

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

The document should be returned to:
Taylor Morrison of Florida, Inc.
28100 Bonita Grande Drive, Suite 102
Bonita Springs, FL 34135

CONSTRUCTION AND MAINTENANCE AGREEMENT

THIS CONSTRUCTION AND MAINTENANCE AGREEMENT (hereinafter, "Agreement") is made this _____ day of _____, 2026, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County", and Taylor Morrison of Florida, Inc., with an address of 28100 Bonita Grande Drive, Suite 102, Bonita Springs, 34135 herein called "Developer", (Developer may be referred to as "Applicant"), the parties to this agreement may be collectively referred to as the "Parties."

WHEREAS, Developer and County desire to enter into this Agreement, to set forth certain obligations by the Developer and County in connection with the construction of the improvements; and

WHEREAS, the intent of this Agreement is to provide the required financial assurances for the construction of the improvements pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances.

NOW, THEREFORE, in consideration of their respective undertakings hereunder, County and Applicant agree as follows:

The foregoing recitals are true and correct and incorporated herein by this reference.

Section 1. Site

A. Developer is the fee simple owner of the lands described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter, "Property").

B. Applicant intends to subdivide the Property and develop a project under the name of Starling – Phase 1, Replat 1, identified in Charlotte County Files as PFP-24-05 Starling- Phase 1- Replat 1, and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida (hereinafter, "Plat").

Section 2. Improvements

A. Applicant is required to construct certain improvements within the Property in accordance with County Standards, and construction plans and specifications approved by the County.

B. Applicant submitted plans prepared by Atwell, LLC dated November 1, 2024 for DRC-24-171 Starling – Phase 1 PD Modification, to modify the planned Development, which was originally approved under DRC-22-00193 via Resolution Number 2023-114. The PD modification was approved by the County via Resolution Number 2025-052, signed by the Board of County Commissioners on February 25, 2025, and recorded on

February 27, 2025 for final construction plan approval (hereinafter, "Plans"). The Plans depict certain subdivision improvements which must be required to be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property.

C. Applicant agrees to complete the subdivision improvements shown on the Plans and according to the improvements as set forth in the Engineer's Opinion of Probable Cost dated February 24, 2026 (a copy of the Engineer's Opinion of Probable Cost is attached as Exhibit "B" and the Parties agree that this exhibit is made a part of this Agreement).

D. Further, the Applicant agrees to complete the subdivision improvements according to sound engineering standards, County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County.

Section 3. Surety

A. In order to guarantee Applicant's adherence to the obligations under this Agreement, Applicant has provided a bond or other approved surety in an amount of six million, four hundred twenty thousand, seven hundred forty-nine dollars and eighty-nine cents (\$6,420,749.89) (hereinafter, "Security"), which amount represents thirty percent (30%) of the total cost to complete the construction added to one hundred percent (100%) of the estimated cost to complete the requirements, to ensure completion of these subdivision improvements depicted on the approved Plans which have not, to date, been certified as complete. The total bond amount is 130% of the construction costs.

B. Said Security shall remain in effect until final approval of the improvements by the County.

Section 4. Reassessment and Reduction of Security

A. Two (2) years after the execution of this Agreement and every two (2) years thereafter, the Applicant may request the County to reassess the dollar amount of the Security on the basis of work completed. Additionally, the County shall also have the right to review the surety amount and request the Applicant's Engineer of Record to certify that the Security is still sufficient for improvements. If deemed insufficient by the County, Applicant may be required to provide additional surety.

B. Each request for a reassessment in the dollar amount of the Security shall be accompanied by the applicable fee, a statement of substantial completion by the Applicant's engineer, an Engineer's Opinion of Probable Cost dated within sixty (60) days of the request together with the proper certifications, clearances, record drawings, or other appropriate documentation necessary for review by the County.

C. This Engineer's Opinion of Probable Cost and project records shall be reviewed by the County Engineer or designee, and upon approval, the County may grant the request for a reassessment in the amount of the Security for the improvements completed as of the date of the request.

D. Notwithstanding 4A., the Applicant may request the County to reduce the dollar amount of the Security when the only remaining improvements are the final lift of

asphalt and or sidewalks. This request shall be accompanied by the applicable fee, a statement of substantial completion by the Applicant's engineer, and an Engineer's Opinion of Probable Cost dated within sixty (60) days of the request, together with the proper certifications, clearances, record drawings, or other appropriate documentation necessary for review by the County.

E. This Engineer's Opinion of Probable Cost for the final lift of asphalt shall be reviewed by the County Engineer or designee, and upon acceptance, which shall not be unreasonably withheld, the County will approve in writing the requested reduction in the amount of the Security.

F. Any request from the Applicant for a reduction in Security that deviates from these requirements may be presented to the Board of County Commissioners for review and approval.

Section 5. Completion Date

Applicant will cause to be constructed, said subdivision improvements as shown on Plans and set forth in the Engineer's Opinion of Probable Cost to the reasonable satisfaction of the County Engineer or designee no later than six (6) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida.

Section 6. Completion, Certification of Improvements, and Release

A. If the subdivision improvements depicted in the Plans are not completed as provided herein, or if the County receives notification from the entity issuing the Security that the Security will expire prior to the specified time period stated herein, it is expressly understood and acknowledged by the Parties that:

1. Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the outstanding amount of the Security.

2. In the event of litigation, no Party, including, but not limited to, the Owner, Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the Security.

B. Completion and final approval of improvements shall be certified when the County Engineer, or designee, has certified that all the improvements have been installed to the acceptable standards indicated by the referenced plat and construction plans.

C. The Developer shall submit to the County, the appropriate fee, all applicable as-built record drawings signed and sealed by a registered professional engineer, including, but not limited to, drainage, water and wastewater utilities, a letter of substantial compliance, and copies of permits from applicable federal, state and local government agencies when requesting certification of completion of site improvements.

1. These documents shall be reviewed by the County Engineer, or designee, who may, at County's discretion, conduct an inspection on the site to evaluate whether the improvements have been constructed according to the engineering plans and specifications submitted and to the satisfaction of the County.

2. Once approved, the security shall be released and final approval of the subdivision shall be granted by the County.

3. Upon County's determination of satisfaction of completeness, Applicant and County shall complete a certification of completion of subdivision to release this Agreement, which is to be recorded in Public Records of Charlotte County, Florida, by the County with the Applicant paying the recording fee.

Section 7. Maintenance

Applicant shall maintain the improvements constructed until a designated entity assumes responsibility for maintenance.

Section 8. Dispute Resolution

A. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Charlotte County, Florida.

B. Unless otherwise agreed in writing, the Developer will be required to continue all obligations under this Agreement during the pendency of claim or dispute, including, but not limited to, actual periods of judicial proceedings.

Section 9. Notices

A. All notices and other communications in connection with this Agreement (hereinafter, "Notices") shall be in writing and shall be delivered, mailed by overnight delivery service or certified mail, return receipt requested to the Parties, as follows:

If to the County:

Charlotte County Administrator
18500 Murdock Circle, Bldg. A, Suite 538
Port Charlotte, Florida 33948
Telephone: (941) 743-1944

With a copy to:

Charlotte County Attorney
18500 Murdock Circle, Bldg. A, Suite 573
Port Charlotte, Florida 33948
Telephone: (941) 743-1330

If to the Developer:

[Taylor Morrison of Florida, Inc.]
28100 Bonita Grande Drive, Suite 102
Bonita Springs, Florida 34135
Attn: Felipe Gonzalez, Vice President
Phone: 239-237-0517
Email: felgonzalez@taylormorrison.com

B. Notices shall be deemed received only upon actual delivery at the address set forth above before 5:00 p.m. (at the place of delivery) on a business day. Delivery of Notices after 5:00 p.m. or on a non-business day shall be deemed received on the next business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein. Electronic messages may be considered notices if each of the Parties acknowledge receipt by a subsequent electronic message or if the Parties agree that notices by electronic message was sufficient.

Section 10. Successors and Assigns

A. All of the terms, covenants and conditions herein contained are and shall be binding upon the Applicant and the Applicant's respective successors and assigns, shall be recorded pursuant to this Agreement and shall run with the land.

B. This Agreement shall inure to the benefit of and be obligatory upon the Parties and their respective successors, assigns, heirs and personal representatives.

C. There are no intended third-party beneficiaries to this Agreement, therefore, no third parties may rely upon on this Agreement and/or the Security, including, but not limited to, future lot owners or their successors and assigns.

Section 11. Severability and Execution

A. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

B. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Construction and Surety Agreement.

Section 12. Obligations and Rights of the County

A. Nothing herein shall be construed to create an obligation upon the County, under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform any act of construction or maintenance under this Agreement and/or the Security.

B. County's consent, approval and acknowledgement herein granted shall not limit the County's right to approve or deny other development on the Property as provided by all laws, rules, and regulations applicable to the Property.

Section 13. Recording of this Agreement

The Clerk of the Circuit Court of Charlotte County, as Clerk to the Board of County Commissioners (hereinafter, "Clerk"), shall record this Agreement in the Public Records of Charlotte County, Florida, as soon as may be practicable after the execution of this Agreement by all Parties.

Section 14. Joint Drafting of this Agreement

This Agreement have been jointly drafted by the Parties; therefore, in construing this Agreement no legal presumptions shall arise against either Party as the drafter of the Agreement.

[Signature pages to follow.]

IN WITNESS WHEREOF, County and Developer have executed this Construction and Surety Agreement on the date first above written.

**BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, Florida**

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit
Court and Ex-officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By:  _____
Thomas M. David, County Attorney
LR 26-0446


DEVELOPER

Taylor Morrison of Florida
28100 Bonita Grande Drive, Suite 102
Bonita Springs, Florida 34135

Nick Walters
1st Witness Signature

NICK WALTERS

1st Witness Printed Name

28100 Bonita Grand Dr

1st Witness Address

Bonita Springs FL 34135

1st Witness Address (cont'd.)

2nd Witness Signature

Gabriel Tamayo

2nd Witness Printed Name

28100 Bonita Grand Dr

2nd Witness Address

Bonita Springs, FL, 34135

2nd Witness Address (cont'd.)

By: Felipe Gonzalez

Felipe Gonzalez

Authorized Representative

Vice President

ACKNOWLEDGEMENT

State of Florida
County of Lee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30 day of June, 2020, by Felipe Gonzalez, Vice President, who ☒ is personally known to me or ☐ has produced _____ as identification and did/did not take an oath.

My commission expires: 9/17/2028

Dylan Erdek
Notary Public

Dylan Erdek

Printed name of Notary Public

1828028

Serial or commission number



EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2, STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF STARLING - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2 (INCLUSIVE) OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: SOUTH 87°51'56" EAST, 1,276.90 FEET; COURSE NO. 2: NORTH 00°20'16" WEST, 365.45 FEET; THENCE NORTH 89°39'00" EAST, A DISTANCE OF 173.01 FEET; THENCE NORTH 00°20'45" WEST, A DISTANCE OF 8.38 FEET; THENCE NORTH 89°39'15" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°20'45" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°39'15" EAST, A DISTANCE OF 143.00 FEET TO A POINT ON THE BOUNDARY TRACT L-11 ACCESS AREA OF SAID PLAT; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID TRACT L-11 ACCESS AREA; COURSE NO. 1: SOUTH 00°20'45" EAST, 62.87 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 66.86 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 76°37'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°39'19" EAST, A DISTANCE OF 61.99 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: EASTERLY, 65.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 918.00 FEET, THROUGH A CENTRAL ANGLE OF 04°04'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 74°55'41" EAST, A DISTANCE OF 65.25 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: EASTERLY, 300.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 582.00 FEET, THROUGH A CENTRAL ANGLE OF 29°32'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 87°39'31" EAST, A DISTANCE OF 296.70 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: EASTERLY, 192.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,168.00 FEET, THROUGH A CENTRAL ANGLE OF 05°05'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°06'59" EAST, A DISTANCE OF 192.33 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 6: NORTHEASTERLY, 65.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 74°33'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°22'43" EAST, A DISTANCE OF 60.57 FEET; THENCE SOUTH 11°14'30" EAST, A DISTANCE OF 168.82 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN ON SAID PLAT; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.); COURSE NO. 1: EASTERLY, 138.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 965.00 FEET, THROUGH A CENTRAL ANGLE OF 08°14'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 75°35'09" EAST, A DISTANCE OF 138.68 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 2: NORTHEASTERLY, 23.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°44'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 26°35'34" EAST, A DISTANCE OF 21.17 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHERLY, 5.94 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,369.00 FEET, THROUGH A CENTRAL ANGLE OF 00°08'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18°12'29" WEST, A DISTANCE OF 5.94 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE BOUNDARY OF TRACT RD-2 OF SAID PLAT; THENCE NORTH 71°51'50" EAST, ALONG THE WESTERLY EXTENSION OF THE BOUNDARY OF SAID TRACT RD-2, ALONG THE BOUNDARY OF SAID TRACT RD-2 AND ALONG THE EASTERLY EXTENSION OF SAID TRACT RD-2, A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE,

THE SAME BEING POINT ON THE NORTHERLY BOUNDARY OF A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN ON SAID PLAT; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG SAID 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.); COURSE NO. 1: SOUTHEASTERLY, 25.25 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 96°26'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 66°21'27" EAST, A DISTANCE OF 22.37 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 2: NORTHEASTERLY, 24.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 965.00 FEET, THROUGH A CENTRAL ANGLE OF 01°27'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 64°41'43" EAST, A DISTANCE OF 24.45 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHEASTERLY, 124.56 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,035.00 FEET, THROUGH A CENTRAL ANGLE OF 06°53'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 67°25'02" EAST, A DISTANCE OF 124.49 FEET; COURSE NO. 4: NORTH 70°51'54" EAST, 84.27 FEET TO A POINT OF CURVATURE; COURSE NO. 5: NORTHEASTERLY, 23.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 88°36'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 26°33'49" EAST, A DISTANCE OF 20.95 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 6: NORTHERLY, 36.53 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,035.00 FEET, THROUGH A CENTRAL ANGLE OF 01°01'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°13'23" WEST, A DISTANCE OF 36.53 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: NORTHERLY, 73.54 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,965.00 FEET, THROUGH A CENTRAL ANGLE OF 02°08'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°46'51" WEST, A DISTANCE OF 73.53 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE BOUNDARY SAID TRACT RD-2; THENCE NORTH 71°08'49" EAST, ALONG THE WESTERLY EXTENSION OF THE BOUNDARY OF SAID TRACT RD-2, ALONG THE BOUNDARY OF SAID TRACT RD-2 AND ALONG EASTERLY EXTENSION OF SAID TRACT RD-2, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING POINT ON THE BOUNDARY OF A 20 FOOT ACCESS EASEMENT AS SHOWN ON SAID PLAT; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID 20 FOOT ACCESS EASEMENT; COURSE NO. 1: SOUTHERLY, 25.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,055.00 FEET, THROUGH A CENTRAL ANGLE OF 00°43'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18°29'32" EAST, A DISTANCE OF 25.88 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 40.97 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 78°14'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°15'07" EAST, A DISTANCE OF 37.86 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: EASTERLY, 114.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 202.33 FEET, THROUGH A CENTRAL ANGLE OF 32°22'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 83°02'47" EAST, A DISTANCE OF 112.82 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: EASTERLY, 20.87 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 39°51'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°47'02" EAST, A DISTANCE OF 20.45 FEET; THENCE SOUTH 16°42'28" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE BOUNDARY OF TRACT L-8 OF SAID PLAT; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID TRACT L-8; COURSE NO. 1: NORTH 73°17'28" EAST, 88.13 FEET TO A POINT OF CURVATURE; COURSE NO. 2: EASTERLY, 60.43 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 15°03'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°49'04" EAST, A DISTANCE OF 60.26 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHEASTERLY, 132.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 44°33'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°03'41" EAST, A DISTANCE OF 128.92 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: EASTERLY, 175.64 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 125°47'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 73°19'28"

EAST, A DISTANCE OF 142.43 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 131.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 44°09'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 32°30'18" EAST, A DISTANCE OF 127.79 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 6: SOUTHEASTERLY, 48.86 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 48°29'48" EAST, A DISTANCE OF 48.77 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHEASTERLY, 104.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 35°04'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 59°56'51" EAST, A DISTANCE OF 102.45 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT O.S.-16 OF SAID PLAT; THENCE SOUTH 08°11'01" EAST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT O.S.-16, A DISTANCE OF 153.44 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID TRACT RD-2; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID TRACT RD-2; COURSE NO. 1: SOUTHWESTERLY, 289.37 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 625.00 FEET, THROUGH A CENTRAL ANGLE OF 26°31'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 66°43'07" WEST, A DISTANCE OF 286.80 FEET; COURSE NO. 2: SOUTH 53°27'17" WEST, 277.90 FEET; THENCE SOUTH 36°32'43" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THE SAME BEING A POINT ON THE BOUNDARY OF SAID TRACT RD-2; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID TRACT RD-2; COURSE NO. 1: SOUTHERLY, 39.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°28'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°43'12" WEST, A DISTANCE OF 35.81 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 2.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 00°04'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°02'58" EAST, A DISTANCE OF 2.41 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 3: EASTERLY, 607.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 69°39'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°54'54" EAST, A DISTANCE OF 571.15 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: EASTERLY, 144.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,525.00 FEET, THROUGH A CENTRAL ANGLE OF 05°26'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 74°58'29" EAST, A DISTANCE OF 144.74 FEET; THENCE SOUTH 36°31'17" EAST, A DISTANCE OF 55.01 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE BOUNDARY OF SAID TRACT RD-2; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID TRACT RD-2; COURSE NO. 1: SOUTHEASTERLY, 40.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°58'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 55°26'26" EAST, A DISTANCE OF 35.96 FEET; COURSE NO. 2: SOUTH 09°27'09" EAST, 30.64 FEET TO A POINT ON THE BOUNDARY OF TRACT O.S. 9; THENCE SOUTH 80°32'51" WEST, ALONG THE BOUNDARY OF SAID TRACT O.S. 9, A DISTANCE OF 143.00 FEET; THENCE SOUTH 09°27'09" EAST, ALONG THE BOUNDARY OF SAID TRACT O.S. 9 AND ALONG THE BOUNDARY OF TRACT L-5 ACCESS AREA, A DISTANCE OF 30.33 FEET TO A POINT OF CURVATURE; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID TRACT L-5 ACCESS AREA; COURSE NO. 1: SOUTHERLY, 172.29 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,307.00 FEET, THROUGH A CENTRAL ANGLE OF 07°33'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°40'34" EAST, A DISTANCE OF 172.17 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 2: SOUTHERLY, 109.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 41°39'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18°55'34" WEST, A DISTANCE OF 106.66 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: SOUTHERLY, 143.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 203.00 FEET, THROUGH A CENTRAL ANGLE OF 40°33'09" AND BEING SUBTENDED BY A

CHORD WHICH BEARS SOUTH 19°28'33" WEST, A DISTANCE OF 140.70 FEET; THENCE SOUTH 00°48'02" EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT L-5 ACCESS AREA AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 96.99 FEET TO A POINT ON THE BOUNDARY OF AFORESAID PLAT; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: SOUTH 89°17'56" WEST, 3,757.63 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 2: NORTHERLY, 157.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,910.00 FEET, THROUGH A CENTRAL ANGLE OF 00°45'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 04°00'23" EAST, A DISTANCE OF 157.65 FEET; COURSE NO. 3: NORTH 04°23'08" EAST, 200.00 FEET TO A POINT OF CURVATURE; COURSE NO. 4: NORTHERLY, 784.81 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 12,090.00 FEET, THROUGH A CENTRAL ANGLE OF 03°43'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°31'34" EAST, A DISTANCE OF 784.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 105.175 ACRES, MORE OR LESS.

EXHIBIT "B"

OPINION OF PROBABLE COST

Rev00

February 24, 2026

SUMMARY			
	Total	Reduction Amount (02-23-2026)	Balance Remaining
Wastewater	\$4,128,090.20	\$3,647,398.90	\$480,691.30
Potable Water	\$2,528,553.11	\$1,867,176.28	\$661,376.83
Reclaim	\$324,271.85	\$324,271.85	\$0.00
Earthwork	\$67,615.00	\$8,109.75	\$59,505.25
Paving	\$3,850,489.25	\$1,551,053.25	\$2,299,436.00
Drainage	\$3,275,037.00	\$1,932,008.00	\$1,343,029.00
Lighting	\$125,000.00	\$100,000.00	\$25,000.00
Landscape	\$170,000.00	\$100,000.00	\$70,000.00
Offsite	\$175,065.00	\$175,065.00	\$0.00
Total =	\$14,644,121.41	\$9,705,083.03	\$4,939,038.38
10% O&M	\$1,464,412.14	\$1,464,412.14	\$493,903.84
20% O&M	\$0.00	\$0.00	\$987,807.68
Total O&M	\$1,464,412.14	\$0.00	\$1,481,711.51
Grand Total =	\$16,108,533.55	\$11,169,495.17	\$6,420,749.89

Notes:

- 1) This Opinion of Probable Cost (OPC) shall be used for permitting purposes only.
- 2) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of
- 3) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at



Nicholas R. Walters, P.E.

Date

Florida License # 94383

COA #8636

Nicholas R. Walters State of Florida Professional Engineer,
License No. 94383

This item has been digitally signed and sealed by Nicholas R.
Walters, P.E., on 03/25/2026.

Printed copies of this document are not considered signed and
sealed and the signature must be verified on any electronic
copies.

WASTEWATER							
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
Phase 1A							
WW-1	8" PVC Sanitary Sewer SDR-26 (0-6')	316	LF	\$52.85	\$16,700.60	\$16,700.60	\$0.00
WW-2	8" PVC Sanitary Sewer SDR-26 (6-8')	447	LF	\$67.55	\$30,194.85	\$30,194.85	\$0.00
WW-3	8" PVC Sanitary Sewer SDR-26 (8-10')	241	LF	\$82.25	\$19,822.25	\$19,822.25	\$0.00
WW-4	8" PVC Sanitary Sewer SDR-26 (10-12')	629	LF	\$96.95	\$60,981.55	\$60,981.55	\$0.00
WW-5	8" PVC Sanitary Sewer SDR-26 (12-14')	1697	LF	\$111.65	\$189,470.05	\$189,470.05	\$0.00
WW-6	8" PVC Sanitary Sewer SDR-26 (14-16')	470	LF	\$126.35	\$59,384.50	\$59,384.50	\$0.00
WW-7	8" PVC Sanitary Sewer SDR-26 (16-18')	546	LF	\$141.05	\$77,013.30	\$77,013.30	\$0.00
WW-8	8" PVC Sanitary Sewer SDR-26 (18-20')	509	LF	\$155.75	\$79,276.75	\$79,276.75	\$0.00
WW-9	8" PVC Sanitary Sewer SDR-26 (20-22')	387	LF	\$170.45	\$65,964.15	\$65,964.15	\$0.00
WW-10	8" PVC Sanitary Sewer SDR-26 (22-24')	76	LF	\$185.15	\$14,071.40	\$14,071.40	\$0.00
WW-11	4' Manhole (0-6')	3	EA	\$7,583.12	\$22,749.36	\$22,749.36	\$0.00
WW-12	4' Manhole (6-8')	2	EA	\$8,685.60	\$17,371.20	\$17,371.20	\$0.00
WW-13	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$21,998.56	\$0.00
WW-14	4' Manhole (10-12')	5	EA	\$12,752.78	\$63,763.90	\$63,763.90	\$0.00
WW-15	4' Manhole (12-14')	3	EA	\$15,061.15	\$45,183.45	\$45,183.45	\$0.00
WW-16	4' Manhole (14-16')	3	EA	\$17,105.66	\$51,316.98	\$51,316.98	\$0.00
WW-17	4' Manhole (16-18')	4	EA	\$18,305.66	\$73,222.64	\$73,222.64	\$0.00
WW-18	4' Manhole (18-20')	2	EA	\$19,405.66	\$38,811.32	\$38,811.32	\$0.00
WW-19	4' Manhole (20-22')	3	EA	\$21,705.66	\$65,116.98	\$65,116.98	\$0.00
WW-20	6" Double PVC Sewer Service	34	EA	\$1,942.09	\$66,031.06	\$66,031.06	\$0.00
WW-21	6" Single PVC Sewer Service	23	EA	\$1,795.48	\$41,296.04	\$41,296.04	\$0.00
WW-22	Marker Ball	5	EA	\$50.00	\$250.00	\$250.00	\$0.00
WW-23	45 Degree Bend	3	LBS	\$75.00	\$225.00	\$225.00	\$0.00
WW-24	22" Steel Casing	10	LF	\$325.00	\$3,250.00	\$3,250.00	\$0.00
WW-25	Connect to Existing Sanitary Sewer	3	EA	\$3,223.50	\$9,670.50	\$9,670.50	\$0.00
WW-26	Connect to Existing Force Main	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
WW-27	16" PVC Force Main (DR-18)	309	LF	\$90.00	\$27,810.00	\$27,810.00	\$0.00
WW-28	16" Plug Valve	1	EA	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00
				SUBTOTAL =	\$1,171,169.89	\$1,171,169.89	\$0.00
Phase 1B							
WW-29	8" PVC Sanitary Sewer SDR-26 (0-6')	352	LF	\$52.85	\$18,603.20	\$18,603.20	\$0.00
WW-30	8" PVC Sanitary Sewer SDR-26 (6-8')	938	LF	\$67.55	\$63,361.90	\$63,361.90	\$0.00
WW-31	8" PVC Sanitary Sewer SDR-26 (8-10')	329	LF	\$82.25	\$27,060.25	\$27,060.25	\$0.00
WW-32	8" PVC Sanitary Sewer SDR-26 (10-12')	303	LF	\$96.95	\$29,375.85	\$29,375.85	\$0.00
WW-33	8" PVC Sanitary Sewer SDR-26 (12-14')	392	LF	\$111.65	\$43,766.80	\$43,766.80	\$0.00
WW-34	8" PVC Sanitary Sewer SDR-26 (14-16')	193	LF	\$126.35	\$24,385.55	\$24,385.55	\$0.00
WW-35	4' Manhole (0-6')	5	EA	\$7,583.12	\$37,915.60	\$37,915.60	\$0.00
WW-36	4' Manhole (6-8')	3	EA	\$8,685.60	\$26,056.80	\$26,056.80	\$0.00
WW-37	4' Manhole (8-10')	1	EA	\$10,999.28	\$10,999.28	\$10,999.28	\$0.00
WW-38	4' Manhole (10-12')	1	EA	\$12,752.78	\$12,752.78	\$12,752.78	\$0.00
WW-39	4' Manhole (12-14')	1	EA	\$15,061.15	\$15,061.15	\$15,061.15	\$0.00
WW-40	4' Manhole (14-16')	1	EA	\$13,999.28	\$13,999.28	\$13,999.28	\$0.00
WW-41	6" Double PVC Sewer Service	42	EA	\$1,942.09	\$81,567.78	\$81,567.78	\$0.00
WW-42	6" Single PVC Sewer Service	15	EA	\$1,795.48	\$26,932.20	\$26,932.20	\$0.00
WW-43	Connect to Existing Sanitary Sewer	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
				SUBTOTAL =	\$435,061.92	\$435,061.92	\$0.00

Phase 1C							
WW-44	8" PVC Sanitary Sewer SDR-26 (0-6')	409	LF	\$52.85	\$21,615.65	\$0.00	\$21,615.65
WW-45	8" PVC Sanitary Sewer SDR-26 (6-8')	849	LF	\$67.55	\$57,349.95	\$0.00	\$57,349.95
WW-46	8" PVC Sanitary Sewer SDR-26 (8-10')	898	LF	\$82.25	\$73,860.50	\$0.00	\$73,860.50
WW-47	8" PVC Sanitary Sewer SDR-26 (10-12')	753	LF	\$96.95	\$73,003.35	\$0.00	\$73,003.35
WW-48	4' Manhole (0-6')	4	EA	\$7,583.12	\$30,332.48	\$0.00	\$30,332.48
WW-49	4' Manhole (6-8')	4	EA	\$8,685.60	\$34,742.40	\$0.00	\$34,742.40
WW-50	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$0.00	\$21,998.56
WW-51	4' Manhole (10-12')	2	EA	\$12,752.78	\$25,505.56	\$0.00	\$25,505.56
WW-52	6" Double PVC Sewer Service	57	EA	\$1,942.09	\$110,699.13	\$0.00	\$110,699.13
WW-53	6" Single PVC Sewer Service	14	EA	\$1,795.48	\$25,136.72	\$0.00	\$25,136.72
WW-54	Connect to Existing Sanitary Sewer	2	EA	\$3,223.50	\$6,447.00	\$0.00	\$6,447.00
				SUBTOTAL =	\$480,691.30	\$0.00	\$480,691.30

Phase 1D							
WW-55	8" PVC Sanitary Sewer SDR-26 (0-6')	813	LF	\$52.85	\$42,967.05	\$42,967.05	\$0.00
WW-56	8" PVC Sanitary Sewer SDR-26 (6-8')	1,082	LF	\$67.55	\$73,089.10	\$73,089.10	\$0.00
WW-57	8" PVC Sanitary Sewer SDR-26 (8-10')	537	LF	\$82.25	\$44,168.25	\$44,168.25	\$0.00
WW-58	8" PVC Sanitary Sewer SDR-26 (12-14')	503	LF	\$111.65	\$56,159.95	\$56,159.95	\$0.00
WW-59	8" PVC Sanitary Sewer SDR-26 (14-16')	875	LF	\$96.95	\$84,831.25	\$84,831.25	\$0.00
WW-60	8" PVC Sanitary Sewer SDR-26 (16-18')	270	LF	\$141.05	\$38,083.50	\$38,083.50	\$0.00
WW-61	8" PVC Sanitary Sewer SDR-26 (18-20')	368	LF	\$155.75	\$57,316.00	\$57,316.00	\$0.00
WW-62	8" PVC Sanitary Sewer SDR-26 (20-22')	286	LF	\$170.45	\$48,748.70	\$48,748.70	\$0.00
WW-63	8" PVC Sanitary Sewer SDR-26 (22-24')	104	LF	\$185.15	\$19,255.60	\$19,255.60	\$0.00
WW-64	10" PVC Sanitary Sewer SDR-26 (22-24')	95	LF	\$214.55	\$20,382.25	\$20,382.25	\$0.00
WW-65	4' Manhole (0-6')	7	EA	\$7,583.12	\$53,081.84	\$53,081.84	\$0.00
WW-66	4' Manhole (6-8')	3	EA	\$8,685.60	\$26,056.80	\$26,056.80	\$0.00
WW-67	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$21,998.56	\$0.00
WW-68	4' Manhole (10-12')	2	EA	\$12,752.78	\$25,505.56	\$25,505.56	\$0.00
WW-69	4' Manhole (12-14')	2	EA	\$15,061.15	\$30,122.30	\$30,122.30	\$0.00
WW-70	4' Manhole (14-16')	2	EA	\$17,105.66	\$34,211.32	\$34,211.32	\$0.00
WW-71	4' Manhole (16-18')	2	EA	\$18,305.66	\$36,611.32	\$36,611.32	\$0.00
WW-72	4' Manhole (18-20')	4	EA	\$19,405.66	\$77,622.64	\$77,622.64	\$0.00
WW-73	4' Manhole (20-22')	1	EA	\$21,705.66	\$21,705.66	\$21,705.66	\$0.00
WW-74	4' Manhole (22-24')	2	EA	\$24,005.66	\$48,011.32	\$48,011.32	\$0.00
WW-75	6" Double PVC Sewer Service	31	EA	\$1,942.09	\$60,204.79	\$60,204.79	\$0.00
WW-76	6" Single PVC Sewer Service	15	EA	\$1,795.48	\$26,932.20	\$26,932.20	\$0.00
WW-77	Marker Ball	115	EA	\$50.00	\$5,750.00	\$5,750.00	\$0.00
WW-78	16" x 8" Tee	3	LBS	\$45.00	\$135.00	\$135.00	\$0.00
WW-79	8" Tee	2	LBS	\$24.00	\$48.00	\$48.00	\$0.00
WW-80	11 Degree Bend	24	LBS	\$75.00	\$1,800.00	\$1,800.00	\$0.00
WW-81	22 Degree Bend	7	LBS	\$75.00	\$525.00	\$525.00	\$0.00
WW-82	45 Degree Bend	20	LBS	\$75.00	\$1,500.00	\$1,500.00	\$0.00
WW-83	20" x 8" Hot-tap to Existing Forcemain	1	EA	\$9,321.38	\$9,321.38	\$9,321.38	\$0.00
WW-84	Lift Station	1	LS	\$366,933.16	\$366,933.16	\$366,933.16	\$0.00
WW-85	8" PVC Force Main (DR-18)	3,170	LF	\$30.00	\$95,100.00	\$95,100.00	\$0.00
WW-86	8" PVC Force Main (DR-14)	149	LF	\$45.00	\$6,705.00	\$6,705.00	\$0.00
WW-87	16" PVC Force Main (DR-18)	5,276	LF	\$90.00	\$474,840.00	\$474,840.00	\$0.00
WW-88	16" PVC Force Main (DR-14)	188	LF	\$120.00	\$22,560.00	\$22,560.00	\$0.00
WW-89	8" Plug Valve	5	EA	\$3,500.00	\$17,500.00	\$17,500.00	\$0.00
WW-90	16" Plug Valve	2	EA	\$7,000.00	\$14,000.00	\$14,000.00	\$0.00
				SUBTOTAL =	\$1,963,783.50	\$1,963,783.50	\$0.00

Phase 1E							
WW-91	8" PVC Sanitary Sewer SDR-26 (0-6')	250	LF	\$52.85	\$13,212.50	\$13,212.50	\$0.00
WW-92	8" PVC Sanitary Sewer SDR-26 (6-8')	124	LF	\$67.55	\$8,376.20	\$8,376.20	\$0.00
WW-93	8" PVC Sanitary Sewer SDR-26 (8-10')	39	LF	\$82.25	\$3,207.75	\$3,207.75	\$0.00
WW-94	8" PVC Sanitary Sewer SDR-26 (10-12')	39	LF	\$96.95	\$3,781.05	\$3,781.05	\$0.00
WW-94	8" PVC Sanitary Sewer SDR-26 (12-14')	39	LF	\$111.65	\$4,354.35	\$4,354.35	\$0.00
WW-95	8" PVC Sanitary Sewer SDR-26 (14-16')	22	LF	\$96.95	\$2,132.90	\$2,132.90	\$0.00
WW-96	4' Manhole (0-6')	2	EA	\$7,583.12	\$15,166.24	\$15,166.24	\$0.00
WW-97	4' Manhole (6-8')	1	EA	\$8,685.60	\$8,685.60	\$8,685.60	\$0.00
WW-98	6" Double PVC Sewer Service	6	EA	\$1,942.09	\$11,652.54	\$11,652.54	\$0.00
WW-99	6" Single PVC Sewer Service	2	EA	\$1,795.48	\$3,590.96	\$3,590.96	\$0.00
WW-100	Connect to Existing Sanitary Sewer	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
				SUBTOTAL =	\$77,383.59	\$77,383.59	\$0.00

TOTAL =	\$4,128,090.20	\$3,647,398.90	\$480,691.30
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POTABLE WATER

Item #	Description (County Owned)	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
Phase 1A							
CCU Owned							
PW-1	6" PVC Water Main (C900, DR-14)	38	LF	\$33.09	\$1,257.42	\$1,257.42	\$0.00
PW-2	6" PVC Water Main (C900, DR-18)	2,157	LF	\$31.34	\$67,600.38	\$67,600.38	\$0.00
PW-3	8" PVC Water Main (C900, DR-14)	154	LF	\$51.30	\$7,900.20	\$7,900.20	\$0.00
PW-4	8" PVC Water Main (C900, DR-18)	843	LF	\$44.53	\$37,538.79	\$37,538.79	\$0.00
PW-5	12" PVC Water Main (C900, DR-14)	35	LF	\$106.91	\$3,741.85	\$3,741.85	\$0.00
PW-6	16" PVC Water Main (C900, DR-18)	1,841	LF	\$143.60	\$264,367.60	\$264,367.60	\$0.00
PW-7	16" PVC Water Main (C900, DR-14)	47	LF	\$160.00	\$7,520.00	\$7,520.00	\$0.00
PW-8	6" Gate Valve	4	EA	\$2,020.05	\$8,080.20	\$8,080.20	\$0.00
PW-9	8" Gate Valve	4	EA	\$2,742.03	\$10,968.12	\$10,968.12	\$0.00
PW-10	12" Gate Valve	1	EA	\$4,186.03	\$4,186.03	\$4,186.03	\$0.00
PW-11	16" Gate Valve	4	EA	\$4,908.03	\$19,632.12	\$19,632.12	\$0.00
PW-12	Temporary Blow-Off	6	EA	\$4,237.08	\$25,422.48	\$25,422.48	\$0.00
PW-13	Fire Hydrant, Complete	8	EA	\$7,183.84	\$57,470.72	\$57,470.72	\$0.00
PW-14	Single 1" Water Service, Complete with Meter Install	19	EA	\$1,363.95	\$25,915.05	\$25,915.05	\$0.00
PW-15	Double 2" Water Service, Complete with Meter Install	35	EA	\$1,532.48	\$53,636.80	\$53,636.80	\$0.00
PW-16	Connect to Existing	4	EA	\$2,400.00	\$9,600.00	\$9,600.00	\$0.00
PW-17	Water Service Casing	16	EA	\$50.00	\$800.00	\$800.00	\$0.00
PW-18	Marker Ball	50	EA	\$50.00	\$2,500.00	\$2,500.00	\$0.00
PW-19	8" x 6" Tee	1	LBS	\$20.00	\$20.00	\$20.00	\$0.00
PW-20	8" Tee	1	LBS	\$24.00	\$24.00	\$24.00	\$0.00
PW-21	16" x 12" Tee	1	LBS	\$40.00	\$40.00	\$40.00	\$0.00
PW-22	12" x 6" Tee	1	LBS	\$25.00	\$25.00	\$25.00	\$0.00
PW-23	16" x 8" Tee	3	LBS	\$32.00	\$96.00	\$96.00	\$0.00
PW-24	6" Tee	2	LBS	\$18.00	\$36.00	\$36.00	\$0.00
SUBTOTAL =					\$608,378.76	\$608,378.76	\$0.00
Privately Owned							
PW-25	Backflow Prevention Valve	89	EA	\$400.00	\$35,600.00	\$35,600.00	\$0.00
SUBTOTAL =					\$35,600.00	\$35,600.00	\$0.00
Phase 1B							
CCU Owned							
PW-26	6" PVC Water Main (C900, DR-14)	35	LF	\$33.09	\$1,158.15	\$1,158.15	\$0.00
PW-27	6" PVC Water Main (C900, DR-18)	2,218	LF	\$31.34	\$69,512.12	\$69,512.12	\$0.00
PW-28	8" PVC Water Main (C900, DR-14)	82	LF	\$51.30	\$4,206.60	\$4,206.60	\$0.00
PW-29	8" PVC Water Main (C900, DR-18)	716	LF	\$44.53	\$31,883.48	\$31,883.48	\$0.00
PW-30	6" Gate Valve	3	EA	\$2,020.05	\$6,060.15	\$6,060.15	\$0.00
PW-31	8" Gate Valve	4	EA	\$2,742.03	\$10,968.12	\$10,968.12	\$0.00
PW-32	1" Single Water Service, Complete with Meter Install	14	EA	\$1,363.95	\$19,095.30	\$19,095.30	\$0.00
PW-33	2" Double Water Service, Complete with Meter Install	42	EA	\$1,532.48	\$64,364.16	\$64,364.16	\$0.00
PW-34	Temporary Blow-Off	1	EA	\$4,237.08	\$4,237.08	\$4,237.08	\$0.00
PW-35	Fire Hydrant, Complete	6	EA	\$7,183.84	\$43,103.04	\$43,103.04	\$0.00
PW-36	Connect to Existing	1	EA	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
PW-37	Water Service Casing	22	EA	\$50.00	\$1,100.00	\$1,100.00	\$0.00
PW-38	Marker Ball	43	EA	\$50.00	\$2,150.00	\$2,150.00	\$0.00
PW-39	11 Degree Bend	6	LBS	\$75.00	\$450.00	\$450.00	\$0.00
PW-40	22 Degree Bend	13	LBS	\$75.00	\$975.00	\$975.00	\$0.00
PW-41	8" x 8" Tee	1	LBS	\$24.00	\$24.00	\$24.00	\$0.00
PW-42	8" x 6" Tee	2	LBS	\$20.00	\$40.00	\$40.00	\$0.00
SUBTOTAL =					\$261,727.20	\$0.00	\$261,727.20
Privately Owned							
PW-43	Backflow Prevention Valve	98	EA	\$400.00	\$39,200.00	\$39,200.00	\$0.00
SUBTOTAL =					\$39,200.00	\$0.00	\$39,200.00
Phase 1C							
CCU Owned							
PW-44	6" PVC Water Main (C900, DR-14)	36	LF	\$33.09	\$1,191.24	\$0.00	\$1,191.24
PW-45	6" PVC Water Main (C900, DR-18)	1,391	LF	\$31.34	\$43,593.94	\$0.00	\$43,593.94
PW-46	8" PVC Water Main (C900, DR-18)	1,846	LF	\$44.53	\$82,202.38	\$0.00	\$82,202.38
PW-47	6" Gate Valve	1	EA	\$2,020.05	\$2,020.05	\$0.00	\$2,020.05
PW-48	8" Gate Valve	1	EA	\$2,742.03	\$2,742.03	\$0.00	\$2,742.03
PW-49	1" Single Water Service, Complete with Meter Install	17	EA	\$1,363.95	\$23,187.15	\$0.00	\$23,187.15
PW-50	2" Double Water Service, Complete with Meter Install	56	EA	\$1,532.48	\$85,818.88	\$0.00	\$85,818.88
PW-51	Temporary Blow-Off	1	EA	\$4,237.08	\$4,237.08	\$0.00	\$4,237.08
PW-52	Fire Hydrant, Complete	7	EA	\$7,183.84	\$50,286.88	\$0.00	\$50,286.88
PW-53	Connect to Existing	2	EA	\$2,400.00	\$4,800.00	\$0.00	\$4,800.00
PW-54	Water Service Casing	33	EA	\$50.00	\$1,650.00	\$0.00	\$1,650.00
PW-55	Marker Ball	24	EA	\$50.00	\$1,200.00	\$0.00	\$1,200.00
PW-56	11 Degree Bend	3	LBS	\$75.00	\$225.00	\$0.00	\$225.00
PW-57	22 Degree Bend	1	LBS	\$75.00	\$75.00	\$0.00	\$75.00
PW-58	8" x 6" Tee	1	LBS	\$20.00	\$20.00	\$0.00	\$20.00
SUBTOTAL =					\$303,249.63	\$0.00	\$303,249.63
Privately Owned							
PW-59	Backflow Prevention Valve	129	EA	\$400.00	\$51,600.00	\$0.00	\$51,600.00
SUBTOTAL =					\$51,600.00	\$0.00	\$51,600.00

Phase 1D

CCU Owned

PW-60	6" PVC Water Main (C900, DR-18)	2,194	LF	\$31.34	\$68,759.96	\$68,759.96	\$0.00
PW-61	6" PVC Water Main (C900, DR-14)	76	LF	\$33.09	\$2,514.84	\$2,514.84	\$0.00
PW-62	8" PVC Water Main (C900, DR-18)	99	LF	\$44.53	\$4,408.47	\$4,408.47	\$0.00
PW-63	8" PVC Water Main (C900, DR-14)	69	LF	\$51.30	\$3,539.70	\$3,539.70	\$0.00
PW-64	12" PVC Water Main (C900, DR-18)	608	LF	\$90.75	\$55,176.00	\$55,176.00	\$0.00
PW-65	12" PVC Water Main (C900, DR-14)	145	LF	\$106.91	\$15,501.95	\$15,501.95	\$0.00
PW-66	16" PVC Water Main (C900, DR-18)	4,259	LF	\$143.60	\$611,592.40	\$611,592.40	\$0.00
PW-67	16" PVC Water Main (C900, DR-14)	247	LF	\$160.00	\$39,520.00	\$39,520.00	\$0.00
PW-68	6" Gate Valve	3	EA	\$2,020.05	\$6,060.15	\$6,060.15	\$0.00
PW-69	8" Gate Valve	3	EA	\$2,742.03	\$8,226.09	\$8,226.09	\$0.00
PW-70	12" Gate Valve	3	EA	\$4,186.03	\$12,558.09	\$12,558.09	\$0.00
PW-71	16" Gate Valve	7	EA	\$4,908.03	\$34,356.21	\$34,356.21	\$0.00
PW-72	1" Single Water Service, Complete with Meter Install	17	EA	\$1,363.95	\$23,187.15	\$23,187.15	\$0.00
PW-73	2" Double Water Service, Complete with Meter Install	32	EA	\$1,532.48	\$49,039.36	\$49,039.36	\$0.00
PW-74	Temporary Blow-Off	11	EA	\$4,237.08	\$46,607.88	\$46,607.88	\$0.00
PW-75	Fire Hydrant, Complete	13	EA	\$7,183.84	\$93,389.92	\$93,389.92	\$0.00
PW-76	16" x 16" Hot-Tap to Existing Water Main	1	EA	\$9,058.88	\$9,058.88	\$9,058.88	\$0.00
PW-77	Water Service Casing	27	EA	\$50.00	\$1,350.00	\$1,350.00	\$0.00
PW-78	Marker Ball	94	EA	\$50.00	\$4,700.00	\$4,700.00	\$0.00
PW-79	11 Degree Bend	11	LBS	\$75.00	\$825.00	\$825.00	\$0.00
PW-80	22 Degree Bend	16	LBS	\$75.00	\$1,200.00	\$1,200.00	\$0.00
PW-81	45 Degree Bend	8	LBS	\$75.00	\$600.00	\$600.00	\$0.00
PW-82	12" Tee	1	LBS	\$30.00	\$30.00	\$30.00	\$0.00
PW-83	16" Tee	2	LBS	\$40.00	\$80.00	\$80.00	\$0.00
PW-84	16" x 6" Tee	1	LBS	\$30.00	\$30.00	\$30.00	\$0.00
PW-85	16" Cross	1	LBS	\$60.00	\$60.00	\$60.00	\$0.00
PW-86	16" x 8" Cross	1	LBS	\$45.00	\$45.00	\$45.00	\$0.00
PW-87	16" x 6" Cross	1	LBS	\$40.00	\$40.00	\$40.00	\$0.00
				SUBTOTAL =			
				\$1,092,457.05			

Privately Owned

PW-88	Backflow Prevention Valve	81	EA	\$400.00	\$32,400.00	\$32,400.00	\$0.00
				SUBTOTAL =			
				\$32,400.00			

Phase 1E

CCU Owned

PW-89	6" PVC Water Main (C900, DR-18)	228	LF	\$31.34	\$7,145.52	\$7,145.52	\$0.00
PW-90	12" PVC Water Main (C900, DR-18)	563	LF	\$90.75	\$51,092.25	\$51,092.25	\$0.00
PW-91	6" Gate Valve	1	EA	\$2,020.05	\$2,020.05	\$2,020.05	\$0.00
PW-92	12" Gate Valve	1	EA	\$4,186.03	\$4,186.03	\$4,186.03	\$0.00
PW-93	1" Single Water Service, Complete with Meter Install	6	EA	\$1,363.95	\$8,183.70	\$8,183.70	\$0.00
PW-94	2" Double Water Service, Complete with Meter Install	4	EA	\$1,532.48	\$6,129.92	\$6,129.92	\$0.00
PW-95	Temporary Blow-Off	2	EA	\$4,237.08	\$8,474.16	\$8,474.16	\$0.00
PW-96	Fire Hydrant, Complete	1	EA	\$7,183.84	\$7,183.84	\$7,183.84	\$0.00
PW-97	Water Service Casing	5	EA	\$50.00	\$250.00	\$250.00	\$0.00
PW-98	Marker Ball	13	EA	\$50.00	\$650.00	\$650.00	\$0.00
PW-99	11 Degree Bend	2	LBS	\$75.00	\$150.00	\$150.00	\$0.00
PW-100	22 Degree Bend	5	LBS	\$75.00	\$375.00	\$375.00	\$0.00
PW-101	45 Degree Bend	1	LBS	\$75.00	\$75.00	\$75.00	\$0.00
PW-102	12" x 6" Tee	1	LBS	\$25.00	\$25.00	\$25.00	\$0.00
PW-103	Connect to Existing	1	LBS	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
				SUBTOTAL =			
				\$98,340.47			

Privately Owned

PW-103	Backflow Prevention Valve	14	EA	\$400.00	\$5,600.00	\$5,600.00	\$0.00
				SUBTOTAL =			
				\$5,600.00			

CCU Owned			
Total	\$2,364,153.11	\$1,799,176.28	\$564,976.83
Privately Owned			
Total	\$164,400.00	\$68,000.00	\$96,400.00
TOTAL =	\$2,528,553.11	\$1,867,176.28	\$661,376.83

RECLAIM

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
R-1	8" PVC RECLAIM MAIN (C900, DR-18)	3,118	LF	\$51.40	\$160,265.20	\$160,265.20	\$0.00
R-2	8" PVC RECLAIM MAIN (C900, DR-14)	115	LF	\$58.91	\$6,774.65	\$6,774.65	\$0.00
R-3	4" Reclaim Meter Assembly w/ SCADA	1	EA	\$142,220.00	\$142,220.00	\$142,220.00	\$0.00
R-4	16" x 8" Hot-Tap to Existing Main	1	EA	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00
R-5	11 Degree Bend	2	LBS	\$100.00	\$200.00	\$200.00	\$0.00
R-6	22 Degree Bend	6	LBS	\$100.00	\$600.00	\$600.00	\$0.00
R-7	45 Degree Bend	10	LBS	\$100.00	\$1,000.00	\$1,000.00	\$0.00
R-8	90 Degree Bend	1	LBS	\$100.00	\$100.00	\$100.00	\$0.00
R-9	16" x 8" Tee	1	EA	\$32.00	\$32.00	\$32.00	\$0.00
R-10	Backflow Prevention Valve	1	EA	\$400.00	\$400.00	\$400.00	\$0.00
R-11	Marker Ball	40	EA	\$50.00	\$2,000.00	\$2,000.00	\$0.00
R-12	14" Steel Casing	26	LF	\$180.00	\$4,680.00	\$4,680.00	\$0.00

TOTAL =	\$324,271.85	\$324,271.85	\$0.00
CCU Owned Total	\$324,271.85	\$324,271.85	\$0.00
Privately Owned Total	\$0.00	\$0.00	\$0.00

EARTHWORK

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
EW-1	Single Row Silt Fence	16,340	LF	\$2.25	\$36,765.00	\$0.00	\$36,765.00
EW-2	Double Row Silt Fence	5,135	LF	\$3.60	\$18,486.00	\$0.00	\$18,486.00
EW-3	Sod (1' Behind Curb)	4,496	SY	\$2.75	\$12,364.00	\$8,109.75	\$4,254.25
TOTAL =					\$67,615.00	\$8,109.75	\$59,505.25

PAVING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
P-1	Signing & Marking - Entire Project	1	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00
P-2	3/4" Asphaltic Concrete (Type S-III) First Lift	10,355	SY	\$7.00	\$72,485.00	\$72,485.00	\$0.00
P-3	3/4" Asphaltic Concrete (Type S-III) Second Lift	10,355	SY	\$7.00	\$72,485.00	\$0.00	\$72,485.00
P-4	6" Limerock Base (Compacted and Primed)	10,355	SY	\$18.00	\$186,390.00	\$186,390.00	\$0.00
P-5	12" Stabilized Subgrade	13,248	SY	\$3.50	\$46,368.00	\$46,368.00	\$0.00
P-6	Type "F" Curb	3,426	LF	\$17.50	\$59,955.00	\$59,955.00	\$0.00
P-7	Type "A" Curb	128	LF	\$20.00	\$2,560.00	\$2,560.00	\$0.00
P-8	2' Valley Gutter	5,092	LF	\$15.00	\$76,380.00	\$76,380.00	\$0.00
P-9	ADA Warning Pads	12	EA	\$345.00	\$4,140.00	\$4,140.00	\$0.00
P-10	5" Concrete Sidewalk	6,415	SY	\$58.00	\$372,070.00	\$0.00	\$372,070.00
TOTAL =					\$942,833.00	\$498,278.00	\$444,555.00
Phase 1B							
P-11	3/4" Asphaltic Concrete (Type S-III) First Lift	7,347	SY	\$7.00	\$51,429.00	\$51,429.00	\$0.00
P-12	3/4" Asphaltic Concrete (Type S-III) Second Lift	7,347	SY	\$7.00	\$51,429.00	\$0.00	\$51,429.00
P-13	6" Limerock Base (Compacted and Primed)	7,347	SY	\$18.00	\$132,246.00	\$132,246.00	\$0.00
P-14	12" Stabilized Subgrade	9,426	SY	\$3.50	\$32,991.00	\$32,991.00	\$0.00
P-15	Type "F" Curb	1,699	LF	\$17.50	\$29,732.50	\$29,732.50	\$0.00
P-16	Type "A" Curb	145	LF	\$20.00	\$2,900.00	\$2,900.00	\$0.00
P-17	2' Valley Gutter	4,358	LF	\$15.00	\$65,370.00	\$65,370.00	\$0.00
P-18	ADA Warning Pads	6	EA	\$345.00	\$2,070.00	\$2,070.00	\$0.00
P-19	5" Concrete Sidewalk	3,360	SY	\$58.00	\$194,880.00	\$0.00	\$194,880.00
TOTAL =					\$563,047.50	\$0.00	\$246,309.00
Phase 1C							
P-20	3/4" Asphaltic Concrete (Type S-III) First Lift	7,160	SY	\$7.00	\$50,120.00	\$0.00	\$50,120.00
P-21	3/4" Asphaltic Concrete (Type S-III) Second Lift	7,160	SY	\$7.00	\$50,120.00	\$0.00	\$50,120.00
P-22	6" Limerock Base (Compacted and Primed)	7,160	SY	\$18.00	\$128,880.00	\$0.00	\$128,880.00
P-23	12" Stabilized Subgrade	9,279	SY	\$3.50	\$32,476.50	\$0.00	\$32,476.50
P-24	Type "F" Curb	795	LF	\$17.50	\$13,912.50	\$0.00	\$13,912.50
P-25	2' Valley Gutter	5,538	LF	\$15.00	\$83,070.00	\$0.00	\$83,070.00
P-26	ADA Warning Pads	2	EA	\$345.00	\$690.00	\$0.00	\$690.00
P-27	5" Concrete Sidewalk	3,519	SY	\$58.00	\$204,102.00	\$0.00	\$204,102.00
TOTAL =					\$563,371.00	\$0.00	\$563,371.00
Phase 1D							
P-28	3/4" Asphaltic Concrete (Type S-III) First Lift	22,708	SY	\$7.00	\$158,956.00	\$158,956.00	\$0.00
P-29	3/4" Asphaltic Concrete (Type S-III) Second Lift	22,708	SY	\$7.00	\$158,956.00	\$0.00	\$158,956.00
P-30	6" Limerock Base (Compacted and Primed)	22,708	SY	\$18.00	\$408,744.00	\$408,744.00	\$0.00
P-31	12" Stabilized Subgrade	30,748	SY	\$3.50	\$107,618.00	\$107,618.00	\$0.00
P-32	Type "F" Curb	10,094	LF	\$17.50	\$176,645.00	\$176,645.00	\$0.00
P-33	Type "A" Curb	3,326	LF	\$20.00	\$66,520.00	\$66,520.00	\$0.00
P-34	2' Valley Gutter	4,020	LF	\$15.00	\$60,300.00	\$60,300.00	\$0.00
P-35	ADA Warning Pads	34	EA	\$345.00	\$11,730.00	\$11,730.00	\$0.00
P-36	5" Concrete Sidewalk	7,971	SY	\$58.00	\$462,318.00	\$0.00	\$462,318.00
P-37	Gatehouse Pavers*	12,513	SF	\$2.25	\$28,154.25	\$28,154.25	\$0.00
P-38	Roundabout Pavers	9,552	SF	\$2.25	\$21,492.00	\$21,492.00	\$0.00
P-39	Type "D" Curb	664	LF	\$19.00	\$12,616.00	\$12,616.00	\$0.00
TOTAL =					\$1,674,049.25	\$1,052,775.25	\$621,274.00
Phase 1E							
P-40	3/4" Asphaltic Concrete (Type S-III) First Lift	1,483	SY	\$7.00	\$10,381.00	\$10,381.00	\$0.00
P-41	3/4" Asphaltic Concrete (Type S-III) Second Lift	1,483	SY	\$7.00	\$10,381.00	\$0.00	\$10,381.00
P-42	6" Limerock Base (Compacted and Primed)	1,483	SY	\$18.00	\$26,694.00	\$26,694.00	\$0.00
P-43	12" Stabilized Subgrade	1,952	SY	\$3.50	\$6,832.00	\$6,832.00	\$0.00
P-44	Type "F" Curb	57	LF	\$17.50	\$997.50	\$997.50	\$0.00
P-45	Type "A" Curb	129	LF	\$20.00	\$2,580.00	\$2,580.00	\$0.00
P-46	2' Valley Gutter	1,003	LF	\$15.00	\$15,045.00	\$15,045.00	\$0.00
P-47	5" Concrete Sidewalk	591	SY	\$58.00	\$34,278.00	\$0.00	\$34,278.00
TOTAL =					\$107,188.50	\$0.00	\$44,659.00
SUBTOTAL =					\$3,850,489.25	\$1,551,053.25	\$1,920,168.00

DRAINAGE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
D-1	12" HDPE	1297	LF	\$32.00	\$41,504.00	\$41,504.00	\$0.00
D-2	15" HDPE	516	LF	\$35.00	\$18,060.00	\$18,060.00	\$0.00
D-3	Yard Drain	19	EA	\$1,280.00	\$24,320.00	\$24,320.00	\$0.00
D-4	15" Storm Pipe	462	LF	\$52.00	\$24,024.00	\$24,024.00	\$0.00
D-5	18" Storm Pipe	603	LF	\$69.00	\$41,607.00	\$41,607.00	\$0.00
D-6	24" Storm Pipe	568	LF	\$100.00	\$56,800.00	\$56,800.00	\$0.00
D-7	30" Storm Pipe	376	LF	\$142.00	\$53,392.00	\$53,392.00	\$0.00
D-8	36" Storm Pipe	2,562	LF	\$186.00	\$476,532.00	\$476,532.00	\$0.00
D-9	18" Flared End	2	EA	\$3,374.00	\$6,748.00	\$6,748.00	\$0.00
D-10	36" Flared End	11	EA	\$5,726.00	\$62,986.00	\$62,986.00	\$0.00
D-11	Valley Gutter Inlet	16	EA	\$5,295.00	\$84,720.00	\$84,720.00	\$0.00
D-12	Grate Inlet	15	EA	\$5,283.00	\$79,245.00	\$79,245.00	\$0.00
D-13	Type 9 Inlet	8	EA	\$5,546.00	\$44,368.00	\$44,368.00	\$0.00
D-14	Control Structure	2	EA	\$7,500.00	\$15,000.00	\$15,000.00	\$0.00
D-15	Junction Box	3	EA	\$5,062.00	\$15,186.00	\$15,186.00	\$0.00
				SUBTOTAL =	\$1,044,492.00	\$1,044,492.00	\$0.00
Phase 1B							
D-16	12" HDPE	1782	LF	\$32.00	\$57,024.00	\$57,024.00	\$0.00
D-17	Yard Drain	19	EA	\$1,280.00	\$24,320.00	\$24,320.00	\$0.00
D-18	15" Storm Pipe	20	LF	\$52.00	\$1,040.00	\$1,040.00	\$0.00
D-19	18" Storm Pipe	359	LF	\$69.00	\$24,771.00	\$24,771.00	\$0.00
D-20	24" Storm Pipe	273	LF	\$100.00	\$27,300.00	\$27,300.00	\$0.00
D-21	30" Storm Pipe	646	LF	\$142.00	\$91,732.00	\$91,732.00	\$0.00
D-22	36" Storm Pipe	1,155	LF	\$186.00	\$214,830.00	\$214,830.00	\$0.00
D-23	30" Flared End	3	EA	\$4,789.00	\$14,367.00	\$14,367.00	\$0.00
D-24	36" Flared End	6	EA	\$5,726.00	\$34,356.00	\$34,356.00	\$0.00
D-25	Valley Gutter Inlet	11	EA	\$5,295.00	\$58,245.00	\$58,245.00	\$0.00
D-26	Grate Inlet	2	EA	\$5,283.00	\$10,566.00	\$10,566.00	\$0.00
D-27	Type 9 Inlet	5	EA	\$5,546.00	\$27,730.00	\$27,730.00	\$0.00
D-28	Control Structure	2	EA	\$7,500.00	\$15,000.00	\$15,000.00	\$0.00
D-29	Junction Box	1	EA	\$5,062.00	\$5,062.00	\$5,062.00	\$0.00
				SUBTOTAL =	\$606,343.00	\$0.00	\$0.00
Phase 1C							
D-30	12" HDPE	1919	LF	\$32.00	\$61,408.00	\$0.00	\$61,408.00
D-31	15" HDPE	402	LF	\$35.00	\$14,070.00	\$0.00	\$14,070.00
D-32	Yard Drain	40	EA	\$1,280.00	\$51,200.00	\$0.00	\$51,200.00
D-33	15" Storm Pipe	160	LF	\$52.00	\$8,320.00	\$0.00	\$8,320.00
D-34	18" Storm Pipe	51	LF	\$69.00	\$3,519.00	\$0.00	\$3,519.00
D-35	24" Storm Pipe	1,125	LF	\$100.00	\$112,500.00	\$0.00	\$112,500.00
D-36	30" Storm Pipe	348	LF	\$142.00	\$49,416.00	\$0.00	\$49,416.00
D-37	36" Storm Pipe	606	LF	\$186.00	\$112,716.00	\$0.00	\$112,716.00
D-38	42" Storm Pipe	209	LF	\$238.00	\$49,742.00	\$0.00	\$49,742.00
D-39	24" Flared End	1	EA	\$3,766.00	\$3,766.00	\$0.00	\$3,766.00
D-40	36" Flared End	2	EA	\$5,726.00	\$11,452.00	\$0.00	\$11,452.00
D-41	42" Flared End	1	EA	\$6,700.00	\$6,700.00	\$0.00	\$6,700.00
D-42	Valley Gutter Inlet	14	EA	\$5,295.00	\$74,130.00	\$0.00	\$74,130.00
D-43	Grate Inlet	9	EA	\$5,283.00	\$47,547.00	\$0.00	\$47,547.00
D-44	Type 9 Inlet	2	EA	\$5,546.00	\$11,092.00	\$0.00	\$11,092.00
D-45	Control Structure	1	EA	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00
D-46	Junction Box	1	EA	\$5,062.00	\$5,062.00	\$0.00	\$5,062.00
				SUBTOTAL =	\$630,140.00	\$0.00	\$630,140.00
Phase 1D							
D-47	12" HDPE	380	LF	\$32.00	\$12,160.00	\$12,160.00	\$0.00
D-48	15" HDPE	115	LF	\$35.00	\$4,025.00	\$4,025.00	\$0.00
D-49	Yard Drain	10	EA	\$1,280.00	\$12,800.00	\$12,800.00	\$0.00

D-50	15" Storm Pipe	159	LF	\$52.00	\$8,268.00	\$8,268.00	\$0.00
D-51	18" Storm Pipe	1,098	LF	\$69.00	\$75,762.00	\$75,762.00	\$0.00
D-52	24" Storm Pipe	982	LF	\$100.00	\$98,200.00	\$98,200.00	\$0.00
D-53	30" Storm Pipe	23	LF	\$142.00	\$3,266.00	\$3,266.00	\$0.00
D-54	36" Storm Pipe	1,577	LF	\$186.00	\$293,322.00	\$293,322.00	\$0.00
D-55	42" Storm Pipe	153	LF	\$238.00	\$36,414.00	\$36,414.00	\$0.00
D-56	18" Flared End	3	EA	\$3,374.00	\$10,122.00	\$10,122.00	\$0.00
D-57	24" Flared End	6	EA	\$3,766.00	\$22,596.00	\$22,596.00	\$0.00
D-58	36" Flared End	7	EA	\$5,726.00	\$40,082.00	\$40,082.00	\$0.00
D-59	30" Mitered End	2	EA	\$4,789.00	\$9,578.00	\$9,578.00	\$0.00
D-60	42" Mitered End	2	EA	\$6,700.00	\$13,400.00	\$13,400.00	\$0.00
D-61	Valley Gutter Inlet	11	EA	\$5,295.00	\$58,245.00	\$58,245.00	\$0.00
D-62	Grate Inlet	10	EA	\$5,283.00	\$52,830.00	\$52,830.00	\$0.00
D-63	Type 9 Inlet	21	EA	\$5,546.00	\$116,466.00	\$116,466.00	\$0.00
D-64	19" X 30" ERCP	148	LF	\$135.00	\$19,980.00	\$19,980.00	\$0.00
				SUBTOTAL =	\$887,516.00	\$887,516.00	\$0.00

Phase 1E							
D-65	36" Storm Pipe	414	LF	\$186.00	\$77,004.00	\$77,004.00	\$0.00
D-66	36" Flared End	2	EA	\$5,726.00	\$11,452.00	\$11,452.00	\$0.00
D-67	Valley Gutter Inlet	2	EA	\$5,295.00	\$10,590.00	\$10,590.00	\$0.00
D-68	Control Structure	1	EA	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00
				SUBTOTAL =	\$106,546.00	\$0.00	\$0.00

TOTAL =	\$3,275,037.00	\$1,932,008.00	\$630,140.00
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LIGHTING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06 24-25)	Balance Remaining
L-1	Street Lights	1	LS	\$125,000.00	\$125,000.00	\$100,000.00	\$25,000.00
TOTAL =				\$125,000.00		\$100,000.00	\$25,000.00

LANDSCAPE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
L-1	Code Minimum Landscape & Secondary Irrigation	1	LS	\$170,000.00	\$170,000.00	\$100,000.00	\$70,000.00
TOTAL =					\$170,000.00	\$100,000.00	\$70,000.00

OFFSITE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Paving							
O-1	1.5" Asphaltic Concrete (Type S-I) First Lift	2,829	SY	\$7.00	\$19,803.00	\$19,803.00	\$0.00
O-2	1.5" Asphaltic Concrete (Type S-I) Second Lift	2,829	SY	\$7.00	\$19,803.00	\$19,803.00	\$0.00
O-3	10" Limerock Base (Compacted and Primed)	2,829	SY	\$18.00	\$50,922.00	\$50,922.00	\$0.00
O-4	12" Stabilized Subgrade	3,117	SY	\$3.00	\$9,351.00	\$9,351.00	\$0.00
O-5	Signage and Striping	1	LS	\$12,220.00	\$12,220.00	\$12,220.00	\$0.00
SUBTOTAL =					\$112,099.00	\$112,099.00	\$0.00
Drainage							
O-6	24" RCP	138	LF	\$100.00	\$13,800.00	\$13,800.00	\$0.00
O-7	19" X 30" ERCP	148	LF	\$200.00	\$29,600.00	\$29,600.00	\$0.00
O-8	Grate Inlet	2	EA	\$5,283.00	\$10,566.00	\$10,566.00	\$0.00
O-9	30" Mitered End	2	EA	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00
SUBTOTAL =					\$62,966.00	\$62,966.00	\$0.00
TOTAL =					\$175,065.00	\$175,065.00	\$0.00

APPROVED*By Roy Benjamin at 1:12 pm, Apr 22, 2026*