installed.
- August 2024 – Black and Veatch (B&V) Third Party Review for 30% design of 3A Booster Station Improvements has begun. Gathering information requested by B&V.
- August 26, 2024 – Petrotech mobilizing and started underground fuel tank removal, completing the effort September 3rd.
- September 12, 2024 – 17,893 linear feet of steel pipe installed to date. DB Team drafting scope to bring design of the 3A Booster Station Improvements project to 100%.
- September 26 through October 9, 2024 – Hurricanes Helene (Sept. 26th) and Milton (Oct. 9th) interfered with project progress and project’s meetings.
- October 21, 2024 – Virtual meeting to discuss tank placement at Carlton Booster Station Improvements.
- October 24, 2024 – Meetings held for both 3C & Carlton projects. On 3C project, approximately 21,557 LF of pipe installed. Offer made and accepted on remaining needed easement. On Carlton Project Ardurra proposed a tank location with 40’ between tanks.
- November 7, 2024 – Meetings held for both 3C & Carlton projects. On 3C Pipeline project, approximately 25,257 LF of pipe has been installed. Garney has Amendment to move forward with 60% - 100% design of booster pump project, Notice to Proceed sent 10/28/2024.
- November 21, 2024 – Meetings held for both 3C & Carlton projects. On Pipeline project, approximately 27,697 LF of pipe has been installed to date. Ardurra working with Sarasota County & FDEP to determine permitting needs for the Carlton project.
- December 5, 2024 – Meetings held for both 3C & Carlton projects. Approximately 29,605 LF of pipe installed on 3C project. Ardurra is preparing ERP & 404 applications for Carlton project.
- December 19, 2024 – Meetings held for both 3C & Carlton projects. On 3C project approximately 32,387 LF of pipe installed. On Carlton project the proposed tank location is such that wetland impact is minimal. Ardurra met with FDEP who stated wetland permitting

begins with them.

- February 5, 2025 – Held meeting with FPL to discuss options related to powerline conflict on Carlton Improvements project. Proposed plan is to relocate power poles in conflict with improvements.
- February 13, 2025 – Meetings held for both 3C & Carlton projects. On 3C project approximately 37,087 LF of pipe installed. Garney coordinating with Sarasota County to connect their 24” line to our line following disinfection. Substantial Completions estimated to be early May 2025. Carlton Improvements Project 60% plans & specs submitted for review.
- February 24, 2025 – Pre-application meeting with the Corp to discuss Carlton Improvement project’s 404-wetland permit application. Permit submittal review time anticipated to be 60-120 days.
- February 27, 2025 – Meetings held for both 3C & Carlton projects. On 3C project approximately 37,393 LF of pipe installed, took delivery of aerial pipe bridge. Reviewed Carlton’s 60% plan and spec comments.
- March 13, 2025 – Discussed requirements for filling, pressure testing, flushing and disinfecting 3C pipeline also scheduled meeting @ Carlton Plant on 3/20/25 to discuss specifics. Approximately 37,718 LF of pipe installed on 3C project.
- March 27, 2025 – Approximately 37,902 LF of pipe installed on 3C project. Ardurra expects to have all permit applications for the Carlton Booster Pump Improvements submitted by April 4th.
- April 10, 2025 – Approximately 38,400 LF of pipe installed on 3C project, all pipe is installed! Garney is filling waterline and preparing for pressure testing. Flushing scheduled for April 16 – 18. Carlton 60% Cost Estimate submitted to Authority for review on April 8th.
- April 24, 2025 – Flushing completed on 3C pipeline; disinfection is next. Authority working with Ardurra to get final needed temporary & permanent rectifier easements on Laurel Meadows property. Authority & Brown & Caldwell provided comments on Garney’s 60% cost estimate for the Carlton Improvements Project, Ardurra working towards Carlton 100% plans.
- May 8, 2025 – Held progress meetings for both 3C Pipeline & Carlton Booster Improvement Projects. With the exception of DIP connecting new pipeline with Sarasota County’s system pipeline has been disinfected and passed bac-tees. Ardurra working towards 100% Carlton Improvement plans.
- May 22, 2025 – Meetings held for both 3C & Carlton projects. Garney completed 24” DIP connection to Sarasota County, all bac-t samples came back good. Garney continues to

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gather ODP prices for yard piping, pumps & motors for the Carlton Improvements project.

- June 5, 2025 – Held progress meetings for both 3C Pipeline & Carlton Booster Improvement Projects. The 3C pipeline portion of the project obtained Substantial Completion May 28, 2025. Garney continues to gather ODP prices for yard piping, pumps & motors for the Carlton Improvements project, Ardurra submitted 100% plans for review.
- June 18, 2025 – Held Phase 3C Pipeline Ceremonial Valve Turning Event.
- June 19, 2025 – Held progress meetings for both 3C Pipeline & Carlton Booster Improvement Projects. Garney working through punch list on 3C pipeline project. Garney continues to gather ODP prices for yard piping, pumps & motors for the Carlton Improvements project.
- July 3, 2025 – Held progress meetings for both 3C Pipeline & Carlton Booster Improvement Projects. Garney continues working through punch list on the 3C pipeline project & working on ODP submittal for the Carlton Improvements project.
- July 17, 2025 – Held progress meetings for both 3C Pipeline & Carlton Booster Improvement Projects. Garney continues working through punch list on the 3C pipeline and closing out permits. Discussed options for piles under proposed storage tank and for new pumps at the Carlton.
- July 31, 2025 – Held progress meetings for both 3C Pipeline & Carlton Booster Improvement Projects. Garney continues working through punch list on the 3C pipeline and closing out permits.
- August 8, 2025 – Ferguson made surprise delivery of pipe fittings to the Carlton Plant.
- August 14, 2025 – Held progress meetings for both 3C Pipeline & Carlton Booster Improvement Projects. Garney scheduled 8/18 meeting with Sarasota County ROW inspector to close out permit. Windemuller finishing work on Palmer rectifier. Garney coordinating with Deme Construction to repair scratches Deme put in transmission main when they were working in the area.
- August 19, 2025 – Ford Ritz & Tyler Bolton met Andrew Greenbaum, Richard Bunn & Hector Gonzalez at the Carlton Plant to discuss our Pump Station Improvements project.
- August 28, 2025 – Held progress meetings for both 3C Pipeline & Carlton Booster Improvement Projects. Garney continues punch list work on the pipeline. Windemuller is waiting on FPL to install meter at the Palmer rectifier to complete work. On the Carlton Improvements project. Ardurra continues working on Environmental Permitting including DEP, 404, ERP and County Site Development. Decided to use driven piles under the new storage tank.

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- September 7 & 10, 2025 – Held meetings to discuss Garney’s Carlton Booster GMP submittal.
- September 18, 2025 – Working with Garney to close unneeded POs. Proposed 3A GMP submitted.
- September 25, 2025 – 3C Rectifier at Palmer up and running, still need to do final restoration around rectifier and place sod along berm at Artistry. At 3A Ardurra coordinating with FDEP & ACOE to determine needed wetland mitigation.
- October 9, 2025 – 3C Progress meeting. Garney continues completing 3C punch list items, Ardurra wrapping up record drawings.
- October 21, 2025 – 3C-3A (Carlton) Construction Improvements project Purchase Order & Notice to Proceed forwarded to Garney.
- October 23, 2025 – 3C & 3A Progress meeting.
- November 6, 2025 – 3C & 3A Progress meeting. This will be 3C’s last Progress Meeting as the project continues to work through the punch list to Final Completion for the project. Anticipate Final Completion by end of January. Ardurra continues working to obtain easements needed for work outside of the existing property boundaries needed for the new tank at the Carlton WTP.
- November 11, 2025 – Pipe fittings were delivered for the Carlton Improvements project.
- November 20, 2025 – 3A Progress meeting. Ardurra continues working with Sarasota County on needed easements & Stormwater permitting requirements.
- December 4, 2025 – 3A Progress meeting. Meeting scheduled December 16th with Sarasota County to discuss needed easements & Authority meeting with Sarasota County to discuss stormwater requirements.
- December 16, 2025 – Attended Teams meeting with Sarasota County Staff to discuss needed easements, Sarasota County Staff estimates 2-3 months to complete task.
- January 6, 2026 – 3A (Carlton) WTP Improvement: Garney submitted Crom’s Concrete Storage Tank submittal for Ardurra’s review.
- January 7, 2026 – 3C Pipeline: Garney and their Cathodic Protection subcontractor Maggart are working to clear erroneous error message generated by the Remote Monitoring Unit at the north (Palmer) rectifier.
- January 8, 2026 – 3A Permitting Update:
 - Sarasota County DOH permit issued,
 - FDEP ERP anticipated mid-January,

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- ACOE 404 will be released once we have ERP,
 - Sarasota County Site Development conditional permit anticipated in next 2 weeks,
 - Sarasota County Building Dept. permit expected 4-6 weeks after Site Dev. permit,
 - Sarasota County Utility Construction permit is expected 4 weeks after receipt of Site Development permit.
- January 22, 2026 – 3A Progress Meeting: FDEP running behind in issuing permits.
 - February 5, 2026 – 3A Progress Meeting: FDEP ERP issued 1/23/26.
 - February 19, 2026 – 3A Progress Meeting: Sarasota County Building Dept. application submitted today.
 - March 5, 2026 - 3A Progress Meeting, Permitting Update:
 - Sarasota County DOH permit issued 12/23/25,
 - FDEP ERP issued 1/23/26,
 - ACOE 404 issued 2/10/26,
 - Sarasota County Site Development issued 2/19/26,
 - Sarasota County Building Dept. application submitted 2/19/26,
 - Sarasota County Utility Construction application submitted 2/26/26,
 - FPL OHW Relocation, executed easement needed prior to scheduling work & FPL is scheduling out 10-weeks,
 - Sarasota County Easement, Utility Dept. approval required prior to proceeding, earliest BOCC agenda is 5/5/26. To meet this deadline, pre-approval is required from SC Utilities, the County Surveyor, Legal, the Assistant County Administrator, and the County Administrator by 3/26/26.

