



# Rolling Hills Agenda Items

Board of County Commissioners Meeting  
January 27, 2026

# Outline / Agenda

1. Guaranteed Maximum Price (GMP) Overview
2. Budget Amendment Request (BAR) Summary
3. Ordinance Establishing the Rolling Hills Groundwater Monitoring District
4. Authorization to Execute the Final Version of the Declaration of Restrictive Covenant
5. Staff Recommendations and Motions

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# PHASE 1 Approved Master Plan – October 2021



## Passive Park Program

1. Multipurpose Paved Trail (Approx. 4.0 Miles)
2. Landscaping and Earthwork
3. Bridges, Terraces, ADA
4. Pavilions
5. Pier Overlook
6. Secondary Pathways
7. Site Furnishings
8. Parking Renovations and Access
9. Tree Canopy and Landscape
10. Gateways and Signage
11. FCT Grant Requirements

# Project Timeline Overview

## 2022: Design Consultants: GAI, HDR, CPH

- Initiated Design/Bid/Build Design Process
- Extensive Public Input Meetings and Workshops through 2024

## 2024: Adjustments To Project Design/Scope

- Playground Relocation Then Removal to Future Phase
- Roadway/Stormwater Developments & Revisions
- Further Refined Coordination Between Projects

## 2025: CMAR Selection of Collage, Inc.

- Public Meeting: September 25, 2025
- 90% GMP Submittal: October 31, 2025
- 100% GMP Submittal: November 19, 2025

# Guaranteed Maximum Price (GMP) Summary

## TOTAL PROJECT COST SUMMARY

Community Park	\$	11,651,684
Roadway Improvements	\$	6,586,130
Roadway Utilities	\$	2,122,410
<b>GRAND TOTAL</b>	<b>\$</b>	<b>20,360,224</b>

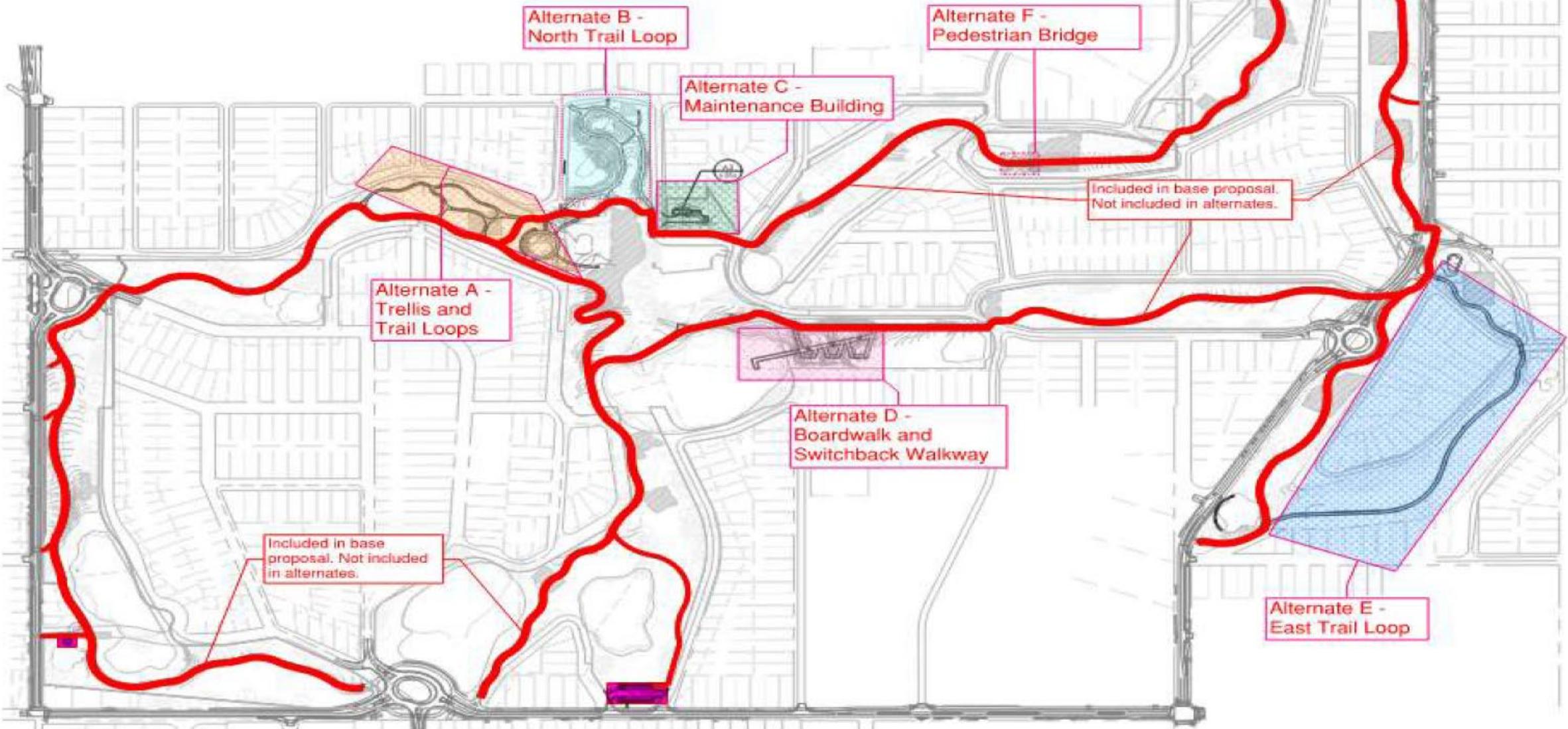
*The grand total cost represents 71% of local Seminole County business participation.*

The Gantt chart illustrates the project timeline from April 2025 to September 2027. The tasks are as follows:

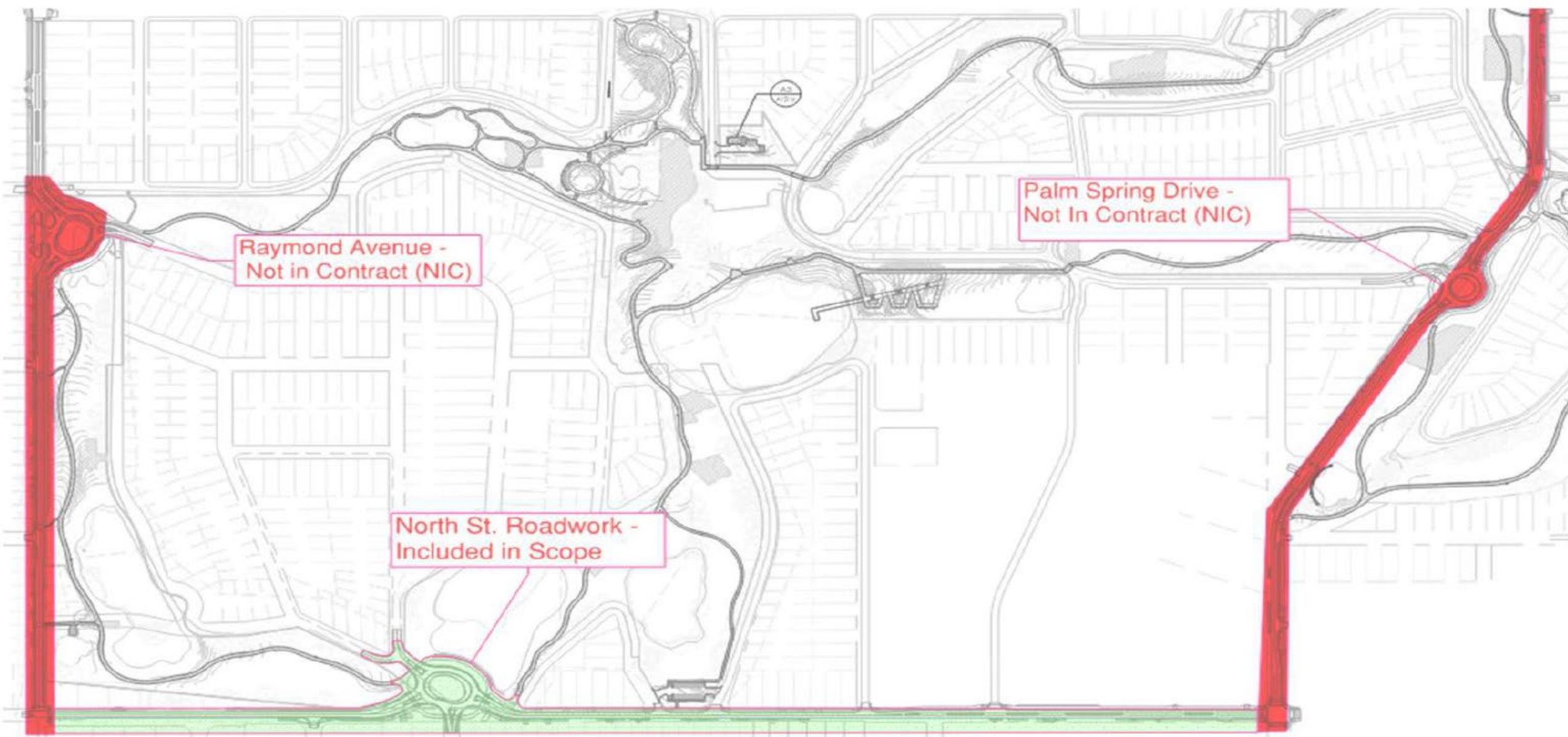
- ROLLING HILLS PARK & NORTH STREET**: 529 days, starting 8/4/25 and ending 8/12/27. This task is highlighted in yellow.
- START PRECONSTRUCTION**: 0 days, starting 8/4/25 and ending 8/4/25.
- PRE-GMP ESTIMATE**: 35 days, starting 8/4/25 and ending 9/19/25.
- PRE-GMP REVIEW MEETING**: 0 days, starting 10/6/25 and ending 10/6/25.
- UPDATE FINAL DRAWINGS**: 10 days, starting 10/6/25 and ending 10/17/25.
- ESTABLISH GMP**: 23 days, starting 10/20/25 and ending 11/19/25.
- REVIEW OF GMP**: 48 days, starting 11/20/25 and ending 1/26/26.
- COMMISSION APPROVAL OF GMP**: 1 day, starting 1/27/26 and ending 1/27/26.
- ESTABLISH MOT FOR ROADWORK**: 24 days, starting 1/28/26 and ending 3/2/26.
- PARK CONSTRUCTION**: 261 days, starting 3/3/26 and ending 3/2/27. This task is highlighted in blue.
- NORTH STREET CONSTRUCTION**: 348 days, starting 3/3/26 and ending 7/1/27. This task is highlighted in blue.
- SUBSTANTIAL COMPLETION**: 0 days, starting 7/1/27 and ending 7/1/27.
- PUNCH OUT / CLOSE OUT PHASE**: 30 days, starting 7/2/27 and ending 8/12/27.
- FINAL COMPLETION**: 0 days, starting 8/12/27 and ending 8/12/27.

Key milestones are marked with diamonds: **START PRECONSTRUCTION** (8/4), **PRE-GMP ESTIMATE** (8/4), **PRE-GMP REVIEW MEETING** (10/6), **UPDATE FINAL DRAWINGS** (10/6), **ESTABLISH GMP** (10/20), **REVIEW OF GMP** (11/20), **COMMISSION APPROVAL OF GMP** (1/27), **ESTABLISH MOT FOR ROADWORK** (1/28), **PARK CONSTRUCTION** (3/3), **NORTH STREET CONSTRUCTION** (3/3), **SUBSTANTIAL COMPLETION** (7/1), **PUNCH OUT / CLOSE OUT PHASE** (7/2), and **FINAL COMPLETION** (8/12).

# Passive Park Program (With Designated Alternates)



# Neighborhood Infrastructure (North Street, Utilities)



# Value Engineering & Scope Adjustments Summary

Line	Description	
<b><i>Project Alternates Scope</i></b>		
1	Alternate A (Trellis & Trails Loops)	
2	Alternate B (North Trail Loop)	
3	Alternate C (Maintenance Building)	
4	Alternate D (Boardwalk & Switchback Walkway)	
5	Alternate E (East Trail Loop)	
6	Alternate F (Pedestrian Bridge)	
<b><i>Project Value Engineering</i></b>		
7	Alternate B (North Trail Loop) Exclusion	
8	Alternate C (Maintenance Building) Exclusion	
9	Alternate F (Pedestrian Bridge) Exclusion	
10	Substitute for Prefabricated Pavilions	
11	Bicycle Grab Bar Specification Revision	
12	Irrigation Adjustments - Various	
13	Allowance: Pond Shoreline Stabilization	
14	Trail Base Depth Modification	
15	Parking Area - Asphalt Lifts Specification	
16	Retaining Wall - Revise to Stackable System	
17	Landscape - Reduce Volume(Minor)	
18	Reduce Estimated HDPE Pipe	
19	Adjustment to the Guardrail System in the Park	
	<b>Total VE Value</b>	<b>-\$4,208,608</b>

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## Infrastructure

1. North Street Reconstruction
2. North Street Traffic Calming
3. Stormwater Improvements Within the Park
4. New Crosswalks on Palm Springs
5. Underground Utilities Relocation
6. Utilities Upgrades to Improve Service and Capacity

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# Budget Amendment Request (BAR) Summary

Line	Description	Total
	<b><i>Summary - Project Costs</i></b>	
1	Total GMP Project Cost	\$20,360,224
2	Consultant Fees - Construction Phase (NTE)	\$175,000
3	<b>Project Total</b>	<b>\$20,535,224</b>
	<b><i>Funding Remaining</i></b>	
4	Rolling Hills Various Account Lines Remaining	\$5,015,210
	<b><i>Summary - BAR Proposed</i></b>	
5	<b>Total BAR Request</b>	<b>\$15,520,014</b>

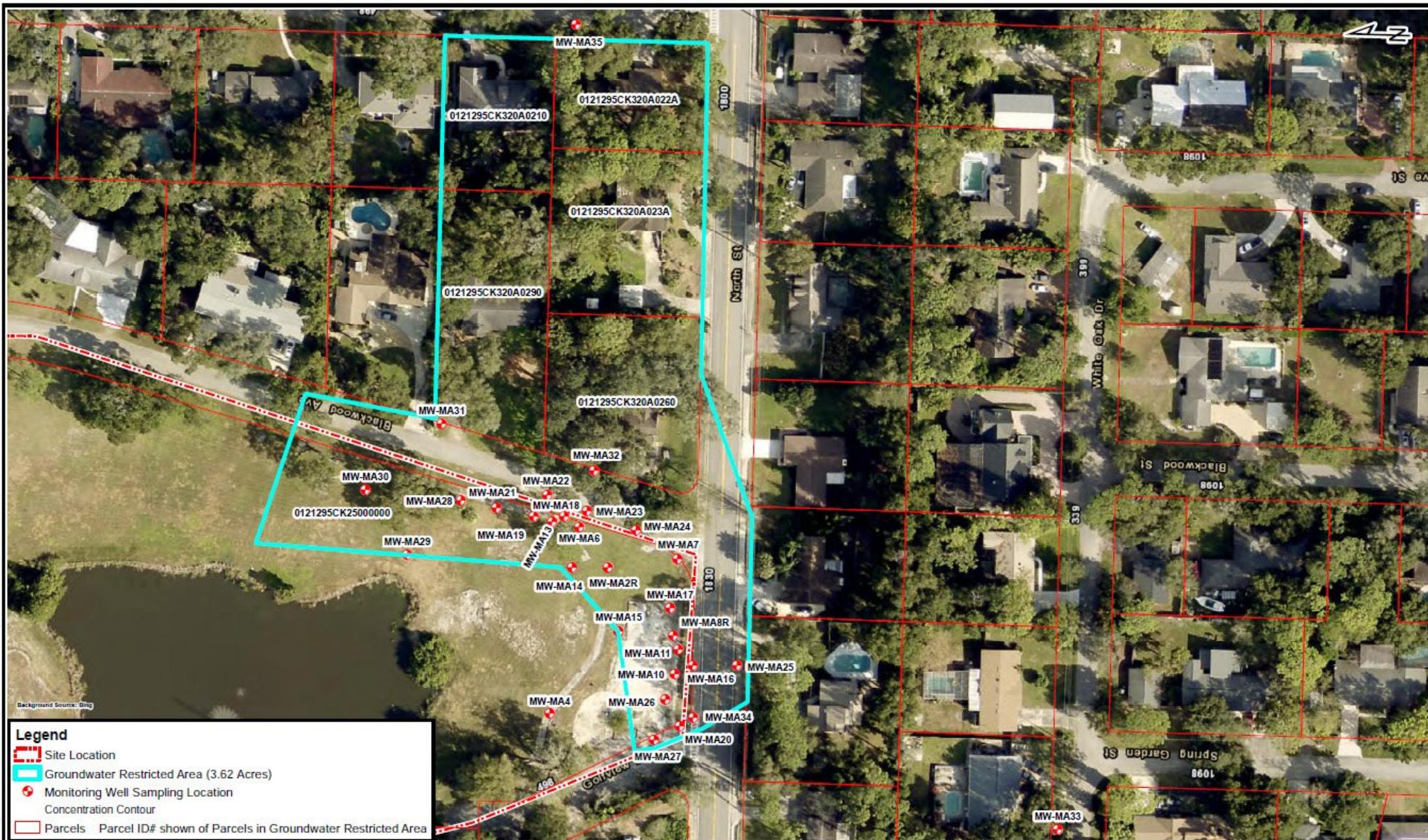
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## 3. Required Ordinance Adoption

### FDEP Requirement for Non-Source Properties

- There are 5 non-source properties
- Ordinance affects only the non-source properties
- Notice was provided to affected property owners, encumbrance holders and SJRWMD
- Rolling Hills Groundwater Monitoring District includes the following state mandated regulatory procedures:
  - Pre-Approval from FDEP for installation of monitoring wells and groundwater wells
  - Submittal of a plan to FDEP for any dewatering activities
  - Submittal of a plan to FDEP for installation of stormwater facilities



**Proposed Rolling Hill Golf Course**  
**1749 Art Hagan Place**  
**Maintenance Area**

Seminole County, FL

0 40 80  
Feet

Proposed  
Groundwater  
Restricted Area

4

16



Restoring a resilient earth for a modern world

DRAWN BY: LG CHECKED BY: SE PROJECT NUMBER: 1-2237-014

SCALE: 1"=80 DATE: 2/21/2023

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## 4. Restrictive Covenant FDEP Requirement for Source Property

- Source property is former Rolling Hills Golf Course
- Restrictive Covenant only affects former Rolling Hills GC
- Restrictive Covenant includes the following state mandated regulatory restrictions and engineering controls:
  - Pre-Approval from FDEP for installation of monitoring wells and groundwater wells
  - Submittal of a plan to FDEP for any dewatering activities
  - Submittal of a plan to FDEP for construction, modification, alteration or expansion of stormwater features
  - Soil engineering controls, compliance with approved Engineering Control Maintenance Plan, and restrictions on excavation/construction
  - Must remain PLI and no subdivision without FDEP approval

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## 5. Staff Recommendations

**Approval by the following two motions:**

- (1) Motion to approve the GMP and BAR as submitted.
- (2) Motion to approve the Rolling Hills Groundwater Monitoring District Ordinance and authorize the Chairman to execute the final version of the Declaration of Restrictive Covenant and any other instruments required by FDEP for closure of this matter.