



## MEMORANDUM

Date: 01-22-2025

To: Honorable Board of County Commissioners

From: Jenny Shao, Planner  
(Exhibit 1 - Professional Qualifications)

Subject: FP-21-03-08 Bond Reduction and First Amendment to the Developer's Agreement for Cove at West Port Phase 4

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### Request:

Forestar (USA) Real Estate Group Inc. is requesting a Bond Reduction and First Amendment to Developer's Agreement to reduce the amount of the approved surety provided under Bond No. 2318297, issued by North American Specialty Insurance Company, in the amount of \$3,585,582.17 to \$86,286.64 for the completion of the remaining infrastructure for Cove at West Port Phase 4. The 149-lot residential subdivision was granted Final Plat approval by the Board of County Commissioners on May 24, 2022 (See Attachment 1). This site contains 37.62± acres and is generally located north of South Port Harbor Boulevard, east of Remington Trace Drive, west of Centennial Boulevard, and south of Franklin Avenue. The subdivision is in the Port Charlotte area, within the Murdock Village Community Redevelopment Area (CRA), and in Commission District IV.

### Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Developer's Agreement (See Attachment 2) and surety in the amount of \$3,585,582.17, to ensure the completion of the plat infrastructure. Since then, a significant portion of the plat construction has been completed. The Project Engineer has submitted this First Amendment to the Developer's Agreement (See Attachment 3) and Bond Reduction request (See Attachment 4) for the new Engineer's Estimate of Probable Construction Cost (+10%), along with approval of the utility record drawings (See Attachment 5), reducing the remaining cost to \$86,286.64.

The County Engineer has found the new bond amount sufficient for completion of the project (See Attachment 6).

**Recommendation:**

Community Development recommends approval of the requested First Amendment to the Developer's Agreement and Bond Reduction under Petition **FP-21-03-08**.

**Exhibit 1**  
**Professional Qualifications**



## Qualifications of Jenny Shao

**Position:** Planner

**Time with Charlotte County:** 3 years

**Position Summary & Experience:** I have worked as an Administrative Assistant II, Zoning Tech, Project Coordinator and Zoning Coordinator for Charlotte County Human Services and Community Development Departments for 3 years. My duties include administrative tasks, customer service, data entry, reviewing and processing permits, Plats, Vacations and Land Splits for compliance with Charlotte County Land Development regulations. Furthermore, I coordinate and compile the comments and conditions of the reviewing departments and agencies into the final recommendation to the Planning and Zoning Board and the Board of County Commissioners for the above applications. My education consists of a Bachelor of Arts in International Studies and East Asian Studies, graduating Cum Laude from University of Miami in Spring 2020.

**Exhibit 1**

**Attachment 1**  
**FP-21-03-08 Decision Letter**



June 30, 2022

Anthony J. Squitieri  
Forestar (USA) Real Estate Group Inc.  
4042 Parks Oaks Blvd., Suite 200  
Tampa, FL 33610

Via email: [TonySquitieri@forestar.com](mailto:TonySquitieri@forestar.com)

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held May 24, 2022, at 2:00 P.M., regarding the following petition:

**FP-21-03-08**

**Quasi-judicial**

**Commission District IV**

Forestar (USA) Real Estate Group Inc. has requested Final Plat and Development Agreement approval to Replat a portion of the previously approved Final Plat for West Port, approved March 24, 2020 by the Charlotte County Board of County Commissioners, for a subdivision to be named, Cove at West Port Phase 4, consisting of 149 lots. The site is 37.57± acres and is generally located north of El Jobean Road, south of Tamiami Trail, east of Cornelius Boulevard, and west of Toledo Blade Boulevard, in the Port Charlotte area and within the Murdock Village Community Redevelopment Area (CRA).

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-21-03-08** be approved. The plat is recorded in **Plat Book 25, Pages 19-A thru 19-F**, and **the Developer's Agreement Resolution is recorded in OR Book 4995, Page 1009** of the Public Records of Charlotte County, Florida.

This letter also serves as your Certificate of Concurrency for the purpose of School Concurrency.

Please don't hesitate to contact our office should you have any questions.

Sincerely,

Jenny Shao, Project Coordinator  
Community Development Department

CC: Jacquelyn M. Larocque, P.E., Waldrop Engineering, LLC  
Faith Dangerfield, Property Appraiser's Office  
Matthew Parkman, Property Appraiser's Office  
Samantha DiPiazza, SPD-Addressing  
David Vance, SPD  
Maggie Horton, SPD  
Kathleen Duffy, GIS  
Patty Stefan, Real Estate Services



Jeannine Fullerton, Real Estate Services  
Kelly Danielson, CCU  
Judy Hunter, CCU  
Denise Elliot, CCU  
Ravi Kamarajugadda, Transportation  
Debra Masse, Property Appraiser's Office  
Dawn Anspach, CAO  
Karen Benak, CAO  
Christine Broughman, MSBU

**Attachment 2**  
**Recorded Developer's Agreement for FP-21-03-08**



CHG  
BCC

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT  
OR BOOK: 4995 PAGE 1009 PAGE: 1 OF 7  
INSTR # 3110646 Doc Type: AGR  
Recorded: 6/3/2022 at 10:22 AM  
Rec. Fee: RECORDING \$61.00  
Cashier By: NLANE

This instrument prepared by:  
Grimes Hawkins Gladfelter & Galvano, PL  
1023 Manatee Avenue West  
Bradenton, Florida 34205

### DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT is made this 22<sup>nd</sup> day of March 2022, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County," and FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, with an address of 4042 Park Oaks Boulevard, Suite 200, Tampa FL 33910, herein called "Developer".

### WITNESSETH

WHEREAS, Developer owns certain real property located in Charlotte County, Florida, (the "Property"), which Property is legally described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Developer intends to subdivide the Property and develop a project under the name of Cove at West Port Phase 4 and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, the Plat is identified in Charlotte County Community Development Department Files as #FP-21-03-08; 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 Waldrop Engineering, LLC, Project Number 994-201, dated July 1, 2021 for final construction plan approval (hereinafter, "Plans"). The Plans were approved by the County on November 23, 2021 under DRC 21-00097. 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; and

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

MIN

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 3-7-122 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; and

NOW, THEREFORE, in consideration of the mutual premises contained herein, County and

Developer hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. Developer is required to construct certain improvements as shown on the approved constructions plans for the plat of Cove at West Port Phase 4 (the "Improvements").
3. Developer is required to construct, and agrees to complete, the Improvements as set forth in the Engineer's Probable Cost Estimate dated July 30, 2021 according to the sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County.
4. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer shall furnish a bond or other acceptable form of security to County in an amount of \$3,585,582.17 to cover the cost of construction (the "Security"). 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 documentation 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.
5. All Improvements as shown on the approved construction plans shall be completed per the approved construction plans to the reasonable satisfaction of the County engineer within two (2) years of the date the plat of Cove at West Port Phase 4 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 amount and to extend the completion date.
6. In the event that the Improvements are not satisfactorily completed within the specified time period in Section 5, or in the event that the County receives notification from the institution issuing the Security to the effect that the Security will expire prior to the specified time period, then upon thirty (30) days' prior

written notice to Developer and a reasonable opportunity to cure, the County may draw up to the fullest extent of the Security to be applied towards the cost of construction, completing, or correcting the required Improvements.

7. In the event of litigation, no party, including, but not limited to, Developer, future lot owners, and successors and assigns, is entitled to an offset of damages in an amount equal to the posted Security funds.
8. There are no intended third-party beneficiaries to this Agreement, and therefore, no third parties can or should rely on this Agreement and/or Security, including, but not limited to, future lot owners, and successors and assigns.
9. The terms of the Development Agreement have been jointly drafted by the Parties; therefore, in construing this Development Agreement no legal presumptions shall arise against either Party as the drafter of the Development Agreement.
10. 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.
11. The invalidity or unenforceability of any one or more provisions of the Development Agreement shall not affect the validity or enforceability of the remaining portions of this Development Agreement, or any part of the Development Agreement not held to be invalid or unenforceable.
12. 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.
13. Upon certification by a licensed engineer that the subdivision improvements have been completed in substantial compliance with the Plans and the terms of this Agreement have been met, or upon replacement of the Security and execution of a new development agreement by a subsequent developer, County shall release the Security and this Agreement shall terminate.
14. Miscellaneous:
  - a. Venue. Venue of any action to enforce the terms of this Agreement shall be in Charlotte County, Florida.
  - b. Florida Law. This Agreement shall be governed and construed in accordance with Florida Law.
  - c. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. It shall not be necessary for

every party to sign each counterpart but only that each party shall sign at least on such counterpart.

- d. Entire Agreement. This Agreement incorporates and includes all prior negotiations, correspondence, agreements or understandings between the parties, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of the Agreement that are not contained in this Agreement.
- e. Modifications. No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

[Remainder of Page Intentionally Left Blank]

PASSED AND ADOPTED this 29<sup>th</sup> day of May 2022.

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF CHARLOTTE  
FLORIDA

Attest:

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

By:

Lauren Johnston  
ASR 2022-019  
Deputy Clerk

By:

William G. Bruex  
William G. Bruex, Chairman

Approved as to form and legal sufficiency:

By:

Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
21-0268 JB

**DEVELOPER:**

FORESTAR (USA) REAL ESTATE  
GROUP INC., a Delaware corporation

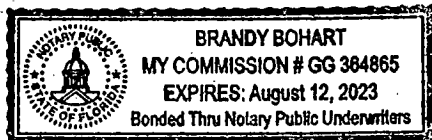
By: *[Signature]*

Anthony J. Squitieri  
As its: Vice President – Real Estate  
Investment & Development

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23<sup>rd</sup> day of March, 2022 by Anthony J. Squitieri, as Vice President – Real Estate Investment & Development, of Forestar (USA) Real Estate Group Inc., a Delaware corporation, on behalf of the Corporation, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above named person is personally known to me.

[Notary Seal]



*Brandy Bohart*  
Notary Public  
Printed Name: Brandy Bohart  
My Commission Expires: 8.12.2023

A portion of TRACT B, COVE AT WEST PORT PHASE 1A-1, according to the plat thereof, as recorded in Plat Book 24, Pages 24A through 24F, together with a portion of TRACT E, WEST PORT, according to the plat thereof, as recorded in Plat Book 23, Pages 20A through 20N, of the Public Records of Charlotte County, Florida; lying in Section 11, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of NORTH PORT HARBOR BOULEVARD of said WEST PORT; run thence along the South right-of-way line thereof, S.89°16'58"E., a distance of 477.89 feet to the Northeast corner of said TRACT E; thence along the East boundary thereof, S.00°20'37"E., a distance of 1341.86 feet; thence leaving said East boundary S.89°39'23"W., a distance of 1327.18 feet to a point on the East boundary of said COVE AT WEST PORT PHASE 1A-1; thence along said East boundary, N.00°20'37"W., a distance of 270.91 feet; thence leaving said boundary, S.89°39'23"W., a distance of 48.00 feet; thence N.00°20'37"W., a distance of 165.69 feet; thence Northerly, 545.16 feet along the arc of a tangent curve to the right having a radius of 1088.00 feet and a central angle of 28°42'32" (chord bearing N.14°00'39"E., 539.47 feet); thence N.28°21'55"E., a distance of 29.83 feet; thence Northeasterly, 479.85 feet along the arc of a tangent curve to the right having a radius of 657.00 feet and a central angle of 41°50'50" (chord bearing N.49°17'20"E., 469.26 feet); thence S.19°47'15"E., a distance of 132.00 feet; thence Easterly, 187.89 feet along the arc of a non-tangent curve to the right having a radius of 525.00 feet and a central angle of 20°30'18" (chord bearing N.80°27'53"E., 186.89 feet); thence S.89°16'58"E., a distance of 123.55 feet to a point on the East boundary of said COVE AT WEST PORT PHASE 1A-1; thence along said East boundary the following four (4) courses: 1) Northeasterly, 72.08 feet along the arc of a tangent curve to the left having a radius of 70.00 feet and a central angle of 58°59'52" (chord bearing N.30°12'58"E., 68.94 feet); 2) N.00°43'02"E., a distance of 78.99 feet; 3) S.89°24'56"E., a distance of 3.00 feet; 4) N.00°37'36"E., a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 37.62 acres, more or less.

## **Attachment 3**

### **Proposed First Amendment to the Developer's Agreement**



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

This instrument prepared by  
and after recording return to:  
Jacquelyn M. Larocque  
Atwell, LLC  
28100 Bonita Grande Drive, Suite 305  
Bonita Springs, FL 34135

### FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Amendment") is made this 25<sup>th</sup> day of February, 2025, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County", and FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware Corporation, with an address of 4042 Park Oaks Blvd. Suite 200, Tampa, FL 33610, herein called "Developer", and collectively referred to as "parties."

#### WITNESSETH

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

WHEREAS, Developer previously subdivided the Property pursuant to that certain Plat of Cove at West Port Phase 4, according to the plat thereof recorded on June 3, 2022 in Plat Book 25, Pages 19A through 19F of the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, in connection with the Plat, County and Developer entered into that certain Developer's Agreement recorded on June 3, 2022 in OR Book 4995 Page 1009 of the Public Records of Charlotte County, Florida (the "Developer's Agreement"), pursuant to which Developer provided a bond in the amount of Three Million Five Hundred Eighty-Five Thousand Five Hundred Eighty-Two Dollars and Seventeen Cents (\$3,585,582.17), defined in the Developer's Agreement as the "Security," to ensure completion of those subdivision improvements depicted on the Plans; and

WHEREAS, a portion of the subdivision improvements shown on the approved plans have been certified as completed in substantial compliance with the Plans by a licensed engineer; and

WHEREAS, County and Developer have agreed to amend the Developer's Agreement to facilitate the reduction of the amount of security necessary to ensure completion of remaining improvements for the Plat; and

WHEREAS, the intent of the Developer's Agreement and this Amendment thereto is to provide the required financial assurances pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances, which 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 and Developer agree as follows:

1. Developer agrees to complete the subdivision improvements shown on the Plans which have not yet been certified as complete, no later than November 1, 2025.

2. County hereby reduces the amount of the Security from \$3,585,582.17 to Eighty-Six Thousand, Two Hundred Eighty-Six Dollars and Sixty-Four Cents (\$86,286.64) and Developer shall provide a new bond or rider (the "Second Security") to the existing bond (Bond No. 2318297) in such amount. The parties agree that the Developer's Agreement remains in full force and effect, except as modified herein.

3. Except as amended herein, the remaining terms and provisions of the Developer's Agreement shall remain in full force and effect as if originally set forth therein.

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

[Signature pages to follow]

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

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

By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

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

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR24-1058 *know*

**FORESTAR (USA) REAL ESTATE  
GROUP INC.**

a Delaware Corporation  
4042 Park Oaks Blvd., Suite 200  
Tampa, FL 33610

By: [Signature]  
John Garrity/VP of Investments & Development

John Garrity

[Printed Name]

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

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

4042 Park Oaks Blvd., Suite 200  
1<sup>st</sup> Witness Address

Tampa, FL 33610  
1<sup>st</sup> Witness Address (cont'd.)

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

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

4042 Park Oaks Blvd., Suite 200  
2<sup>nd</sup> Witness Address

Tampa, FL 33610  
2<sup>nd</sup> Witness Address (cont'd.)

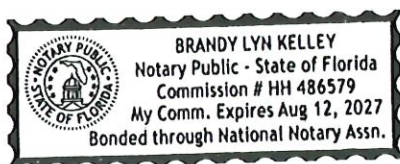
**ACKNOWLEDGEMENT**

State of FLORIDA  
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, 29<sup>th</sup> this day of January, 2025 by John Garrity, VP of Investments & Development of Forestar (USA) Real Estate Group Inc., a Delaware Corporation, on behalf of the corporation, who [X] is personally known to me or [ ] has produced \_\_\_\_\_ as identification and did/did not take an oath.

My commission expires: 8/12/2027

(Notary Seal)



[Signature]

Notary Public

Printed name of Notary Public

Brandy Kelley

Serial or commission number

HH 486579

**EXHIBIT "A"**

A portion of TRACT B, COVE AT WEST PORT PHASE 1A-1, according to the plat thereof, as recorded in Plat Book 24, Pages 24A through 24F, together with a portion of TRACT E, WEST PORT, according to the plat thereof, as recorded in Plat Book 23, Pages 20A through 20N, of the Public Records of Charlotte County, Florida; lying in Section 10, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of NORTH PORT HARBOR BOULEVARD of said WEST PORT; run thence along the South right-of-way line thereof, S.89°16'58"E., a distance of 477.89 feet to the Northeast corner of said TRACT E; thence along the East boundary thereof, S.00°20'37"E., a distance of 1341.86 feet; thence leaving said East boundary S.89°39'23"W., a distance of 1327.18 feet to a point on the East boundary of said COVE AT WEST PORT PHASE 1A-1; thence along said East boundary, N.00°20'37"W., a distance of 270.91 feet; thence leaving said boundary, S.89°39'23"W., a distance of 48.00 feet; thence N.00°20'37"W., a distance of 165.69 feet; thence Northerly, 545.16 feet along the arc of a tangent curve to the right having a radius of 1088.00 feet and a central angle of 28°42'32" (chord bearing N.14°00'39"E., 539.47 feet); thence N.28°21'55"E., a distance of 29.83 feet; thence Northeasterly, 479.85 feet along the arc of a tangent curve to the right having a radius of 657.00 feet and a central angle of 41°50'50" (chord bearing N.49°17'20"E., 469.26 feet); thence S.19°47'15"E., a distance of 132.00 feet; thence Easterly, 187.89 feet along the arc of a non-tangent curve to the right having a radius of 525.00 feet and a central angle of 20°30'18" (chord bearing N.80°27'53"E., 186.89 feet); thence S.89°16'58"E., a distance of 123.55 feet to a point on the East boundary of said COVE AT WEST PORT PHASE 1A-1; thence along said East boundary the following four (4) courses: 1) Northeasterly, 72.08 feet along the arc of a tangent curve to the left having a radius of 70.00 feet and a central angle of 58°59'52" (chord bearing N.30°12'58"E., 68.94 feet); 2) N.00°43'02"E., a distance of 78.99 feet; 3) S.89°24'56"E., a distance of 3.00 feet; 4) N.00°37'36"E., a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 37.62 acres, more or less.

**Attachment 4**

**Applicant's Request for a Bond Reduction and  
Amendment to the Developer's Agreement**





CONSULTING. ENGINEERING. CONSTRUCTION.

November 21st, 2024

Charlotte County Community Development  
18400 Murdock Circle  
Port Charlotte, FL 33948

**Subject: Cove at West Port, Phase 4  
FP-21-03-08  
Bond Reduction Request**

Dear Ms. Jenny Shao:

On behalf of Forestar (USA) Real Estate Group, Inc. please accept this letter as our formal request for a bond reduction of the originally submitted Subdivision Bond No. 2318297 for Cove at West Port, Phase 4 (FP-21-03-08).

We have included the following items for staff review and approval:

1. One (1) copy of the Bond Reduction Request Letter;
2. One (1) check in the amount of \$360.00 for the Bond Reduction Fees;
3. One (1) check in the amount of \$200.00 for the Amendment to Developer's Agreement;
4. One (1) copy of the Utility Record Drawing Approval Letter;
5. One (1) copy of the Draft of the First Amendment to the Developer's Agreement;
6. One (1) copy of the Drainage Record Drawing Approval Letter; and
7. One (1) signed and sealed Bond Reduction OPC.

If you have questions or require additional information, please contact me at (239) 405-7777 or [jlarocque@atwell.com](mailto:jlarocque@atwell.com)

Respectfully,  
**ATWELL, LLC**



Jackie Larocque, P.E.  
Senior Director  
Cc: Forestar (USA) Real Estate Group, Inc.

**Attachment 5**  
**Utility Record Drawings Approval**



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**Re: Cove at West Port Phase 4 (FP-21-03-08)- Bond Reduction Items**

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**From** Baster, Basia <Basia.Baster@charlottecountyfl.gov>

**Date** Tue 1/28/2025 11:41 AM

**To** Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

**Cc** Martindell, Mike <Mike.Martindell@charlottecountyfl.gov>; Lapidus, Julian <Julian.Lapidus@charlottecountyfl.gov>; Elliott, Denise <Denise.Elliott@charlottecountyfl.gov>

Jenny,

The CAD portion has been approved. We confirm that the applicant has provided the record drawings to CCU and they have been approved.

Thank you,



**Basia Baster**

Utilities Engineering Supervisor  
Charlotte County Utilities

3100 Loveland Blvd, Port Charlotte, FL 33980

Office: 941-764-4586

[basia.baster@CharlotteCountyFL.gov](mailto:basia.baster@CharlotteCountyFL.gov)

[CharlotteCountyFL.gov](http://CharlotteCountyFL.gov)

*Delivering Exceptional Service*

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**From:** Elliott, Denise <Denise.Elliott@charlottecountyfl.gov>

**Sent:** Monday, January 27, 2025 2:49 PM

**To:** Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

**Cc:** Baster, Basia <Basia.Baster@charlottecountyfl.gov>; Martindell, Mike <Mike.Martindell@charlottecountyfl.gov>; Lapidus, Julian <Julian.Lapidus@charlottecountyfl.gov>

**Subject:** RE: Cove at West Port Phase 4 (FP-21-03-08)- Bond Reduction Items

I have reached out to the reviewer to see where she is at with the review. I will touch base with you as soon as I hear back.

Thank you,



**Denise Elliott, Project Coordinator**

Engineering Services

Charlotte County Utilities

3100 Loveland Blvd

Port Charlotte, FL 33980

941.764.4318

**Attachment 6**  
**Public Works Department Approval**

# COVE AT WEST PORT

## PHASE 4

### Opinion of Probable Cost Bond Reduction #1

REV00

November 21st, 2024

SUMMARY			
	Total	Reduction Amount	Remaining Balance
WASTEWATER	\$ 612,657.50	\$612,657.50	\$0.00
POTABLE WATER	\$ 404,018.30	\$404,018.30	\$0.00
EARTHWORK	\$ 981,651.55	\$981,651.55	\$0.00
PAVING	\$ 669,566.80	\$591,124.40	\$78,442.40
DRAINAGE	\$ 591,726.00	\$591,726.00	\$0.00
TOTAL	\$ 3,259,620.15	\$3,181,177.75	\$78,442.40
10% O&M	\$ 325,962.02	\$318,117.78	\$7,844.24
GRAND TOTAL	\$ 3,585,582.17	\$3,499,295.53	\$86,286.64

**APPROVED**

*By Roy Benjamin at 8:01 am, Dec 02, 2024*

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 this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 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 this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.

\_\_\_\_\_  
Jacquelyn M. Larocque, P.E.

\_\_\_\_\_  
Date  
Florida License # 85247  
COA #8636

Jacquelyn M. Larocque State of Florida Professional Engineer, License No. 85247 This item has been digitally signed and sealed by Jacquelyn M. Larocque, P.E., on 11/21/2024. 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 10/18/2024	Remaining Balance
<b>Bridle Ridge Street</b>							
WW-1	Remove Plug and Kelly Well & Connect to Existing Sewer	1	EA	\$ 8,115.00	\$ 8,115.00	\$ 8,115.00	\$0.00
WW-2	Core Bore Existing Manhole	1	EA	\$ 4,055.00	\$ 4,055.00	\$ 4,055.00	\$0.00
WW-3	8" PVC Sanitary Sewer SDR-26 (10-12')	503	LF	\$ 63.50	\$ 31,940.50	\$ 31,940.50	\$0.00
WW-4	8" PVC Sanitary Sewer SDR-26 (12-14')	365	LF	\$ 66.50	\$ 24,272.50	\$ 24,272.50	\$0.00
WW-5	8" PVC Sanitary Sewer SDR-26 (14-16')	151	LF	\$ 68.00	\$ 10,268.00	\$ 10,268.00	\$0.00
WW-6	4' Manhole (10-12')	1	EA	\$ 8,810.00	\$ 8,810.00	\$ 8,810.00	\$0.00
WW-7	4' Manhole (10-12') DROP	1	EA	\$ 10,075.00	\$ 10,075.00	\$ 10,075.00	\$0.00
WW-8	4' Manhole (12-14')	1	EA	\$ 9,470.00	\$ 9,470.00	\$ 9,470.00	\$0.00
WW-9	6" Double PVC Sewer Service	26	EA	\$ 1,790.00	\$ 46,540.00	\$ 46,540.00	\$0.00
WW-10	Television Inspection	1,019	LF	\$ 3.50	\$ 3,566.50	\$ 3,566.50	\$0.00
WW-11	Marker Ball	78	EA	\$ 38.50	\$ 3,003.00	\$ 3,003.00	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 160,115.50</b>	<b>\$ 160,115.50</b>	<b>\$0.00</b>
<b>Powell Valley Drive</b>							
WW-1	8" PVC Sanitary Sewer SDR-26 (0-6')	339	LF	\$ 44.50	\$ 15,085.50	\$ 15,085.50	\$0.00
WW-2	8" PVC Sanitary Sewer SDR-26 (6-8')	354	LF	\$ 61.00	\$ 21,594.00	\$ 21,594.00	\$0.00
WW-3	8" PVC Sanitary Sewer SDR-26 (8-10')	464	LF	\$ 62.00	\$ 28,768.00	\$ 28,768.00	\$0.00
WW-4	8" PVC Sanitary Sewer SDR-26 (10-12')	56	LF	\$ 63.50	\$ 3,556.00	\$ 3,556.00	\$0.00
WW-5	4' Manhole (0-6')	2	EA	\$ 6,460.00	\$ 12,920.00	\$ 12,920.00	\$0.00
WW-6	4' Manhole (6-8')	1	EA	\$ 7,085.00	\$ 7,085.00	\$ 7,085.00	\$0.00
WW-7	4' Manhole (8-10')	2	EA	\$ 7,945.00	\$ 15,890.00	\$ 15,890.00	\$0.00
WW-8	6" Double PVC Sewer Service	18	EA	\$ 1,790.00	\$ 32,220.00	\$ 32,220.00	\$0.00
WW-9	6" Single PVC Sewer Service	1	EA	\$ 1,365.00	\$ 1,365.00	\$ 1,365.00	\$0.00
WW-10	Television Inspection	1,213	LF	\$ 3.50	\$ 4,245.50	\$ 4,245.50	\$0.00
WW-11	Marker Ball	56	EA	\$ 38.50	\$ 2,156.00	\$ 2,156.00	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 144,885.00</b>	<b>\$ 144,885.00</b>	<b>\$0.00</b>
<b>Stonefort Lane</b>							
WW-1	8" PVC Sanitary Sewer SDR-26 (6-8')	359	LF	\$ 61.00	\$ 21,899.00	\$ 21,899.00	\$0.00
WW-2	8" PVC Sanitary Sewer SDR-26 (8-10')	402	LF	\$ 62.00	\$ 24,924.00	\$ 24,924.00	\$0.00
WW-3	8" PVC Sanitary Sewer SDR-26 (10-12')	153	LF	\$ 63.50	\$ 9,715.50	\$ 9,715.50	\$0.00
WW-4	4' Manhole (6-8')	1	EA	\$ 7,085.00	\$ 7,085.00	\$ 7,085.00	\$0.00
WW-5	4' Manhole (8-10')	2	EA	\$ 7,945.00	\$ 15,890.00	\$ 15,890.00	\$0.00
WW-6	6" Double PVC Sewer Service	15	EA	\$ 1,790.00	\$ 26,850.00	\$ 26,850.00	\$0.00
WW-7	6" Single PVC Sewer Service	2	EA	\$ 1,365.00	\$ 2,730.00	\$ 2,730.00	\$0.00
WW-8	Television Inspection	914	LF	\$ 3.50	\$ 3,199.00	\$ 3,199.00	\$0.00
WW-9	Marker Ball	49	EA	\$ 38.50	\$ 1,886.50	\$ 1,886.50	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 114,179.00</b>	<b>\$ 114,179.00</b>	<b>\$0.00</b>
<b>Mableton Drive</b>							
WW-1	8" PVC Sanitary Sewer SDR-26 (6-8')	232	LF	\$ 61.00	\$ 14,152.00	\$ 14,152.00	\$0.00
WW-2	8" PVC Sanitary Sewer SDR-26 (8-10')	451	LF	\$ 62.00	\$ 27,962.00	\$ 27,962.00	\$0.00
WW-3	8" PVC Sanitary Sewer SDR-26 (10-12')	425	LF	\$ 63.50	\$ 26,987.50	\$ 26,987.50	\$0.00
WW-4	8" PVC Sanitary Sewer SDR-26 (12-14')	186	LF	\$ 66.50	\$ 12,369.00	\$ 12,369.00	\$0.00
WW-5	8" PVC Sanitary Sewer SDR-26 (14-16')	92	LF	\$ 68.00	\$ 6,256.00	\$ 6,256.00	\$0.00
WW-6	4' Manhole (6-8')	2	EA	\$ 7,085.00	\$ 14,170.00	\$ 14,170.00	\$0.00
WW-7	4' Manhole (8-10')	3	EA	\$ 7,945.00	\$ 23,835.00	\$ 23,835.00	\$0.00
WW-8	4' Manhole (10-12')	4	EA	\$ 8,810.00	\$ 35,240.00	\$ 35,240.00	\$0.00
WW-9	6" Double PVC Sewer Service	13	EA	\$ 1,790.00	\$ 23,270.00	\$ 23,270.00	\$0.00
WW-10	6" Single PVC Sewer Service	2	EA	\$ 1,365.00	\$ 2,730.00	\$ 2,730.00	\$0.00
WW-11	Television Inspection	1,386	LF	\$ 3.50	\$ 4,851.00	\$ 4,851.00	\$0.00
WW-12	Marker Ball	43	EA	\$ 38.50	\$ 1,655.50	\$ 1,655.50	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 193,478.00</b>	<b>\$ 193,478.00</b>	<b>\$0.00</b>
<b>TOTAL=</b>					<b>\$ 612,657.50</b>	<b>\$ 612,657.50</b>	<b>\$0.00</b>

POTABLE WATER

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount 10/18/2024	Remaining Balance
<b>Bridle Ridge Street</b>							
PW-1	Connect to existing	1	EA	\$ 1,095.00	\$ 1,095.00	\$ 1,095.00	\$0.00
PW-2	8" PVC Water Main (C900, DR-18)	1,054	LF	\$ 31.00	\$ 32,674.00	\$ 32,674.00	\$0.00
PW-3	8" PVC Water Main (C900, DR-14)	100	LF	\$ 37.50	\$ 3,750.00	\$ 3,750.00	\$0.00
PW-4	1" Single Water Service, Complete	12	EA	\$ 858.00	\$ 10,296.00	\$ 10,296.00	\$0.00
PW-5	1.5" Double Water Service, Complete	20	EA	\$ 1,220.00	\$ 24,400.00	\$ 24,400.00	\$0.00
PW-6	Fire Hydrant Assembly, Complete	2	EA	\$ 5,295.00	\$ 10,590.00	\$ 10,590.00	\$0.00
PW-7	8" Gate Valve	2	EA	\$ 1,825.00	\$ 3,650.00	\$ 3,650.00	\$0.00
PW-8	8" X 6" Tee	85	LBS	\$ 100.00	\$ 8,500.00	\$ 8,500.00	\$0.00
PW-9	8" Tee	105	LBS	\$ 100.00	\$ 10,500.00	\$ 10,500.00	\$0.00
PW-10	Water Main Testing	1,154	LF	\$ 1.40	\$ 1,615.60	\$ 1,615.60	\$0.00
PW-11	Marker Ball	44	EA	\$ 38.50	\$ 1,694.00	\$ 1,694.00	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 108,764.60</b>	<b>\$ 108,764.60</b>	<b>\$0.00</b>
<b>Powell Valley Drive</b>							
PW-1	Connect to existing	1	EA	\$ 1,095.00	\$ 1,095.00	\$ 1,095.00	\$0.00
PW-2	8" PVC Water Main (C900, DR-18)	1,328	LF	\$ 31.00	\$ 41,168.00	\$ 41,168.00	\$0.00
PW-3	1" Single Water Service, Complete	13	EA	\$ 858.00	\$ 11,154.00	\$ 11,154.00	\$0.00
PW-4	1.5" Double Water Service, Complete	12	EA	\$ 1,220.00	\$ 14,640.00	\$ 14,640.00	\$0.00
PW-5	Fire Hydrant Assembly, Complete	2	EA	\$ 5,295.00	\$ 10,590.00	\$ 10,590.00	\$0.00
PW-6	8" Gate Valve	5	EA	\$ 1,825.00	\$ 9,125.00	\$ 9,125.00	\$0.00
PW-7	8" Tee	105	LBS	\$ 100.00	\$ 10,500.00	\$ 10,500.00	\$0.00
PW-8	8" x 6" Tee	85	LBS	\$ 100.00	\$ 8,500.00	\$ 8,500.00	\$0.00
PW-9	45° Bends	92	LBS	\$ 100.00	\$ 9,200.00	\$ 9,200.00	\$0.00
PW-10	8" Temporary Blow Off	1	EA	\$ 1,540.00	\$ 1,540.00	\$ 1,540.00	\$0.00
PW-11	Water Main Testing	1,328	LF	\$ 1.40	\$ 1,859.20	\$ 1,859.20	\$0.00
PW-12	Marker Ball	41	EA	\$ 38.50	\$ 1,578.50	\$ 1,578.50	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 120,949.70</b>	<b>\$ 120,949.70</b>	<b>\$0.00</b>
<b>Stonefort Lane</b>							
PW-1	6" PVC Water Main (C900, DR-18)	928	LF	\$ 20.00	\$ 18,560.00	\$ 18,560.00	\$0.00
PW-2	6" PVC Water Main (C900, DR-14)	100	LF	\$ 23.50	\$ 2,350.00	\$ 2,350.00	\$0.00
PW-3	1" Single Water Service, Complete	8	EA	\$ 858.00	\$ 6,864.00	\$ 6,864.00	\$0.00
PW-4	1.5" Double Water Service, Complete	12	EA	\$ 1,220.00	\$ 14,640.00	\$ 14,640.00	\$0.00
PW-5	Fire Hydrant Assembly, Complete	1	EA	\$ 5,295.00	\$ 5,295.00	\$ 5,295.00	\$0.00
PW-6	6" Gate Valve	2	EA	\$ 1,365.00	\$ 2,730.00	\$ 2,730.00	\$0.00
PW-7	8" x 6" Reducer	85	LBS	\$ 100.00	\$ 8,500.00	\$ 8,500.00	\$0.00
PW-8	Water Main Testing	1,028	LF	\$ 1.40	\$ 1,439.20	\$ 1,439.20	\$0.00
PW-9	Marker Ball	30	EA	\$ 38.50	\$ 1,155.00	\$ 1,155.00	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 61,533.20</b>	<b>\$ 61,533.20</b>	<b>\$0.00</b>
<b>Mableton Drive</b>							
PW-1	6" PVC Water Main (C900, DR-18)	1,496	LF	\$ 20.00	\$ 29,920.00	\$ 29,920.00	\$0.00
PW-2	8" PVC Water Main (C900, DR-18)	175	LF	\$ 31.00	\$ 5,425.00	\$ 5,425.00	\$0.00
PW-3	8" PVC Water Main (C900, DR-14)	110	LF	\$ 37.50	\$ 4,125.00	\$ 4,125.00	\$0.00
PW-4	1" Single Water Service, Complete	8	EA	\$ 858.00	\$ 6,864.00	\$ 6,864.00	\$0.00
PW-5	1.5" Double Water Service, Complete	10	EA	\$ 1,220.00	\$ 12,200.00	\$ 12,200.00	\$0.00
PW-6	Fire Hydrant Assembly, Complete	3	EA	\$ 5,295.00	\$ 15,885.00	\$ 15,885.00	\$0.00
PW-7	6" Gate Valve	3	EA	\$ 1,365.00	\$ 4,095.00	\$ 4,095.00	\$0.00
PW-8	8" Gate Valve	1	EA	\$ 1,825.00	\$ 1,825.00	\$ 1,825.00	\$0.00
PW-9	6" Tee	80	LBS	\$ 100.00	\$ 8,000.00	\$ 8,000.00	\$0.00
PW-10	8" x 6" Tee	85	LBS	\$ 100.00	\$ 8,500.00	\$ 8,500.00	\$0.00
PW-11	8" x 6" Reducer	36	LBS	\$ 100.00	\$ 3,600.00	\$ 3,600.00	\$0.00
PW-12	Water Main Testing	1,781	LF	\$ 1.40	\$ 2,493.40	\$ 2,493.40	\$0.00
PW-13	Marker Ball	38	EA	\$ 38.50	\$ 1,463.00	\$ 1,463.00	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 104,395.40</b>	<b>\$ 104,395.40</b>	<b>\$0.00</b>
<b>West Port Boulevard</b>							
PW-1	Connect to existing	1	EA	\$ 1,095.00	\$ 1,095.00	\$ 1,095.00	\$0.00
PW-2	8" PVC Water Main (C900, DR-18)	166	LF	\$ 31.00	\$ 5,146.00	\$ 5,146.00	\$0.00
PW-3	8" Gate Valve	1	EA	\$ 1,825.00	\$ 1,825.00	\$ 1,825.00	\$0.00
PW-4	Water Main Testing	166	LF	\$ 1.40	\$ 232.40	\$ 232.40	\$0.00
PW-5	Marker Ball	2	EA	\$ 38.50	\$ 77.00	\$ 77.00	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 8,375.40</b>	<b>\$ 8,375.40</b>	<b>\$0.00</b>
<b>TOTAL=</b>					<b>\$ 404,018.30</b>	<b>\$ 404,018.30</b>	<b>\$0.00</b>

**EARTHWORK**

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount 10/18/2024	Remaining Balance
<b>General</b>							
EW-1	Single Row Silt Fence	5,354	LF	\$ 1.20	\$ 6,424.80	\$6,424.80	\$0.00
EW-2	Mobilization	1	LS	\$ 92,335.75	\$ 92,335.75	\$92,335.75	\$0.00
EW-3	Construction Entrance	1	LS	\$ 2,910.00	\$ 2,910.00	\$2,910.00	\$0.00
EW-4	Clearing and Grubbing	37.7	AC	\$ 4,555.00	\$ 171,723.50	\$171,723.50	\$0.00
EW-5	Sod (Lake Banks) 20' LME	8,318	SY	\$ 2.50	\$ 20,795.00	\$20,795.00	\$0.00
EW-6	Lake Excavation	5.4	AC	\$ 54,935.00	\$ 296,649.00	\$296,649.00	\$0.00
EW-7	Construction Stake-Out & As-builts	1	LS	\$ 60,500.00	\$ 60,500.00	\$60,500.00	\$0.00
EW-8	NPDES Maintenance (Monthly)	1	LS	\$ 15,120.00	\$ 15,120.00	\$15,120.00	\$0.00
EW-9	Geotechnical Testing	1	LS	\$ 48,400.00	\$ 48,400.00	\$48,400.00	\$0.00
EW-10	Demo Existing Roadway	1	LS	\$ 90,225.00	\$ 90,225.00	\$90,225.00	\$0.00
EW-11	Rock Handling (Final Qty TBD)	26,000	CY	\$ 1.40	\$ 36,400.00	\$36,400.00	\$0.00
<b>SUB-TOTAL=</b>					<b>\$ 841,483.05</b>	<b>\$841,483.05</b>	<b>\$0.00</b>
<b>Bridle Ridge Street</b>							
EW-1	Lot Grading Pads	5.7	AC	\$ 2,275.00	\$ 12,967.50	\$12,967.50	\$0.00
EW-2	Seed & Mulch Residential Lots Post Grading	5.7	AC	\$ 1,210.00	\$ 6,897.00	\$6,897.00	\$0.00
EW-3	Right-of-way Grading	1.3	AC	\$ 5,880.00	\$ 7,644.00	\$7,644.00	\$0.00
EW-4	Finish Grading Road Right-of-way (After Dry Utility Install)	1.3	AC	\$ 2,840.00	\$ 3,692.00	\$3,692.00	\$0.00
EW-5	Sod (1' Beyond Back of Curb)	488	SY	\$ 2.50	\$ 1,220.00	\$1,220.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 32,420.50</b>	<b>\$32,420.50</b>	<b>\$0.00</b>
<b>Powell Valley Drive</b>							
EW-1	Lot Grading Pads	5.8	AC	\$ 2,275.00	\$ 13,195.00	\$13,195.00	\$0.00
EW-2	Seed & Mulch Residential Lots Post Grading	5.8	AC	\$ 1,210.00	\$ 7,018.00	\$7,018.00	\$0.00
EW-3	Right-of-way Grading	1.6	AC	\$ 5,880.00	\$ 9,408.00	\$9,408.00	\$0.00
EW-4	Finish Grading Road Right-of-way (After Dry Utility Install)	1.6	AC	\$ 2,840.00	\$ 4,544.00	\$4,544.00	\$0.00
EW-5	Sod (1' Beyond Back of Curb)	536	SY	\$ 2.50	\$ 1,340.00	\$1,340.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 35,505.00</b>	<b>\$35,505.00</b>	<b>\$0.00</b>
<b>Stonefort Lane</b>							
EW-1	Lot Grading Pads	5.2	AC	\$ 2,275.00	\$ 11,830.00	\$11,830.00	\$0.00
EW-2	Seed & Mulch Residential Lots Post Grading	5.2	AC	\$ 1,210.00	\$ 6,292.00	\$6,292.00	\$0.00
EW-3	Right-of-way Grading	1.0	AC	\$ 5,880.00	\$ 5,880.00	\$5,880.00	\$0.00
EW-4	Finish Grading Road Right-of-way (After Dry Utility Install)	1.0	AC	\$ 2,840.00	\$ 2,840.00	\$2,840.00	\$0.00
EW-5	Sod (1' Beyond Back of Curb)	425	SY	\$ 2.50	\$ 1,062.50	\$1,062.50	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 27,904.50</b>	<b>\$27,904.50</b>	<b>\$0.00</b>
<b>Mableton Drive</b>							
EW-1	Lot Grading Pads	5.1	AC	\$ 2,275.00	\$ 11,602.50	\$11,602.50	\$0.00
EW-2	Finish Grading Road Right-of-way (After Dry Utility Install)	5.1	AC	\$ 2,840.00	\$ 14,484.00	\$14,484.00	\$0.00
EW-3	Right-of-way Grading	1.9	AC	\$ 5,880.00	\$ 11,172.00	\$11,172.00	\$0.00
EW-4	Seed & Mulch Residential Lots Post Grading	1.9	AC	\$ 1,210.00	\$ 2,299.00	\$2,299.00	\$0.00
EW-5	Sod (1' Beyond Back of Curb)	730	SY	\$ 2.50	\$ 1,825.00	\$1,825.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 41,382.50</b>	<b>\$41,382.50</b>	<b>\$0.00</b>
<b>West Port Boulevard</b>							
EW-1	Right-of-way Grading	0.3	AC	\$ 5,880.00	\$ 1,764.00	\$1,764.00	\$0.00
EW-2	Finish Grading Road Right-of-way (After Dry Utility Install)	0.3	AC	\$ 2,840.00	\$ 852.00	\$852.00	\$0.00
EW-3	Sod (1' Beyond Back of Curb)	136	SY	\$ 2.50	\$ 340.00	\$340.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 2,956.00</b>	<b>\$2,956.00</b>	<b>\$0.00</b>
<b>TOTAL=</b>					<b>\$ 981,651.55</b>	<b>\$981,651.55</b>	<b>\$0.00</b>

## PAVING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount 10/18/2024	Remaining Balance
<b>Bridle Ridge Street</b>							
P-1	3/4" Asphaltic Concrete (Type S-III) - 1st Lift	2,561	SY	\$ 6.50	\$ 16,646.50	\$16,646.50	\$0.00
P-2	3/4" Asphaltic Concrete (Type S-III) - 2nd Lift	2,561	SY	\$ 6.20	\$ 15,878.20	\$0.00	\$15,878.20
P-3	6" Limerock Base (Compacted and Primed)	2,561	SY	\$ 12.00	\$ 30,732.00	\$30,732.00	\$0.00
P-4	12" Stabilized Subgrade (On-Site Source)	3,299	SY	\$ 8.70	\$ 28,701.30	\$28,701.30	\$0.00
P-5	Type "F" Curb	97	LF	\$ 15.00	\$ 1,455.00	\$1,455.00	\$0.00
P-6	Valley Gutter Curb	2,102	LF	\$ 11.00	\$ 23,122.00	\$23,122.00	\$0.00
P-7	ADA Warning Pads & Curb Ramps w/ Transitions	2	EA	\$ 877.00	\$ 1,754.00	\$1,754.00	\$0.00
P-8	5" Concrete Sidewalk (Common Area Only)	193	SY	\$ 34.50	\$ 6,658.50	\$6,658.50	\$0.00
P-9	Signing & Marking	1	LS	\$ 2,905.00	\$ 2,905.00	\$2,905.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 127,852.50</b>	<b>\$111,974.30</b>	<b>\$15,878.20</b>
<b>Powell Valley Drive</b>							
P-1	3/4" Asphaltic Concrete (Type S-III) - 1st Lift	3,179	SY	\$ 6.50	\$ 20,663.50	\$20,663.50	\$0.00
P-2	3/4" Asphaltic Concrete (Type S-III) - 2nd Lift	3,179	SY	\$ 6.20	\$ 19,709.80	\$0.00	\$19,709.80
P-3	6" Limerock Base (Compacted and Primed)	3,179	SY	\$ 12.00	\$ 38,148.00	\$38,148.00	\$0.00
P-4	12" Stabilized Subgrade (On-Site Source)	4,044	SY	\$ 8.70	\$ 35,182.80	\$35,182.80	\$0.00
P-5	Type "F" Curb	438	LF	\$ 15.00	\$ 6,570.00	\$6,570.00	\$0.00
P-6	Valley Gutter Curb	1,979	LF	\$ 11.00	\$ 21,769.00	\$21,769.00	\$0.00
P-7	5" Concrete Sidewalk (Common Area Only)	271	SY	\$ 34.50	\$ 9,349.50	\$9,349.50	\$0.00
P-8	Signing & Marking	1	LS	\$ 2,905.00	\$ 2,905.00	\$2,905.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 154,297.60</b>	<b>\$134,587.80</b>	<b>\$19,709.80</b>
<b>Stonefort Lane</b>							
P-1	3/4" Asphaltic Concrete (Type S-III) - 1st Lift	2,031	SY	\$ 6.50	\$ 13,201.50	\$13,201.50	\$0.00
P-2	3/4" Asphaltic Concrete (Type S-III) - 2nd Lift	2,031	SY	\$ 6.20	\$ 12,592.20	\$0.00	\$12,592.20
P-3	6" Limerock Base (Compacted and Primed)	2,031	SY	\$ 12.00	\$ 24,372.00	\$24,372.00	\$0.00
P-4	12" Stabilized Subgrade (On-Site Source)	2,641	SY	\$ 8.70	\$ 22,976.70	\$22,976.70	\$0.00
P-5	Valley Gutter Curb	1,914	LF	\$ 11.00	\$ 21,054.00	\$21,054.00	\$0.00
P-6	ADA Warning Pads & Curb Ramps w/ Transitions	4	EA	\$ 877.00	\$ 3,508.00	\$3,508.00	\$0.00
P-7	5" Concrete Sidewalk (Common Area Only)	94	SY	\$ 34.50	\$ 3,243.00	\$3,243.00	\$0.00
P-8	Signing & Marking	1	LS	\$ 2,905.00	\$ 2,905.00	\$2,905.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 103,852.40</b>	<b>\$91,260.20</b>	<b>\$12,592.20</b>
<b>Mableton Drive</b>							
P-1	3/4" Asphaltic Concrete (Type S-III) - 1st Lift	3,826	SY	\$ 6.50	\$ 24,869.00	\$24,869.00	\$0.00
P-2	3/4" Asphaltic Concrete (Type S-III) - 2nd Lift	3,826	SY	\$ 6.20	\$ 23,721.20	\$0.00	\$23,721.20
P-3	6" Limerock Base (Compacted and Primed)	3,826	SY	\$ 12.00	\$ 45,912.00	\$45,912.00	\$0.00
P-4	12" Stabilized Subgrade (On-Site Source)	4,943	SY	\$ 8.70	\$ 43,004.10	\$43,004.10	\$0.00
P-5	Type "F" Curb	1,162	LF	\$ 15.00	\$ 17,430.00	\$17,430.00	\$0.00
P-6	Valley Gutter Curb	2,130	LF	\$ 11.00	\$ 23,430.00	\$23,430.00	\$0.00
P-7	ADA Warning Pads & Curb Ramps w/ Transitions	4	EA	\$ 877.00	\$ 3,508.00	\$3,508.00	\$0.00
P-8	5" Concrete Sidewalk (Common Area Only)	921	SY	\$ 34.50	\$ 31,774.50	\$31,774.50	\$0.00
P-9	10" Concrete Sidewalk (Common Area Only)	30	SY	\$ 34.50	\$ 1,035.00	\$1,035.00	\$0.00
P-10	Signing & Marking	1	LS	\$ 2,905.00	\$ 2,905.00	\$2,905.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 217,588.80</b>	<b>\$193,867.60</b>	<b>\$23,721.20</b>
<b>West Port Boulevard</b>							
P-1	3/4" Asphaltic Concrete (Type S-III) - 1st Lift	1,055	SY	\$ 6.50	\$ 6,857.50	\$6,857.50	\$0.00
P-2	3/4" Asphaltic Concrete (Type S-III) - 2nd Lift	1,055	SY	\$ 6.20	\$ 6,541.00	\$0.00	\$6,541.00
P-3	6" Limerock Base (Compacted and Primed)	1,055	SY	\$ 12.00	\$ 12,660.00	\$12,660.00	\$0.00
P-4	12" Stabilized Subgrade (On-Site Source)	1,230	SY	\$ 8.70	\$ 10,701.00	\$10,701.00	\$0.00
P-5	Type "A" Curb	263	LF	\$ 16.50	\$ 4,339.50	\$4,339.50	\$0.00
P-6	Type "F" Curb	373	LF	\$ 15.00	\$ 5,595.00	\$5,595.00	\$0.00
P-7	ADA Warning Pads & Curb Ramps w/ Transitions	4	EA	\$ 877.00	\$ 3,508.00	\$3,508.00	\$0.00
P-8	5" Concrete Sidewalk (Common Area Only)	157	SY	\$ 34.50	\$ 5,416.50	\$5,416.50	\$0.00
P-9	10" Concrete Sidewalk (Common Area Only)	216	SY	\$ 34.50	\$ 7,452.00	\$7,452.00	\$0.00
P-10	Signing & Marking	1	LS	\$ 2,905.00	\$ 2,905.00	\$2,905.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 65,975.50</b>	<b>\$59,434.50</b>	<b>\$6,541.00</b>
<b>TOTAL=</b>					<b>\$ 669,566.80</b>	<b>\$591,124.40</b>	<b>\$78,442.40</b>

## DRAINAGE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount 10/18/2024	Remaining Balance
<b>Bridle Ridge Street</b>							
D-1	12" HDPE	738	LF	\$ 33.00	\$ 24,354.00	\$24,354.00	\$0.00
D-2	15" RCP	20	LF	\$ 41.50	\$ 830.00	\$830.00	\$0.00
D-3	18" RCP	233	LF	\$ 47.50	\$ 11,067.50	\$11,067.50	\$0.00
D-4	24" RCP	315	LF	\$ 70.50	\$ 22,207.50	\$22,207.50	\$0.00
D-5	30" RCP	204	LF	\$ 107.00	\$ 21,828.00	\$21,828.00	\$0.00
D-6	36" RCP	180	LF	\$ 129.00	\$ 23,220.00	\$23,220.00	\$0.00
D-7	30" Flared End	1	EA	\$ 3,245.00	\$ 3,245.00	\$3,245.00	\$0.00
D-8	36" Flared End	1	EA	\$ 3,635.00	\$ 3,635.00	\$3,635.00	\$0.00
D-9	Valley Gutter Inlet	6	EA	\$ 5,930.00	\$ 35,580.00	\$35,580.00	\$0.00
D-10	Grate Inlet	3	EA	\$ 3,850.00	\$ 11,550.00	\$11,550.00	\$0.00
D-11	Yard Drain	5	EA	\$ 1,075.00	\$ 5,375.00	\$5,375.00	\$0.00
D-12	Inlet Protection	9	EA	\$ 74.00	\$ 666.00	\$666.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 163,558.00</b>	<b>\$163,558.00</b>	<b>\$0.00</b>
<b>Powell Valley Drive</b>							
D-1	12" HDPE	1128	LF	\$ 33.00	\$ 37,224.00	\$37,224.00	\$0.00
D-2	15" HDPE	107	LF	\$ 41.50	\$ 4,440.50	\$4,440.50	\$0.00
D-3	18" RCP	146	LF	\$ 47.50	\$ 6,935.00	\$6,935.00	\$0.00
D-4	24" RCP	257	LF	\$ 70.50	\$ 18,118.50	\$18,118.50	\$0.00
D-5	30" RCP	180	LF	\$ 107.00	\$ 19,260.00	\$19,260.00	\$0.00
D-6	24" Flared End	1	EA	\$ 2,655.00	\$ 2,655.00	\$2,655.00	\$0.00
D-7	30" Flared End	1	EA	\$ 3,245.00	\$ 3,245.00	\$3,245.00	\$0.00
D-8	Valley Gutter Inlet	3	EA	\$ 5,930.00	\$ 17,790.00	\$17,790.00	\$0.00
D-9	Type "9" Curb Inlet	1	EA	\$ 5,170.00	\$ 5,170.00	\$5,170.00	\$0.00
D-10	Grate Inlet	2	EA	\$ 3,850.00	\$ 7,700.00	\$7,700.00	\$0.00
D-11	Yard Drain	11	EA	\$ 1,075.00	\$ 11,825.00	\$11,825.00	\$0.00
D-12	Inlet Protection	6	EA	\$ 74.00	\$ 444.00	\$444.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 134,807.00</b>	<b>\$134,807.00</b>	<b>\$0.00</b>
<b>Stonefort Lane</b>							
D-1	18" RCP	34	LF	\$ 47.50	\$ 1,615.00	\$1,615.00	\$0.00
D-2	24" RCP	180	LF	\$ 70.50	\$ 12,690.00	\$12,690.00	\$0.00
D-3	36" RCP	370	LF	\$ 129.00	\$ 47,730.00	\$47,730.00	\$0.00
D-4	24" Flared End	1	EA	\$ 2,655.00	\$ 2,655.00	\$2,655.00	\$0.00
D-5	36" Flared End	1	EA	\$ 3,635.00	\$ 3,635.00	\$3,635.00	\$0.00
D-6	Valley Gutter Inlet	4	EA	\$ 5,930.00	\$ 23,720.00	\$23,720.00	\$0.00
D-7	Inlet Protection	4	EA	\$ 74.00	\$ 296.00	\$296.00	\$0.00
D-8	Control Structure	1	EA	\$ 5,375.00	\$ 5,375.00	\$5,375.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 97,716.00</b>	<b>\$97,716.00</b>	<b>\$0.00</b>
<b>Mableton Drive</b>							
D-1	15" RCP	20	LF	\$ 41.50	\$ 830.00	\$830.00	\$0.00
D-2	18" RCP	94	LF	\$ 47.50	\$ 4,465.00	\$4,465.00	\$0.00
D-3	24" RCP	179	LF	\$ 70.50	\$ 12,619.50	\$12,619.50	\$0.00
D-4	36" RCP	250	LF	\$ 129.00	\$ 32,250.00	\$32,250.00	\$0.00
D-5	18" Flared End	1	EA	\$ 2,475.00	\$ 2,475.00	\$2,475.00	\$0.00
D-6	24" Flared End	1	EA	\$ 2,655.00	\$ 2,655.00	\$2,655.00	\$0.00
D-7	36" Flared End	1	EA	\$ 3,635.00	\$ 3,635.00	\$3,635.00	\$0.00
D-8	Valley Gutter Inlet	4	EA	\$ 5,930.00	\$ 23,720.00	\$23,720.00	\$0.00
D-9	Type "9" Curb Inlet	2	EA	\$ 5,170.00	\$ 10,340.00	\$10,340.00	\$0.00
D-10	Inlet Protection	6	EA	\$ 74.00	\$ 444.00	\$444.00	\$0.00
D-11	Control Structure	1	EA	\$ 5,035.00	\$ 5,035.00	\$5,035.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 98,468.50</b>	<b>\$98,468.50</b>	<b>\$0.00</b>
<b>West Port Boulevard</b>							
D-1	18" RCP	97	LF	\$ 47.50	\$ 4,607.50	\$4,607.50	\$0.00
D-2	24" RCP	234	LF	\$ 70.50	\$ 16,497.00	\$16,497.00	\$0.00
D-3	30" RCP	60	LF	\$ 107.00	\$ 6,420.00	\$6,420.00	\$0.00
D-4	36" RCP	186	LF	\$ 129.00	\$ 23,994.00	\$23,994.00	\$0.00
D-5	36" Flared End	1	EA	\$ 3,635.00	\$ 3,635.00	\$3,635.00	\$0.00
D-6	Valley Gutter Inlet	2	EA	\$ 5,930.00	\$ 11,860.00	\$11,860.00	\$0.00
D-7	Type "9" Curb Inlet	4	EA	\$ 5,170.00	\$ 20,680.00	\$20,680.00	\$0.00
D-8	Grate Inlet	1	EA	\$ 3,850.00	\$ 3,850.00	\$3,850.00	\$0.00
D-9	Junction Box	1	EA	\$ 5,115.00	\$ 5,115.00	\$5,115.00	\$0.00
D-10	Inlet Protection	7	EA	\$ 74.00	\$ 518.00	\$518.00	\$0.00
<b>SUB-TOTAL =</b>					<b>\$ 97,176.50</b>	<b>\$97,176.50</b>	<b>\$0.00</b>
<b>TOTAL=</b>					<b>\$ 591,726.00</b>	<b>\$591,726.00</b>	<b>\$0.00</b>