

M E M O R A N D U M

ENGINEERING

*A division of the
Department of Public Works
350 N. Sinclair Ave.
Tavares, FL 32778*



LAKE COUNTY
FLORIDA

Real Florida. Real Close.

P: 352.253.6000

F: 352.253.9082

www.lakecountyfl.gov

To: Mary Harris, Program Specialist
From: Mary Hamilton, Environmental Services Division Manager
Date: July 18, 2018
Subject: Sawgrass Bay Boulevard Extension Project
Release of Impact Fee Credit(s) to Avalon Groves LLC

The County and Avalon Groves, LLC (doing business as Avalon Groves of Florida, LLC) entered into a Roadway Improvement Agreement regarding roadway improvements extending Sawgrass Bay Boulevard east to the Lake/Orange County line. The improvements set forth in the Agreement approved by Lake County, Florida through its Board of County Commissioners on October 11, 2016, are supplemental to the Planned Unit Development (PUD) Ordinance No. 2016-20 adopted by the Lake County Board of County Commissioners on May 17, 2016.

The Roadway Improvement Agreement provides for the development of the Avalon Groves Property, which is subject to the PUD Ordinance #2016-20, be given impact fee credit against the Transportation Impact Fees otherwise due, with the amount of the credit being based upon the actual cost of the road improvements project.

In accordance with the terms and conditions of the Roadway Improvement Agreement, the Developer has requested release of credits equal to the cost of performing Engineering Design, Permitting & Environmental Mitigation for the "Sawgrass Bay Boulevard Extension Project". The Developer has provided documentation of the actual costs supporting the request which have been reviewed and accepted by County Staff.

The Credits released with this request for Transportation Impact Fees is in the amount of \$2,754,227.19.

Cc: Lori Koontz, Road Operations Division Manager
Fred Schneider, County Engineer



LAKE COUNTY
FLORIDA

IMPACT FEE CREDIT REQUEST SUMMARY	
Project:	SAWGRASS BAY BLVD. EXTENSION
Developers Agreement (DA):	Roadway Improvement Agreement between Lake County, Florida and Avalon Groves, LLC
Developer/Owner	AVALON GROVES LLC
Executed Agreement Date:	Oct 11, 2016

Transportation Impact Fee Credit Descriptions (Per DA Agreement)

DESCRIPTION	PERCENT AVAILABLE FOR CREDITS
Construction of two lane extension to Sawgrass Bay Boulevard and preparation of future two lane extension	100%

SUMMARY OF ITEMS - IMPACT FEE CREDIT RELEASE (Construction)

No.	DESCRIPTION	BACKUP DATA	COSTS	PERCENT AVAILABLE FOR CREDITS	CREDIT VALUE
1.	Contract with Jon M Hall	See Tab 1	\$2,300,228.53	100%	\$2,300,228.53
2.	Change Order #1 (Additional Eastbound lanes Active Adult Parcel)	See Tab 2	\$ 214,360.80	100%	\$ 214,360.80
3.	Change Order #2 (Raise Sawgrass Bay Bl)	See Tab 3	\$ 243,082.37	100%	\$ 243,082.37
4.	Change Order #3 (Seed & Mulch CSA 1-3)	See Tab 4	\$ (5,469.00)	100%	\$ (5,469.00)
5.	Change Order #4 (Extension of Wetland Pipes)	See Tab 5	\$ 16,235.20	100%	\$ 16,235.20
6.	Change Order #5 (Seed & Mulch CSA 4)	See Tab 6	\$ (8,850.51)	100%	\$ (8,850.51)
7.	Change Order #6 (Credit for Rip Rap)	See Tab 7	\$ (5,360.20)	100%	\$ (5,360.20)

FINAL PAYMENT \$ 2,754,227.19

Approval to Release Credits

Project Manager/Engineer:

Certification that the impact fee credits to be released are in compliance with the approved Agreement.

William White

Date: 7-18-18

Division Mgr

Initials AW

Construction Inspection:

Certification that the impact fee credits to be released are in compliance with the approved Agreement.

Deb Marchese

Date: 7-18-18

Initials DMS

Financial

Certification that the impact fee credits to be released are in compliance with the approved Agreement.

Debi Tinis

Date: 7.19.18

Initials DT

Environmental Services Div Mgr:

Mary Hamilton

Date: 7/23/18

Sawgrass Bay Blvd - Impact Fee Credits
Jon M Hall Contract

Contract Amount	2,300,229.00	[2,300,228.53] ✓
Change Order #1	214,768.80	✓
Change Order #2	254,501.30	[257,102.45]
Change Order #3	(5,469.00)	✓
Change Order #4	20,915.20	? 16,235.20
Change Order #5	(8,150.51)	✓ 8850.51
Change Order #6	(5,360.20)	✓
TOTAL \$	2,771,434.59	602,026.47

Contract Amt.	\$ 2,300,228.53	✓
CO #1	\$ 214,360.80	✓
CO #2	\$ 230,342.45	
CO #3	(5469.00)	✓
CO #4	20,915.20	
CO #5	(8850.51)	✓
CO #6	(5360.20)	✓

~~\$ 2,746,167.77~~

← 243,082.37
← 16,235.20

\$ 25,266.82
less

EXHIBIT A



JON M. HALL
 COMPANY
 Site Development Since 1974

PROPOSAL DATE: 7/19/2017

RCO # 8

PROJECT: SAWGRASS BAY BLVD
 OWNER: Koller

PROPOSAL SUBMITTED TO:

Koller Land Partners LLC

MAILING ADDRESS

14025 River Edge Drive, Suite 175

CITY, STATE, ZIP:

Tampa, FL 33637

E-MAIL

jon@jonmhall.com

PHONE

813-615-1244

ATTN:

Candice Smith

SCOPE OF WORK: Paving Eastbound Lanes to Active Adult Entrance

ITEM	CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1.01	5.200	3.5 Asphalt (2.5 SP-9.5 Structural, 1" Friction Course)	4,928	SY	\$ 21.00	103,488.00
1.02	5.110	10" Limerock Base	4,928	SY	\$ 13.00	64,064.00
1.03	5.050	12" Stabilized Subgrade LBR 40	4,928	SY	\$ 3.80	18,726.40
1.04	11.100	5" Sidewalk	800	LF	\$ 18.75	15,000.00
1.05	12.050	Right of Way Sod	4,928	SY	\$ (1.95)	(9,609.60)
1.06	12.050	Medians Sod	7,200	SY	\$ (1.95)	(14,040.00)
1.07	12.050	ROW Sod - South Side	4,800	SY	\$ (1.95)	(9,360.00)
1.08	11.050	Median Curb	1,700	SY	\$ 11.00	18,700.00
1.09	11.050	F Curb	1,500	LF	\$ 12.60	18,900.00
1.10	5.500	Thermoplastic Striping	1	LS	\$ 8,900.00	8,900.00
TOTAL						\$ 214,768.80

\$10.76

18,292.00

\$214,360.80

Exhibit "A"

Impact Fee Creditable
254,501.30



JON M. HALL
COMPANY
Site Development Since 1974

1920 Boothe Circle, Suite 230
Longwood, FL 32750
Phone: (407) 215-0410 Fax: (407) 215-0411
www.jonmhallcompany.com

To:	Kolter Land Partners LLC	Contact:	Candice Smith
Address:	8875 Hidden River Parkway, Suite 150 Tampa, FL 33637	Phone:	813-615-1244
		Fax:	(813) 615-1461
Project Name:	Sawgrass Bay Blvd. Phases 1&2, Reconstruct (Revised Final)	Bid Number:	
Project Location:		Bid Date:	8/29/2017

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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01 MOBILIZATION & GENERAL CONDITIONS

10300	Jobsite Facilities	1.00	LS	\$2,103.39	\$2,103.39
10500	Supervision	1.00	LS	\$4,490.00	\$4,490.00

Total Price for above 01 MOBILIZATION & GENERAL CONDITIONS Items: \$6,593.39

02 CLEAR, GRUB & STRIP

23100	Demo Exist Lime Rock	1.00	LS	\$16,532.65	\$16,532.65
24030	Remove P-Inlet Throat & Top	6.00	EACH	\$595.59	\$3,573.54
24030	Remove P-Inlet Throat Only	3.00	EACH	\$595.59	\$1,786.77
25000	Remove Existing F Curb	6,400.00	LF	\$4.81	\$30,784.00
25000	Remove Existing Median Curb	2,500.00	LF	\$4.81	\$12,025.00

Total Price for above 02 CLEAR, GRUB & STRIP Items: \$64,701.96

03 EARTHWORK

30100	Dewatering (Onsite Pond To Be Determined)	44,018.00	CY	\$0.50	\$22,009.00
30250	Stabilized Haul Road (Stations 23-29=867 Sy, Stations 29-43 = 4,400 Sy)	5,267.00	SY	\$4.00	\$21,068.00
31000	Onsite Pond Excavate (Cut To Fill)(To Be Determined)	44,018.00	BCY	\$3.26	\$143,498.68
32532	Re-Grade Median	5,229.00	SY	\$0.65	\$3,398.85

Total Price for above 03 EARTHWORK Items: \$189,974.53

05 PAVING ON SITE

50160	12" Stabilized Subgrade	14,000.00	SY	\$3.88	\$54,320.00
51040	10" Limerock Base	6,800.00	SY	\$13.31	\$90,508.00
66060	2" Sleeves (Includes Stub Ups For Location Reference)	910.00	LF	\$6.20	\$5,642.00
66080	4" Sleeves (Includes Stub Ups For Location Reference)	910.00	LF	\$8.45	\$7,689.50
66090	6" Sleeves (Includes Stub Ups For Location Reference)	420.00	LF	\$9.05	\$3,801.00

Total Price for above 05 PAVING ON SITE Items: \$161,960.50

07 SANITARY SEWER

73520	Air Release Valve (Includes Material, Labor & Equipment)	1.00	EACH	\$7,293.00	\$7,293.00
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Total Price for above 07 SANITARY SEWER Items: \$7,293.00

08 STORM SEWER

80050	Dewater Storm	1.00	LS	\$9,023.86	\$9,023.86
81130	24" RCP	882.00	LF	\$38.86	\$34,274.52
83520	Raise Exstng. P Inlet Throat To Grade & Pour New Top	9.00	EACH	\$5,092.84	\$45,835.56
84020	Raise / Add Riser On Exstng. Manholes	4.00	EACH	\$1,181.69	\$4,726.76
84212	Continuous 24" MES (Including FDOT Index 273 Detail)	12.00	EACH	\$2,887.05	\$34,644.60
86000	Clean And Lamp	882.00	LF	\$1.20	\$1,058.40

Total Price for above 08 STORM SEWER Items: \$129,563.70

44018 - 2133 = 41885

20,942.50

125,451.30

136,545.11

157,487.6

NO

45,423.00

20,784

251,102,45

\$ 230,342.95

243,082.37

EXHIBIT A



PROPOSAL DATE: 04/25/18

RCO# 26

PROJECT: Sawgrass Bay Phase 1 & 2
OWNER: Avalon Groves CDD

Avalon Groves CDD
c/o DPMG, 1040 Mallard Center Commons, Suite 340
Mallard, FL 32751

ATTN: Candice Smith
EMAIL: csmith@kotler.com
PHONE 813-615-1244

ITEM	CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
08		PHASE 1 - 04 STORM				\$ (5,360.20)

1002700 08 800 Delete Re: Prop

190 SY \$ 20.50 3895.00

08	08 800	PHASE 2 - 04 STORM				
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1002700 08 800 Delete Re: Prop

72 SY \$ 20.35 1465.20

SUBTOTAL	\$	(5,360.20)
Bond Rate Added	0%	\$ -
TOTAL	\$	(5,360.20)

This Contract Change Order will change the Duration of this Project By: 1

QUALIFICATIONS:

Please see below for the running total of the Change Orders for this Project to date.

Sincerely,

Chad Cleverger P.E.
Longwood Division Manager
Jon M. Hall Company
1920 Boothe Circle, Suite 230
Longwood, FL 32750
Phone 407 216-0410
Fax 407 216-0411
www.jonhallcompany.com
cbch@jonhallcompany.com

Proposal Accepted By:

OWNER Avalon Groves CDD

Date Authorized Signature Printed Name

I/We as authorized representative of the owner accept this proposal and qualifications therein and direct Jon M Hall Company to proceed with the work. Client shall pay all attorneys fees associated with collection of any unpaid balances. Client shall pay interest in the amount of 18% per annum on overdue balance. Payment Terms: Net 10 days from the date of the invoice.

EXHIBIT "A"



PROPOSAL DATE: 1/12/2018 RCO # 18

PROJECT: Sawgrass Bay Blvd
OWNER: Avalon Groves CDD

PROPOSAL SUBMITTED TO:

Avalon Groves CDD

MAILING ADDRESS

c/o DPFG, 1060 Maitland Center Commons, Suite 340

CITY, STATE, ZIP:

Maitland, FL 32751

E-MAIL

csmith@koiter.com

PHONE

813-615-1244

ATTN:

Candice Smith

SCOPE OF WORK: Extension of 18" RCP

ITEM	CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1.01		Construction of cofferdam	1	LS	\$ 2,900.00	\$ 2,900.00
1.02	08010	Installation of well points	450	LF	\$ 16.00	\$ 7,200.00
1.03	08010	6" well point pump	2	EA	\$ 1,260.00	\$ 2,520.00
1.04	08180	Extend 18" rcp	64	LF	\$ 14.30	\$ 915.20
1.05		Remove cofferdam and regrade	1	LS	\$ 2,700.00	\$ 2,700.00
TOTAL						\$ 16,235.20

4243, H, LD, VKAG, 0, 00190, 0, 0

Thank you for the opportunity of providing a proposal for this project. We look forward to being a part of your construction team.

Sincerely,

Ramin Azar
PROJECT MANAGER
Jon M. Hall Company
1920 Boothe Circle Suite 230
Langwood, FL 32750
Phone 386-717-2217
Fax 407 215-0411
www.jonmhallcompany.com
razar@jonmhallcompany.com

Proposal Accepted By:

Avalon Groves CDD

2-22-18 JAMES P. HANLEY

Date Printed Authorized Signature
Name

I/We as authorized representative of the owner accept this proposal & qualifications therein and direct Jon M Hall Company to proceed with



EXHIBIT "A"

PROPOSAL DATE: 2/6/2018

RCO # 21

PROJECT: Sawgrass Bay Blvd
OWNER: Avalon Groves CDD

PROPOSAL SUBMITTED TO:

Avalon Groves CDD

MAILING ADDRESS

c/o DPFG, 1060 Mallard Center Commons, Suite 340

CITY, STATE, ZIP:

Maitland, FL 32751

E-MAIL

csmith@kolter.com

PHONE

813-615-1244

ATTN:

Candice Smith

SCOPE OF WORK: Raising Manholes in future 2 lanes

ITEM	CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1.01		Manhole Risers	6	EA	\$ 780.00	\$ 4,680.00
TOTAL						\$ 4,680.00

2. No covered

4243, H, LD, VKAG, 0, 00190, 0, 0

Thank you for the opportunity of providing a proposal for this project. We look forward to being a part of your construction team.

Sincerely,

Ramlin Azar
PROJECT MANAGER
Jon M. Hall Company
1720 Boothe Circle Suite 230
Longwood, FL 32750
Phone 386-717-2217
Fax 407 215-0411
www.jonmhallcompany.com
raza@jonmhallcompany.com

Proposal Accepted By:

Avalon Groves CDD

2-22-18 James P. Heavey

Date Printed Authorized Signature

Name
I/We as authorized representative of the owner accept this proposal qualifications therein and direct Jon M Hall Company to proceed will



JON M. HALL
COMPANY
 Site Development Since 1974

1920 Boothe Circle, Suite 230
 Longwood, FL 32750
 Phone: (407) 215-0410 Fax: (407) 215-0411
 www.jonmhallcompany.com

To:	Kolter Land Partners LLC VK Avalon Groves LLC	Contact:	Candice Smith
Address:	8875 Hidden River Parkway, Suite 150 Tampa, FL 33637	Phone:	813-615-1244
Project Name:	Sawgrass Blvd. Ph.1 And Ph.2	Fax:	(813) 615-1461
Project Location:	Sawgrass Blvd, Clermont, FL	Bid Number:	
		Bid Date:	11/9/2016

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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Phase 1

01 GENERAL CONDITIONS

10000	Mobilization	1.00	LS	\$15,572.55	\$15,572.55
10100	Survey & Layout (By Others)	0.00	LS	\$0.00	\$0.00
10200	Certified As-Builts	1.00	LS	\$0.00	\$0.00
10300	Geotechnical Testing (By Others)	0.00	LS	\$0.00	\$0.00
10400	Permits (By Others)	1.00	LS	\$0.00	\$0.00

Total Price for above 01 GENERAL CONDITIONS Items: \$15,572.55

02 SITE PREP

20020	Clear And Grub (I)	9.40	ACRE	\$7,310.00	\$68,714.00
20030	Silt Fence	4,614.00	LF	\$1.00	\$4,614.00
23000	Demo Exjst Asphalt Pavement	0.00	SY	\$0.00	\$0.00

Total Price for above 02 SITE PREP Items: \$73,328.00

03 GRADING & EARTHWORK

30500	Excavate, Grade Ponds	28,094.00	BCY	\$2.85	\$80,067.90
31010	Excavate, Grade CSA's (Not In This Phase)	0.00	BCY	\$0.00	\$0.00
31500	Place Fill From Phase II Excess	22,835.00	LCY	\$1.10	\$25,118.50
32530	Finegrade ROW, SW, Medlan	41,585.00	SY	\$0.25	\$10,396.25
32531	Grade Tracts (Open Space)	0.00	SY	\$0.00	\$0.00

Total Price for above 03 GRADING & EARTHWORK Items: \$115,582.65

04 STORM

81010	18" RCP 0'-6' Deep	1,146.00	LF	\$41.50	\$47,559.00
81030	18" RCP 6'-8' Deep	100.00	LF	\$42.50	\$4,250.00
81110	24" RCP 0'-6' Deep	160.00	LF	\$50.50	\$8,080.00
81130	24" RCP 6'-8' Deep	410.00	LF	\$51.50	\$21,115.00
81140	24" RCP 8'-10' Deep	574.00	LF	\$54.50	\$31,283.00
81210	30" RCP 6' 8' Deep	54.00	LF	\$64.00	\$3,456.00
81211	30" RCP 8'-10' Deep	165.00	LF	\$67.00	\$11,055.00
81220	Type 2 Curb Inlet	10.00	EACH	\$4,862.00	\$48,620.00
83000	Control Structure Mod. Type C	3.00	EACH	\$5,570.00	\$16,710.00
84000	Manhole	6.00	EACH	\$2,400.00	\$14,400.00
84204	18" MES	3.00	EACH	\$1,290.00	\$3,870.00
84204	18" MES (Double)	8.00	EACH	\$1,410.00	\$11,280.00
84212	24" MES	2.00	EACH	\$1,732.00	\$3,464.00
84218	30" MES	2.00	EACH	\$2,724.00	\$5,448.00
84230	Riprap	190.00	SY	\$20.50	\$3,895.00

Total Price for above 04 STORM Items: \$234,485.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
05 POTABLE WATER					
90200	Connect To Existing Gate Valve (I)	1.00	EACH	\$781.00	\$781.00
91010	12" DR-18 Watermain (I)	2,740.00	LF	\$30.50	\$83,570.00
91011	12" DR-18 Watermain (Offsite) (I)	0.00	LF	\$0.00	\$0.00
92000	Fire Hydrant Assy (I)	3.00	EACH	\$3,600.00	\$10,800.00
96030	Test And Chlorinate (I)	2,740.00	LF	\$1.25	\$3,425.00
Total Price for above 05 POTABLE WATER Items:					\$98,576.00
06 RECLAIM WATER					
100200	Connect To Existing Gate Valve	1.00	EACH	\$781.00	\$781.00
101010	12" DR-18 Reclaim Watermain	2,800.00	LF	\$30.50	\$85,400.00
101011	12" DR-18 Reclaim Watermain (Offsite)	0.00	LF	\$0.00	\$0.00
102535	12" Gate Valve	3.00	EACH	\$2,960.00	\$8,880.00
106010	Testing	2,800.00	LF	\$0.75	\$2,100.00
Total Price for above 06 RECLAIM WATER Items:					\$97,161.00
07 FORCE MAIN					
70200	Connect To Existing Gate Valve	1.00	EACH	\$1,260.00	\$1,260.00
73010	8" DR-25 Force Main	2,800.00	LF	\$15.50	\$43,400.00
73011	8" DR-25 Force Main (Offsite)	0.00	LF	\$0.00	\$0.00
73515	8" Plug Valve	3.00	EACH	\$1,950.00	\$5,850.00
76050	Pressure Test Force Main	2,800.00	LF	\$1.15	\$3,220.00
Total Price for above 07 FORCE MAIN Items:					\$53,730.00
08 PAVING (2 LANES ONLY)					
52000	3.5" Asphalt (2.5" SP-9.5 Structural, 1" Friction Course) (I)	7,790.00	SY	\$21.00	\$163,590.00
52001	10" Limerock Base (I)	8,034.00	SY	\$13.00	\$104,442.00
52003	12" Stabilized Subgrade (LBR 40) (I)	9,637.00	SY	\$3.80	\$36,620.60
52006	Striping & Signs (On-Site) (I)	1.00	LS	\$18,000.00	\$18,000.00
58000	Restore Offsite Pavement (Utility Crossings)	0.00	SY	\$0.00	\$0.00
Total Price for above 08 PAVING (2 LANES ONLY) Items:					\$322,652.60
09 CURB / SIDEWALK					
110520	Median Curb	2,717.00	LF	\$10.76	\$29,234.92
110530	F Curb	2,695.00	LF	\$12.60	\$33,957.00
111020	8' Sidewalk (Reinforced/WWM)	2,681.00	LF	\$41.97	\$112,521.57
Total Price for above 09 CURB / SIDEWALK Items:					\$175,713.49
10 GRASSING					
12000	Sod Right Of Way, Medlans	39,201.00	SY	\$1.95	\$76,441.95
120003	Sod Pond Slopes To Grade Break	14,466.00	SY	\$1.95	\$28,208.70
120004	Seed & Mulch CSA's	0.00	SY	\$0.25	\$0.00
120005	Seed & Mulch Tracts	0.00	SY	\$0.25	\$0.00
120006	Sod / Restore 15' Offsite ROW	0.00	SY	\$1.65	\$0.00
Total Price for above 10 GRASSING Items:					\$104,650.65
Total Price for above Phase 1 Items:					\$1,291,451.94

Phase 2

01 GENERAL CONDITIONS

10000	Mobilization	1.00	LS	\$19,102.91	\$19,102.91
10100	Survey & Layout (By Others)	0.00	LS	\$0.00	\$0.00
10200	Certified As-Builts	1.00	LS	\$0.00	\$0.00
10300	Geotechnical Testing (By Others)	0.00	LS	\$0.00	\$0.00
10400	Permits (By Others)	1.00	LS	\$0.00	\$0.00
Total Price for above 01 GENERAL CONDITIONS Items:					\$19,102.91

02 SITE PREP

20020	Clear And Grub (II)	11.20	ACRE	\$7,319.38	\$81,977.06
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Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
20030	Silt Fence	9,780.00	LF	\$0.99	\$9,682.20
23000	Demo Exist Asphalt Pavement	0.00	SY	\$0.00	\$0.00
Total Price for above 02 SITE PREP Items:					\$91,659.26

03 GRADING & EARTHWORK

30500	Excavate, Grade Ponds	38,842.00	BCY	\$2.77	\$107,592.34
31010	Excavate, Grade CSA's	3,900.00	BCY	\$6.74	\$26,286.00
31500	Cut To Phase I Fill (Eliminates Import Need)	22,835.00	LCY	\$2.54	\$58,000.90
32530	Finegrade ROW, SW, Median	35,235.00	SY	\$0.26	\$9,161.10
32531	Grade Tracts (Open Space)	0.00	SY	\$0.00	\$0.00
Total Price for above 03 GRADING & EARTHWORK Items:					\$201,040.34

04 STORM

81010	18" RCP 0'-6' Deep	901.00	LF	\$41.34	\$37,247.34
81030	18" RCP 6'-8' Deep	300.00	LF	\$42.38	\$12,714.00
81110	24" RCP 0'-6' Deep	299.00	LF	\$50.63	\$15,138.37
81130	24" RCP 6'-8' Deep	603.00	LF	\$51.68	\$31,163.04
81210	30" RCP 0'-6' Deep	57.00	LF	\$64.29	\$3,664.53
81240	30" RCP 8'-10' Deep	63.00	LF	\$66.97	\$4,219.11
83510	Type 2 Curb Inlet	10.00	EACH	\$4,862.00	\$48,620.00
83520	Control Structure Mod. Type C	2.00	EACH	\$5,597.28	\$11,194.56
84000	Manhole	3.00	EACH	\$2,396.66	\$7,189.98
84218	30" MES	2.00	EACH	\$2,724.00	\$5,448.00
84300	Riprap	72.00	SY	\$20.35	\$1,465.20
Total Price for above 04 STORM Items:					\$178,064.13

05 POTABLE WATER

90200	Connect To Existing Gate Valve (II)	1.00	EACH	\$781.78	\$781.78
91010	12" DR-18 Watermain (II)	2,760.00	LF	\$30.76	\$84,897.60
91011	12" DR-18 Watermain (Offsite) (II)	0.00	LF	\$0.00	\$0.00
92000	Fire Hydrant Assy (II)	3.00	EACH	\$3,605.54	\$10,816.62
96030	Test And Chlorinate (II)	2,760.00	LF	\$1.24	\$3,422.40
Total Price for above 05 POTABLE WATER Items:					\$99,918.40

06 RECLAIM WATER

100200	Connect To Existing Gate Valve	1.00	EACH	\$781.78	\$781.78
101010	12" DR-18 Reclaim Watermain	2,760.00	LF	\$30.75	\$84,870.00
101011	12" PVC Reclaim Watermain (Offsite)	0.00	LF	\$0.00	\$0.00
102535	12" Gate Valve	4.00	EACH	\$2,958.81	\$11,835.24
106010	Testing	2,760.00	LF	\$0.76	\$2,097.60
Total Price for above 06 RECLAIM WATER Items:					\$99,584.62

07 FORCE MAIN

70200	Connect To Existing Gate Valve	1.00	EACH	\$1,261.14	\$1,261.14
73010	8" DR-25 Force Main	2,760.00	LF	\$15.45	\$42,642.00
73011	8" DR-25 Force Main (Offsite)	0.00	LF	\$0.00	\$0.00
73515	8" Plug Valve	3.00	EACH	\$1,951.61	\$5,854.83
76050	Pressure Test Force Main	2,760.00	LF	\$1.12	\$3,091.20
Total Price for above 07 FORCE MAIN Items:					\$52,849.17

08 PAVING (2 LANES ONLY)

52000	3.5" Asphalt (2.5" SP-9.5 Structural, 1" Friction Course) (II)	7,692.00	SY	\$20.79	\$159,916.68
52005	10" Limerock Base (II)	7,692.00	SY	\$13.19	\$101,457.48
52010	12" Stabilized Subgrade (LBR 40) (II)	9,271.00	SY	\$3.79	\$35,137.09
52015	Striping & Signs (On-Site) (II)	1.00	LS	\$18,055.23	\$18,055.23
52020	Cut & Patch Roadway Crossings	0.00	SY	\$0.00	\$0.00
Total Price for above 08 PAVING (2 LANES ONLY) Items:					\$314,566.48

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
09 CURB / SIDEWALK					
110520	Median Curb	2,669.00	LF	\$10.77	\$28,745.13
110530	F Curb	2,661.00	LF	\$12.60	\$33,528.60
111020	8' Sidewalk (Reinforced/WWM)	2,660.00	LF	\$41.97	\$111,640.20
Total Price for above 09 CURB / SIDEWALK Items:					\$173,913.93

10 GRASSING

120010	Sod Pond Slopes To Grade Break	15,338.00	SY	\$1.98	\$30,369.24
120010	Sod Right Of Way, Medians	32,870.00	SY	\$1.98	\$65,082.60
120020	Seed & Mulch CSA's	38,913.00	SY	\$0.35	\$13,619.55
120030	Seed & Mulch Tracts	0.00	SY	\$1.65	\$0.00
120060	Sod / Restore 15' Offsite ROW	0.00	SY	\$1.65	\$0.00
Total Price for above 10 GRASSING Items:					\$109,071.39

Total Price for above Phase 2 Items: \$1,339,770.63

Phase 1 (Not In SOV)

01 GENERAL CONDITIONS

10400	Traffic Control	1.00	LS	\$8,490.00	\$8,490.00
Total Price for above 01 GENERAL CONDITIONS Items:					\$8,490.00

03 GRADING & EARTHWORK

30150	Demucking & Backfilling With Clean Fill	22,736.00	BCY	\$5.55	\$126,184.80
Total Price for above 03 GRADING & EARTHWORK Items:					\$126,184.80

05 POTABLE WATER

92500	Fittings & Restraints - Water	1.00	LS	\$7,130.00	\$7,130.00
92560	12" Gate Valve	3.00	EACH	\$2,960.00	\$8,880.00
92565	Blow Off Valve	1.00	EACH	\$1,240.00	\$1,240.00
96010	Temp Jumper	2.00	EACH	\$1,240.00	\$2,480.00
Total Price for above 05 POTABLE WATER Items:					\$19,730.00

06 RECLAIM WATER

102500	Fittings And Restraints - Reuse	1.00	LS	\$9,180.00	\$9,180.00
Total Price for above 06 RECLAIM WATER Items:					\$9,180.00

07 FORCE MAIN

73500	Fittings & Restraints (Forcemain) (I)	1.00	LS	\$9,360.00	\$9,360.00
Total Price for above 07 FORCE MAIN Items:					\$9,360.00

Total Price for above Phase 1 (Not In SOV) Items: \$172,944.80

Phase 2 (Not In SOV)

01 GENERAL CONDITIONS

10400	Traffic Control	1.00	LS	\$10,925.22	\$10,925.22
Total Price for above 01 GENERAL CONDITIONS Items:					\$10,925.22

03 GRADING & EARTHWORK

30150	Demucking & Backfilling With Clean Fill	3,793.00	BCY	\$5.57	\$21,127.01
Total Price for above 03 GRADING & EARTHWORK Items:					\$21,127.01

05 POTABLE WATER

92500	Fittings & Restraints - Water	1.00	LS	\$6,312.47	\$6,312.47
92560	12" Gate Valve	7.00	EACH	\$2,958.81	\$20,711.67
92565	Blow Off Valve	1.00	EACH	\$1,242.62	\$1,242.62
96010	Temp Jumper	2.00	EACH	\$1,241.46	\$2,482.92
Total Price for above 05 POTABLE WATER Items:					\$30,749.68

06 RECLAIM WATER

102500	Fittings And Restraints - Reuse	1.00	LS	\$9,127.72	\$9,127.72
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Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
102522	6" Gate Valve	12.00	EACH	\$995.37	\$11,944.44
Total Price for above 06 RECLAIM WATER Items:					\$21,072.16
07 FORCE MAIN					
73500	Fittings & Restraints (Forcemain) (II)	1.00	LS	\$8,001.08	\$8,001.08
73515	6" Plug Valve	2.00	EACH	\$1,057.18	\$2,114.36
Total Price for above 07 FORCE MAIN Items:					\$10,115.44
08 PAVING (2 LANES ONLY)					
50110	Temp Cul-De-Sac (Stabilized Subgrade)	923.00	SY	\$4.44	\$4,098.12
Total Price for above 08 PAVING (2 LANES ONLY) Items:					\$4,098.12
Total Price for above Phase 2 (Not In SOV) Items:					\$98,087.63
Total Bid Price:					\$2,902,255.00

Notes:

- **Mobilization & General Conditions:**
 1. Engineer: ~~Madden, Moorhead & Stokes Inc.~~ Madden, Moorhead & Stokes Inc.
 2. Date of Plans: August 4, 2016
 3. Revision Date: 11/20/15, 12/11/15, 7/1/16, 9/5/16 10/12/16
 4. ~~We exclude all bonds, permits and fees unless specifically included in the proposal.~~
 5. ~~We include engineering layout and certified as-built drawings for our scope of work.~~
 6. ~~We include geotechnical testing for our scope of work to municipal standards unless noted otherwise.~~
 7. No allowance has been made for the protection or relocation of endangered plants or animals.
 8. This proposal is valid for 30 days and is subject to revision for material increases and final approved plan changes.
 9. This proposal is based solely on the plans noted above (typically civil plans only). We do not include any work shown on the architectural, structural, MEP, landscaping, or hardscaping plans unless specifically noted.
 10. The owner is to provide all legal surveys, benchmarks, control points, coordinate geometry, property line grades, and plat.
 11. We will coordinate efforts with the utility companies. Unless noted otherwise, no costs are included for utility layout or for removal, adjustment, relocation, or new construction of utilities.
 12. We exclude all gazebos, playground equipment, benches, or any other park amenities.
 13. No "tree save" barricading is included unless there is an item shown on the proposal sheet.
 14. SWPPP, NPDES permit and reporting is by others unless noted otherwise. **included**
 15. We exclude any ~~ADA design responsibility~~ **18 months**
 16. We offer a ~~1-year warranty on workmanship~~. Materials are per manufacturers' warranties.
- **Clear, Grub and Strip:**
 1. Clearing debris, if any, has been figured to be burned on-site unless noted otherwise. Additional cost will be required for haul-off.
 2. No removal or disposal of buried debris is included unless noted otherwise.
 3. No well abandonment or septic tank removal is included unless noted otherwise.
 4. Stripping materials, if any, are to remain on-site.
 5. Disking is figured in lieu of stripping unless noted otherwise.
- **Earthwork:**
 1. No special handling or removal of unsuitable or contaminated soils or materials is included. If muck is shown on the plans or in the geotechnical report, then it will be included in the proposal as a bid item.
 2. Prior to commencing the earthwork operation, we will verify the existing topography and adjust appropriate quantities if necessary.
 3. On projects where we are a subcontractor, our grading is figured +/- 0.1-FT one time only. All other trades are expected to restore their work area like they found it. Any clean-up or restoration by us will be billed as extra work.
 4. We exclude any retaining wall excavation, wall construction, backfill or grading unless an item is specifically included in the proposal.
 5. ~~Building pads are to be graded 8" below finish floor unless noted otherwise.~~
 6. We have included balancing the site in our proposal.
- **Paving On Site:**
No notes
- **Paving Off Site:**
No notes
- **Sanitary Sewer:**
 1. If applicable, transformer to be within 50 feet of the lift station control panel.
- **Storm Sewer:**
No notes
- **Water System:**
No notes
- **Reclaim Water System:**
No notes
- **Misc Concrete Work:**
No notes

KLP Land Development POs
 8875 Hidden River Parkway, Suite 150
 TAMPA, FL 33637
 Tel: (813)615-1244 Fax:

Supplier:

Project / Lot:

JON M HALL COMPANY INC
 1920 BOOTHE CIRCLE STE 230
 LONGWOOD, FL 32750
 Tel: (407)215-0410 Fax:

Avalon Groves
 Lot: 0

C Smith

Candice Smith
 Land Development
 Manager
 Kolter Land Partners LLC
 2017.02.13 12:55:36 -05'00'

(JOMHAL)

REVISED

Purchase Order: LD-c-000425

Disc. Terms: Not Applicable	Order By:	Order Date: 01/05/2017
Terms Code: Due immediately	Taken By:	Date Req:
Retention:	Purch. Agent:	Req. No:

Line	Description	Quantity UofM	Unit Cost	Total Amount	Disc%	Draw%	Amount Due
<i>Project: Avalon Groves Phase: Lot: 0 Model/Elev.: Swing: N/A Craft:</i>							
0010	utilities Alloc: H,LD,VKAG,0,02081,00	1.00 ea	602,026.0000	602,026.00			602,026.00
	C/O #1 - (02/06/2017) Sawgrass Bay Blvd Offsite and pump station		432,419.0000	432,419.00			432,419.00
	C/O #2 - (02/13/2017) correction to CO on separate PO		-432,419.0000	-432,419.00			432,419.00
0010	Revised - Line No. 0010	1.00 ea	602,026.0000	602,026.00			602,026.00
0020	road and drainage portion impact fees Alloc: H,LD,VKAG,0,00190,00	1.00 ea	2,300,229.0000	2,300,229.00			2,300,229.00

Sub-Total: 2,902,255.00
Taxes: 0.00
Total: 2,902,255.00

*Bill White.
 This goes in
 Candice's notebook
 for impact fees.
 Deb*

[Handwritten mark]