

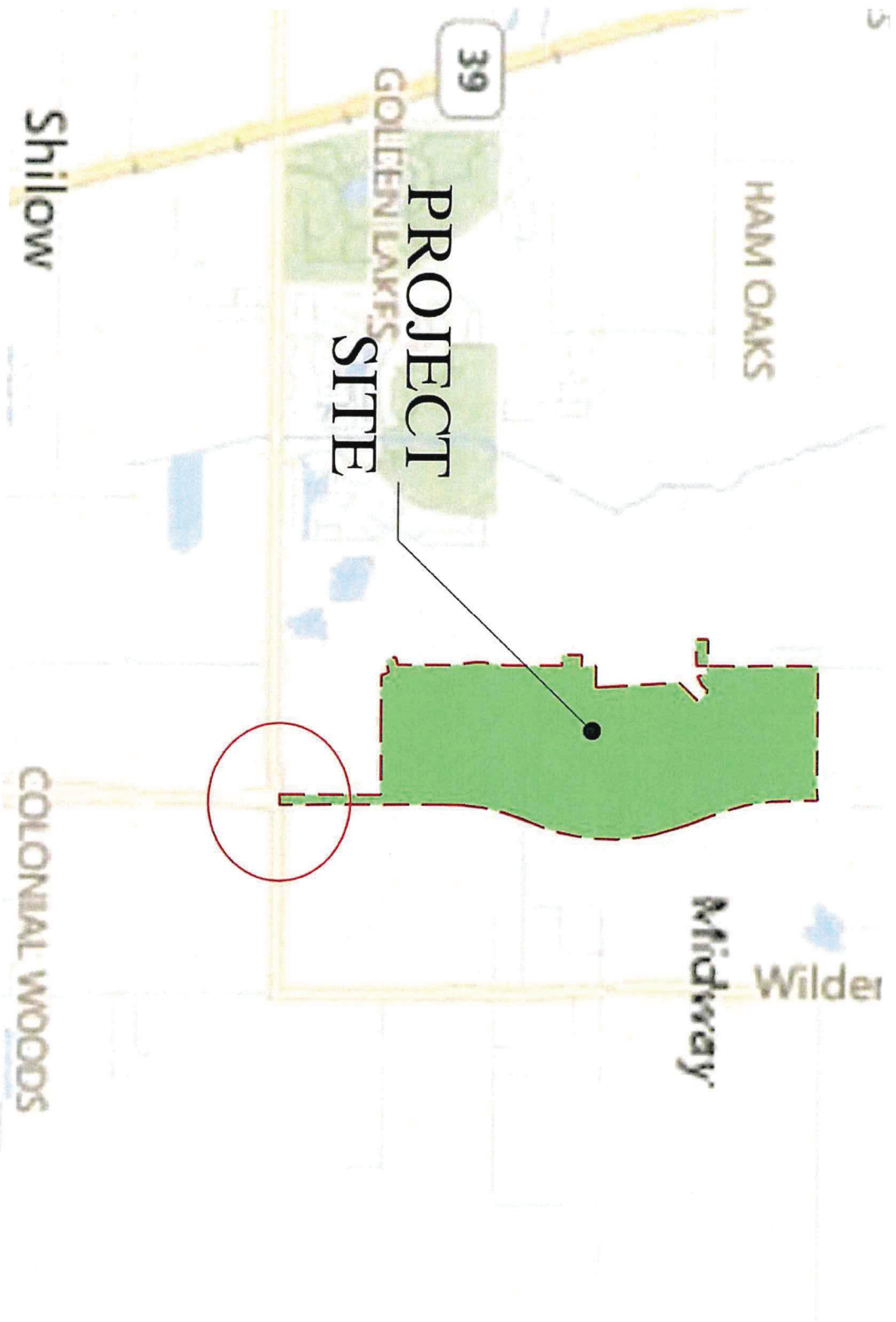
SUBJECT: Park East Phases 1A, 1B, 2, 3A & 3B – S Wilder Loop Off-Site
PI# 5829
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: September 12, 2023
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities to serve Park East Phases 1A, 1B, 2, 3A & 3B – S Wilder Loop Off-Site located in Section 10, Township 28, and Range 22 (roadway improvements within the ROW) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$19,110.44 and authorize the Chair to execute the Agreement for Warranty of Required Off-Site Improvements.

BACKGROUND:

On November 23, 2021, Permission to construct was issued for Park East Phases 1A, 1B, 2, 3A & 3B – S Wilder Loop Off-Site. Construction has been completed in accordance with the approved plans and has been inspected and approved by the appropriate agencies. The developer has provided the required Bond, which the County Attorney’s Office has reviewed and approved. The developer is North Park Isle Development, LLC and the engineer is Ardurra.



**PROJECT
SITE**

LOCATION MAP

**OWNER/DEVELOPER'S AGREEMENT FOR
WARRANTY OF REQUIRED OFF-SITE IMPROVEMENTS**

This Agreement made and entered into this _____ day of _____, 2023, by and between North Park Isle Development, LLC, hereinafter referred to as the "Owner/Developer," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted Site Development Regulations which are set forth in the Land Development Code (hereafter the "Site Development Regulations"); and

WHEREAS, the Site Development Regulations authorize the County to accept ownership and/or maintenance responsibility of off-site improvement facilities constructed by the Owner/Developer in conjunction with site development projects in Hillsborough County, provided that the improvement facilities meet County standards and are warranted against defects in workmanship and materials for a period of two (2) years; and

WHEREAS, the Owner/Developer has completed certain off-site improvement facilities in conjunction with the site development project known as Park East 1A, 1B, 2, 3A, 3B – South Wilder Loop Roadway Improvements ; and

WHEREAS, pursuant to the Site Development Regulations, the Owner/Developer has requested the County to accept the aforementioned off-site improvement facilities for ownership and/or maintenance; and

WHEREAS, the Owner/Developer has represented to the County that the completed improvement facilities have been constructed in accordance with the approved plans and all applicable County regulations and technical specifications; and

WHEREAS, the Owner/Developer has offered to warranty the off-site improvement facilities against any defects in workmanship and materials and to correct any such defects which arise during the warranty period.

NOW, THEREFORE, in consideration of the intent and desire of the Owner/Developer as set forth herein, and to gain acceptance for ownership and/or maintenance by the County of the aforementioned off-site improvement facilities, the Owner/Developer and the County agree as follows:

1. The terms, conditions and regulations contained in the Site Development Regulations are hereby incorporated by reference and made a part of this Agreement.
2. For a period of two (2) years following the date of acceptance of the off-site improvement facilities for ownership and/or maintenance by the County, the Owner/Developer agrees to warrant the off-site improvement facilities described below against failure, deterioration or damage resulting from defects in workmanship or materials. The Owner/Developer agrees to correct within the warranty period any such failure, deterioration or damage existing in the improvement facilities so that said improvement facilities thereafter comply with the technical specifications contained in the approved plans and Site Development Regulations. The off-site improvement

facilities, constructed in conjunction with the site development project known as Park East 1A, 1B, 2, 3A, 3B – South Wilder Loop Roadway Improvements are as follows: External road improvements with-in ROW

3. The Owner/Developer agrees to, and in accordance with the requirements of the Site Development Regulations, does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2 above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____, or _____
 - b. A Warranty Bond No. 4724793, dated May 17, 2023, with North Park Isle Development, LLC as Principal, and Great American Insurance Company as Surety, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Owner/Developer on funds received by the County pursuant to this Agreement.

A copy of said letter of credit, warranty bond, or cashier/certified check is attached hereto and by reference made a part hereof.


4. In the event the Owner/Developer shall fail or neglect to fulfill his obligations under this Agreement and as required by the Site Development Regulations, the Owner/Developer shall be liable to pay for the cost of reconstruction of defective off-site improvement facilities to the final total cost, including but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Owner/Developer's failure or neglect to perform.
5. The County agrees, pursuant to the terms contained in the Site Development Regulations, to accept the off-site improvement facilities for maintenance, at such time as:
 - a) The Engineer-of-Record for the Owner/Developer certifies in writing that said off-site improvement facilities have been constructed in accordance with:
 - (1) The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - (2) All applicable County regulations relating to the construction of the off-site improvement facilities; and
 - b) Authorized representatives of the County's Development Review Division of Development Services Department have reviewed the Engineer-of-Record's certification and have not found any discrepancies existing between the

constructed improvement facilities and said certification.

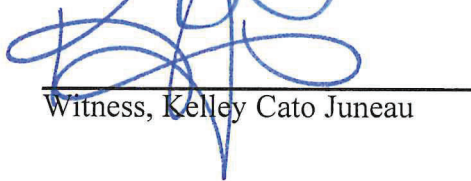
- 6. If any part of this Agreement is found invalid and unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties can be effectuated.
- 7. This document, including all exhibits and other documents incorporated herein by reference, contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 18th day of MAY, 2023.

ATTEST:



 Witness, Austin Berns



 Witness, Kelley Cato Juneau

OWNER/DEVELOPER:



 Authorized Corporate Officer or Individual
 Nicholas J. Dister, Authorized Representative

Name (typed, printed or stamped)

111 S. Armenia Ave., Suite 201

Address of Signer

Tampa, FL 33609

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

(813) 443-0809

Phone Number of Signer

ATTEST:

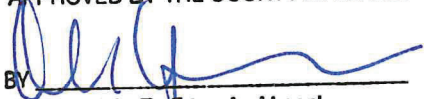
Cindy Stuart, Clerk of
the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY


 BY _____
 Approved As To Form And Legal
 Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

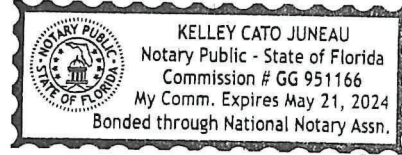
The foregoing instrument was acknowledged before me this 18th day of May, 2023, by Nicholas J. Dister As Authorized Representative of North Park Isle Development, LLC, a Florida limited liability company on behalf of the company. He and/or she is personally known to me and did take an oath.

NOTARY PUBLIC:

Sign: [Signature] (Seal)
Print: Kelley Cato Juneau

Title or Rank: Notary Public – State of Florida

Serial Number, if any: GG951166



My Commission Expires: May 21, 2024

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, that we, North Park Isle Development, LLC, called the Principal and Great American Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of NINE TEEN THOUSAND ONE HUNDRED TEN 44/100 US DOLLARS (\$19,110.44) for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted Site Development Regulations which are set forth in the Land Development Code (hereafter the "Site Development Regulations"); and

WHEREAS, the Site Development Regulations authorize the County to accept ownership and/or maintenance responsibility of off-site improvement facilities constructed by the Owner/Developer in conjunction with site development projects in Hillsborough County, provided that the improvement facilities meet County standards and are warranted against defects in workmanship and materials for a period of two (2) years; and

WHEREAS, the Owner/Developer has completed certain off-site improvement facilities in conjunction with the site development project known as Park East 1A, 1B, 2, 3A, 3B – South Wilder Loop Roadway Improvements; and

WHEREAS, pursuant to the Site Development Regulations, the Owner/Developer has requested the County to accept the aforementioned off-site improvement facilities for ownership and/or maintenance; and

WHEREAS, the Owner/Developer has represented to the County that the completed improvement facilities have been constructed in accordance with the approved plans and all applicable County regulations and technical specifications; and

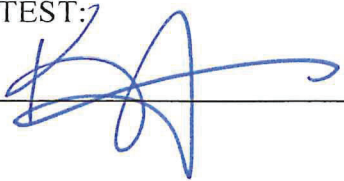
WHEREAS, the Owner/Developer has offered to warranty the off-site improvement facilities against any defects in workmanship and materials and to correct any such defects which arise during the warranty period.

NOW, THEREFORE, in consideration of the intent and desire of the Owner/Developer as set forth herein, and to gain acceptance for ownership and/or maintenance by the County of the aforementioned off-site improvement facilities, the Owner/Developer and the County agree as follows:

1. The terms, conditions and regulations contained in the Site Development Regulations are hereby incorporated by reference and made a part of this Agreement.
2. For a period of two (2) years following the date of acceptance of the off-site improvement facilities for ownership and/or maintenance by the County, the Owner/Developer agrees to warrant the off-site improvement facilities described below against failure, deterioration or damage resulting from defects in workmanship or materials. The Owner/Developer agrees to correct within the warranty period any such failure, deterioration or damage existing in the improvement facilities so that said improvement facilities thereafter comply with the technical specifications contained in the approved plans and Site Development Regulations. The off-site improvement facilities, constructed in conjunction with the site development project known as Park East 1A, 1B, 2, 3A, 3B – South Wilder Loop Roadway Improvements are as follows: External road improvements with-in ROW

THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO
REMAIN IN FULL FORCE AND EFFECT UNTIL 10/12/2025

SIGNED, SEALED AND DATED this 17th day of May, 2023.


ATTEST:


By: 
_____ PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:


By: 
_____ Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than FOUR

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE, 2019.



Steph C. B.

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 18TH day of JUNE, 2019, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 17th day of May, 2023



Steph C. B.

Assistant Secretary

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1A

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: February 6, 2023

PROJECT: NORTH PARK ISLE
 BOND CALCULATIONS

STATE OF FLORIDA }
 }
 CITY OF PLANT CITY }

I, Tuyen L. Tran, P.E., a Professional Engineer registered in the State of Florida, with Registration No. 54099, hereby certify that I have examined the Plans for the Park East Ph 1A, as prepared by Ardurra Group Inc., and that the costs of the improvements lying within the Project limits, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for the Warranty Guarantee.

SUMMARY OF SCHEDULES

PAVING PHASE 1A	\$462,119.85
STORM PHASE 1A	\$585,131.82
SEWER PHASE 1A	\$1,693,151.98
WATER PHASE 1A	\$355,668.68
RECLAIM WATER PHASE 1A	\$216,447.97
SUBTOTAL	\$3,312,520.30

TOTAL ESTIMATED AMOUNT	\$3,312,520.30
WARRANTY BOND (10% OF TOTAL)	\$331,252.03

Approved By:

Tuyen L. Tran, P.E. (#54099)

I, Tuyen L. Tran, P.E., State of Florida, Professional Engineer, License No. 54099, hereby certify that I have examined the Plans for the Park East Ph 1A, as prepared by Ardurra Group Inc., and that the costs of the improvements lying within the Project limits, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for the Warranty Guarantee.

Tuyen L Tran

2023.02.06

14:40:11 -05'00'

(Seal)

PROFESSIONAL Engineer

 Date

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1A

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: February 6, 2023

PAVING PARK EAST PHASE 1A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2014	Pave 1 1/2" SP-9.5 Asphalt - Sub	9,301.00	SY	\$ 12.20	\$ 113,472.20
2015	Road Base Crushed Concrete 06"	9,301.00	SY	\$ 11.82	\$ 109,937.82
2016	Subgrade Stabilized 12"	9,301.00	SY	\$ 8.59	\$ 79,895.59
2017	Concrete Curb Type F	6.00	LF	\$ 24.06	\$ 144.36
2018	Concrete Curb Miami	7,260.00	LF	\$ 13.63	\$ 98,953.80
2019	Concrete Sidewalk 6"-SF (Non-Reinforced)	4,595.00	SF	\$ 7.32	\$ 33,635.40
2020	ADA Concrete Access Ramps w/Domes	10.00	EA	\$ 1,559.73	\$ 15,597.30
2020A	Sodding Bahia 2' BOC	1,570.00	SY	\$ 2.51	\$ 3,940.70
2022	Signage & Striping - LS	1.00	IS	\$ 6,542.68	\$ 6,542.68
				TOTAL	\$ 462,119.85

STORM PARK EAST PHASE 1A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2024	RCP 18"	1,891.00	LF	\$ 42.10	\$ 79,611.10
2025	RCP 24"	507.00	LF	\$ 56.01	\$ 28,397.07
2026	RCP 30"	527.00	LF	\$ 77.94	\$ 41,074.38
2027	RCP 36"	814.00	LF	\$ 99.10	\$ 80,667.40
2028	ERCPC (18") 14"x23"	109.00	LF	\$ 20.60	\$ 2,245.40
2029	Type 5 Curb Inlet	17.00	EA	\$ 4,836.67	\$ 82,223.39
2030	Type 6 Curb Inlet w/Type 9 Top	9.00	EA	\$ 5,252.68	\$ 47,274.12
2031	Manhole	6.00	EA	\$ 3,528.60	\$ 21,171.60
2032	Type D Inlet	1.00	EA	\$ 3,924.22	\$ 3,924.22
2033	Control Structure Type D	4.00	EA	\$ 7,848.45	\$ 31,393.80
2034	Double 36" Headwall	2.00	EA	\$ 6,565.14	\$ 13,130.28
2035	RCP FEW Precast 18"	5.00	EA	\$ 1,720.14	\$ 8,600.70
2036	RCP FES Precast 24"	4.00	EA	\$ 1,899.87	\$ 7,599.48
2037	RCP FES Precast 30"	2.00	EA	\$ 2,828.10	\$ 5,656.20
2038	RCP MES 36" Double	2.00	EA	\$ 11,050.59	\$ 22,101.18
2039	ERCPC MES 14"x23"	2.00	EA	\$ 1,191.69	\$ 2,383.38
2040	Rip Rap Sand / Cement Bags	4,507.00	EA	\$ 16.60	\$ 74,816.20
2041	Dewater Storm Pipe	3,848.00	LF	\$ 5.40	\$ 20,779.20
2042	TC Storm Drainage	3,848.00	LF	\$ 3.14	\$ 12,082.72
				TOTAL	\$ 585,131.82

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1A

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: February 6, 2023

SEWER PARK EAST PHASE 1A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2043	SS PVC (SDR-26) 08" 06-08'	128.00	LF	\$ 29.10	\$ 3,724.80
2044	SS PVC (SDR-26) 08" 08-10'	1,536.00	LF	\$ 30.14	\$ 46,295.04
2045	SS PVC (SDR-26) 08" 10-12'	891.00	LF	\$ 32.67	\$ 29,108.97
2046	SS PVC (SDR-26) 08" 12-14'	156.00	LF	\$ 34.23	\$ 5,339.88
2047	SS PVC (C-900) 08" 14-16'	225.00	LF	\$ 75.95	\$ 17,088.75
2048	SS PVC (SDR-26) 10" 08-10'	461.00	LF	\$ 42.99	\$ 19,818.39
2049	SS PVC (SDR-26) 10" 10-12'	202.00	LF	\$ 47.70	\$ 9,635.40
2050	SS PVC (SDR-26) 10" 12-14'	100.00	LF	\$ 54.77	\$ 5,477.00
2051	SS PVC (SDR-26) 10" 14-16'	75.00	LF	\$ 74.38	\$ 5,578.50
2052	SS PVC (C-900) 12" 14-16'	238.00	LF	\$ 99.31	\$ 23,635.78
2053	SS PVC (C-900) 12" 16-18'	358.00	LF	\$ 113.65	\$ 40,686.70
2054	SS PVC (C-900) 12" 18-20'	26.00	LF	\$ 132.34	\$ 3,440.84
2055	SS Manhole 4' Dia 06-08' (Unlined)	1.00	EA	\$ 3,869.13	\$ 3,869.13
2056	SS Manhole 4' Dia 08-10' (Unlined)	8.00	EA	\$ 4,722.12	\$ 37,776.96
2057	SS Manhole 4' Dia 10-12' (Unlined)	5.00	EA	\$ 5,563.01	\$ 27,815.05
2058	SS Manhole 4' Dia 12-14' (Unlined)	1.00	EA	\$ 6,506.59	\$ 6,506.59
2059	SS Manhole 4' Dia 14-16' (Unlined)	2.00	EA	\$ 7,450.42	\$ 14,900.84
2060	SS Manhole 4' Dia 16-18' (Unlined) / Added MH S535	2.00	EA	\$ 8,343.03	\$ 16,686.06
2061	SS Outside Drop Manhole 4' 12-14'	1.00	EA	\$ 7,758.23	\$ 7,758.23
2062	SS Outside Drop Manhole 4' 16-18'	1.00	EA	\$ 15,402.86	\$ 15,402.86
2063	Sewer Services Single (8"x6")	19.00	EA	\$ 1,225.93	\$ 23,292.67
2064	Sewer Services Double (8"x6")	49.00	EA	\$ 1,494.13	\$ 73,212.37
2065	Sewer Services Single (8"x6") > 15'	7.00	EA	\$ 2,183.75	\$ 15,286.25
2066	Sewer Services Double (8"x6") > 15'	5.00	EA	\$ 2,478.20	\$ 12,391.00
2067	Swap Unsuitable for Good Fill	15,810.00	CY	\$ 3.10	\$ 49,011.00
2068	Dewater Sewer Gravity Pipe	4,393.00	LF	\$ 14.57	\$ 64,006.01
2069	TV Inspection Sewer	4,393.00	LF	\$ 5.98	\$ 26,270.14
2070	Infiltration / Exfiltration Testing	4,393.00	LF	\$ 1.92	\$ 8,434.56
2071	Liftstaton w/Liner 120" Dia. 30-32'	1.00	EA	\$ 967,856.29	\$ 967,856.29
2072	FM PVC Pipe 12"	1,657.00	LF	\$ 54.66	\$ 90,571.62
2073	FM Fittings 12"	1.00	IS	\$ 22,274.30	\$ 22,274.30
				TOTAL ONSITE	\$ 1,693,151.98

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1A

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: February 6, 2023

WATER PARK EAST PHASE 1A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2074	PW PVC (DR-18) 12"	2,140.00	LF	\$ 52.79	\$ 112,970.60
2074A	PW 12" Ductile Iron Pipe Added at Conflict	50.00	LF	\$ 83.85	\$ 4,192.50
2075	PW PVC (DR-18) 08"	1,562.00	LF	\$ 29.41	\$ 45,938.42
2076	PW PVC (DR-18) 04"	7.00	LF	\$ 13.47	\$ 94.29
2077	Potable Water Gate Valves 12"	9.00	EA	\$ 3,282.91	\$ 29,546.19
2078	Potable Water Gate Valves 08"	14.00	EA	\$ 1,698.91	\$ 23,784.74
2079	Potable Water Gate Valves 04"	1.00	EA	\$ 980.87	\$ 980.87
2080	Potable Water Fittings 12"	1.00	LS	\$ 10,013.11	\$ 10,013.11
2081	Potable Water Fittings 08"	1.00	LS	\$ 4,625.45	\$ 4,625.45
2082	Fire Hydrant Assembly	8.00	EA	\$ 5,479.85	\$ 43,838.80
2082A	Portable Water Blowoffs (Temporary)	1.00	EA	\$ -	\$ -
2083	PW Services Water Single Short	9.00	EA	\$ 498.82	\$ 4,489.38
2084	PW Services Water Single Long	14.00	EA	\$ 631.84	\$ 8,845.76
2085	PW Services Water Double Short	21.00	EA	\$ 773.27	\$ 16,238.67
2086	PW Services Water Double Long	27.00	EA	\$ 932.90	\$ 25,188.30
2087	Liftstation Water Service 2"	1.00	IS	\$ 1,514.90	\$ 1,514.90
2088	Sample Points	7.00	EA	\$ 1,029.12	\$ 7,203.84
2089	Potable Water Testing & Chlorination	3,759.00	LF	\$ 3.54	\$ 13,306.86
2089A	Sleeving 4"	200.00	LF	\$ 14.48	\$ 2,896.00
				TOTAL ONSITE	\$355,668.68

RECLAIM WATER PARK EAST PHASE 1A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
5001	RU PVC (DR-18) - Reuse 06"	3,776.00	IF	\$ 24.75	\$ 93,456.00
5001	RU Gate Valves 06"	21.00	EA	\$ 1,263.00	\$ 26,523.00
5002	RU Fittings Bends 046"	1.00	LS	\$ 11,404.00	\$ 11,404.00
5003	RU Water Blowoff (Temporary)	7.00	EA	\$ 1,631.00	\$ 11,417.00
5004	RU Services Single Short	66.00	EA	\$ 485.85	\$ 32,066.10
5005	RU Services Single Long	54.00	EA	\$ 663.23	\$ 35,814.42
5006	RU Pressure Testing	1.00	IS	\$ 5,767.45	\$ 5,767.45
				TOTAL	\$ 216,447.97

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1B, 2, & 3B

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: June 22, 2023

PROJECT: NORTH PARK ISLE
 BOND CALCULATIONS

STATE OF FLORIDA }
 }
 CITY OF PLANT CITY }

I, Tuyen L. Tran, P.E., a Professional Engineer registered in the State of Florida, with Registration No. 54099, hereby certify that I have examined the Plans for the Park East Phase 1B, 2, & 3B as prepared by Ardurra Group Inc., and that the costs of the improvements lying within the Project limits, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for the Warranty Guarantee.

SUMMARY OF SCHEDULES

PAVING PHASE 1B	\$229,001.54
STORM PHASE 1B	\$126,884.35
SEWER PHASE 1B	\$872,634.12
WATER PHASE 1B	\$199,785.83
RECLAIM WATER PHASE 1B	\$102,567.18
SUBTOTAL	\$1,530,873.02
PAVING PHASE 2	\$247,943.46
STORM PHASE 2	\$303,747.94
SEWER PHASE 2	\$201,335.37
WATER PHASE 2	\$146,365.35
RECLAIM WATER PHASE 2	\$119,216.85
SUBTOTAL	\$1,018,608.97
PAVING PHASE 3B	\$298,597.36
STORM PHASE 3B	\$224,738.04
SEWER PHASE 3B	\$229,539.65
WATER PHASE 3B	\$194,334.96
RECLAIM WATER PHASE 3B	\$132,436.41
SUBTOTAL	\$1,079,646.42
TOTAL ESTIMATED AMOUNT	\$3,629,128.41
WARRANTY BOND (10% OF TOTAL)	\$362,912.84

Approved By:

Tuyen L. Tran, P.E. (#54099)

Tuyen L. Tran, P.E., State of Florida
 Professional Engineer, License No.
 54099. This seal has been digitally
 signed and sealed by Tuyen L. Tran,
 P.E. on the date indicated here.
 Printed copies of this document are
 not considered signed and sealed
 and the signature must be verified
 on any electronic copies.

Tuyen L. Tran
 2023.06.22
 12:51:53-04'00'

(Seal)

PROFESSIONAL Engineer

 Date

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1B, 2, & 3B

ENGINEER'S COST ESTIMATE
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PAVING PARK EAST PHASE 1B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2098	Pave 1/2" SP-9.5 Asphalt-Sub	4,305.00	SY	\$ 12.95	\$ 55,749.75
2099	Road Base Crushed Concrete 06"	4,305.00	SY	\$ 11.82	\$ 50,885.10
2100	Subgrade Stabilized 12"	4,305.00	SY	\$ 8.59	\$ 36,979.95
2101	Concrete Curb Type F	6.00	LF	\$ 24.06	\$ 144.36
2102	Concrete Curb Miami	3,115.00	LF	\$ 13.63	\$ 42,457.45
2102A	Concrete Curb Type D	255.00	LF	\$ 15.65	\$ 3,990.75
2103	Concrete Sidewalk 6"-SF (Non-Reinforced)	3,155.00	SF	\$ 7.32	\$ 23,094.60
2104	ADA Concrete Access Ramps w/Domes	7.00	EA	\$ 1,559.73	\$ 10,918.11
2104A	Sodding Bahia 2' BOC	668.00	SY	\$ 2.51	\$ 1,676.68
2106	Signage & Striping - LS	1.00	EA	\$ 3,104.79	\$ 3,104.79
TOTAL					\$ 229,001.54

STORM PARK EAST PHASE 1B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2107	RCP 24"	181.00	LF	\$ 56.01	\$ 10,137.81
2108	RCP 30"	68.00	LF	\$ 77.94	\$ 5,299.92
2109	RCP 36"	342.00	LF	\$ 99.10	\$ 33,892.20
2110	RCP 42"	166.00	LF	\$ 129.88	\$ 21,560.08
2111	Type 5 Curb Inlet	4.00	EA	\$ 5,124.44	\$ 20,497.76
2112	Type 6 Curb Inlet w/Type 9 Top	1.00	EA	\$ 6,375.05	\$ 6,375.05
2113	Type D Inlet	1.00	EA	\$ 4,167.46	\$ 4,167.46
2114	Control Structure Type D	1.00	EA	\$ 7,470.09	\$ 7,470.09
2115	RCP FES Precast 30"	1.00	EA	\$ 2,828.10	\$ 2,828.10
2116	Rip Rap Sand / Cement Bags	498.00	EA	\$ 16.60	\$ 8,266.80
2117	Dewater Storm Pipe	757.00	LF	\$ 5.30	\$ 4,012.10
2118	TV Storm Drainage	757.00	LF	\$ 3.14	\$ 2,376.98
TOTAL					\$ 126,884.35

SEWER PARK EAST PHASE 1B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2119	SS PVC (SDR-26) 08" 06-08'	306.00	LF	\$ 33.63	\$ 10,290.78
2120	SS PVC (SDR-26) 08" 08-10'	492.00	LF	\$ 34.73	\$ 17,087.16
2121	SS PVC (SDR-26) 08" 10-12'	66.00	LF	\$ 37.38	\$ 2,467.08
2122	SS PVC (C-900) 08" 14-16'	235.00	LF	\$ 84.02	\$ 19,744.70
2123	SS PVC (C-900) 08" 16-18'	239.00	LF	\$ 97.90	\$ 23,398.10
2124	SS PVC (C-900) 08" 18-20'	173.00	LF	\$ 114.92	\$ 19,881.16
2125	SS PVC (C-900) 08" 20-22'	371.00	LF	\$ 138.86	\$ 51,517.06
2126	SS Manhole 4' Dia 06-08' (Unlined)	2.00	EA	\$ 3,997.50	\$ 7,995.00
2127	SS Manhole 4' Dia 08-10' (Unlined)	1.00	EA	\$ 4,850.50	\$ 4,850.50
2128	SS Manhole 4' Dia 12-14' (Unlined)	1.00	EA	\$ 6,541.72	\$ 6,541.72
2129	SS Manhole 4' Dia 16-18' (Unlined)	1.00	EA	\$ 8,261.89	\$ 8,261.89
2130	SS Manhole 5' Dia 20-22' (Unlined)	1.00	EA	\$ 15,662.36	\$ 15,662.36
2131	SS Outside Drop Manhole 4' 08-10'	1.00	EA	\$ 6,126.65	\$ 6,126.65
2132	SS Outside Drop Manhole 5' 20-22'	1.00	EA	\$ 11,895.70	\$ 11,895.70
2133	Sewer Services Single (8"x6")	7.00	EA	\$ 1,269.20	\$ 8,884.40
2134	Sewer Services Double (8"x6")	13.00	EA	\$ 1,581.92	\$ 20,564.96
2135	Sewer Services Single (8"x6") > 15'	5.00	EA	\$ 2,173.24	\$ 10,866.20
2136	Sewer Services Double (8"x6") > 15'	8.00	EA	\$ 2,357.52	\$ 18,860.16
2137	Swap Unsuitable for Good Fill	5,830.00	CY	\$ 3.10	\$ 18,073.00
2138	Dewater Sewer Gravity Pipe	1,882.00	LF	\$ 10.63	\$ 20,005.66
2139	TV Inspection Sewer	1,882.00	LF	\$ 6.23	\$ 11,724.86
2140	Infiltration / Exfiltration Testing	1,882.00	LF	\$ 1.63	\$ 3,067.66
2141	Infiltration / Exfiltration Testing	1.00	EA	\$ 486,160.51	\$ 486,160.51
2142	FM PVC Pipe 08"	905.00	LF	\$ 41.24	\$ 37,322.20
2143	FM PVC Pipe 06"	435.00	LF	\$ 25.74	\$ 11,196.90
2144	FM Plug Valve 08"	1.00	EA	\$ 2,356.72	\$ 2,356.72
2145	FM Plug Valve 08"	1.00	EA	\$ 1,358.04	\$ 1,358.04
2146	FM Fittings 08"	1.00	IS	\$ 12,495.43	\$ 12,495.43
2147	FM Fittings 06"	1.00	IS	\$ 3,977.56	\$ 3,977.56
				TOTAL	\$ 872,634.12

WATER PARK EAST PHASE 1B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2148	PW PVC (DR-18) 12"	567.00	LF	\$ 59.50	\$ 33,736.50
2149	PW PVC (DR-18) 08"	1,080.00	LF	\$ 35.62	\$ 38,469.60
2150	PW PVC (DR-18) 04"	13.00	LF	\$ 15.42	\$ 200.46
2151	Potable Water Gate Valves 12"	4.00	EA	\$ 3,403.20	\$ 13,612.80
2152	Potable Water Gate Valves 08"	4.00	EA	\$ 1,776.22	\$ 7,104.88
2153	Potable Water Gate Valves 04"	2.00	EA	\$ 1,010.89	\$ 2,021.78
2154	Potable Water Fittings 12"	1.00	IS	\$ 18,182.07	\$ 18,182.07
2155	Fire Hydrant Assembly	3.00	EA	\$ 6,113.24	\$ 18,339.72
2156	PW Services Water Single Short	10.00	EA	\$ 540.73	\$ 5,407.30
2157	PW Services Water Single Long	11.00	EA	\$ 743.14	\$ 8,174.54
2158	PW Services Water Double Short	21.00	EA	\$ 792.78	\$ 16,648.38
2159	PW Services Water Double Long	27.00	EA	\$ 969.68	\$ 26,181.36
2160	Liftstation Water Service 2"	1.00		\$ 1,542.29	\$ 1,542.29
2161	Sample Points	1.00	EA	\$ 1,043.15	\$ 1,043.15
2162	Potable Water Testing & Chlorination	1,660.00	LF	\$ 3.75	\$ 6,225.00
2163A	Sleeving 4"	200.00	LF	\$ 14.48	\$ 2,896.00
				TOTAL	\$ 199,785.83

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1B, 2, & 3B

ENGINEER'S COST ESTIMATE
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RECLAIM WATER PARK EAST PHASE 1B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
5007	RU Connect to Existing	1.00	EA	\$ 1,427.00	\$ 1,427.00
5008	RU PVC (DR-18) - Reuse 12"	130.00	LF	\$ 69.12	\$ 8,985.60
5009	RU PVC (DR-18) - Reuse 06"	1,494.00	LF	\$ 24.75	\$ 36,976.50
5010	RU PVC (DR-18) - Reuse 04"	47.00	LF	\$ 15.70	\$ 737.90
5011	RU Gate Valves 12"	1.00	EA	\$ 3,633.00	\$ 3,633.00
5012	RU Gate Valves 06"	5.00	EA	\$ 1,263.00	\$ 6,315.00
5013	RU Gate Valves 04"	1.00	EA	\$ 1,059.03	\$ 1,059.03
5014	RU Fittings Bends 12"	1.00	IS	\$ 1,134.56	\$ 1,134.56
5015	RU Fittings Bends 06"	1.00	IS	\$ 8,663.87	\$ 8,663.87
5016	RU Fittings Bends 04"	1.00	IS	\$ 301.49	\$ 301.49
5017	RU Services Single Short	26.00	EA	\$ 488.95	\$ 12,712.70
5018	RU Services Single Long	23.00	EA	\$ 682.02	\$ 15,686.46
5019	RU Services Single 6x2"	1.00	EA	\$ 2,391.66	\$ 2,391.66
5020	RU Pressure Testing	1.00	IS	\$ 2,542.41	\$ 2,542.41
				TOTAL	\$ 102,567.18

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1B, 2, & 3B

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: June 22, 2023

PAVING PARK EAST PHASE 2

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2171	Pave 1/2" SP-9.5 Asphalt-Sub	5,020.00	SY	\$ 12.89	\$ 64,707.80
2172	Road Base Crushed Concrete 06"	5,020.00	SY	\$ 11.82	\$ 59,336.40
2173	Subgrade Stabilized 12"	5,020.00	SY	\$ 8.59	\$ 43,121.80
2174	Concrete Curb Miami	4,025.00	LF	\$ 13.63	\$ 54,860.75
2175	Concrete Sidewalk 6"-SF (Non-Reinforced)	2,090.00	SF	\$ 8.20	\$ 17,138.00
2176	ADA Concrete Access Ramps w/Domes	2.00	EA	\$ 1,559.73	\$ 3,119.46
2176A	Sodding Bahia 2' BOC	885.00	SY	\$ 2.51	\$ 2,221.35
2178	Signage & Striping - LS	1.00	LS	\$ 3,437.90	\$ 3,437.90
TOTAL					\$ 247,943.46

STORM PARK EAST PHASE 2

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2030	Type 6 Curb Inlet w/Type 9 Top	1.00	EA	\$ 5,252.68	\$ 5,252.68
2179	RCP 18"	126.00	LF	\$ 42.10	\$ 5,304.60
2180	RCP 24"	846.00	LF	\$ 56.01	\$ 47,384.46
2181	RCP 30"	490.00	LF	\$ 77.94	\$ 38,190.60
2182	RCP 36"	137.00	LF	\$ 99.10	\$ 13,576.70
2183	RCP 48"	317.00	LF	\$ 154.11	\$ 48,852.87
2184	Type 5 Curb Inlet	11.00	EA	\$ 4,774.41	\$ 52,518.51
2185	Manhole	4.00	EA	\$ 4,104.13	\$ 16,416.52
2186	Type D Inlet	1.00	EA	\$ 4,167.46	\$ 4,167.46
2187	Control Structure Type D	2.00	EA	\$ 7,403.88	\$ 14,807.76
2188	Constrol Structure Type H 4 Grate	1.00	EA	\$ 15,690.61	\$ 15,690.61
2189	RCP FES Precast 24"	3.00	EA	\$ 1,899.87	\$ 5,699.61
2190	Brick & Mortar Plug RCP	4.00	EA	\$ 529.63	\$ 2,118.52
2191	Rip Rap Sand / Cement Bags	1,060.00	EA	\$ 16.60	\$ 17,596.00
2192	Dewater Storm Pipe	1,916.00	LF	\$ 5.30	\$ 10,154.80
2193	TV Storm Drainage	1,916.00	LF	\$ 3.14	\$ 6,016.24
TOTAL					\$ 303,747.94

SEWER PARK EAST PHASE 2

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2194	SS PVC (SDR-26) 08" 00-06'	304.00	LF	\$ 28.18	\$ 8,566.72
2195	SS PVC (SDR-26) 08" 06-08'	140.00	LF	\$ 29.10	\$ 4,074.00
2196	SS PVC (SDR-26) 08" 08-10'	74.00	LF	\$ 30.14	\$ 2,230.36
2197	SS PVC (SDR-26) 10" 06-08'	398.00	LF	\$ 39.62	\$ 15,768.76
2198	SS PVC (SDR-26) 10" 08-10'	847.00	LF	\$ 42.99	\$ 36,412.53
2199	SS Manhole 4' Dia 00-06' (Unlined)	2.00	EA	\$ 3,568.28	\$ 7,136.56
2200	SS Manhole 4' Dia 06-08' (Unlined)	1.00	EA	\$ 4,209.65	\$ 4,209.65
2201	SS Manhole 4' Dia 08-10' (Unlined)	2.00	EA	\$ 4,631.59	\$ 9,263.18
2202	SS Manhole 4' Dia 08-10' (Unlined)	1.00	EA	\$ 10,883.94	\$ 10,883.94
2203	Sewer Services Single (8"x6")	7.00	EA	\$ 1,257.14	\$ 8,799.98
2204	Sewer Services Double (8"x6")	32.00	EA	\$ 1,570.14	\$ 50,244.48
2205	Swap Unsuitable for Good Fill	4,885.00	CY	\$ 1.82	\$ 8,890.70
2206	Dewater Sewer Gravity Pipe	1,763.00	LF	\$ 12.21	\$ 21,526.23
2207	TV Inspection Sewer	1,763.00	LF	\$ 6.26	\$ 11,036.38
2208	Infiltration / Exfiltration Testing	1,763.00	LF	\$ 1.30	\$ 2,291.90
TOTAL					\$ 201,335.37

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1B, 2, & 3B

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: June 22, 2023

WATER PARK EAST PHASE 2

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2209	PW PVC (DR-18) 08"	2,035.00	LF	\$ 29.41	\$ 59,849.35
2210	Potable Water Gate Valves 08"	5.00	EA	\$ 1,698.91	\$ 8,494.55
2211	Potable Water Fittings 08"	1.00	IS	\$ 7,910.57	\$ 7,910.57
2212	Fire Hydrant Assembly	4.00	EA	\$ 5,479.85	\$ 21,919.40
2212A	Potable Water Blowoffs (Temporary)	1.00	EA	\$ 1,145.21	\$ 1,145.21
2213	PW Services Water Single Short	9.00	EA	\$ 419.54	\$ 3,775.86
2214	PW Services Water Single Long	10.00	EA	\$ 550.64	\$ 5,506.40
2215	PW Services Water Double Short	15.00	EA	\$ 695.67	\$ 10,435.05
2216	PW Services Water Double Long	16.00	EA	\$ 856.13	\$ 13,698.08
2217	Sample Points	6.00	EA	\$ 1,023.68	\$ 6,142.08
2218	Potable Water Testing & Chlorination	2,035.00	LF	\$ 3.68	\$ 7,488.80
				TOTAL	\$ 146,365.35

RECLAIM WATER PARK EAST PHASE 2

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
5020	RU PVC (DR-18) - Reuse 06"	2,061.00	LF	\$ 24.75	\$ 51,009.75
5021	RU Gate Valves 06"	5.00	EA	\$ 1,263.00	\$ 6,315.00
5022	RU Fittings Bends 06"	1.00	IS	\$ 4,200.46	\$ 4,200.46
5023	RU Water Blowoff (Temporary)	2.00	EA	\$ 1,631.00	\$ 3,262.00
5023	RU Water Blowoff (Permanent)	1.00	EA	\$ 2,976.67	\$ 2,976.67
5024	RU Services Single Short	43.00	EA	\$ 488.95	\$ 21,024.85
5025	RU Services Single Long	40.00	EA	\$ 682.02	\$ 27,280.80
5026	RU Pressure Testing	1.00	IS	\$ 3,147.32	\$ 3,147.32
				TOTAL	\$ 119,216.85

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1B, 2, & 3B

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: June 22, 2023

PAVING PARK EAST 3B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2297	Pave 1/2" SP-9.5 Asphalt-Sub	6,155.00	SY	\$ 12.89	\$ 79,337.95
2298	Road Base Crushed Concrete 06"	6,155.00	SY	\$ 11.82	\$ 72,752.10
2299	Subgrade Stabilized 12"	6,155.00	SY	\$ 8.59	\$ 52,871.45
2300	Concrete Curb Type F	16.00	LF	\$ 24.06	\$ 384.96
2301	Concrete Curb Miami	4,885.00	LF	\$ 13.63	\$ 66,582.55
2302	Concrete Sidewalk 6"-SF (Non-Reinforced)	2,050.00	LF	\$ 7.32	\$ 15,006.00
2303	ADA Concrete Access Ramps w/Domes	4.00	EA	\$ 1,559.73	\$ 6,238.92
2303A	Sodding Bahia 2' BOC	1,074.00	SY	\$ 2.51	\$ 2,695.74
2304	Signage & Striping - LS	1.00	LS	\$ 2,727.69	\$ 2,727.69
				TOTAL	\$ 298,597.36

STORM PARK EAST PHASE 3B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2305	RCP 18"	258.00	LF	\$ 42.10	\$ 10,861.80
2306	RCP 24"	758.00	LF	\$ 56.01	\$ 42,455.58
2307	RCP 30"	339.00	LF	\$ 77.94	\$ 26,421.66
2308	RCP 42"	176.00	LF	\$ 129.88	\$ 22,858.88
2309	Type 5 Curb Inlet	10.00	EA	\$ 4,848.86	\$ 48,488.60
2310	Type 6 Curb Inlet w/Type 9 Top	5.00	EA	\$ 5,589.51	\$ 27,947.55
2311	Manhole	3.00	EA	\$ 3,723.63	\$ 11,170.89
2312	Type H Inlet	1.00	EA	\$ 5,512.30	\$ 5,512.30
2313	Control Structure Type D	1.00	EA	\$ 8,001.14	\$ 8,001.14
2314	RCP FES Precast 42"	1.00	EA	\$ 3,572.65	\$ 3,572.65
2315	Rip Rap Sand/Cement Bags	268.00	EA	\$ 16.60	\$ 4,448.80
2316	Dewater Storm Pipe	1531.00	LF	\$ 5.35	\$ 8,190.85
2317	TV Storm Drainage	1531.00	LF	\$ 3.14	\$ 4,807.34
				TOTAL	\$ 224,738.04

SEWER PARK EAST PHASE 3B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2318	SS PVC (SDR-26) 08" 00-06'	63.00	LF	\$ 32.75	\$ 2,063.25
2319	SS PVC (SDR-26) 08" 06-08'	856.00	LF	\$ 33.73	\$ 28,872.88
2320	SS PVC (SDR-26) 08" 08-10'	655.00	LF	\$ 34.83	\$ 22,813.65
2321	SS PVC (SDR-26) 08" 10-12'	282.00	LF	\$ 37.49	\$ 10,572.18
2322	SS PVC (SDR-26) 08" 12-14'	189.00	LF	\$ 39.13	\$ 7,395.57
2323	SS PVC (C-900) 08" 14-16'	37.00	LF	\$ 85.02	\$ 3,145.74
2324	SS Manhole 4' Dia 06-08' (Unlined)	3.00	EA	\$ 4,149.31	\$ 12,447.93
2325	SS Manhole 4' Dia 08-10' (Unlined)	3.00	EA	\$ 4,768.64	\$ 14,305.92
2326	SS Manhole 4' Dia 10-12' (Unlined)	1.00	EA	\$ 5,511.66	\$ 5,511.66
2327	Sewer Services Single (8"x6")	16.00	EA	\$ 1,274.96	\$ 20,399.36
2328	Sewer Services Double (8"x6")	32.00	EA	\$ 1,587.47	\$ 50,799.04
2329	Swap Unsuitable for Good Fill	4307.00	CY	\$ 3.17	\$ 13,653.19
2330	Dewater Sewer Gravity Pipe	2082.00	LF	\$ 10.56	\$ 21,985.92
2331	TV Inspection Sewer	2082.00	LF	\$ 6.19	\$ 12,887.58
2332	Infiltration / Exfiltration Testing	2082.00	LF	\$ 1.29	\$ 2,685.78
				TOTAL	\$ 229,539.65

ARDURRA GROUP, INC.
 CLIENT: NORTH PARK ISLE DEVELOPMENT, LLC
 PROJECT: PARK EAST PHASE 1B, 2, & 3B

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: June 22, 2023

WATER PARK EAST PHASE 3B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2333	PW PVC (DR-18) 08"	2546.00	LF	\$ 36.38	\$ 92,623.48
2334	Potable Water Gate Valves 08"	6.00	EA	\$ 1,903.34	\$ 11,420.04
2335	Potable Water Fittings 08"	1.00	IS	\$ 5,621.86	\$ 5,621.86
2336	Fire Hydrant Assembly	5.00	EA	\$ 6,058.02	\$ 30,290.10
2337	PW Services Water Single Short	16.00	EA	\$ 496.09	\$ 7,937.44
2338	PW Services Water Single Long	6.00	EA	\$ 648.66	\$ 3,891.96
2339	PW Services Water Double Short	12.00	EA	\$ 791.93	\$ 9,503.16
2340	PW Services Water Double Long	21.00	EA	\$ 955.69	\$ 20,069.49
2341	Chlorine Injection Points	1.00	EA	\$ 396.47	\$ 396.47
2342	Potable Water Testing & Chlorination	2546.00	LF	\$ 3.76	\$ 9,572.96
2342B	Sleeving 4"	200.00	LF	\$ 15.04	\$ 3,008.00
				TOTAL	\$ 194,334.96

RECLAIM PARK EAST PHASE 3B

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
5000	RU PVC (DR-18) - Reuse 06"	2489.00	LF	\$ 24.75	\$ 61,602.75
5001	RU Gate Valves 06"	5.00	EA	\$ 1,263.00	\$ 6,315.00
5002	RU Fittings Bends 06"	1.00	IS	\$ 6,597.13	\$ 6,597.13
5003	RU Services Single Short	49.00	EA	\$ 515.22	\$ 25,245.78
5004	RU Services Single Long	41.00	EA	\$ 704.64	\$ 28,890.24
5005	RU Pressure Testing	1.00	IS	\$ 3,785.51	\$ 3,785.51
				TOTAL	\$ 132,436.41

ARDURRA GROUP, INC.
CLIENT: LENNAR HOMES, LLC
PROJECT: PARK EAST PHASE 3A

ENGINEER'S COST ESTIMATE
WARRANTY BOND
DATE: June 22, 2023

PROJECT: PARK EAST 3A
BOND CALCULATIONS

STATE OF FLORIDA }
CITY OF PLANT CITY }

I, Tuyen L. Tran, P.E., a Professional Engineer registered in the State of Florida, with Registration No. 54099, hereby certify that I have examined the Plans for the Park East Phase 3A as prepared by Ardurra Group Inc., and that the costs of the improvements lying within the Project limits, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for the Warranty Guarantee.

SUMMARY OF SCHEDULES

PAVING PHASE 3A	\$511,046.51
STORM PHASE 3A	\$725,826.58
SEWER PHASE 3A	\$730,751.39
WATER PHASE 3A	\$413,515.11
RECLAIM WATER PHASE 3A	\$218,747.29
SUBTOTAL	\$2,599,886.88

TOTAL ESTIMATED AMOUNT	\$2,599,886.88
WARRANTY BOND (10% OF TOTAL)	\$259,988.69

Approved By:

Tuyen L. Tran, P.E. (#54099)

Stamp area with registration details

Tuyen L Tran
2023.06.22
11:00:21-04'00'

PROFESSIONAL Engineer

(Seal)

Date

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: PARK EAST PHASE 3A

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: June 22, 2023

PAVING PARK EAST PHASE 3A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2227	Pave 1/2" SP-9.5 Asphalt-Sub	10,372.00	SY	\$ 12.20	\$ 126,538.40
2228	Road Base Crushed Concrete 06"	10,372.00	SY	\$ 11.82	\$ 122,597.04
2229	Subgrade Stabilized 12"	10,372.00	SY	\$ 8.59	\$ 89,095.48
2230	Concrete Curb Miami	8,170.00	LF	\$ 13.63	\$ 111,357.10
2231	Concrete Sidewalk 6"-SF (Non-Reinforced)	5,325.00	SF	\$ 7.32	\$ 38,979.00
2232	ADA Concrete Access Ramps w/Domes	7.00	EA	\$ 1,559.73	\$ 10,918.11
2232A	Sodding Bahia 2' BOC	1,699.00	SY	\$ 2.51	\$ 4,264.49
2234	Signage & Striping - LS	1.00	EA	\$ 7,296.89	\$ 7,296.89
				TOTAL	\$ 511,046.51

STORM PARK EAST PHASE 3A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2235A	Underdrain CPP Perf Pipe with Sock 06" With Liner in Pond 214C	372.00	LF	\$ 113.35	\$ 42,166.20
2235B	Underdrain Cleanout 6"	4.00	EA	\$ 357.00	\$ 1,428.00
2235C	RCP 18"	1,440.00	LF	\$ 42.10	\$ 60,624.00
2236	RCP 24"	1,038.00	LF	\$ 56.01	\$ 58,138.38
2237	RCP 30"	1,570.00	LF	\$ 77.94	\$ 122,365.80
2238	RCP 36"	742.00	LF	\$ 99.10	\$ 73,532.20
2239	RCP 42"	194.00	LF	\$ 129.88	\$ 25,196.72
2240	Type 5 Curb Inlet	13.00	EA	\$ 4,880.64	\$ 63,448.32
2241	Type 6 Curb Inlet w/Type 9 Top	14.00	EA	\$ 5,647.68	\$ 79,067.52
2242	Manhole	11.00	EA	\$ 3,928.50	\$ 43,213.50
2243	Type D Inlet	3.00	EA	\$ 4,276.90	\$ 12,830.70
2244	Control Structure Type D	7.00	EA	\$ 7,800.03	\$ 54,600.21
2245	RCP FES Precast 18"	6.00	EA	\$ 1,720.14	\$ 10,320.84
2246	RCP FES Precast 24"	2.00	EA	\$ 1,899.87	\$ 3,799.74
2247	RCP FES Precast 30"	3.00	EA	\$ 2,828.10	\$ 8,484.30
2248	RCP FES Precast 36"	1.00	EA	\$ 3,213.20	\$ 3,213.20
2249	RCP FES Precast 42"	1.00	EA	\$ 3,572.65	\$ 3,572.65
2250	Rip Rap Sand / Cement Bags	1,036.00	EA	\$ 16.60	\$ 17,197.60
2251	Brick & Mortar Plug RCP 36"	1.00	EA	\$ 462.06	\$ 462.06
2252	Dewater Storm Pipe	4,984.00	LF	\$ 5.32	\$ 26,514.88
2253	TV Storm Drainage	4,984.00	LF	\$ 3.14	\$ 15,649.76
				TOTAL	\$ 725,826.58

ARDURRA GROUP, INC.
 CLIENT: LENNAR HOMES, LLC
 PROJECT: PARK EAST PHASE 3A

ENGINEER'S COST ESTIMATE
 WARRANTY BOND
 DATE: June 22, 2023

SEWER PARK EAST PHASE 3A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2254	SS PVC (SDR-26) 08" 00-06'	209.00	LF	\$ 32.66	\$ 6,825.94
2255	SS PVC (SDR-26) 08" 06-08'	861.00	LF	\$ 33.63	\$ 28,955.43
2256	SS PVC (SDR-26) 08" 12-14'	751.00	LF	\$ 39.02	\$ 29,304.02
2257	SS PVC (SDR-26) 08" 14-16'	188.00	LF	\$ 79.79	\$ 15,000.52
2258	SS PVC (C-900) 08" 12-14'	214.00	LF	\$ 48.40	\$ 10,357.60
2259	SS PVC (C-900) 08" 14-16'	1,384.00	LF	\$ 84.02	\$ 116,283.68
2260	SS PVC (C900) 08" 16-18'	601.00	LF	\$ 97.90	\$ 58,837.90
2261	SS PVC (C900) 08" 18-20'	227.00	LF	\$ 114.92	\$ 26,086.84
2262	SS Manhole 4' Dia 00-06' (Unlined)	1.00	EA	\$ 3,480.44	\$ 3,480.44
2263	SS Manhole 4' Dia 06-08' (Unlined)	4.00	EA	\$ 4,198.17	\$ 16,792.68
2264	SS Manhole 4' Dia 12-14' (Unlined)	3.00	EA	\$ 6,352.55	\$ 19,057.65
2265	SS Manhole 4' Dia 14-16' (Unlined)	6.00	EA	\$ 7,354.04	\$ 44,124.24
2266	SS Manhole 4' Dia 16-18' (Unlined)	3.00	EA	\$ 8,324.05	\$ 24,972.15
2267	SS Manhole 4' Dia 18-20' (Unlined)	1.00	EA	\$ 8,729.43	\$ 8,729.43
2268	SS Outside Drop Manhole 4' 18-20'	1.00	EA	\$ 9,261.61	\$ 9,261.61
2269	Sewer Services Single (8"x6")	14.00	EA	\$ 1,269.81	\$ 17,777.34
2270	Sewer Services Double (8"x6")	25.00	EA	\$ 1,581.56	\$ 39,539.00
2271	Sewer Services Single (8"x6") > 15'	12.00	EA	\$ 2,173.10	\$ 26,077.20
2272	Sewer Services Double (8"x6") > 15'	41.00	EA	\$ 2,486.72	\$ 101,955.52
2273	Swap Unsuitable for Good Fill	12,462.00	CY	\$ 3.10	\$ 38,632.20
2274	Dewater Sewer Gravity Pipe	4,435.00	LF	\$ 12.38	\$ 54,905.30
2275	TV Inspection Sewer	4,435.00	LF	\$ 5.98	\$ 26,521.30
2276	Infiltration / Exfiltration Testing	4,435.00	LF	\$ 1.64	\$ 7,273.40
TOTAL ONSITE					\$ 730,751.39

WATER PARK EAST PHASE 3A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
2277	PW PVC (DR-18) 12"	1,702.00	LF	\$ 59.50	\$ 101,269.00
2278	PW PVC (DR-18) 08"	2,475.00	LF	\$ 35.62	\$ 88,159.50
2279	Potable Water Gate Valves 12"	8.00	EA	\$ 3,403.20	\$ 27,225.60
2280	Potable Water Gate Valves 08"	5.00	EA	\$ 1,776.22	\$ 8,881.10
2281	Potable Water Fittings 12"	1.00	IS	\$ 15,458.32	\$ 15,458.32
2282	Potable Water Fittings 08"	1.00	IS	\$ 16,529.55	\$ 16,529.55
2283	Fire Hydrant Assembly	11.00	EA	\$ 6,199.24	\$ 68,191.64
2284	PW Services Water Single Short	24.00	EA	\$ 509.04	\$ 12,216.96
2285	PW Services Water Single Long	7.00	EA	\$ 689.53	\$ 4,826.71
2286	PW Services Water Double Short	20.00	EA	\$ 795.01	\$ 15,900.20
2287	PW Services Water Double Long	38.00	EA	\$ 969.92	\$ 36,856.96
2288	Sample Points	3.00	EA	\$ 1,043.15	\$ 3,129.45
2289	Potable Water Testing & Chlorination	4,177.00	LF	\$ 3.56	\$ 14,870.12
TOTAL					\$ 413,515.11

RECLAIM WATER PARK EAST PHASE 3A

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
5027	RU PVC (DR-18) - Reuse 06"	4,124.00	LF	\$ 24.75	\$ 102,069.00
5028	RU Gate Valves 06"	7.00	EA	\$ 1,263.00	\$ 8,841.00
5029	RU Fittings Bends 06"	1.00	IS	\$ 12,369.45	\$ 12,369.45
5030	RU Water Blowoff (Permanent)	1.00	EA	\$ 2,929.04	\$ 2,929.04
5031	RU Services Single Short	82.00	EA	\$ 485.85	\$ 39,839.70
5032	RU Services Single Long	70.00	EA	\$ 663.23	\$ 46,426.10
5033	RU Pressure Testing	1.00	IS	\$ 6,273.00	\$ 6,273.00
TOTAL					\$ 218,747.29