

This instrument prepared by:  
Charles Mann  
Pavese Law Firm  
1833 Hendry Street  
Fort Myers, FL 33901

## DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County", and Lennar Homes, LLC, a Florida limited liability company, with an address of 10481 Six Mile Cypress Parkway, Fort Myers, FL 33966 herein called "Developer/Owner" and Babcock Property Holdings, LLC with an address of 42850 Crescent Loop, Ste. 200, Babcock Ranch, FL 33982 (Babcock Property Holdings, LLC); and LNR3 AIV, LLC with an address of 225 Liberty Street, Suite 4210, New York, NY 1281 (LNR3 AIV, LLC) herein called "Owners".

## WITNESETH

WHEREAS, Owners are the fee simple owners of the lands described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer intends to subdivide the Property and develop a project under the name of Tuckers Cove, and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida; and

WHEREAS, the subdivision's Engineer's Opinion of Probable Cost ("EOPC") is broken down into four individual EOPC's (entitled EOPC Phases 1A through and including Phase 1D) for development that involves and is located in the subdivision known as "Tuckers Cove"; and

WHEREAS, the County, Owners and Developer by this reference indicate that this Developer's Agreement shall secure the subdivision development in the four individual EOPC's through four individual bonds for a total bond amount of Twenty-Seven Million, Two Hundred Sixty-Three Thousand, Four Hundred Fifty and 26/100 Dollars \$27,263,450.26, which includes the required, additional ten percent (10%) security; and

WHEREAS, all four individual bonds in the total bond amount of Twenty-Seven Million, Two Hundred Sixty-Three Thousand, Four Hundred and Fifty and 26/100 Dollars \$27,263,450.26, shall be funded as of the date of this executed Developer's Agreement and the four individual bonds shall remain in force until released per Charlotte County policy; and

WHEREAS, the Plat is identified in Charlotte County Community Development Department Files as #FP-22-12-27; and

WHEREAS, Developer is required to construct certain improvements within the Property in accordance with County Standards, and construction plans and specifications approved by the County; and

WHEREAS, Developer submitted plans prepared by Kimley-Horn & Associates signed and sealed November 22, 2023 for final construction plan approval (hereinafter, "Plans"), which was granted by the County on January 9, 2024, under DRC-23-00168; and

WHEREAS, the Plans depict certain subdivision improvements which must be constructed prior to receiving certificates of occupancy for the Property's structures; and

WHEREAS, Developer and County desire to enter into this Agreement, with the consent of Owners, 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, and is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

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

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

2. Developer agrees to complete the subdivision improvements shown on the Plans and according to the individual Engineer's Opinions of Probable Cost for Performance Bond for: (1) "Babcock Hamlet 1 – Tucker's Cove Phase 1A Development," (2) "Babcock Hamlet 1 – Tucker's Cove Phase 1B Development," (3) "Babcock Hamlet 1 – Tucker's Cove Phase 1C Development," (4) "Babcock Hamlet 1 – Tucker's Cove Phase 1D Development," all dated on or about November 13, 2023. (A copy of the Engineer's Opinions of Probable Cost for Performance Bond for the four phases is attached as composite Exhibit "B" and the parties agree that this exhibit is made part of this agreement.) Further, the Developer agrees to complete the subdivision improvements according to sound engineering standards, the County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, subject to County's approval, which approval shall not be unreasonably withheld.

3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer shall provide four bonds in an amount up to but not exceeding the aggregate amount of Twenty-Seven Million, Two Hundred Sixty-Three Thousand, Four Hundred Fifty and 26/100 Dollars \$27,263,450.26, each of which shall correspond to each of the four EOPC's (hereinafter, the "Security") to ensure completion of the subdivision

improvements depicted on the approved Plans which have not, to date, been certified as complete.

4. Said Security shall remain in effect until final approval of the improvements by the County. Any reduction of the Security shall follow Charlotte County policy and Developer will be required to provide the applicable fee along with the record drawings and recommendation signed and sealed by the engineer of record. The reduction of the Security must be approved by the County prior to Developer reducing the Security amount. Developer agrees to identify the phase or phases to be reduced by any request for reduction such that the County Engineer can determine which items have been completed and which items remain to be completed in the reduced bond. The release of any of the four individual bonds shall be conditioned on Developer adequately demonstrating that all of the work in a particular EOPC that corresponds to such bond has been completed to the County's satisfaction.

5. All improvements as shown on the Plans must be completed per the approved Plans to the satisfaction of the County Engineer no later than two (2) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida. If the work is not completed within two (2) years, the County Engineer shall have right to review the surety amount, and if deemed insufficient, Developer may be required to provide additional surety and execute an amendment to this Agreement to reflect the increased surety. Said amendment shall be recorded in the same manner as this Agreement. Failure by Developer to provide additional required surety shall constitute reasonable grounds for County to declare a breach of this agreement.

6. In the event that the improvements are not completed per the applicable Agreement(s), or in the event that the County receives notification from the institution issuing the financial assurance that the security will expire prior to the specified time period in the Agreement, it is expressly understood and acknowledged by the Parties that:

(a) Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the full amount of the bonds.

(b) In the event of litigation, no party, including but not limited to the Owners, Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the posted bond funds.

7. There are no intended Third-Party Beneficiaries to this agreement, therefore, no Third-Parties can or should rely on this agreement and/or bonds, including but not limited to future lot owners, successors and assigns.

8. Nothing herein shall be construed to create an obligation upon the Owners to assume an obligation to perform any act of construction or maintenance under this Agreement and/or the bonds. Owners are only a party to this Agreement to indicate its consent for Developer to enter into this Agreement with County.

9. 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 bonds.

10. County's consent, approval and acknowledgement herein granted shall not operate to limit the rights of County to approve specific development on the Property as provided by all laws, rules and regulations applicable to the Property.

11. Upon certification by a licensed engineer that the subdivision improvements have been completed in substantial compliance with the Plans, County shall release the financial assurance and this Agreement shall terminate.

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

13. The terms of 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.

14. 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.

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

16. 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.

*[Signature pages to follow]*



IN WITNESS WHEREOF, County, Owners and Developer have executed this Developer's Agreement on the date first above written.

**CHARLOTTE COUNTY, a political  
Subdivision of the State of Florida**

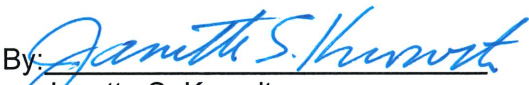

Attest:

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Christopher G. Constance, Vice Chair

Approved as to form and legal sufficiency:

By:   
Janette S. Knowlton  
County Attorney  
LR23-1176 

**OWNER / DEVELOPER:**

LENNAR HOMES, LLC  
a Florida limited liability company  
10481 Six Mile Cypress Parkway  
Fort Myers, FL 33966

[Signature]  
1<sup>st</sup> Witness Signature

Zane Zeidan  
1<sup>st</sup> Witness Printed Name

10481 six mile cypress, Fort Myers, FL 33966  
1<sup>st</sup> Witness Address

[Signature]  
2<sup>nd</sup> Witness Signature

Matthew Shorey  
2<sup>nd</sup> Witness Printed Name

10481 Six Mile Cypress Pkwy, Fort Myers FL 33966  
2<sup>nd</sup> Witness Address

By: [Signature]  
[Authorized Signature]

\_\_\_\_\_  
Vice President

Scott Edwards  
[Printed Name]

**ACKNOWLEDGMENT**

STATE OF Florida  
COUNTY OF Lee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or  
☐ online notarization this 31 day of January, 2024, by Scott Edwards,  
VP, ☒ who is personally known to me or ☐ who has produced  
\_\_\_\_\_  
as identification.

(Notary Seal)

[Signature]  
Notary Public  
Printed Name: Matthew Koratich  
My Commission Expires: 10/15/26



**OWNER:**

**Babcock Property Holdings, LLC**  
a Delaware limited liability company  
42850 Crescent Loop, Ste. 200  
Babcock Ranch, FL 33982



1<sup>st</sup> Witness Signature

Christopher T. Yarkkey

1<sup>st</sup> Witness Printed Name

42850 Crescent Loop, Punta Gorda, FL 33982

1<sup>st</sup> Witness Address



2<sup>nd</sup> Witness Signature

MATTHEW J. HERNANSON

2<sup>nd</sup> Witness Printed Name

42850 Crescent Loop, Punta Gorda, FL 33982

2<sup>nd</sup> Witness Address

By: Erica S Woods

[Authorized Signature]

Vice President

Vice President

Erica S Woods

[Printed Name]

**ACKNOWLEDGMENT**

STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or  
☐ online notarization this 30<sup>th</sup> day of January, 2024, by Erica S. Woods,  
[initials], ☒ who is personally known to me or ☐ who has produced  
as identification.

(Notary Seal)



Notary Public

Printed Name: Karen B. Doms

My Commission Expires: HH413183 - June 21, 2027



OWNER:  
LNR3 AIV, LLC  
a Delaware limited liability company  
225 Liberty Street, Suite 4210  
New York, NY 10281

[Signature]  
1<sup>st</sup> Witness Signature

Steven Hensley  
1<sup>st</sup> Witness Printed Name

6900 E. Camelback Rd #1090  
1<sup>st</sup> Witness Address Scottsdale AZ 85210

[Signature]  
2<sup>nd</sup> Witness Signature

Dustin Potter  
2<sup>nd</sup> Witness Printed Name

6900 E. Camelback Rd #1090  
2<sup>nd</sup> Witness Address Scottsdale AZ 85210

By: Nathan Holt  
[Authorized Signature]

1  
Vice President

Nathan Holt  
[Printed Name]

#### ACKNOWLEDGMENT

STATE OF Arizona  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or  
[ ] online notarization this 30 day of January, 2024, by Nathan Holt,  
Authorized Signatory, ☒ who is personally known to me or [ ] who has produced  
as identification.

(Notary Seal)

[Signature]  
Notary Public  
Printed Name: Jennifer Zinner  
My Commission Expires: 7/12/26

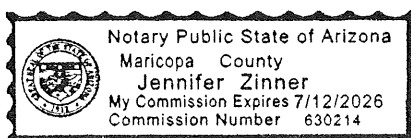


EXHIBIT "A"  
(Legal Description of Property)

**PROPERTY DESCRIPTION**

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 9, 10, 15, 16, 17, 20, & 21, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 18, SOUTH 00°40'53" WEST, A DISTANCE OF 594.19 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 11,602.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 81°12'26" EAST, A DISTANCE OF 4,990.54 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF PARCEL 1, RECORDED IN OFFICIAL RECORDS BOOK 3010, PAGE 105, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) SOUTH 21°59'06" EAST, A DISTANCE OF 1,728.23 FEET; 2) SOUTH 55°42'26" WEST, A DISTANCE OF 195.73 FEET; 3) SOUTH 22°47'49" WEST, A DISTANCE OF 3,399.39 FEET; THENCE NORTH 68°19'58" WEST, DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 311.20 FEET; THENCE SOUTH 51°41'27" WEST, A DISTANCE OF 262.39 FEET; THENCE SOUTH 67°00'22" WEST, A DISTANCE OF 180.43 FEET; THENCE NORTH 78°37'58" WEST, A DISTANCE OF 182.62 FEET; THENCE NORTH 53°33'42" WEST, A DISTANCE OF 162.50 FEET; THENCE NORTH 46°44'28" WEST, A DISTANCE OF 168.54 FEET; THENCE SOUTH 89°59'46" WEST, A DISTANCE OF 95.67 FEET; THENCE SOUTH 49°53'48" WEST, A DISTANCE OF 59.91 FEET; THENCE NORTH 40°06'12" WEST, A DISTANCE OF 32.83 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE WESTERLY 617.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 66°07'26", (CHORD BEARING SOUTH 77°41'34" WEST, A DISTANCE OF 583.73 FEET); THENCE NORTH 69°14'44" WEST, A DISTANCE OF 496.39 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 268.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 44°38'06", (CHORD BEARING SOUTH 88°26'14" WEST, A DISTANCE OF 262.02 FEET); THENCE SOUTH 66°07'11" WEST, A DISTANCE OF 330.71 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 189.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 22°52'18", (CHORD BEARING SOUTH 54°41'02" WEST, A DISTANCE OF 188.36 FEET); THENCE SOUTH 43°14'53" WEST, A DISTANCE OF 523.44 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 72.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 103°38'46", (CHORD BEARING SOUTH 62°35'50" EAST, A DISTANCE OF 62.89 FEET); THENCE SOUTH 10°46'27" EAST, A DISTANCE OF 223.55 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 14.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 16°29'25", (CHORD BEARING SOUTH 19°01'10" EAST, A DISTANCE OF 14.34 FEET); THENCE SOUTH 27°15'52" EAST, A DISTANCE OF 133.90 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 76.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 43°40'16", (CHORD BEARING SOUTH 05°25'44" EAST, A DISTANCE OF 74.39 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHERLY 991.85 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,249.45 FEET, A CENTRAL ANGLE OF 17°29'19", (CHORD BEARING SOUTH 22°09'33" WEST, A DISTANCE OF 988.00 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE SOUTHERLY 37.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 93.25 FEET, A CENTRAL ANGLE OF 23°15'00", (CHORD BEARING SOUTH 16°17'04" WEST, A DISTANCE OF 37.58 FEET) TO A POINT ON A REVERSE

CURVE TO THE RIGHT; THENCE SOUTHERLY 113.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°29'20", (CHORD BEARING SOUTH 20°54'14" WEST, A DISTANCE OF 111.89 FEET); THENCE SOUTH 37°08'54" WEST, A DISTANCE OF 38.11 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 127.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 72°52'47", (CHORD BEARING SOUTH 73°35'18" WEST, A DISTANCE OF 118.80 FEET); THENCE SOUTH 06°29'05" EAST, A DISTANCE OF 121.68 FEET; THENCE SOUTH 83°30'55" WEST, A DISTANCE OF 13.09 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 22.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 52°34'24", (CHORD BEARING SOUTH 57°13'43" WEST, A DISTANCE OF 22.14 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 92.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 45°25'30", (CHORD BEARING SOUTH 53°39'16" WEST, A DISTANCE OF 90.35 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY 50.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 52°22'37", (CHORD BEARING SOUTH 50°10'43" WEST, A DISTANCE OF 48.55 FEET); THENCE SOUTH 23°59'25" WEST, A DISTANCE OF 371.26 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 333.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 67°01'20", (CHORD BEARING SOUTH 09°31'15" EAST, A DISTANCE OF 314.70 FEET); TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 458.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 40°26'58", (CHORD BEARING SOUTH 22°48'26" EAST, A DISTANCE OF 449.41 FEET) TO A POINT ON A COMPOUND CURVE TO THE RIGHT; THENCE SOUTHERLY 265.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,050.00 FEET, A CENTRAL ANGLE OF 04°59'18", (CHORD BEARING SOUTH 00°05'18" EAST, A DISTANCE OF 265.46 FEET); THENCE NORTH 72°30'24" WEST, A DISTANCE OF 110.49 FEET; THENCE NORTH 80°25'21" WEST, A DISTANCE OF 47.43 FEET; THENCE NORTH 00°17'33" EAST, A DISTANCE OF 50.92 FEET; THENCE NORTH 38°20'26" WEST, ALONG THE EASTERLY PROLONGATION OF THE NORTH BOUNDARY AND THE NORTH BOUNDARY OF MITIGATION AREA 12-A AS RECORDED IN OFFICIAL RECORDS BOOK 4911, PAGE 987, SAID PUBLIC RECORDS, A DISTANCE OF 699.39 FEET; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID MITIGATION AREA 12-A FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES 1) NORTH 42°41'01" WEST, A DISTANCE OF 114.49 FEET; 2) NORTH 59°25'50" WEST, A DISTANCE OF 214.80 FEET; 3) NORTH 63°05'48" WEST, A DISTANCE OF 168.83 FEET; 4) SOUTH 85°38'44" WEST, A DISTANCE OF 165.29 FEET; 5) SOUTH 69°54'51" WEST, A DISTANCE OF 185.39 FEET; 6) SOUTH 73°29'37" WEST, A DISTANCE OF 266.68 FEET; 7) SOUTH 86°38'08" WEST, A DISTANCE OF 253.74 FEET; 8) NORTH 69°05'13" WEST, A DISTANCE OF 361.56 FEET; THENCE NORTH 30°07'54" WEST, ALONG NORTH BOUNDARY, THE WESTERLY PROLONGATION OF THE NORTH BOUNDARY OF SAID MITIGATION AREA 12-A AND THE EASTERLY BOUNDARY OF MITIGATION AREA A-11 AS RECORDED IN OFFICIAL RECORDS BOOK 4390, PAGE 1487, SAID PUBLIC RECORDS, A DISTANCE OF 516.20 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY FOR THE FOLLOWING TWELVE (12) COURSES AND DISTANCES 1) NORTH 04°17'11" WEST, A DISTANCE OF 388.52 FEET; 2) NORTH 18°00'30" EAST, A DISTANCE OF 328.11 FEET; 3) NORTH 51°49'19" EAST, A DISTANCE OF 139.42 FEET; 4) NORTH 24°16'00" EAST, A DISTANCE OF 152.64 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; 5) NORTHERLY 628.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 583.33 FEET, A CENTRAL ANGLE OF 61°45'57", (CHORD BEARING NORTH 16°22'51" WEST, A DISTANCE OF 598.83 FEET); 6) NORTH 16°20'51" EAST, A DISTANCE OF 224.85 FEET; 7) SOUTH 77°51'31" EAST, A DISTANCE OF 235.92 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; 8) EASTERLY 562.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,343.95 FEET, A CENTRAL ANGLE OF 23°59'35", (CHORD BEARING SOUTH 89°52'54" EAST, A DISTANCE OF 558.69 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT;

9) NORTHERLY 738.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 277.07 FEET, A CENTRAL ANGLE OF  $152^{\circ}39'12''$ , (CHORD BEARING NORTH  $02^{\circ}47'26''$  WEST, A DISTANCE OF 538.43 FEET); 10) NORTH  $83^{\circ}42'10''$  WEST, A DISTANCE OF 233.19 FEET; 11) NORTH  $60^{\circ}26'57''$  WEST, A DISTANCE OF 114.86 FEET; 12) NORTH  $00^{\circ}51'17''$  WEST, A DISTANCE OF 554.48 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF SAID PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 3010, PAGE 105, SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) NORTH  $62^{\circ}45'03''$  EAST, A DISTANCE OF 1,016.83 FEET; 2) NORTH  $28^{\circ}10'55''$  WEST, A DISTANCE OF 1,272.60 FEET; 3) NORTH  $69^{\circ}50'23''$  EAST, A DISTANCE OF 1,104.27 FEET; 4) SOUTH  $45^{\circ}00'57''$  EAST, A DISTANCE OF 266.60 FEET; 5) NORTH  $71^{\circ}59'01''$  EAST, A DISTANCE OF 448.53 FEET; 6) NORTH  $12^{\circ}51'59''$  WEST, A DISTANCE OF 1,635.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 723.41 ACRES, MORE OR LESS.



# EXHIBIT "B"

**APPROVED**

By Roy Benjamin at 12:58 pm, Nov 28, 2023

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - TUCKER'S COVE PHASE 1A DEVELOPMENT						
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE		AMOUNT	
I. CLEARING, GRUBBING AND EARTHWORK						
I.a CLEARING AND GRUBBING						
1	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Wooded Area)	17.1	AC	\$ 3,280.00	\$	56,088.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	24.6	AC	\$ 200.00	\$	4,920.00
CLEARING AND GRUBBING TOTAL					\$	61,008.00
I.b EARTHWORK						
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (SOIL)	184,484	CY	2.85	\$	525,779.40
1b	Drill and Blast Weathered Limestone (Assumed Quantity)	2.38	AC	77,240.00	\$	183,831.20
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (WEATHERED LIMESTONE)	52,305	CY	2.85	\$	149,069.25
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	236,789	CY	0.18	\$	42,622.02
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms	154,150	SY	0.42	\$	64,743.00
EARTHWORK TOTAL					\$	966,044.87
I.c NPDES						
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	35,500	SY	2.50	\$	88,750.00
2	Seed and mulch (Residential Lot Areas) per plan as directed by Owner	147,527	SY	0.25	\$	36,881.75
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	408	SY	75.00	\$	30,600.00
4	Temporary Construction Access	4	LS	5,500.00	\$	22,000.00
5	Silt Fence installation (NO REMOVAL)	10,907	LF	1.50	\$	16,360.50
6	Inlet Protection	29	EA	150.00	\$	4,350.00
7	Floating Turbidity Barriers	163	LF	15.00	\$	2,445.00
8	Best Management Practices	0.16	LS	50,000.00	\$	8,000.00
NPDES TOTAL					\$	209,387.25
II. UNDERGROUND						
II.a DRAINAGE						
1	12" PVC	678	LF	29.00		19,662.00
2	15" PVC	340	LF	40.50		13,770.00
3	18" RCP	796	LF	63.50		50,546.00
4	24" RCP	1,410	LF	94.50		133,245.00
5	36" RCP	708	LF	177.00		125,316.00
6	42" RCP	0	LF	228.50		-
7	48" RCP	1,300	LF	280.00		364,000.00
8	TYPE F Curb Inlet	14	LF	4,000.00		56,000.00
9	VALLEY GUTTER Curb Inlet	13	EA	5,200.00		67,600.00
10	Type "C" FDOT Inlet	2	EA	4,085.00		8,170.00
11	Endwall 18" - 30" RCP	12	EA	2,400.00		28,800.00
12	Endwall 36" and larger RCP	6	EA	3,400.00		20,400.00
13	Small Control Structure	1	EA	7,200.00		7,200.00
14	Medium Control Structure	0	EA	12,315.00		-
15	XLG Control Structure	0	EA	32,160.00		-
14	Bubbler Box	0	EA	7,200.00		-
14	YARD INLET	5	EA	945.00		4,725.00
15	Junction Box	6	EA	5,560.00		33,360.00
DRAINAGE TOTAL					\$	932,794.00
II.b SANITARY SEWER						
Manholes						
1	Manholes 0' - 6'	4	EA	7,215.00		28,860.00
2	Manholes 6' - 8'	2	EA	8,200.00		16,400.00
3	Manholes 8' - 10'	3	EA	9,650.00		28,950.00
4	Manholes 10' - 12'	4	EA	11,000.00		44,000.00
5	Manholes 12' - 14'	2	EA	12,300.00		24,600.00
6	Manholes 14' - 16'	2	EA	14,500.00		29,000.00
7	Manholes 16' - 18'	0	EA	16,200.00		-
8	Manholes 18' - 20'	0	EA	17,300.00		-
8" PVC (SDR 26) Gravity Sewer						
10	8" PVC (SDR 26) Gravity Sewer 0' - 6'	845	LF	43.50		36,757.50
11	8" PVC (SDR 26) Gravity Sewer 6' - 8'	914	LF	49.75		45,471.50
12	8" PVC (SDR 26) Gravity Sewer 8' - 10'	491	LF	57.00		27,987.00
13	8" PVC (SDR 26) Gravity Sewer 10' - 12'	532	LF	63.25		33,649.00



14	8" PVC (SDR 26) Gravity Sewer 12' - 14'	384	LF	94.00	36,096.00
15	8" PVC (SDR 26) Gravity Sewer 14' - 16'	384	LF	110.00	42,240.00
16	8" PVC (SDR 26) Gravity Sewer 16' - 18'	729	LF	124.00	90,396.00
17	8" PVC (SDR 26) Gravity Sewer 18' - 20'	186	LF	141.50	26,319.00
18	10" PVC (SDR 26) Gravity Sewer 0' - 6'	0	LF	61.00	-
19	10" PVC (SDR 26) Gravity Sewer 6' - 8'	0	LF	67.00	-
20	10" PVC (SDR 26) Gravity Sewer 8' - 10'	0	LF	72.00	-
21	10" PVC (SDR 26) Gravity Sewer 10' - 12'	0	LF	98.00	-
22	10" PVC (SDR 26) Gravity Sewer 12' - 14'	0	LF	116.00	-
23	10" PVC (SDR 26) Gravity Sewer 14' - 16'	416	LF	122.70	51,043.20
24	10" PVC (SDR 26) Gravity Sewer 16' - 18'	260	LF	147.70	38,402.00
25	10" PVC (SDR 26) Gravity Sewer 18' - 20'	315	LF	175.70	55,345.50
<b>Force Main</b>					
21	8" Force Main	680	LF	53.00	36,040.00
22	10" Force Main	3,860	LF	53.00	204,580.00
23	8" Plug Valve	2	EA	2,830.00	5,660.00
24	10" Plug Valve	4	EA	3,480.00	13,920.00
25	Connect to existing force main	1	EA	3,850.00	3,850.00
26	Drop Assembly	1	EA	4,200.00	4,200.00
27	Sewer Service SF lots	9	EA	1,420.00	12,780.00
28	Double Service SF Lots	48	EA	1,510.00	72,480.00
29	Lift Station	1	LS	1,250,000.00	1,250,000.00
30	Pressure testing of force main	4,540	LF	2.00	9,080.00
31	Testing of gravity sewer	4,485	LF	6.00	26,790.00
<b>SANITARY SEWER TOTAL</b>					<b>\$ 2,294,896.70</b>
<b>II.c WATER DISTRIBUTION</b>					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	250	LF	41.00	10,250.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	2,543	LF	52.00	132,236.00
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	1,941	LF	73.00	141,693.00
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	1,416	LF	90.00	127,440.00
5	6" Gate valve and valve box	1	EA	2,150.00	2,150.00
6	8" Gate valve and valve box	8	EA	2,750.00	22,000.00
7	10" Gate valve and valve box	3	EA	3,950.00	11,850.00
8	12" Gate valve and valve box	2	EA	4,750.00	9,500.00
9	Fire Hydrant Assembly	10	EA	7,750.00	77,500.00
10	Single Short Water service SF Lot	21	EA	800.00	16,800.00
11	Single Long Water service SF Lot	10	EA	1,000.00	10,000.00
12	Double Short Water service SF Lot	21	EA	1,500.00	31,500.00
13	Double Long Water service SF Lot	21	EA	2,000.00	42,000.00
14	4" Fire Service for Townhome Building including 4" Gate Valve and Fire Service Stub	4	EA	2,000.00	8,000.00
15	Connection to existing water main	1	EA	4,225.00	4,225.00
16	Blow-off assembly and valve	1	EA	4,000.00	4,000.00
17	Temp Blow-off assembly and valve	5	EA	3,000.00	15,000.00
18	Pressure testing of main	6,150	LF	2.00	12,300.00
19	Chlorination and bacteriological clearance	6,150	LF	2.00	12,300.00
<b>WATER DISTRIBUTION TOTAL</b>					<b>\$ 690,744.00</b>
<b>II.d IRRIGATION DISTRIBUTION</b>					
1	6" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	41.00	-
2	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	2,430	LF	52.00	126,360.00
3	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	1,630	LF	73.00	118,990.00
4	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	2,530	LF	92.00	232,760.00
5	8" Gate valve and valve box	7	EA	2,750.00	19,250.00
6	10" Gate valve and valve box	5	EA	3,900.00	19,500.00
7	12" Gate valve and valve box	4	EA	3,900.00	15,600.00
8	Single Irrigation Service (Short)	16	EA	1,200.00	19,200.00
9	Single Irrigation Service (Long)	8	EA	1,600.00	12,800.00
10	Double Irrigation Service (Short)	18	EA	1,800.00	32,400.00
11	Double Irrigation Service (Long)	9	EA	2,200.00	19,800.00
12	2" Irrigation Service to TownHome Building	4	EA	-	-
13	Blow-off assembly and valve	3	EA	4,000.00	12,000.00
14	Pressure testing of main	6,590	LF	1.00	6,590.00
<b>IRRIGATION DISTRIBUTION TOTAL</b>					<b>\$ 635,250.00</b>
<b>III. ROAD CONSTRUCTION</b>					
1	Type "A" Miami curb, includes all transitions	700	LF	15.00	10,500.00
1	Type "D" curb, includes all transitions	865	LF	20.50	17,732.50
1	Type "VG" curb, includes all transitions	5,369	LF	14.60	78,387.40
2	Type "F" curb, includes all transitions	7,473	LF	18.40	137,503.20
3	Valley Crossing	2	EA	8,000.00	16,000.00

4	6" Minimum Thickness Base	17,996	SY	8.00	143,968.00
5	12" Type B Stabilized Subgrade, LBR 40 Min.	22,011	SY	2.50	55,027.50
6	3/4" asphaltic concrete surface (First lift)	17,996	SY	7.50	134,970.00
7	3/4" Type S-III asphaltic concrete surface (Second lift)	17,996	SY	7.50	134,970.00
8	Common Area concrete sidewalk (4" thick)	959	SY	46.00	44,114.00
9	Sod along curbs, sidewalks, and inlets (2' wide)	10,461	SY	2.50	26,152.50
10	Curb ramp	20	EA	440.00	8,800.00
11	Temporary Turnarounds (Quantity arbitrary)	3	EA	6,300.00	18,900.00
12	Temporary pavement markings	0.16	LS	8,000.00	1,280.00
13	Permanent pavement markings	0.16	LS	20,000.00	3,200.00
14	Traffic control signs and street name signs	0.16	LS	25,000.00	4,000.00
ROAD CONSTRUCTION TOTAL					\$ 835,505.10
<b>IV. MISCELLANEOUS</b>					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.16	LS	140,000.00	22,400.00
2	Construction stakeout	0.16	LS	240,000.00	38,400.00
3	Record drawings / As-Built Survey	0.16	LS	145,000.00	23,200.00
MISCELLANEOUS TOTAL					\$ 84,000.00
<b>SUMMARY</b>					
<b>I. CLEARING, GRUBING AND EARTHWORK</b>					
I.a CLEARING AND GRUBBING					\$ 61,008.00
I.b EARTHWORK					\$ 966,044.87
I.c NPDES					\$ 209,387.25
<b>II. UNDERGROUND</b>					
II.a DRAINAGE					\$ 932,794.00
II.b SANITARY SEWER					\$ 2,294,896.70
II.c WATER DISTRIBUTION					\$ 690,744.00
II.d IRRIGATION AND CODE MINIMUM LANDSCAPING					\$ 635,250.00
<b>III. ROAD CONSTRUCTION</b>					\$ 835,505.10
<b>IV. MISCELLANEOUS</b>					\$ 84,000.00
TUCKER'S COVE PHASE 1A TOTAL					\$ 6,709,629.92
110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND					\$ 7,380,592.91

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

**APPROVED**

By Roy Benjamin at 12:58 pm, Nov 28, 2023



Digitally signed by  
Dean L Paquet  
Date: 2023.11.13  
20:16:30 -05'00'

DEAN L. PAQUET, P.E.  
FLA. REGISTERED ENGINEER #60919  
KIMLEY-HORN AND ASSOCIATES, INC.  
1800 2ND STREET, SUITE 900  
SARASOTA, FL 34236  
REGISTRY NO. 35106

**APPROVED**

By Roy Benjamin at 1:00 pm, Nov 28, 2023

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - TUCKER'S COVE PHASE 1B DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
<b>I. CLEARING, GRUBBING AND EARTHWORK</b>					
<b>I.a CLEARING AND GRUBBING</b>					
1	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Wooded Area)	29.6	AC	\$ 3,280.00	\$ 97,088.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	42.6	AC	\$ 200.00	\$ 8,520.00
CLEARING AND GRUBBING TOTAL					\$ 105,608.00
<b>I.b EARTHWORK</b>					
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (SOIL)	319,189	CY	2.85	\$ 909,631.65
1b	Drill and Blast Weathered Limestone (Assumed Quantity)	4.12	AC	77,240.00	\$ 318,228.80
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (WEATHERED LIMESTONE)	90,491	CY	2.85	\$ 257,899.35
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	409,660	CY	0.18	\$ 73,738.80
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms	266,688	SY	0.42	\$ 112,008.96
EARTHWORK TOTAL					\$ 1,671,507.56
<b>I.c NPDES</b>					
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	61,419	SY	2.50	\$ 153,547.50
2	Seed and mulch (Residential Lot Areas) per plan as directed by Owner	255,232	SY	0.25	\$ 63,808.00
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	705	SY	75.00	\$ 52,875.00
4	Temporary Construction Access	4	LS	5,500.00	\$ 22,000.00
5	Silt Fence installation (NO REMOVAL)	18,870	LF	1.50	\$ 28,305.00
6	Inlet Protection	16	EA	150.00	\$ 2,400.00
7	Floating Turbidity Barriers	282	LF	15.00	\$ 4,230.00
8	Best Management Practices	0.28	LS	50,000.00	\$ 14,000.00
NPDES TOTAL					\$ 341,165.50
<b>II. UNDERGROUND</b>					
<b>II.a DRAINAGE</b>					
1	12" PVC	670	LF	29.00	19,430.00
2	15" PVC	0	LF	40.50	-
3	18" RCP	976	LF	63.50	61,976.00
4	24" RCP	1,723	LF	94.50	162,823.50
5	36" RCP	820	LF	177.00	145,140.00
6	42" RCP	98	LF	228.50	22,393.00
7	48" RCP	0	LF	280.00	-
8	TYPE F Curb Inlet	0	LF	4,000.00	-
9	VALLEY GUTTER Curb Inlet	14	EA	5,200.00	72,800.00
10	Type "C" FDOT Inlet	2	EA	4,085.00	8,170.00
11	Endwall 18" - 30" RCP	13	EA	2,400.00	31,200.00
12	Endwall 36" and larger RCP	10	EA	3,400.00	34,000.00
13	Small Control Structure	0	EA	7,200.00	-
14	Medium Control Structure	0	EA	12,315.00	-
15	XLG Control Structure	0	EA	32,160.00	-
14	Bubbler Box	0	EA	7,200.00	-
14	YARD INLET	5	EA	945.00	4,725.00
15	Junction Box	8	EA	5,560.00	44,480.00
DRAINAGE TOTAL					\$ 607,137.50
<b>II.b SANITARY SEWER</b>					
<b>Manholes</b>					
1	Manholes 0' - 6'	3	EA	7,215.00	21,645.00
2	Manholes 6' - 8'	3	EA	8,200.00	24,600.00
3	Manholes 8' - 10'	3	EA	9,650.00	28,950.00
4	Manholes 10' - 12'	4	EA	11,000.00	44,000.00
5	Manholes 12' - 14'	3	EA	12,300.00	36,900.00
6	Manholes 14' - 16'	3	EA	14,500.00	43,500.00
7	Manholes 16' - 18'	3	EA	16,200.00	48,600.00
8	Manholes 18' - 20'	4	EA	17,300.00	69,200.00
<b>8" PVC (SDR 26) Gravity Sewer</b>					
10	8" PVC (SDR 26) Gravity Sewer 0' - 6'	385	LF	43.50	16,747.50
11	8" PVC (SDR 26) Gravity Sewer 6' - 8'	699	LF	49.75	34,775.25
12	8" PVC (SDR 26) Gravity Sewer 8' - 10'	872	LF	57.00	49,704.00
13	8" PVC (SDR 26) Gravity Sewer 10' - 12'	944	LF	63.25	59,708.00



14	8" PVC (SDR 26) Gravity Sewer 12' - 14'	681	LF	94.00	64,014.00
15	8" PVC (SDR 26) Gravity Sewer 14' - 16'	616	LF	110.00	67,760.00
16	8" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	124.00	-
17	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	141.50	-
18	10" PVC (SDR 26) Gravity Sewer 0' - 6'	0	LF	61.00	-
19	10" PVC (SDR 26) Gravity Sewer 6' - 8'	0	LF	67.00	-
20	10" PVC (SDR 26) Gravity Sewer 8' - 10'	0	LF	72.00	-
21	10" PVC (SDR 26) Gravity Sewer 10' - 12'	0	LF	98.00	-
22	10" PVC (SDR 26) Gravity Sewer 12' - 14'	0	LF	116.00	-
23	10" PVC (SDR 26) Gravity Sewer 14' - 16'	0	LF	122.70	-
24	10" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	147.70	-
25	10" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	175.70	-
<b>Force Main</b>					
21	8" Force Main	0	LF	53.00	-
22	10" Force Main	0	LF	53.00	-
23	8" Plug Valve	0	EA	2,830.00	-
24	10" Plug Valve	0	EA	3,480.00	-
25	Connect to existing force main	0	EA	3,850.00	-
26	Drop Assembly	0	EA	4,200.00	-
27	Sewer Service SF lots	14	EA	1,420.00	19,880.00
28	Double Service SF Lots	84	EA	1,510.00	126,840.00
29	Lift Station	0	LS	1,250,000.00	-
30	Pressure testing of force main	0	LF	2.00	-
31	Testing of gravity sewer	4,197	LF	6.00	25,182.00
				<b>SANITARY SEWER TOTAL</b>	<b>\$ 782,005.75</b>
<b>II.c WATER DISTRIBUTION</b>					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	442	LF	41.00	18,122.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	4,521	LF	52.00	235,092.00
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	1,335	LF	73.00	97,455.00
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	90.00	-
5	6" Gate valve and valve box	2	EA	2,150.00	4,300.00
6	8" Gate valve and valve box	14	EA	2,750.00	38,500.00
7	10" Gate valve and valve box	4	EA	3,950.00	15,800.00
8	12" Gate valve and valve box	0	EA	4,750.00	-
9	Fire Hydrant Assembly	14	EA	7,750.00	108,500.00
10	Single Short Water service SF Lot	37	EA	800.00	29,600.00
11	Single Long Water service SF Lot	17	EA	1,000.00	17,000.00
12	Double Short Water service SF Lot	36	EA	1,500.00	54,000.00
13	Double Long Water service SF Lot	38	EA	2,000.00	76,000.00
14	4" Fire Service for Townhome Building including 4" Gate Valve and Fire Service Stub	6	EA	2,000.00	12,000.00
15	Connection to existing water main	0	EA	4,225.00	-
16	Blow-off assembly and valve	0	EA	4,000.00	-
17	Temp Blow-off assembly and valve	6	EA	3,000.00	18,000.00
18	Pressure testing of main	6,298	LF	2.00	12,596.00
19	Chlorination and bacteriological clearance	6,298	LF	2.00	12,596.00
				<b>WATER DISTRIBUTION TOTAL</b>	<b>\$ 749,561.00</b>
<b>II.d IRRIGATION DISTRIBUTION</b>					
1	6" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	41.00	-
2	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	4,320	LF	52.00	224,640.00
3	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	1,630	LF	73.00	118,990.00
4	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	92.00	-
5	8" Gate valve and valve box	10	EA	2,750.00	27,500.00
6	10" Gate valve and valve box	5	EA	3,900.00	19,500.00
7	12" Gate valve and valve box	0	EA	3,900.00	-
8	Single Irrigation Service (Short)	29	EA	1,200.00	34,800.00
9	Single Irrigation Service (Long)	13	EA	1,600.00	20,800.00
10	Double Irrigation Service (Short)	31	EA	1,800.00	55,800.00
11	Double Irrigation Service (Long)	13	EA	2,200.00	28,600.00
12	2" Irrigation Service to TownHome Building	6	EA	-	-
13	Blow-off assembly and valve	6	EA	4,000.00	24,000.00
14	Pressure testing of main	5,950	LF	1.00	5,950.00
				<b>IRRIGATION DISTRIBUTION TOTAL</b>	<b>\$ 560,580.00</b>
<b>III. ROAD CONSTRUCTION</b>					
1	Type "A" Miami curb, includes all transitions	0	LF	15.00	-
1	Type "D" curb, includes all transitions	0	LF	20.50	-
1	Type "VG" curb, includes all transitions	9,545	LF	14.60	139,357.00
2	Type "F" curb, includes all transitions	0	LF	18.40	-
3	Valley Crossing	2	EA	8,000.00	16,000.00

4	6" Minimum Thickness Base	14,724	SY	8.00	117,792.00
5	12" Type B Stabilized Subgrade, LBR 40 Min.	18,010	SY	2.50	45,025.00
6	3/4" asphaltic concrete surface (First lift)	14,724	SY	7.50	110,430.00
7	3/4" Type S-III asphaltic concrete surface (Second lift)	14,724	SY	7.50	110,430.00
8	Common Area concrete sidewalk (4" thick)	1,678	SY	46.00	77,188.00
9	Sod along curbs, sidewalks, and inlets (2' wide)	8,560	SY	2.50	21,400.00
10	Curb ramp	18	EA	440.00	7,920.00
11	Temporary Turnarounds (Quantity arbitrary)	3	EA	6,300.00	18,900.00
12	Temporary pavement markings	0.28	LS	8,000.00	2,240.00
13	Permanent pavement markings	0.28	LS	20,000.00	5,600.00
14	Traffic control signs and street name signs	0.28	LS	25,000.00	7,000.00
ROAD CONSTRUCTION TOTAL					\$ 679,282.00
<b>IV. MISCELLANEOUS</b>					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.28	LS	140,000.00	39,200.00
2	Construction stakeout	0.28	LS	240,000.00	67,200.00
3	Record drawings / As-Built Survey	0.28	LS	145,000.00	40,600.00
MISCELLANEOUS TOTAL					\$ 147,000.00
<b>SUMMARY</b>					
<b>I. CLEARING, GRUBING AND EARTHWORK</b>					
I.a CLEARING AND GRUBBING					\$ 105,608.00
I.b EARTHWORK					\$ 1,671,507.56
I.c NPDES					\$ 341,165.50
<b>II. UNDERGROUND</b>					
II.a DRAINAGE					\$ 607,137.50
II.b SANITARY SEWER					\$ 782,005.75
II.c WATER DISTRIBUTION					\$ 749,561.00
II.d IRRIGATION AND CODE MINIMUM LANDSCAPING					\$ 580,580.00
<b>III. ROAD CONSTRUCTION</b>					\$ 679,282.00
<b>IV. MISCELLANEOUS</b>					\$ 147,000.00
<b>TUCKER'S COVE PHASE 1B TOTAL</b>					\$ 5,643,847.31
<b>110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND</b>					\$ 6,208,232.04

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

**APPROVED**  
By Roy Benjamin at 1:00 pm, Nov 28, 2023



Digitally signed  
by Dean L  
Paquet  
Date: 2023.11.13  
20:17:00 -05'00'

DEAN L. PAQUET, P.E.  
FLA. REGISTERED ENGINEER #59916  
KIMLEY-HORN AND ASSOCIATES, INC.  
1800 2ND STREET, SUITE 900  
SARASOTA, FL 34236  
REGISTRY NO. 35106

**APPROVED**

By Roy Benjamin at 1:01 pm, Nov 28, 2023

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - TUCKER'S COVE PHASE 1C DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
<b>I. CLEARING, GRUBBING AND EARTHWORK</b>					
<b>I.a CLEARING AND GRUBBING</b>					
1	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Wooded Area)	36.3	AC	\$ 3,280.00	\$ 119,064.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	52.3	AC	\$ 200.00	\$ 10,460.00
CLEARING AND GRUBBING TOTAL					\$ 129,524.00
<b>I.b EARTHWORK</b>					
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (SOIL)	391,605	CY	2.85	\$ 1,116,074.25
1b	Drill and Blast Weathered Limestone (Assumed Quantity)	5.06	AC	77,240.00	\$ 390,834.40
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (WEATHERED LIMESTONE)	111,028	CY	2.85	\$ 316,429.80
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	502,633	CY	0.18	\$ 90,473.94
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms	327,213	SY	0.42	\$ 137,429.46
EARTHWORK TOTAL					\$ 2,051,241.85
<b>I.c NPDES</b>					
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	75,358	SY	2.50	\$ 188,395.00
2	Seed and mulch (Residential Lot Areas) per plan as directed by Owner	313,157	SY	0.25	\$ 78,289.25
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	865	SY	75.00	\$ 64,875.00
4	Temporary Construction Access	4	LS	5,500.00	\$ 22,000.00
5	Silt Fence installation (NO REMOVAL)	23,153	LF	1.50	\$ 34,729.50
6	Inlet Protection	36	EA	150.00	\$ 5,400.00
7	Floating Turbidity Barriers	346	LF	15.00	\$ 5,190.00
8	Best Management Practices	0.35	LS	50,000.00	\$ 17,500.00
NPDES TOTAL					\$ 416,378.75
<b>II. UNDERGROUND</b>					
<b>II.a DRAINAGE</b>					
1	12" PVC	3,437	LF	29.00	\$ 99,673.00
2	15" PVC	314	LF	40.50	\$ 12,717.00
3	18" RCP	455	LF	63.50	\$ 28,892.50
4	24" RCP	2,639	LF	94.50	\$ 249,385.50
5	36" RCP	1,968	LF	177.00	\$ 348,336.00
6	42" RCP	194	LF	228.50	\$ 44,329.00
7	48" RCP	1,750	LF	280.00	\$ 490,000.00
8	TYPE F Curb Inlet	0	LF	4,000.00	\$ -
9	VALLEY GUTTER Curb Inlet	24	EA	5,200.00	\$ 124,800.00
10	Type "C" FDOT Inlet	12	EA	4,085.00	\$ 49,020.00
11	Endwall 18" - 30" RCP	7	EA	2,400.00	\$ 16,800.00
12	Endwall 36" and larger RCP	4	EA	3,400.00	\$ 13,600.00
13	Small Control Structure	0	EA	7,200.00	\$ -
14	Medium Control Structure	2	EA	12,315.00	\$ 24,630.00
15	XLG Control Structure	0	EA	32,160.00	\$ -
14	Bubbler Box	1	EA	7,200.00	\$ 7,200.00
14	YARD INLET	29	EA	945.00	\$ 27,405.00
15	Junction Box	2	EA	5,560.00	\$ 11,120.00
DRAINAGE TOTAL					\$ 1,547,908.00
<b>II.b SANITARY SEWER</b>					
<b>Manholes</b>					
1	Manholes 0' - 6'	4	EA	7,215.00	\$ 28,860.00
2	Manholes 6' - 8'	5	EA	8,200.00	\$ 41,000.00
3	Manholes 8' - 10'	7	EA	9,650.00	\$ 67,550.00
4	Manholes 10' - 12'	2	EA	11,000.00	\$ 22,000.00
5	Manholes 12' - 14'	4	EA	12,300.00	\$ 49,200.00
6	Manholes 14' - 16'	4	EA	14,500.00	\$ 58,000.00
7	Manholes 16' - 18'	1	EA	16,200.00	\$ 16,200.00
8	Manholes 18' - 20'	0	EA	17,300.00	\$ -
<b>8" PVC (SDR 26) Gravity Sewer</b>					
10	8" PVC (SDR 26) Gravity Sewer 0' - 6'	505	LF	43.50	\$ 21,967.50
11	8" PVC (SDR 26) Gravity Sewer 6' - 8'	1,060	LF	49.75	\$ 52,735.00
12	8" PVC (SDR 26) Gravity Sewer 8' - 10'	841	LF	57.00	\$ 47,937.00
13	8" PVC (SDR 26) Gravity Sewer 10' - 12'	246	LF	63.25	\$ 15,559.50



14	8" PVC (SDR 26) Gravity Sewer 12' - 14'	649	LF	94.00	61,006.00
15	8" PVC (SDR 26) Gravity Sewer 14' - 16'	468	LF	110.00	51,480.00
16	8" PVC (SDR 26) Gravity Sewer 16' - 18'	159	LF	124.00	19,716.00
17	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	141.50	-
18	10" PVC (SDR 26) Gravity Sewer 0' - 6'	109	LF	61.00	6,649.00
19	10" PVC (SDR 26) Gravity Sewer 6' - 8'	586	LF	67.00	39,262.00
20	10" PVC (SDR 26) Gravity Sewer 8' - 10'	570	LF	72.00	41,040.00
21	10" PVC (SDR 26) Gravity Sewer 10' - 12'	231	LF	98.00	22,638.00
22	10" PVC (SDR 26) Gravity Sewer 12' - 14'	540	LF	116.00	62,640.00
23	10" PVC (SDR 26) Gravity Sewer 14' - 16'	0	LF	122.70	-
24	10" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	147.70	-
25	10" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	175.70	-
<b>Force Main</b>					
21	8" Force Main	0	LF	53.00	-
22	10" Force Main	0	LF	53.00	-
23	8" Plug Valve	0	EA	2,830.00	-
24	10" Plug Valve	0	EA	3,480.00	-
25	Connect to existing force main	0	EA	3,850.00	-
26	Drop Assembly	0	EA	4,200.00	-
27	Sewer Service SF lots	11	EA	1,420.00	15,620.00
28	Double Service SF Lots	107	EA	1,510.00	161,570.00
29	Lift Station	0	LS	1,250,000.00	-
30	Pressure testing of force main	0	LF	2.00	-
31	Testing of gravity sewer	5,964	LF	6.00	35,784.00
<b>SANITARY SEWER TOTAL</b>					<b>\$ 938,414.00</b>
<b>II.c WATER DISTRIBUTION</b>					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	2,157	LF	41.00	88,437.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	4,500	LF	52.00	234,000.00
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	73.00	-
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	90.00	-
5	6" Gate valve and valve box	3	EA	2,150.00	6,450.00
6	8" Gate valve and valve box	14	EA	2,750.00	38,500.00
7	10" Gate valve and valve box	0	EA	3,950.00	-
8	12" Gate valve and valve box	0	EA	4,750.00	-
9	Fire Hydrant Assembly	12	EA	7,750.00	93,000.00
10	Single Short Water service SF Lot	26	EA	800.00	20,800.00
11	Single Long Water service SF Lot	26	EA	1,000.00	26,000.00
12	Double Short Water service SF Lot	55	EA	1,500.00	82,500.00
13	Double Long Water service SF Lot	38	EA	2,000.00	76,000.00
14	4" Fire Service for Townhome Building including 4" Gate Valve and Fire Service Stub	12	EA	2,000.00	24,000.00
15	Connection to existing water main	5	EA	4,225.00	21,125.00
16	Blow-off assembly and valve	0	EA	4,000.00	-
17	Temp Blow-off assembly and valve	4	EA	3,000.00	12,000.00
18	Pressure testing of main	6,657	LF	2.00	13,314.00
19	Chlorination and bacteriological clearance	6,657	LF	2.00	13,314.00
<b>WATER DISTRIBUTION TOTAL</b>					<b>\$ 749,440.00</b>
<b>II.d IRRIGATION DISTRIBUTION</b>					
1	6" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	41.00	-
2	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	5,317	LF	52.00	276,484.00
3	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	73.00	-
4	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	92.00	-
5	8" Gate valve and valve box	16	EA	2,750.00	44,000.00
6	10" Gate valve and valve box	0	EA	3,900.00	-
7	12" Gate valve and valve box	0	EA	3,900.00	-
8	Single Irrigation Service (Short)	33	EA	1,200.00	39,600.00
9	Single Irrigation Service (Long)	17	EA	1,600.00	27,200.00
10	Double Irrigation Service (Short)	38	EA	1,800.00	68,400.00
11	Double Irrigation Service (Long)	17	EA	2,200.00	37,400.00
12	2" Irrigation Service to TownHome Building	12	EA	-	-
13	Blow-off assembly and valve	4	EA	4,000.00	16,000.00
14	Pressure testing of main	5,317	LF	1.00	5,317.00
<b>IRRIGATION DISTRIBUTION TOTAL</b>					<b>\$ 514,401.00</b>
<b>III. ROAD CONSTRUCTION</b>					
1	Type "A" Miami curb, includes all transitions	0	LF	15.00	-
1	Type "D" curb, includes all transitions	1,703	LF	20.50	34,911.50
1	Type "VG" curb, includes all transitions	8,018	LF	14.60	117,062.80
2	Type "F" curb, includes all transitions	7,104	LF	18.40	130,713.60
3	Valley Crossing	1	EA	8,000.00	8,000.00

4	6" Minimum Thickness Base	19,644	SY	8.00	157,152.00
5	12" Type B Stabilized Subgrade, LBR 40 Min.	22,660	SY	2.50	56,650.00
6	3/4" asphaltic concrete surface (First lift)	19,644	SY	7.50	147,330.00
7	3/4" Type S-III asphaltic concrete surface (Second lift)	19,644	SY	7.50	147,330.00
8	Common Area concrete sidewalk (4" thick)	2,098	SY	46.00	96,508.00
9	Sod along curbs, sidewalks, and inlets (2' wide)	10,408	SY	2.50	26,020.00
10	Curb ramp	32	EA	440.00	14,080.00
11	Temporary Turnarounds (Quantity arbitrary)	2	EA	6,300.00	12,600.00
12	Temporary pavement markings	0.35	LS	8,000.00	2,800.00
13	Permanent pavement markings	0.35	LS	20,000.00	7,000.00
14	Traffic control signs and street name signs	0.35	LS	25,000.00	8,750.00
ROAD CONSTRUCTION TOTAL					\$ 966,907.90
<b>IV. MISCELLANEOUS</b>					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.35	LS	140,000.00	49,000.00
2	Construction stakeout	0.35	LS	240,000.00	84,000.00
3	Record drawings / As-Built Survey	0.35	LS	145,000.00	50,750.00
MISCELLANEOUS TOTAL					\$ 183,750.00
<b>SUMMARY</b>					
<b>I. CLEARING, GRUBING AND EARTHWORK</b>					
I.a CLEARING AND GRUBBING					\$ 129,524.00
I.b EARTHWORK					\$ 2,051,241.85
I.c NPDES					\$ 416,378.75
<b>II. UNDERGROUND</b>					
II.a DRAINAGE					\$ 1,547,908.00
II.b SANITARY SEWER					\$ 938,414.00
II.c WATER DISTRIBUTION					\$ 749,440.00
II.d IRRIGATION AND CODE MINIMUM LANDSCAPING					\$ 514,401.00
<b>III. ROAD CONSTRUCTION</b>					\$ 966,907.90
<b>IV. MISCELLANEOUS</b>					\$ 183,750.00
<b>TUCKER'S COVE PHASE 1C TOTAL</b>					\$ 7,497,965.50
<b>110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND</b>					\$ 8,247,762.05

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

**APPROVED**  
By Roy Benjamin at 1:02 pm, Nov 28, 2023



Digitally signed by  
Dean L Paquet  
Date: 2023.11.13  
20:17:22 -05'00'

DEAN L. PAQUET, P.E.  
FLA. REGISTERED ENGINEER #69916  
KIMLEY-HORN AND ASSOCIATES, INC.  
1800 2ND STREET, SUITE 900  
SARASOTA, FL 34236  
REGISTRY NO. 35106



ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - TUCKER'S COVE PHASE 1D DEVELOPMENT						
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE		AMOUNT
I. CLEARING, GRUBBING AND EARTHWORK						
I.a CLEARING AND GRUBBING						
1	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Wooded Area)	23.7	AC	\$ 3,280.00	\$	77,736.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	34.2	AC	\$ 200.00	\$	6,840.00
CLEARING AND GRUBBING TOTAL					\$	84,576.00
I.b EARTHWORK						
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (SOIL)	255,788	CY	2.85	\$	728,995.80
1b	Drill and Blast Weathered Limestone (Assumed Quantity)	3.30	AC	77,240.00	\$	254,892.00
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (WEATHERED LIMESTONE)	72,521	CY	2.85	\$	206,684.85
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	328,309	CY	0.18	\$	59,095.62
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms	213,729	SY	0.42	\$	89,766.18
EARTHWORK TOTAL					\$	1,339,434.45
I.c NPDES						
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	49,222	SY	2.50	\$	123,055.00
2	Seed and mulch (Residential Lot Areas) per plan as directed by Owner	204,548	SY	0.25	\$	51,137.00
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	565	SY	75.00	\$	42,375.00
4	Temporary Construction Access	3	LS	5,500.00	\$	16,500.00
5	Silt Fence installation (NO REMOVAL)	15,123	LF	1.50	\$	22,684.50
6	Inlet Protection	27	EA	150.00	\$	4,050.00
7	Floating Turbidity Barriers	226	LF	15.00	\$	3,390.00
8	Best Management Practices	0.23	LS	50,000.00	\$	11,500.00
NPDES TOTAL					\$	274,691.50
II. UNDERGROUND						
II.a DRAINAGE						
1	12" PVC	744	LF	29.00		21,576.00
2	15" PVC	0	LF	40.50		-
3	18" RCP	172	LF	63.50		10,922.00
4	24" RCP	152	LF	94.50		14,364.00
5	36" RCP	407	LF	177.00		72,039.00
6	42" RCP	266	LF	228.50		60,781.00
7	48" RCP	993	LF	280.00		278,040.00
8	TYPE F Curb Inlet	0	LF	4,000.00		-
9	VALLEY GUTTER Curb Inlet	13	EA	5,200.00		67,600.00
10	Type "C" FDOT Inlet	14	EA	4,085.00		57,190.00
11	Endwall 18" - 30" RCP	0	EA	2,400.00		-
12	Endwall 36" and larger RCP	12	EA	3,400.00		40,800.00
13	Small Control Structure	0	EA	7,200.00		-
14	Medium Control Structure	0	EA	12,315.00		-
15	XLG Control Structure	1	EA	32,160.00		32,160.00
14	Bubbler Box	1	EA	7,200.00		7,200.00
14	YARD INLET	9	EA	945.00		8,505.00
15	Junction Box	3	EA	5,560.00		16,680.00
DRAINAGE TOTAL					\$	687,857.00
II.b SANITARY SEWER						
Manholes						
1	Manholes 0' - 6'	5	EA	7,215.00		36,075.00
2	Manholes 6' - 8'	4	EA	8,200.00		32,800.00
3	Manholes 8' - 10'	3	EA	9,650.00		28,950.00
4	Manholes 10' - 12'	3	EA	11,000.00		33,000.00
5	Manholes 12' - 14'	4	EA	12,300.00		49,200.00
6	Manholes 14' - 16'	0	EA	14,500.00		-
7	Manholes 16' - 18'	0	EA	16,200.00		-
8	Manholes 18' - 20'	0	EA	17,300.00		-
8" PVC (SDR 26) Gravity Sewer						
10	8" PVC (SDR 26) Gravity Sewer 0' - 8'	300	LF	43.50		13,050.00
11	8" PVC (SDR 26) Gravity Sewer 8' - 8'	1,501	LF	49.75		74,674.75
12	8" PVC (SDR 26) Gravity Sewer 8' - 10'	1,620	LF	57.00		92,340.00
13	8" PVC (SDR 26) Gravity Sewer 10' - 12'	1,589	LF	63.25		100,504.25

14	8" PVC (SDR 26) Gravity Sewer 12' - 14'	1,001	LF	94.00	94,094.00
15	8" PVC (SDR 26) Gravity Sewer 14' - 16'	888	LF	110.00	98,780.00
16	8" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	124.00	-
17	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	141.50	-
18	10" PVC (SDR 26) Gravity Sewer 0' - 6'	0	LF	61.00	-
19	10" PVC (SDR 26) Gravity Sewer 6' - 8'	0	LF	67.00	-
20	10" PVC (SDR 26) Gravity Sewer 8' - 10'	0	LF	72.00	-
21	10" PVC (SDR 26) Gravity Sewer 10' - 12'	0	LF	98.00	-
22	10" PVC (SDR 26) Gravity Sewer 12' - 14'	0	LF	116.00	-
23	10" PVC (SDR 26) Gravity Sewer 14' - 16'	0	LF	122.70	-
24	10" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	147.70	-
25	10" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	175.70	-
<b>Force Main</b>					
21	8" Force Main	0	LF	53.00	-
22	10" Force Main	0	LF	53.00	-
23	8" Plug Valve	0	EA	2,830.00	-
24	10" Plug Valve	0	EA	3,480.00	-
25	Connect to existing force main	0	EA	3,850.00	-
26	Drop Assembly	0	EA	4,200.00	-
27	Sewer Service SF lots	13	EA	1,420.00	18,460.00
28	Double Service SF Lots	68	EA	1,510.00	102,680.00
29	Lift Station	0	LS	1,250,000.00	-
30	Pressure testing of force main	0	LF	2.00	-
31	Testing of gravity sewer	6,909	LF	6.00	41,454.00
<b>SANITARY SEWER TOTAL</b>					<b>\$ 816,062.00</b>
<b>II.c WATER DISTRIBUTION</b>					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	3,201	LF	41.00	131,241.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	2,286	LF	52.00	118,872.00
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	349	LF	73.00	25,477.00
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	34	LF	90.00	3,060.00
5	6" Gate valve and valve box	5	EA	2,150.00	10,750.00
6	8" Gate valve and valve box	7	EA	2,750.00	19,250.00
7	10" Gate valve and valve box	0	EA	3,950.00	-
8	12" Gate valve and valve box	0	EA	4,750.00	-
9	Fire Hydrant Assembly	10	EA	7,750.00	77,500.00
10	Single Short Water service SF Lot	27	EA	800.00	21,600.00
11	Single Long Water service SF Lot	24	EA	1,000.00	24,000.00
12	Double Short Water service SF Lot	18	EA	1,500.00	27,000.00
13	Double Long Water service SF Lot	22	EA	2,000.00	44,000.00
14	4" Fire Service for Townhome Building including 4" Gate Valve and Fire Service Stub	1	EA	2,000.00	2,000.00
15	Connection to existing water main	1	EA	4,225.00	4,225.00
16	Blow-off assembly and valve	0	EA	4,000.00	-
17	Temp Blow-off assembly and valve	2	EA	3,000.00	6,000.00
18	Pressure testing of main	5,870	LF	2.00	11,740.00
19	Chlorination and bacteriological clearance	5,870	LF	2.00	11,740.00
<b>WATER DISTRIBUTION TOTAL</b>					<b>\$ 538,455.00</b>
<b>II.d IRRIGATION DISTRIBUTION</b>					
1	6" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	41.00	-
2	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	4,286	LF	52.00	222,872.00
3	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	73.00	-
4	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	92.00	-
5	8" Gate valve and valve box	11	EA	2,750.00	30,250.00
6	10" Gate valve and valve box	0	EA	3,900.00	-
7	12" Gate valve and valve box	0	EA	3,900.00	-
8	Single Irrigation Service (Short)	26	EA	1,200.00	31,200.00
9	Single Irrigation Service (Long)	27	EA	1,600.00	43,200.00
10	Double Irrigation Service (Short)	22	EA	1,800.00	39,600.00
11	Double Irrigation Service (Long)	18	EA	2,200.00	39,600.00
12	2" Irrigation Service to TownHome Building	0	EA	-	-
13	Blow-off assembly and valve	0	EA	4,000.00	-
14	Pressure testing of main	4,286	LF	1.00	4,286.00
<b>IRRIGATION DISTRIBUTION TOTAL</b>					<b>\$ 411,008.00</b>
<b>III. ROAD CONSTRUCTION</b>					
1	Type "A" Miami curb, includes all transitions	0	LF	15.00	-
1	Type "D" curb, includes all transitions	0	LF	20.50	-
1	Type "VG" curb, includes all transitions	10,461	LF	14.60	152,730.60
2	Type "F" curb, includes all transitions	930	LF	18.40	17,112.00
3	Valley Crossing	1	EA	8,000.00	8,000.00



4	6" Minimum Thickness Base	14,356	SY	8.00	114,848.00
5	12" Type B Stabilized Subgrade, LBR 40 Min.	16,919	SY	2.50	42,297.50
6	3/4" asphaltic concrete surface (First lift)	14,356	SY	7.50	107,670.00
7	3/4" Type S-III asphaltic concrete surface (Second lift)	14,356	SY	7.50	107,670.00
8	Common Area concrete sidewalk (4" thick)	1,260	SY	46.00	57,960.00
9	Sod along curbs, sidewalks, and inlets (2' wide)	8,928	SY	2.50	22,320.00
10	Curb ramp	12	EA	440.00	5,280.00
11	Temporary Turnarounds (Quantity arbitrary)	2	EA	6,300.00	12,600.00
12	Temporary pavement markings	0.23	LS	8,000.00	1,840.00
13	Permanent pavement markings	0.23	LS	20,000.00	4,600.00
14	Traffic control signs and street name signs	0.23	LS	25,000.00	5,750.00
ROAD CONSTRUCTION TOTAL					\$ 660,678.10
<b>IV. MISCELLANEOUS</b>					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.23	LS	140,000.00	32,200.00
2	Construction stakeout	0.23	LS	240,000.00	55,200.00
3	Record drawings / As-Built Survey	0.23	LS	145,000.00	33,350.00
MISCELLANEOUS TOTAL					\$ 120,750.00
<b>SUMMARY</b>					
<b>I. CLEARING, GRUBING AND EARTHWORK</b>					
I.a CLEARING AND GRUBBING					\$ 84,576.00
I.b EARTHWORK					\$ 1,339,434.45
I.c NPDES					\$ 274,691.50
<b>II. UNDERGROUND</b>					
II.a DRAINAGE					\$ 687,857.00
II.b SANITARY SEWER					\$ 816,062.00
II.c WATER DISTRIBUTION					\$ 538,455.00
II.d IRRIGATION AND CODE MINIMUM LANDSCAPING					\$ 411,008.00
<b>III. ROAD CONSTRUCTION</b>					\$ 660,678.10
<b>IV. MISCELLANEOUS</b>					\$ 120,750.00
<b>TUCKER'S COVE PHASE 1D TOTAL</b>					\$ 4,933,512.05
<b>110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND</b>					\$ 5,426,863.26

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

**APPROVED**  
By Roy Benjamin at 1:04 pm, Nov 28, 2023



Digitally signed  
by Dean L Paquet  
Date: 2023.11.13  
20:17:44 -05'00'

DEAN L. PAQUET, P.E.  
FLA. REGISTERED ENGINEER #69916  
KIMLEY-HORN AND ASSOCIATES, INC.  
1880 2ND STREET, SUITE 900  
SARASOTA, FL 34236  
REGISTRY NO. 35106