

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, herein called "Developer", and Babcock Property Holdings, LLC with an address of 42850 Crescent Loop, Ste. 200, Babcock Ranch, FL 33982, herein called "Owner."

WITNESSETH

WHEREAS, Owner is the fee simple owner 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 Webbs Reserve, 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 six individual EOPC's (entitled EOPC Phases 1A through and including Phase 1F), for development that involves and is located in the subdivision known as "Babcock Hamlet 1 – Webbs Reserve"; and

WHEREAS, the County, Owner and Developer by this reference indicate that this Developer's Agreement shall secure the subdivision development in the six individual EOPC's through six individual bonds for a total bond amount of Twenty Million Four Hundred Eighty-Five Thousand Six Hundred Ninety-Four and 98/100 Dollars \$20,485,694.98, which includes the required, additional ten percent (10%) security; and

WHEREAS, all six individual bonds in the total bond amount of Twenty Million Four Hundred Eighty-Five Thousand Six Hundred Ninety-Four and 98/100 Dollars \$20,485,694.98, shall be funded as of the date of this executed Developer's Agreement and the six 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-23-03-04; 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, dated October 3, 2023 for final construction plan approval (hereinafter, "Plans"), which was granted by the County on November 27, 2023, under DRC-23-00167; 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 Owner, 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 Owner 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 – Webbs Reserve Phase 1A Development," (2) "Babcock Hamlet 1 – Webbs Reserve Phase 1B Development," (3) "Babcock Hamlet 1 – Webbs Reserve Phase 1C Development," (4) "Babcock Hamlet 1 – Webbs Reserve Phase 1D Development," (5) "Babcock Hamlet 1 – Webbs Reserve Phase 1E Development," and (6) "Babcock Hamlet 1 – Webbs Reserve Phase 1F Development," all dated on or about November 13, 2023. (A copy of the six Engineer's Opinions of Probable Cost for Performance Bond 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 six bonds in an amount up to but not exceeding the aggregate amount of Twenty Million, Four Hundred Eighty-Five Thousand, Six Hundred Ninety-Four and 98/100 Dollars \$20,485,694.98, each of which shall correspond to each of the six EOPCs (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 six 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 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 Owner to assume an obligation to perform any act of construction or maintenance under this Agreement and/or the bonds. Owner is 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, Owner and Developer have executed this Development 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
LR23-1104  _____

DEVELOPER

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

[Signature]
1st Witness Signature

Matthew Shorey
1st Witness Printed Name

10481 Six Mile Cypress Pkwy Ft. Myers FL 33993
1st Witness Address

[Signature]
2nd Witness Signature

Zane Zeidan
2nd Witness Printed Name

10481 Six Mile Cypress Parkway, Ft. Myers, FL 33993
2nd Witness Address

By: [Signature]
[Authorized Signature]

[Signature]
Vice President

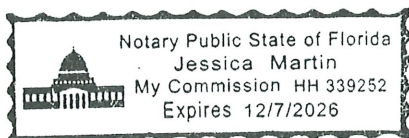
Scott Edwards
[Printed Name]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 11 day of January, 2024, by Scott Edwards, as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal)



[Signature]
Notary Public
Printed Name: Jessica Martin
My Commission Expires: 12/07/2026

CONSENTED to by OWNER this 11th, day of January, 2024.

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

Natasha Cabernite

1st Witness Signature

Natasha Cabernite

1st Witness Printed Name

42850 Crescent Loop, Babcock Ranch, FL 33982

1st Witness Address

Lucienne Pears

2nd Witness Signature

Lucienne Pears

2nd Witness Printed Name

42850 Crescent Loop, Babcock Ranch, FL 33982

2nd Witness Address

By: Erica S Woods
[Authorized Signature]

Vice President
[Title]

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 11th day of January, 2024, by Erica S. Woods, as Vice President, of Babcock Property Holdings, LLC, a Delaware limited liability company, on behalf of the company, ☒ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Seal)

Karen B. Doms

Notary Public

Printed Name: Karen B. Doms

My Commission Expires: June 21, 2027

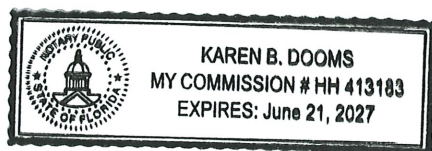


EXHIBIT "A"
(Legal Description of Property)
WEBBS RESERVE

(22-225-BS 4PLT)

(PREPARED BY SURVEYOR)

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 16, 21, 22, 26, 27, & 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 19, SOUTH 00°31'45" WEST, FOR 2,815.14 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°28'15" EAST, FOR 11,976.41 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTHERLY 265.54 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,050.00 FEET THROUGH A CENTRAL ANGLE OF 04°59'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°05'18" WEST FOR 265.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY 458.88 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET THROUGH A CENTRAL ANGLE OF 40°26'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°48'26" WEST FOR 449.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 333.38 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET THROUGH A CENTRAL ANGLE OF 67°01'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 09°31'15" WEST FOR 314.70 FEET; THENCE NORTH 23°59'25" EAST, FOR 371.26 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 50.28 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 52°22'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 50°10'43" EAST FOR 48.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 92.76 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 117.00 FEET THROUGH A CENTRAL ANGLE OF 45°25'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°39'16" EAST FOR 90.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 22.94 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 52°34'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 57°13'43" EAST FOR 22.14 FEET; THENCE NORTH 83°30'55" EAST, FOR 13.09 FEET; THENCE NORTH 06°29'05" WEST, FOR 121.68 FEET TO A POINT ON A CURVE; THENCE EASTERLY 127.20 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 72°52'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 73°35'18" EAST FOR 118.80 FEET; THENCE NORTH 37°08'54" EAST, FOR 38.11 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 113.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 32°29'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 20°54'14" EAST FOR 111.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 37.84 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 93.25 FEET THROUGH A CENTRAL ANGLE OF 23°14'60" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16°17'04" EAST FOR 37.58 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 991.85

FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,249.45 FEET THROUGH A CENTRAL ANGLE OF 17°29'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°09'33" EAST FOR 988.00 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 76.22 FEET ALONG THE

ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 43°40'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°25'44" WEST FOR

74.39 FEET; THENCE NORTH 27°15'52" WEST, FOR 133.90 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 14.39 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF

50.00 FEET THROUGH A CENTRAL ANGLE OF 16°29'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°01'10" WEST FOR 14.34 FEET; THENCE NORTH 10°46'27" WEST, FOR 223.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 72.36 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 103°38'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°35'50" WEST FOR 62.89 FEET; THENCE NORTH 43°14'53" EAST, FOR 523.44 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 189.61 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET THROUGH A CENTRAL ANGLE OF 22°52'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°41'02" EAST FOR 188.36 FEET; THENCE NORTH 66°07'11" EAST, FOR 330.71 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 268.76 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF

345.00 FEET THROUGH A CENTRAL ANGLE OF 44°38'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°26'14" EAST FOR 262.02 FEET; THENCE SOUTH 69°14'44" EAST, FOR 496.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 617.43 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET THROUGH A CENTRAL ANGLE OF 66°07'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 77°41'34" EAST FOR 583.73 FEET; THENCE SOUTH 40°06'12" EAST, FOR 32.83 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF MITIGATION AREA "F-3A", RECORDED IN OFFICIAL RECORDS BOOK 5022, PAGE 873, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID MITIGATION AREA "F-3A" FOR THE FOLLOWING THIRTY-TWO (32) COURSES AND DISTANCES, 1) NORTH 49°53'48" EAST, FOR 59.91 FEET; 2)

THENCE NORTH 89°59'46" EAST, FOR 95.67 FEET; 3) THENCE SOUTH 46°44'28" EAST, FOR 168.54 FEET; 4)

THENCE SOUTH 53°33'42" EAST, FOR 162.50 FEET; 5) THENCE SOUTH 78°37'58" EAST, FOR 182.62 FEET; 6) THENCE NORTH 67°00'22" EAST, FOR 180.43 FEET; 7) THENCE NORTH 51°41'27" EAST, FOR 262.39 FEET;

8) THENCE SOUTH 68°19'58" EAST, FOR 311.20 FEET; 9) THENCE SOUTH 22°47'49" WEST, FOR 2,091.44 FEET; 10) THENCE SOUTH 05°03'05" WEST, FOR 533.35 FEET; 11) THENCE SOUTH 20°54'51" EAST, FOR

336.86 FEET; 12) THENCE SOUTH 80°06'18" EAST, FOR 334.84 FEET; 13) THENCE NORTH 89°59'33" EAST, FOR 307.20 FEET; 14) THENCE NORTH 62°56'46" EAST, FOR 516.42 FEET; 15) THENCE NORTH 52°01'16" EAST, FOR 818.34 FEET; 16) THENCE SOUTH 42°01'35" EAST, FOR 1,162.94 FEET; 17) THENCE SOUTH

39°20'59" EAST, FOR 1,779.16 FEET; 18) THENCE SOUTH 04°14'12" WEST, FOR 1,329.59 FEET; 19) THENCE SOUTH 51°39'36" EAST, FOR 782.53 FEET; 20) THENCE NORTH 89°45'02" EAST, FOR 4,154.48 FEET; 21) THENCE SOUTH 00°00'00" WEST, FOR 94.61 FEET; 22) THENCE SOUTH 88°49'02" WEST, FOR 330.88 FEET; 23) THENCE SOUTH 89°41'21" WEST, FOR 147.92 FEET; 24) THENCE SOUTH 50°27'45" WEST, FOR 114.36 FEET TO A POINT ON A CURVE; 25) THENCE WESTERLY 607.49 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 902.50 FEET THROUGH A CENTRAL ANGLE OF 38°34'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 86°12'19" WEST FOR 596.09 FEET; 26) THENCE NORTH 00°14'58" WEST, FOR 30.54 FEET; 27) THENCE SOUTH 89°45'02" WEST, FOR 3,096.52 FEET; 28) THENCE SOUTH 45°57'46" WEST, FOR 436.43 FEET; 29) THENCE NORTH 82°28'01" WEST, FOR 368.71 FEET; 30) THENCE SOUTH 86°23'18" WEST, FOR 407.46 FEET; 31) THENCE SOUTH 15°37'29" WEST, FOR 37.63 FEET; 32) THENCE NORTH 40°03'29" WEST, FOR 596.12 FEET; THENCE SOUTH 79°53'17" WEST, FOR 138.49 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF MITIGATION AREA "F-4", RECORDED IN OFFICIAL RECORDS BOOK 4959, PAGE 2019, PUBLIC RECORDS OF CHARLOTTE COUNTY,

FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES, 1) SOUTH 40°03'29" EAST, FOR 747.16 FEET; 2) THENCE SOUTH 15°37'29" WEST, FOR 246.70 FEET; 3) THENCE SOUTH 52°16'19" WEST, FOR 517.43 FEET; 4) THENCE NORTH 79°22'27" WEST, FOR 555.64 FEET; 5) THENCE NORTH 48°24'11" WEST, FOR 217.86 FEET; 6) THENCE NORTH 81°15'56" WEST, FOR 238.10 FEET TO A POINT ON A CURVE; 7) THENCE NORTHWESTERLY 164.94 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 738.00 FEET THROUGH A CENTRAL ANGLE OF 12°48'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°29'55" WEST FOR 164.60 FEET; 8) THENCE SOUTH 89°35'31" WEST, FOR 437.83 FEET TO A POINT ON A CURVE; 9) THENCE WESTERLY 461.59 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 559.60 FEET THROUGH A CENTRAL ANGLE OF 47°15'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 79°32'49" WEST FOR 448.61 FEET; 10) THENCE NORTH 40°12'53" WEST, FOR 265.19 FEET; 11) THENCE NORTH 03°56'00" EAST, FOR 568.17 FEET; 12) THENCE NORTH 61°21'54" EAST, FOR 209.39 FEET; 13) THENCE NORTH 89°49'37" EAST, FOR 313.38 FEET; 14) THENCE NORTH 33°56'42" EAST, FOR 167.83 FEET; 15) THENCE NORTH 06°20'53" WEST, FOR 45.40 FEET; 16) THENCE NORTH 06°20'54" WEST, FOR 282.03 FEET; 17) THENCE NORTH 13°41'18" WEST, FOR 344.24 FEET; 18) THENCE NORTH 56°20'41" WEST, FOR 260.98 FEET TO A POINT ON A CURVE; 19) THENCE NORTHWESTERLY 302.83 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 52°53'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°33'16" WEST FOR 292.19 FEET TO A POINT ON A CURVE; 20) THENCE WESTERLY 526.37 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 486.25 FEET THROUGH A CENTRAL

ANGLE OF 62°01'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°09'28" WEST FOR 501.05 FEET;

21) THENCE NORTH 12°37'21" WEST, FOR 88.23 FEET; 22) THENCE SOUTH 81°20'39" WEST, FOR 45.11

FEET; 23) THENCE NORTH 12°37'21" WEST, FOR 56.72 FEET; 24) THENCE NORTH 81°20'38" EAST, FOR

138.88 FEET; 25) THENCE NORTH 23°39'30" EAST, FOR 103.14 FEET; THENCE SOUTH 81°20'38" WEST, FOR

405.66 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF MITIGATION AREA "A-13", RECORDED IN OFFICIAL RECORDS BOOK 4911, PAGE 987, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES, 1) THENCE SOUTH 08°56'37" EAST, FOR 324.47 FEET; 2) THENCE SOUTH 02°25'19" WEST, FOR 251.33 FEET; 3) THENCE SOUTH 49°44'41" WEST, FOR 291.47 FEET; 4) THENCE SOUTH 44°03'22" WEST, FOR 205.06 FEET; 5) THENCE SOUTH 81°51'19" WEST, FOR 24.00 FEET TO A POINT ON A CURVE; 6) THENCE WESTERLY 292.91 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 663.50 FEET THROUGH A CENTRAL ANGLE OF 25°17'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 87°53'11" WEST FOR 290.54 FEET; 7) THENCE NORTH 57°06'30" WEST, FOR 95.18 FEET TO A POINT ON A CURVE; 8) THENCE NORTHWESTERLY 693.80 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,177.25 FEET THROUGH A CENTRAL ANGLE OF 33°45'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°50'17" WEST FOR 683.80 FEET; 9) THENCE NORTH 18°51'26" WEST, FOR 187.13 FEET; 10) THENCE NORTH 10°09'59" WEST, FOR 141.70 FEET; 11)

THENCE NORTH 03°27'26" EAST, FOR 100.12 FEET; 12) THENCE NORTH 15°15'51" EAST, FOR 83.33 FEET; 13) THENCE NORTH 35°51'14" WEST, FOR 121.29 FEET; 14) THENCE NORTH 61°29'34" WEST, FOR 176.24 FEET; 15) THENCE NORTH 67°40'25" WEST, FOR 79.35 FEET; 16) THENCE NORTH 76°30'18" WEST, FOR 134.90 FEET; 17) THENCE SOUTH 49°12'25" WEST, FOR 93.14 FEET TO A POINT ON A CURVE; 18) THENCE WESTERLY 379.99 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 992.75 FEET THROUGH A CENTRAL ANGLE OF 21°55'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 86°49'43" WEST FOR 377.67 FEET TO A POINT ON A CURVE; 19) THENCE NORTHWESTERLY

153.94 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 542.75 FEET THROUGH A CENTRAL ANGLE OF 16°15'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°29'27" WEST FOR 153.42 FEET; 20) THENCE NORTH 40°55'52" WEST, FOR 130.70 FEET; 21)

THENCE NORTH 19°20'55" WEST, FOR 66.34 FEET; 22) THENCE NORTH 25°44'26" WEST, FOR 61.18 FEET TO A POINT ON A CURVE; 23) THENCE NORTHERLY 196.66 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 517.00 FEET THROUGH A CENTRAL ANGLE OF 21°47'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°29'32" WEST FOR 195.48 FEET; 24) THENCE NORTH 22°04'45" WEST, FOR 46.53 FEET; 25) THENCE NORTH 12°04'00" WEST, FOR 62.29 FEET; 26) THENCE NORTH 01°42'16" WEST, FOR 146.79 FEET; THENCE SOUTH 51°01'40" WEST, FOR 35.40 FEET; THENCE NORTH 82°19'45" WEST, FOR 155.79 FEET; THENCE NORTH 72°30'24" WEST, FOR 54.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 646.51 ACRES, MORE OR LESS

EXHIBIT "B"

APPROVED

By Roy Benjamin at 1:05 pm, Nov 28, 2023

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE 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)	29.9	AC	\$ 3,300.00	\$ 98,670.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	22.6	AC	\$ 500.00	\$ 11,300.00
CLEARING AND GRUBBING TOTAL					\$ 109,970.00
I.b. EARTHWORK					
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	264,659	CY	3.05	\$ 807,209.95
1b	Drill and Blast Weathered Limestone	1.92	AC	77,000.00	\$ 147,840.00
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (Weathered Limestone)	32,157	CY	3.05	\$ 98,078.85
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (In-place cubic yards of sandy material or processed rock)	296,616	CY	0.18	\$ 53,426.88
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	135,381	SY	0.42	\$ 56,860.02
EARTHWORK TOTAL					\$ 1,163,415.70
I.c. NPDES					
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	53,203	SY	2.34	\$ 124,495.02
2	Seed and mulch per plan as directed by Owner	122,710	SY	0.21	\$ 25,769.10
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	876	SY	75.00	\$ 65,700.00
4	Temporary Construction Access	2	LS	5,900.00	\$ 11,800.00
5	Silt Fence Installation and removal	9,803	LF	1.95	\$ 19,115.85
6	Inlet Protection	28	EA	150.00	\$ 4,200.00
7	Floating Turbidity Barriers (Quantity Arbitrary)	350	LF	15.00	\$ 5,250.00
8	Best Management Practices	0.35	LS	32,500.00	\$ 11,375.00
NPDES TOTAL					\$ 267,704.97
II. UNDERGROUND					
II.a. DRAINAGE					
1	12" PVC	420	LF	29.00	\$ 12,180.00
2	18" RCP	658	LF	63.25	\$ 41,618.50
3	24" RCP	2,022	LF	94.50	\$ 191,079.00
4	36" RCP	2,220	LF	173.50	\$ 385,170.00
5	42" RCP	2,423	LF	226.50	\$ 548,809.50
6	48" RCP	771	LF	275.00	\$ 212,025.00
7	54" RCP	164	LF	347.00	\$ 56,908.00
8	60" RCP	179	LF	429.00	\$ 76,791.00
9	Type "C" FDOT Inlet	4	EA	4,300.00	\$ 17,200.00
10	VALLEY GUTTER Curb Inlet	24	EA	5,500.00	\$ 132,000.00
11	Medium Control Structure	3	EA	18,750.00	\$ 56,250.00
12	Large Control Structure	3	EA	34,000.00	\$ 102,000.00
13	Bubbler Box	6	EA	7,000.00	\$ 42,000.00
14	Endwall 18" - 30" RCP	13	EA	2,800.00	\$ 36,400.00
15	Endwall 36" and larger RCP	22	EA	4,500.00	\$ 99,000.00
16	Type F Curb Inlet	10	EA	5,300.00	\$ 53,000.00
17	Junction Box	11	EA	7,300.00	\$ 80,300.00
18	YARD DRAIN	3	EA	1,350.00	\$ 4,050.00
DRAINAGE TOTAL					\$ 2,146,781.00

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1A DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
II.b. SANITARY SEWER					
Manholes					
1	Manholes 0' - 6'	2	EA	7,200.00	14,400.00
2	Manholes 6' - 8'	2	EA	8,300.00	16,600.00
3	Manholes 8' - 10'	2	EA	9,500.00	19,000.00
4	Manholes 10' - 12'	4	EA	11,000.00	44,000.00
5	Manholes 12' - 14'	4	EA	12,200.00	48,800.00
6	Manholes 14' - 16'	6	EA	14,200.00	85,200.00
7	Manholes 16' - 18'	4	EA	16,000.00	64,000.00
8	Manholes 18' - 20'	3	EA	18,000.00	54,000.00
PVC (SDR 26) Gravity Sewer					
9	8" PVC (SDR 26) Gravity Sewer 0' - 8'	68	LF	48.00	3,264.00
10	8" PVC (SDR 26) Gravity Sewer 8' - 8'	587	LF	56.00	32,872.00
11	8" PVC (SDR 26) Gravity Sewer 8' - 10'	1,300	LF	65.00	84,500.00
12	8" PVC (SDR 26) Gravity Sewer 10' - 12'	479	LF	75.00	35,925.00
13	8" PVC (SDR 26) Gravity Sewer 12' - 14'	967	LF	94.00	90,898.00
14	8" PVC (SDR 26) Gravity Sewer 14' - 16'	1,177	LF	111.00	130,847.00
15	8" PVC (SDR 26) Gravity Sewer 16' - 18'	643	LF	129.00	82,947.00
16	8" PVC (SDR 26) Gravity Sewer 18' - 20'	238	LF	152.00	36,176.00
Force Main					
17	6" Force Main (with fittings and restraints)	2,292	LF	45.40	104,058.80
18	6" Plug Valve	1	EA	2,700.00	2,700.00
19	8" Force Main (with fittings and restraints)	2,548	LF	53.00	135,044.00
20	8" Plug Valve	3	EA	2,800.00	8,400.00
21	8" DR14 Between MH and LS	60	LF	192.00	11,520.00
21	Sewer Service SF lots	11	EA	1,300.00	14,300.00
22	Double Service SF Lots	24	EA	1,400.00	33,600.00
23	Townhome Sewer Service w 2 C.O.	5	EA	3,000.00	15,000.00
24	Connect to Existing F.M.	1	EA	3,850.00	3,850.00
25	Lift Station	1	LS	465,000.00	465,000.00
26	ARV	4	EA	9,000.00	36,000.00
27	Pressure testing of force main	4,840	EA	0.60	2,904.00
28	Testing of gravity sewer	5,459	LF	4.00	21,836.00
SANITARY SEWER TOTAL					\$ 1,697,439.80
II.c. WATER DISTRIBUTION					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	665	LF	36.00	23,940.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	1,890	LF	48.50	91,665.00
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	2,088	LF	71.00	148,248.00
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	765	LF	97.00	74,205.00
5	6" Gate valve and valve box	1	EA	1,900.00	1,900.00
6	8" Gate valve and valve box	2	EA	2,700.00	5,400.00
7	10" Gate valve and valve box	7	EA	3,900.00	27,300.00
8	Fire Hydrant Assembly	13	EA	7,750.00	100,750.00
9	Single Short Water service SF Lot	4	EA	750.00	3,000.00
10	Single Long Water service SF Lot	5	EA	1,035.00	5,175.00
11	Double Short Water service SF Lot	8	EA	1,200.00	9,600.00
12	Double Long Water service SF Lot	9	EA	1,685.00	15,165.00

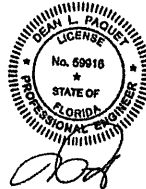
ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1A DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
13	4" Fire Service for Townhome Building including 4" Gate Valve, Backflow assembly and FDC	0	EA	22,500.00	-
14	6" Fire Service	4	EA	22,500.00	90,000.00
15	2" PE serv for coach homes	0	EA	2,875.00	-
16	2" PE serv for MF buildings	0	EA	2,875.00	-
17	2" Fire service w/ 2" GV & capped	0	EA	3,855.00	-
18	3" Single long water serv for MF buildings	0	EA	17,650.00	-
19	Connection to existing water main	1	EA	4,225.00	4,225.00
20	Temp Blow-off assembly and valve	1	EA	2,650.00	2,650.00
21	Pressure testing of main	5,408	LF	0.55	2,974.40
22	Chlorination and bacteriological clearance	5,408	LF	0.55	2,974.40
WATER DISTRIBUTION TOTAL					\$ 609,171.80
II.d IRRIGATION DISTRIBUTION					
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	52.00	-
2	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	1,558	LF	71.00	110,618.00
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	7,860	LF	92.00	732,320.00
4	8" Gate valve and valve box	0	EA	2,700.00	-
5	10" Gate valve and valve box	3	EA	3,900.00	11,700.00
6	12" Gate valve and valve box	11	EA	4,700.00	51,700.00
7	Single Irrigation Service (Short)	24	EA	755.00	18,120.00
8	Single Irrigation Service (Long)	8	EA	1,035.00	8,280.00
9	Double Irrigation Service (Short)	10	EA	1,200.00	12,000.00
10	Double Irrigation Service (Long)	7	EA	1,685.00	11,795.00
11	Blow-off assembly and valve	1	EA	3,000.00	3,000.00
12	Connect to existing Irr. main	1	EA	4,050.00	4,050.00
13	Pressure testing of main	9,518	LF	3.25	30,933.50
IRRIGATION DISTRIBUTION TOTAL					\$ 994,516.50
II. ROAD CONSTRUCTION					
1	Ribbon curb, includes all transitions	1,050	LF	26.50	27,825.00
2	Type "D" curb, includes all transitions	890	LF	20.50	18,245.00
3	Type "VG" curb, includes all transitions	2,046	LF	14.40	29,462.40
4	Type "F" curb, includes all transitions	10,580	LF	16.30	172,454.00
5	3' "VG" curb (@ handicap ramps), includes all transitions	162	LF	52.00	8,424.00
5	Valley Crossing	2	EA	3,900.00	7,800.00
6	12" Minimum Thickness Compacted Subgrade	20,557	SY	2.40	49,336.80
7	6" Minimum Thickness Base	16,769	SY	13.20	221,350.80
8	1-1/4" Type S-I asphaltic concrete surface (First lift)	16,769	SY	9.75	163,497.75
9	3/4" Type S-III asphaltic concrete surface (Second lift)	16,769	SY	7.15	119,898.35
10	Common Area Sidewalk (4" thick)	2,125	SY	45.90	97,537.50
11	Sod along curbs, sidewalks, and inlets (2' wide)	6,847	SY	2.43	16,638.21
12	Curb ramp	24	EA	350.00	8,400.00
13	Temporary Turnarounds	4	EA	10,750.00	43,000.00
14	Temporary pavement markings	0.35	LS	8,050.00	2,817.50
15	Permanent pavement markings	0.35	LS	10,000.00	3,500.00
16	Traffic control signs and street name signs	0.35	LS	15,500.00	5,425.00
ROAD CONSTRUCTION TOTAL					\$ 995,612.31

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1A DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
IV. MISCELLANEOUS					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.35	LS	86,200.00	30,170.00
2	Construction stakeout	0.35	LS	360,600.00	128,210.00
3	Record drawings / As-Built Survey	0.35	LS	120,000.00	42,000.00
MISCELLANEOUS TOTAL					\$ 198,380.00
SUMMARY					
I. CLEARING, GRUBING AND EARTHWORK					
I.a CLEARING AND GRUBBING					\$ 109,970.00
I.b EARTHWORK					\$ 1,163,415.70
I.c NPDES					\$ 267,704.97
II. UNDERGROUND					
II.a DRAINAGE					\$ 2,146,781.00
II.b SANITARY SEWER					\$ 1,697,439.80
II.c WATER DISTRIBUTION					\$ 609,171.80
II.d IRRIGATION DISTRIBUTION					\$ 994,516.50
III. ROAD CONSTRUCTION					\$ 995,612.31
IV. MISCELLANEOUS					\$ 198,380.00
WEBB'S RESERVE PHASE 1A TOTAL					\$ 8,182,992.08
110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND					\$ 9,001,291.29

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 1:05 pm, Nov 28, 2023



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by Dean L
Paquet
Date: 2023.11.13
20:22:59 -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 1:07 pm, Nov 28, 2023

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1B 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)	17.4	AC	\$ 3,300.00	\$	57,420.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	13.2	AC	\$ 500.00	\$	6,600.00
CLEARING AND GRUBBING TOTAL					\$	64,020.00
I.b EARTHWORK						
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	154,152	CY	3.05	\$	470,163.60
1b	Drill and Blast Weathered Limestone	1.12	AC	77,000.00	\$	86,240.00
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (Weathered Limestone)	18,730	CY	3.05	\$	57,126.50
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	172,882	CY	0.18	\$	31,118.76
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	78,854	SY	0.42	\$	33,118.68
EARTHWORK TOTAL					\$	677,767.54
I.c NPDES						
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	30,989	SY	2.34	\$	72,514.26
2	Seed and mulch per plan as directed by Owner	71,473	SY	0.21	\$	15,009.33
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	510	SY	75.00	\$	38,250.00
4	Temporary Construction Access	2	LS	5,900.00	\$	11,800.00
5	Silt Fence installation and removal	5,710	LF	1.95	\$	11,134.50
6	Inlet Protection	10	EA	150.00	\$	1,500.00
7	Floating Turbidity Barriers (Quantity Arbitrary)	204	LF	15.00	\$	3,060.00
8	Best Management Practices	0.20	LS	32,500.00	\$	6,500.00
NPDES TOTAL					\$	159,768.09
II. UNDERGROUND						
II.a DRAINAGE						
1	12" PVC	244	LF	29.00		7,076.00
2	18" RCP	383	LF	63.25		24,224.75
3	24" RCP	1,177	LF	94.50		111,226.50
4	36" RCP	1,293	LF	173.50		224,335.50
5	42" RCP	1,412	LF	228.50		319,818.00
6	48" RCP	0	LF	275.00		-
7	54" RCP	0	LF	347.00		-
8	60" RCP	0	LF	429.00		-
9	Type "C" FDOT Inlet	2	EA	4,300.00		8,600.00
10	VALLEY GUTTER Curb Inlet	8	EA	5,500.00		44,000.00
11	Medium Control Structure	0	EA	18,750.00		-
12	Large Control Structure	0	EA	34,000.00		-
13	Bubbler Box	3	EA	7,000.00		21,000.00
14	Endwall 18" - 30" RCP	8	EA	2,800.00		22,400.00
15	Endwall 36" and larger RCP	13	EA	4,500.00		58,500.00
16	Type F Curb Inlet	6	EA	5,300.00		31,800.00
17	Junction Box	7	EA	7,300.00		51,100.00
18	YARD DRAIN	2	EA	1,350.00		2,700.00
DRAINAGE TOTAL					\$	926,780.75

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1B DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
II.b. SANITARY SEWER					
Manholes					
1	Manholes 0' - 6'	8	EA	7,200.00	57,600.00
2	Manholes 6' - 8'	5	EA	8,300.00	41,500.00
3	Manholes 8' - 10'	1	EA	9,500.00	9,500.00
4	Manholes 10' - 12'	1	EA	11,000.00	11,000.00
5	Manholes 12' - 14'	0	EA	12,200.00	-
6	Manholes 14' - 16'	0	EA	14,200.00	-
7	Manholes 16' - 18'	0	EA	16,000.00	-
8	Manholes 18' - 20'	0	EA	18,000.00	-
PVC (SDR 26) Gravity Sewer					
9	8" PVC (SDR 26) Gravity Sewer 0' - 6'	1,236	LF	48.00	59,328.00
10	8" PVC (SDR 26) Gravity Sewer 6' - 8'	795	LF	56.00	44,520.00
11	8" PVC (SDR 26) Gravity Sewer 8' - 10'	312	LF	65.00	20,280.00
12	8" PVC (SDR 26) Gravity Sewer 10' - 12'	182	LF	75.00	13,650.00
13	8" PVC (SDR 26) Gravity Sewer 12' - 14'	0	LF	94.00	-
14	8" PVC (SDR 26) Gravity Sewer 14' - 16'	0	LF	111.00	-
15	8" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	129.00	-
16	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	152.00	-
Force Main					
17	6" Force Main (with fittings and restraints)	0	LF	45.40	-
18	6" Plug Valve	0	EA	2,700.00	-
19	8" Force Main (with fittings and restraints)	0	LF	53.00	-
20	8" Plug Valve	0	EA	2,800.00	-
21	8" DR14 Between MH and LS	0	LF	192.00	-
21	Sewer Service SF lots	17	EA	1,300.00	22,100.00
22	Double Service SF Lots	22	EA	1,400.00	30,800.00
23	Townhome Sewer Service w 2 C.O.	0	EA	3,000.00	-
24	Connect to Existing F.M.	0	EA	3,850.00	-
25	Lift Station	0	LS	465,000.00	-
26	ARV	0	EA	9,000.00	-
27	Pressure testing of force main	0	EA	0.60	-
28	Testing of gravity sewer	2,525	LF	4.00	10,100.00
SANITARY SEWER TOTAL					\$ 320,378.00
II.c. WATER DISTRIBUTION					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	418	LF	36.00	15,048.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	2,676	LF	48.50	129,786.00
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	627	LF	71.00	44,517.00
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	97.00	-
5	6" Gate valve and valve box	1	EA	1,900.00	1,900.00
6	8" Gate valve and valve box	6	EA	2,700.00	16,200.00
7	10" Gate valve and valve box	2	EA	3,900.00	7,800.00
8	Fire Hydrant Assembly	6	EA	7,750.00	46,500.00
9	Single Short Water service SF Lot	1	EA	750.00	750.00
10	Single Long Water service SF Lot	5	EA	1,035.00	5,175.00
11	Double Short Water service SF Lot	12	EA	1,200.00	14,400.00
12	Double Long Water service SF Lot	18	EA	1,685.00	30,330.00

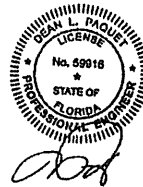
ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1B DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
13	4" Fire Service for Townhome Building including 4" Gate Valve, Backflow assembly and FDC	0	EA	22,500.00	-
14	6" Fire Service	0	EA	22,500.00	-
15	2" PE serv for coach homes	0	EA	2,875.00	-
16	2" PE serv for MF buildings	0	EA	2,875.00	-
17	2" Fire service w/ 2" GV & capped	0	EA	3,855.00	-
18	3" Single long water serv for MF buildings	0	EA	17,650.00	-
19	Connection to existing water main	1	EA	4,225.00	4,225.00
20	Temp Blow-off assembly and valve	1	EA	2,650.00	2,650.00
21	Pressure testing of main	3,721	LF	0.55	2,046.55
22	Chlorination and bacteriological clearance	3,721	LF	0.55	2,046.55
WATER DISTRIBUTION TOTAL					\$ 323,374.10
II.d. IRRIGATION DISTRIBUTION					
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	1,913	LF	52.00	99,476.00
2	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	71.00	-
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	696	LF	92.00	64,032.00
4	8" Gate valve and valve box	3	EA	2,700.00	8,100.00
5	10" Gate valve and valve box	0	EA	3,900.00	-
6	12" Gate valve and valve box	7	EA	4,700.00	32,900.00
7	Single Irrigation Service (Short)	1	EA	755.00	755.00
8	Single Irrigation Service (Long)	1	EA	1,035.00	1,035.00
9	Double Irrigation Service (Short)	19	EA	1,200.00	22,800.00
10	Double Irrigation Service (Long)	11	EA	1,685.00	18,535.00
11	Blow-off assembly and valve	1	EA	3,000.00	3,000.00
12	Connect to existing irr. main	1	EA	4,050.00	4,050.00
13	Pressure testing of main	2,609	LF	3.25	8,479.25
IRRIGATION DISTRIBUTION TOTAL					\$ 263,162.25
III. ROAD CONSTRUCTION					
1	Ribbon curb, includes all transitions	0	LF	26.50	-
2	Type "D" curb, includes all transitions	0	LF	20.50	-
3	Type "VG" curb, includes all transitions	4,744	LF	14.40	68,313.60
4	Type "F" curb, includes all transitions	0	LF	16.30	-
5	3' "VG" curb (@ handicap ramps), includes all transitions	94	LF	52.00	4,888.00
5	Valley Crossing	1	EA	3,900.00	3,900.00
6	12" Minimum Thickness Compacted Subgrade	11,974	SY	2.40	28,737.60
7	6" Minimum Thickness Base	9,767	SY	13.20	128,924.40
8	1-1/4" Type S-I asphaltic concrete surface (First lift)	9,767	SY	9.75	95,228.25
9	3/4" Type S-II asphaltic concrete surface (Second lift)	9,676	SY	7.15	69,183.40
10	Common Area Sidewalk (4" thick)	1,237	SY	45.90	56,778.30
11	Sod along curbs, sidewalks, and inlets (2' wide)	3,988	SY	2.43	9,690.84
12	Curb ramp	8	EA	350.00	2,800.00
13	Temporary Turnarounds	1	EA	10,750.00	10,750.00
14	Temporary pavement markings	0.20	LS	8,050.00	1,610.00
15	Permanent pavement markings	0.20	LS	10,000.00	2,000.00
16	Traffic control signs and street name signs	0.20	LS	15,500.00	3,100.00
ROAD CONSTRUCTION TOTAL					\$ 485,904.39

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1B DEVELOPMENT								
ITEM		DESCRIPTION		ESTIMATED QUANTITY		UNIT PRICE	AMOUNT	
IV. MISCELLANEOUS								
1		Geotechnical testing (includes all density /compaction, underdrain analysis and report)			0.20	LS	86,200.00	17,240.00
2		Construction stakeout			0.20	LS	360,600.00	72,120.00
3		Record drawings / As-Built Survey			0.20	LS	120,000.00	24,000.00
MISCELLANEOUS TOTAL								\$ 113,360.00
SUMMARY								
I. CLEARING, GRUBING AND EARTHWORK								
I.a CLEARING AND GRUBBING							\$	64,020.00
I.b EARTHWORK							\$	677,767.64
I.c NPDES							\$	159,768.09
II. UNDERGROUND								
II.a DRAINAGE							\$	926,780.75
II.b SANITARY SEWER							\$	320,378.00
II.c WATER DISTRIBUTION							\$	323,374.10
II.d IRRIGATION DISTRIBUTION							\$	263,162.25
III. ROAD CONSTRUCTION							\$	485,804.39
IV. MISCELLANEOUS							\$	113,360.00
WEBB'S RESERVE PHASE 1B TOTAL								\$ 3,334,615.12
110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND								\$ 3,667,866.63

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 1:07 pm, Nov 28, 2023



Digitally signed by
Dean L Paquet
Date: 2023.11.13
20:23:25 -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 1:08 pm, Nov-28, 2023

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1C 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)	6.2	AC	\$ 3,300.00	\$	20,460.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	4.7	AC	\$ 500.00	\$	2,350.00
CLEARING AND GRUBBING TOTAL					\$	22,810.00
I.b EARTHWORK						
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	54,702	CY	3.05	\$	166,841.10
1b	Drill and Blast Weathered Limestone	0.40	AC	77,000.00	\$	30,800.00
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (Weathered Limestone)	6,647	CY	3.05	\$	20,273.35
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy marerial or processed rock)	61,349	CY	0.18	\$	11,042.82
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	27,982	SY	0.42	\$	11,752.44
EARTHWORK TOTAL					\$	240,709.71
I.c NPDES						
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	10,996	SY	2.34	\$	25,730.64
2	Seed and mulch per plan as directed by Owner	25,362	SY	0.21	\$	5,326.02
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	181	SY	75.00	\$	13,575.00
4	Temporary Construction Access	1	LS	5,900.00	\$	5,900.00
5	Silt Fence Installation and removal	2,026	LF	1.95	\$	3,950.70
6	Inlet Protection	7	EA	150.00	\$	1,050.00
7	Floating Turbidity Barriers (Quantity Arbitrary)	72	LF	15.00	\$	1,080.00
8	Best Management Practices	0.07	LS	32,500.00	\$	2,275.00
NPDES TOTAL					\$	58,887.36
II. UNDERGROUND						
II.a DRAINAGE						
1	12" PVC	87	LF	29.00		2,523.00
2	18" RCP	136	LF	63.25		8,602.00
3	24" RCP	418	LF	94.50		39,501.00
4	36" RCP	458	LF	173.50		79,463.00
5	42" RCP	500	LF	226.50		113,250.00
6	48" RCP	0	LF	275.00		-
7	54" RCP	0	LF	347.00		-
8	60" RCP	0	LF	429.00		-
9	Type "C" FDOT Inlet	1	EA	4,300.00		4,300.00
10	VALLEY GUTTER Curb Inlet	6	EA	5,500.00		33,000.00
11	Medium Control Structure	0	EA	18,750.00		-
12	Large Control Structure	0	EA	34,000.00		-
13	Bubbler Box	1	EA	7,000.00		7,000.00
14	Endwall 18" - 30" RCP	3	EA	2,800.00		8,400.00
15	Endwall 36" and larger RCP	5	EA	4,500.00		22,500.00
16	Type F Curb Inlet	2	EA	5,300.00		10,600.00
17	Junction Box	2	EA	7,300.00		14,600.00
18	YARD DRAIN	1	EA	1,350.00		1,350.00
DRAINAGE TOTAL					\$	345,089.00

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1C DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	
II.b SANITARY SEWER					
Manholes					
1	Manholes 0' - 6'	0	EA	7,200.00	-
2	Manholes 6' - 8'	1	EA	8,300.00	8,300.00
3	Manholes 8' - 10'	0	EA	9,500.00	-
4	Manholes 10' - 12'	2	EA	11,000.00	22,000.00
5	Manholes 12' - 14'	1	EA	12,200.00	12,200.00
6	Manholes 14' - 16'	1	EA	14,200.00	14,200.00
7	Manholes 16' - 18'	0	EA	16,000.00	-
8	Manholes 18' - 20'	0	EA	18,000.00	-
PVC (SDR 26) Gravity Sewer					
9	8" PVC (SDR 26) Gravity Sewer 0' - 6'	0	LF	48.00	-
10	8" PVC (SDR 26) Gravity Sewer 6' - 8'	128	LF	56.00	7,168.00
11	8" PVC (SDR 26) Gravity Sewer 8' - 10'	0	LF	65.00	-
12	8" PVC (SDR 26) Gravity Sewer 10' - 12'	583	LF	75.00	43,725.00
13	8" PVC (SDR 26) Gravity Sewer 12' - 14'	129	LF	94.00	12,126.00
14	8" PVC (SDR 26) Gravity Sewer 14' - 16'	281	LF	111.00	31,191.00
15	8" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	129.00	-
16	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	152.00	-
Force Main					
17	6" Force Main (with fittings and restraints)	0	LF	45.40	-
18	6" Plug Valve	0	EA	2,700.00	-
19	8" Force Main (with fittings and restraints)	0	LF	53.00	-
20	8" Plug Valve	0	EA	2,800.00	-
21	8" DR14 Between MH and LS	0	LF	192.00	-
21	Sewer Service SF lots	10	EA	1,300.00	13,000.00
22	Double Service SF Lots	0	EA	1,400.00	-
23	Townhome Sewer Service w 2 C.O.	0	EA	3,000.00	-
24	Connect to Existing F.M.	0	EA	3,850.00	-
25	Lift Station	0	LS	465,000.00	-
26	ARV	0	EA	9,000.00	-
27	Pressure testing of force main	0	EA	0.60	-
28	Testing of gravity sewer	1,121	LF	4.00	4,484.00
SANITARY SEWER TOTAL					\$ 168,394.00
II.c WATER DISTRIBUTION					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	133	LF	36.00	4,788.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	1,432	LF	48.50	69,452.00
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	71.00	-
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	97.00	-
5	6" Gate valve and valve box	0	EA	1,900.00	-
6	8" Gate valve and valve box	2	EA	2,700.00	5,400.00
7	10" Gate valve and valve box	0	EA	3,900.00	-
8	Fire Hydrant Assembly	3	EA	7,750.00	23,250.00
9	Single Short Water service SF Lot	0	EA	750.00	-
10	Single Long Water service SF Lot	0	EA	1,035.00	-
11	Double Short Water service SF Lot	0	EA	1,200.00	-
12	Double Long Water service SF Lot	0	EA	1,685.00	-

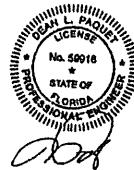
ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1C DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
13	4" Fire Service for Townhome Building including 4" Gate Valve, Backflow assembly and FDC	0	EA	22,500.00	-
14	6" Fire Service	0	EA	22,500.00	-
15	2" PE serv for coach homes	10	EA	2,875.00	28,750.00
16	2" PE serv for MF buildings	0	EA	2,875.00	-
17	2" Fire service w/ 2" GV & capped	10	EA	3,855.00	38,550.00
18	3" Single long water serv for MF buildings	0	EA	17,650.00	-
19	Connection to existing water main	0	EA	4,225.00	-
20	Temp Blow-off assembly and valve	1	EA	2,650.00	2,650.00
21	Pressure testing of main	1,565	LF	0.55	860.75
22	Chlorination and bacteriological clearance	1,565	LF	0.55	860.75
WATER DISTRIBUTION TOTAL					\$ 174,561.50
II.d IRRIGATION DISTRIBUTION					
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	1,416	LF	52.00	73,632.00
2	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	71.00	-
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	92.00	-
4	8" Gate valve and valve box	2	EA	2,700.00	5,400.00
5	10" Gate valve and valve box	0	EA	3,900.00	-
6	12" Gate valve and valve box	0	EA	4,700.00	-
7	Single Irrigation Service (Short)	10	EA	755.00	7,550.00
8	Single Irrigation Service (Long)	0	EA	1,035.00	-
9	Double Irrigation Service (Short)	0	EA	1,200.00	-
10	Double Irrigation Service (Long)	0	EA	1,685.00	-
11	Blow-off assembly and valve	1	EA	3,000.00	3,000.00
12	Connect to existing irr. main	0	EA	4,050.00	-
13	Pressure testing of main	1,416	LF	3.25	4,602.00
IRRIGATION DISTRIBUTION TOTAL					\$ 94,184.00
III. ROAD CONSTRUCTION					
1	Ribbon curb, includes all transitions	0	LF	26.50	-
2	Type "D" curb, includes all transitions	0	LF	20.50	-
3	Type "VG" curb, includes all transitions	2,728	LF	14.40	39,283.20
4	Type "F" curb, includes all transitions	0	LF	16.30	-
5	3' "VG" curb (@ handicap ramps), includes all transitions	33	LF	52.00	1,716.00
5	Valley Crossing	0	EA	3,900.00	-
6	12" Minimum Thickness Compacted Subgrade	4,248	SY	2.40	10,195.20
7	6" Minimum Thickness Base	3,466	SY	13.20	45,751.20
8	1-1/4" Type S-I asphaltic concrete surface (First lift)	3,466	SY	9.75	33,793.50
9	3/4" Type S-II asphaltic concrete surface (Second lift)	3,466	SY	7.15	24,781.90
10	Common Area Sidewalk (4" thick)	439	SY	45.80	20,150.10
11	Sod along curbs, sidewalks, and inlets (2' wide)	1,415	SY	2.43	3,438.45
12	Curb ramp	4	EA	350.00	1,400.00
13	Temporary Turnarounds	0	EA	10,750.00	-
14	Temporary pavement markings	0.07	LS	8,050.00	563.50
15	Permanent pavement markings	0.07	LS	10,000.00	700.00
16	Traffic control signs and street name signs	0.07	LS	15,500.00	1,085.00
ROAD CONSTRUCTION TOTAL					\$ 182,858.05

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBB'S RESERVE PHASE 1C DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
IV. MISCELLANEOUS					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.07	LS	86,200.00	6,034.00
2	Construction stakeout	0.07	LS	360,600.00	25,242.00
3	Record drawings / As-Built Survey	0.07	LS	120,000.00	8,400.00
MISCELLANEOUS TOTAL					\$ 39,676.00
SUMMARY					
I. CLEARING, GRUBING AND EARTHWORK					
I.a CLEARING AND GRUBBING					\$ 22,810.00
I.b EARTHWORK					\$ 240,709.71
I.c NPDES					\$ 58,887.36
II. UNDERGROUND					
II.a DRAINAGE					\$ 345,089.00
II.b SANITARY SEWER					\$ 168,394.00
II.c WATER DISTRIBUTION					\$ 174,561.50
II.d IRRIGATION DISTRIBUTION					\$ 94,184.00
III. ROAD CONSTRUCTION					\$ 182,858.05
IV. MISCELLANEOUS					\$ 39,676.00
WEBB'S RESERVE PHASE 1C TOTAL					\$ 1,327,169.62
110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND					\$ 1,459,886.58

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APPROVED

By Roy Benjamin at 1:08 pm, Nov 28, 2023



Digitally signed
by Dean L Paquet
Date: 2023.11.13
20:23:53 -05'00'

DEAN L. PAQUET, P.E.
FLA. REGISTERED ENGINEER #59918
KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
SARASOTA, FL 34236
REGISTRY NO. 35106

APPROVED

By Roy Benjamin at 1:09 pm, Nov 28, 2023

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE 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)	14.0	AC	\$ 3,300.00	\$	46,200.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	10.6	AC	\$ 500.00	\$	5,300.00
CLEARING AND GRUBBING TOTAL					\$	51,500.00
I.b. EARTHWORK						
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	124,395	CY	3.05	\$	379,404.75
1b	Drill and Blast Weathered Limestone	0.91	AC	77,000.00	\$	70,070.00
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (Weathered Limestone)	15,115	CY	3.05	\$	46,100.75
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	139,510	CY	0.18	\$	25,111.80
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	63,632	SY	0.42	\$	26,725.44
EARTHWORK TOTAL					\$	547,412.74
I.c. NPDES						
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	25,006	SY	2.34	\$	58,514.04
2	Seed and mulch per plan as directed by Owner	57,676	SY	0.21	\$	12,111.96
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	412	SY	75.00	\$	30,900.00
4	Temporary Construction Access	1	LS	5,900.00	\$	5,900.00
5	Silt Fence installation and removal	4,608	LF	1.95	\$	8,985.60
6	Inlet Protection	8	EA	150.00	\$	1,200.00
7	Floating Turbidity Barriers (Quantity Arbitrary)	165	LF	15.00	\$	2,475.00
8	Best Management Practices	0.16	LS	32,500.00	\$	5,200.00
NPDES TOTAL					\$	125,286.60
II. UNDERGROUND						
II.a. DRAINAGE						
1	12" PVC	197	LF	29.00		5,713.00
2	18" RCP	309	LF	63.25		19,544.25
3	24" RCP	950	LF	94.50		89,775.00
4	36" RCP	1,043	LF	173.50		180,960.50
5	42" RCP	1,139	LF	226.50		257,983.50
6	48" RCP	0	LF	275.00		-
7	54" RCP	0	LF	347.00		-
8	60" RCP	0	LF	429.00		-
9	Type "C" FDOT Inlet	2	EA	4,300.00		8,600.00
10	VALLEY GUTTER Curb Inlet	6	EA	5,500.00		33,000.00
11	Medium Control Structure	0	EA	18,750.00		-
12	Large Control Structure	0	EA	34,000.00		-
13	Bubbler Box	3	EA	7,000.00		21,000.00
14	Endwall 18" - 30" RCP	6	EA	2,800.00		16,800.00
15	Endwall 36" and larger RCP	11	EA	4,500.00		49,500.00
16	Type F Curb Inlet	5	EA	5,300.00		26,500.00
17	Junction Box	5	EA	7,300.00		36,500.00
18	YARD DRAIN	1	EA	1,350.00		1,350.00
DRAINAGE TOTAL					\$	747,226.25

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1D DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
II.b. SANITARY SEWER					
Manholes					
1	Manholes 0' - 6'	2	EA	7,200.00	14,400.00
2	Manholes 6' - 8'	4	EA	8,300.00	33,200.00
3	Manholes 8' - 10'	1	EA	9,500.00	9,500.00
4	Manholes 10' - 12'	0	EA	11,000.00	-
5	Manholes 12' - 14'	0	EA	12,200.00	-
6	Manholes 14' - 16'	0	EA	14,200.00	-
7	Manholes 16' - 18'	0	EA	16,000.00	-
8	Manholes 18' - 20'	0	EA	18,000.00	-
PVC (SDR 26) Gravity Sewer					
9	8" PVC (SDR 26) Gravity Sewer 0' - 6'	269	LF	48.00	12,912.00
10	8" PVC (SDR 26) Gravity Sewer 6' - 8'	1,136	LF	56.00	63,616.00
11	8" PVC (SDR 26) Gravity Sewer 8' - 10'	358	LF	65.00	23,270.00
12	8" PVC (SDR 26) Gravity Sewer 10' - 12'	0	LF	75.00	-
13	8" PVC (SDR 26) Gravity Sewer 12' - 14'	0	LF	94.00	-
14	8" PVC (SDR 26) Gravity Sewer 14' - 16'	0	LF	111.00	-
15	8" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	129.00	-
16	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	152.00	-
Force Main					
17	6" Force Main (with fittings and restraints)	0	LF	45.40	-
18	6" Plug Valve	0	EA	2,700.00	-
19	8" Force Main (with fittings and restraints)	0	LF	53.00	-
20	8" Plug Valve	0	EA	2,800.00	-
21	8" DR14 Between MH and LS	0	LF	192.00	-
21	Sewer Service SF lots	10	EA	1,300.00	13,000.00
22	Double Service SF Lots	15	EA	1,400.00	21,000.00
23	Townhome Sewer Service w 2 C.O.	0	EA	3,000.00	-
24	Connect to Existing F.M.	0	EA	3,850.00	-
25	Lift Station	0	LS	465,000.00	-
26	ARV	0	EA	9,000.00	-
27	Pressure testing of force main	0	EA	0.60	-
28	Testing of gravity sewer	1,763	LF	4.00	7,052.00
SANITARY SEWER TOTAL					\$ 197,950.00
II.c. WATER DISTRIBUTION					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	1,580	LF	36.00	56,880.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	48.50	-
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	71.00	-
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	97.00	-
5	6" Gate valve and valve box	4	EA	1,900.00	7,600.00
6	8" Gate valve and valve box	0	EA	2,700.00	-
7	10" Gate valve and valve box	0	EA	3,900.00	-
8	Fire Hydrant Assembly	3	EA	7,750.00	23,250.00
9	Single Short Water service SF Lot	2	EA	750.00	1,500.00
10	Single Long Water service SF Lot	4	EA	1,035.00	4,140.00
11	Double Short Water service SF Lot	8	EA	1,200.00	9,600.00
12	Double Long Water service SF Lot	11	EA	1,685.00	18,535.00

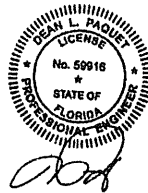
ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1D DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
13	4" Fire Service for Townhome Building Including 4" Gate Valve, Backflow assembly and FDC	0	EA	22,500.00	-
14	6" Fire Service	0	EA	22,500.00	-
15	2" PE serv for coach homes	0	EA	2,875.00	-
16	2" PE serv for MF buildings	0	EA	2,875.00	-
17	2" Fire service w/ 2" GV & capped	0	EA	3,855.00	-
18	3" Single long water serv for MF buildings	0	EA	17,650.00	-
19	Connection to existing water main	0	EA	4,225.00	-
20	Temp Blow-off assembly and valve	1	EA	2,650.00	2,650.00
21	Pressure testing of main	1,580	LF	0.55	869.00
22	Chlorination and bacteriological clearance	1,580	LF	0.55	869.00
WATER DISTRIBUTION TOTAL					\$ 125,893.00
II.d IRRIGATION DISTRIBUTION					
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	1,828	LF	52.00	95,056.00
2	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	71.00	-
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	92.00	-
4	8" Gate valve and valve box	3	EA	2,700.00	8,100.00
5	10" Gate valve and valve box	0	EA	3,900.00	-
6	12" Gate valve and valve box	0	EA	4,700.00	-
7	Single Irrigation Service (Short)	2	EA	755.00	1,510.00
8	Single Irrigation Service (Long)	2	EA	1,035.00	2,070.00
9	Double Irrigation Service (Short)	11	EA	1,200.00	13,200.00
10	Double Irrigation Service (Long)	7	EA	1,685.00	11,795.00
11	Blow-off assembly and valve	0	EA	3,000.00	-
12	Connect to existing irr. main	0	EA	4,050.00	-
13	Pressure testing of main	1,828	LF	3.25	5,941.00
IRRIGATION DISTRIBUTION TOTAL					\$ 137,672.00
III. ROAD CONSTRUCTION					
1	Ribbon curb, includes all transitions	0	LF	26.50	-
2	Type "D" curb, includes all transitions	0	LF	20.50	-
3	Type "VG" curb, includes all transitions	3,262	LF	14.40	46,972.80
4	Type "F" curb, includes all transitions	0	LF	16.30	-
5	3" "VG" curb (@ handicap ramps), includes all transitions	76	LF	52.00	3,952.00
5	Valley Crossing	0	EA	3,900.00	-
6	12" Minimum Thickness Compacted Subgrade	9,662	SY	2.40	23,188.80
7	6" Minimum Thickness Base	7,882	SY	13.20	104,042.40
8	1-1/4" Type S-I asphaltic concrete surface (First lift)	7,882	SY	9.75	76,849.50
9	3/4" Type S-II asphaltic concrete surface (Second lift)	7,882	SY	7.15	56,356.30
10	Common Area Sidewalk (4" thick)	999	SY	45.90	45,854.10
11	Sod along curbs, sidewalks, and inlets (2' wide)	3,218	SY	2.43	7,819.74
12	Curb ramp	2	EA	350.00	700.00
13	Temporary Turnarounds	0	EA	10,750.00	-
14	Temporary pavement markings	0.16	LS	8,050.00	1,288.00
15	Permanent pavement markings	0.16	LS	10,000.00	1,600.00
16	Traffic control signs and street name signs	0.16	LS	15,500.00	2,480.00
ROAD CONSTRUCTION TOTAL					\$ 371,103.64

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1D DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
IV. MISCELLANEOUS					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.16	LS	86,200.00	13,792.00
2	Construction stakeout	0.16	LS	360,600.00	57,696.00
3	Record drawings / As-Built Survey	0.16	LS	120,000.00	19,200.00
MISCELLANEOUS TOTAL					\$ 90,688.00
SUMMARY					
I. CLEARING, GRUBING AND EARTHWORK					
I.a CLEARING AND GRUBBING					\$ 51,500.00
I.b EARTHWORK					\$ 547,412.74
I.c NPDES					\$ 125,286.60
II. UNDERGROUND					
II.a. DRAINAGE					\$ 747,226.25
II.b. SANITARY SEWER					\$ 197,950.00
II.c. WATER DISTRIBUTION					\$ 125,893.00
II.d. IRRIGATION DISTRIBUTION					\$ 137,872.00
III. ROAD CONSTRUCTION					\$ 371,103.64
IV. MISCELLANEOUS					\$ 90,688.00
WEBB'S RESERVE PHASE 1D TOTAL					\$ 2,394,732.23
110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND					\$ 2,634,205.45

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 1:09 pm, Nov 28, 2023



Digitally signed
by Dean L Paquet
Date: 2023.11.13
20:24:29 -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. 35108

APPROVED

By Roy Benjamin at 1:10 pm, Nov 28, 2023

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1E 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)	8.4	AC	\$ 3,300.00	\$ 27,720.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	6.3	AC	\$ 500.00	\$ 3,150.00
CLEARING AND GRUBBING TOTAL					\$ 30,870.00
I.b EARTHWORK					
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	74,211	CY	3.05	\$ 226,343.55
1b	Drill and Blast Weathered Limestone	0.54	AC	77,000.00	\$ 41,580.00
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (Weathered Limestone)	9,017	CY	3.05	\$ 27,501.85
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	83,228	CY	0.18	\$ 14,981.04
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	37,881	SY	0.42	\$ 15,943.62
EARTHWORK TOTAL					\$ 326,350.06
I.c NPDES					
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	14,918	SY	2.34	\$ 34,908.12
2	Seed and mulch per plan as directed by Owner	34,408	SY	0.21	\$ 7,225.68
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	246	SY	75.00	\$ 18,450.00
4	Temporary Construction Access	1	LS	5,900.00	\$ 5,900.00
5	Silt Fence Installation and removal	2,749	LF	1.95	\$ 5,360.55
6	Inlet Protection	5	EA	150.00	\$ 750.00
7	Floating Turbidity Barriers (Quantity Arbitrary)	98	LF	15.00	\$ 1,470.00
8	Best Management Practices	0.10	LS	32,500.00	\$ 3,250.00
NPDES TOTAL					\$ 77,314.35
II. UNDERGROUND					
II.a DRAINAGE					
1	12" PVC	118	LF	29.00	\$ 3,422.00
2	18" RCP	184	LF	63.25	\$ 11,638.00
3	24" RCP	587	LF	94.50	\$ 53,581.50
4	36" RCP	623	LF	173.50	\$ 108,080.50
5	42" RCP	880	LF	226.50	\$ 154,020.00
6	48" RCP	0	LF	275.00	\$ -
7	54" RCP	0	LF	347.00	\$ -
8	60" RCP	0	LF	429.00	\$ -
9	Type "C" FDOT Inlet	1	EA	4,300.00	\$ 4,300.00
10	VALLEY GUTTER Curb Inlet	4	EA	5,500.00	\$ 22,000.00
11	Medium Control Structure	0	EA	18,750.00	\$ -
12	Large Control Structure	0	EA	34,000.00	\$ -
13	Bubbler Box	2	EA	7,000.00	\$ 14,000.00
14	Endwall 18" - 30" RCP	4	EA	2,800.00	\$ 11,200.00
15	Endwall 36" and larger RCP	6	EA	4,500.00	\$ 27,000.00
16	Type F Curb Inlet	3	EA	5,300.00	\$ 15,900.00
17	Junction Box	3	EA	7,300.00	\$ 21,900.00
18	YARD DRAIN	1	EA	1,350.00	\$ 1,350.00
DRAINAGE TOTAL					\$ 448,402.00

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1E DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
II.b SANITARY SEWER					
Manholes					
1	Manholes 0' - 6'	0	EA	7,200.00	-
2	Manholes 6' - 8'	0	EA	8,300.00	-
3	Manholes 8' - 10'	0	EA	9,500.00	-
4	Manholes 10' - 12'	1	EA	11,000.00	11,000.00
5	Manholes 12' - 14'	4	EA	12,200.00	48,800.00
6	Manholes 14' - 16'	1	EA	14,200.00	14,200.00
7	Manholes 16' - 18'	0	EA	16,000.00	-
8	Manholes 18' - 20'	0	EA	18,000.00	-
PVC (SDR 26) Gravity Sewer					
9	8" PVC (SDR 26) Gravity Sewer 0' - 6'	0	LF	48.00	-
10	8" PVC (SDR 26) Gravity Sewer 6' - 8'	0	LF	56.00	-
11	8" PVC (SDR 26) Gravity Sewer 8' - 10'	0	LF	65.00	-
12	8" PVC (SDR 26) Gravity Sewer 10' - 12'	180	LF	75.00	13,500.00
13	8" PVC (SDR 26) Gravity Sewer 12' - 14'	511	LF	94.00	48,034.00
14	8" PVC (SDR 26) Gravity Sewer 14' - 16'	119	LF	111.00	13,209.00
15	8" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	129.00	-
16	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	152.00	-
Force Main					
17	6" Force Main (with fittings and restraints)	0	LF	45.40	-
18	6" Plug Valve	0	EA	2,700.00	-
19	8" Force Main (with fittings and restraints)	0	LF	53.00	-
20	8" Plug Valve	0	EA	2,800.00	-
21	8" DR14 Between MH and LS	0	LF	192.00	-
21	Sewer Service SF lots	6	EA	1,300.00	7,800.00
22	Double Service SF Lots	13	EA	1,400.00	18,200.00
23	Townhome Sewer Service w 2 C.O.	0	EA	3,000.00	-
24	Connect to Existing F.M.	0	EA	3,850.00	-
25	Lift Station	0	LS	465,000.00	-
26	ARV	0	EA	9,000.00	-
27	Pressure testing of force main	0	EA	0.60	-
28	Testing of gravity sewer	810	LF	4.00	3,240.00
SANITARY SEWER TOTAL					\$ 177,983.00
II.c WATER DISTRIBUTION					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	171	LF	36.00	6,156.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	1,087	LF	48.50	52,719.50
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	71.00	-
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	97.00	-
5	6" Gate valve and valve box	0	EA	1,900.00	-
6	8" Gate valve and valve box	3	EA	2,700.00	8,100.00
7	10" Gate valve and valve box	0	EA	3,900.00	-
8	Fire Hydrant Assembly	3	EA	7,750.00	23,250.00
9	Single Short Water service SF Lot	5	EA	750.00	3,750.00
10	Single Long Water service SF Lot	4	EA	1,035.00	4,140.00
11	Double Short Water service SF Lot	6	EA	1,200.00	7,200.00
12	Double Long Water service SF Lot	3	EA	1,685.00	5,055.00

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1E DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
13	4" Fire Service for Townhome Building including 4" Gate Valve, Backflow assembly and FDC	0	EA	22,500.00	-
14	6" Fire Service	0	EA	22,500.00	-
15	2" PE serv for coach homes	0	EA	2,875.00	-
16	2" PE serv for MF buildings	0	EA	2,875.00	-
17	2" Fire service w/ 2" GV & capped	0	EA	3,855.00	-
18	3" Single long water serv for MF buildings	0	EA	17,650.00	-
19	Connection to existing water main	0	EA	4,225.00	-
20	Temp Blow-off assembly and valve	0	EA	2,650.00	-
21	Pressure testing of main	1,258	LF	0.55	691.90
22	Chlorination and bacteriological clearance	1,258	LF	0.55	691.90
WATER DISTRIBUTION TOTAL					\$ 111,754.30
II.d. IRRIGATION DISTRIBUTION					
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	1,477	LF	52.00	76,804.00
2	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	71.00	-
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	92.00	-
4	8" Gate valve and valve box	2	EA	2,700.00	5,400.00
5	10" Gate valve and valve box	0	EA	3,900.00	-
6	12" Gate valve and valve box	0	EA	4,700.00	-
7	Single Irrigation Service (Short)	4	EA	755.00	3,020.00
8	Single Irrigation Service (Long)	5	EA	1,035.00	5,175.00
9	Double Irrigation Service (Short)	6	EA	1,200.00	7,200.00
10	Double Irrigation Service (Long)	9	EA	1,685.00	15,165.00
11	Blow-off assembly and valve	1	EA	3,000.00	3,000.00
12	Connect to existing irr. main	0	EA	4,050.00	-
13	Pressure testing of main	1,477	LF	3.25	4,800.25
IRRIGATION DISTRIBUTION TOTAL					\$ 120,564.25
III. ROAD CONSTRUCTION					
1	Ribbon curb, includes all transitions	0	LF	26.50	-
2	Type "D" curb, includes all transitions	0	LF	20.50	-
3	Type "VG" curb, includes all transitions	2,132	LF	14.40	30,700.80
4	Type "F" curb, includes all transitions	0	LF	16.30	-
5	3' "VG" curb (@ handicap ramps), includes all transitions	45	LF	52.00	2,340.00
6	Valley Crossing	0	EA	3,900.00	-
7	12" Minimum Thickness Compacted Subgrade	5,764	SY	2.40	13,833.60
8	6" Minimum Thickness Base	4,702	SY	13.20	62,066.40
9	1-1/4" Type S-I asphaltic concrete surface (First lift)	4,702	SY	9.75	45,844.50
10	3/4" Type S-III asphaltic concrete surface (Second lift)	4,702	SY	7.15	33,619.30
11	Common Area Sidewalk (4" thick)	596	SY	45.90	27,358.40
12	Sod along curbs, sidewalks, and inlets (2' wide)	1,920	SY	2.43	4,685.60
13	Curb ramp	2	EA	350.00	700.00
14	Temporary Turnarounds	0	EA	10,750.00	-
15	Temporary pavement markings	0.10	LS	8,050.00	805.00
16	Permanent pavement markings	0.10	LS	10,000.00	1,000.00
17	Traffic control signs and street name signs	0.10	LS	15,500.00	1,550.00
ROAD CONSTRUCTION TOTAL					\$ 224,481.60

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1E DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
IV. MISCELLANEOUS					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.10	LS	86,200.00	8,620.00
2	Construction stakeout	0.10	LS	360,600.00	36,060.00
3	Record drawings / As-Built Survey	0.10	LS	120,000.00	12,000.00
MISCELLANEOUS TOTAL					\$ 56,680.00
SUMMARY					
I. CLEARING, GRUBING AND EARTHWORK					
I.a. CLEARING AND GRUBBING					\$ 30,870.00
I.b. EARTHWORK					\$ 326,350.06
I.c. NPDES					\$ 77,314.35
II. UNDERGROUND					
II.a. DRAINAGE					\$ 448,402.00
II.b. SANITARY SEWER					\$ 177,983.00
II.c. WATER DISTRIBUTION					\$ 111,754.30
II.d. IRRIGATION DISTRIBUTION					\$ 120,564.25
III. ROAD CONSTRUCTION					\$ 224,481.60
IV. MISCELLANEOUS					\$ 56,680.00
WEBB'S RESERVE PHASE 1E TOTAL					\$ 1,574,399.56
110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND					\$ 1,731,839.52

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 1:10 pm, Nov 28, 2023



Digitally signed
by Dean L
Paquet
Date: 2023.11.13
20:24:54 -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 1:11 pm, Nov 28, 2023*

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1F 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)	9.4	AC	\$ 3,300.00	\$ 31,020.00
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	7.1	AC	\$ 500.00	\$ 3,550.00
CLEARING AND GRUBBING TOTAL					\$ 34,570.00
I.b EARTHWORK					
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	83,401	CY	3.05	\$ 254,373.05
1b	Drill and Blast Weathered Limestone	0.61	AC	77,000.00	\$ 46,970.00
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (Weathered Limestone)	10,134	CY	3.05	\$ 30,908.70
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	93,535	CY	0.18	\$ 16,836.30
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	42,662	SY	0.42	\$ 17,918.04
EARTHWORK TOTAL					\$ 367,006.09
I.c NPDES					
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	16,766	SY	2.34	\$ 39,232.44
2	Seed and mulch per plan as directed by Owner	38,669	SY	0.21	\$ 8,120.49
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	276	SY	75.00	\$ 20,700.00
4	Temporary Construction Access	1	LS	5,900.00	\$ 5,900.00
5	Silt Fence Installation and removal	3,089	LF	1.95	\$ 6,023.55
6	Inlet Protection	7	EA	150.00	\$ 1,050.00
7	Floating Turbidity Barriers (Quantity Arbitrary)	110	LF	15.00	\$ 1,650.00
8	Best Management Practices	0.11	LS	32,500.00	\$ 3,575.00
NPDES TOTAL					\$ 86,251.48
II. UNDERGROUND					
II.a DRAINAGE					
1	12" PVC	132	LF	29.00	\$ 3,828.00
2	18" RCP	207	LF	63.25	\$ 13,092.75
3	24" RCP	637	LF	94.50	\$ 60,196.50
4	36" RCP	700	LF	173.50	\$ 121,450.00
5	42" RCP	764	LF	226.50	\$ 173,046.00
6	48" RCP	0	LF	275.00	-
7	54" RCP	0	LF	347.00	-
8	60" RCP	0	LF	429.00	-
9	Type "C" FDOT Inlet	1	EA	4,300.00	\$ 4,300.00
10	VALLEY GUTTER Curb Inlet	6	EA	5,500.00	\$ 33,000.00
11	Medium Control Structure	0	EA	18,750.00	-
12	Large Control Structure	0	EA	34,000.00	-
13	Bubbler Box	2	EA	7,000.00	\$ 14,000.00
14	Endwall 18" - 30" RCP	4	EA	2,800.00	\$ 11,200.00
15	Endwall 36" and larger RCP	7	EA	4,500.00	\$ 31,500.00
16	Type F Curb Inlet	3	EA	5,300.00	\$ 15,900.00
17	Junction Box	4	EA	7,300.00	\$ 29,200.00
18	YARD DRAIN	1	EA	1,350.00	\$ 1,350.00
DRAINAGE TOTAL					\$ 512,063.25

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1F DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
II.b. SANITARY SEWER					
Manholes					
1	Manholes 0' - 8'	1	EA	7,200.00	7,200.00
2	Manholes 8' - 8'	1	EA	8,300.00	8,300.00
3	Manholes 8' - 10'	0	EA	9,500.00	-
4	Manholes 10' - 12'	0	EA	11,000.00	-
5	Manholes 12' - 14'	0	EA	12,200.00	-
6	Manholes 14' - 16'	0	EA	14,200.00	-
7	Manholes 16' - 18'	0	EA	16,000.00	-
8	Manholes 18' - 20'	0	EA	18,000.00	-
PVC (SDR 26) Gravity Sewer					
9	8" PVC (SDR 26) Gravity Sewer 0' - 8'	136	LF	48.00	6,528.00
10	8" PVC (SDR 26) Gravity Sewer 6' - 8'	296	LF	56.00	16,576.00
11	8" PVC (SDR 26) Gravity Sewer 8' - 10'	0	LF	65.00	-
12	8" PVC (SDR 26) Gravity Sewer 10' - 12'	0	LF	75.00	-
13	8" PVC (SDR 26) Gravity Sewer 12' - 14'	0	LF	94.00	-
14	8" PVC (SDR 26) Gravity Sewer 14' - 16'	0	LF	111.00	-
15	8" PVC (SDR 26) Gravity Sewer 16' - 18'	0	LF	129.00	-
16	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	152.00	-
Force Main					
17	6" Force Main (with fittings and restraints)	0	LF	45.40	-
18	6" Plug Valve	0	EA	2,700.00	-
19	8" Force Main (with fittings and restraints)	0	LF	53.00	-
20	8" Plug Valve	0	EA	2,800.00	-
21	8" DR14 Between MH and LS	0	LF	192.00	-
21	Sewer Service SF lots	0	EA	1,300.00	-
22	Double Service SF Lots	0	EA	1,400.00	-
23	Townhome Sewer Service w 2 C.O.	6	EA	3,000.00	18,000.00
24	Connect to Existing F.M.	0	EA	3,850.00	-
25	Lift Station	0	LS	465,000.00	-
26	ARV	0	EA	9,000.00	-
27	Pressure testing of force main	0	EA	0.60	-
28	Testing of gravity sewer	432	LF	4.00	1,728.00
SANITARY SEWER TOTAL					\$ 58,332.00
II.c. WATER DISTRIBUTION					
1	6" PVC DR-18, C900 Water Main (with fittings and restraints)	513	LF	36.00	18,468.00
2	8" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	48.50	-
3	10" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	71.00	-
4	12" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	97.00	-
5	6" Gate valve and valve box	0	EA	1,900.00	-
6	8" Gate valve and valve box	3	EA	2,700.00	8,100.00
7	10" Gate valve and valve box	0	EA	3,900.00	-
8	Fire Hydrant Assembly	8	EA	7,750.00	62,000.00
9	Single Short Water service SF Lot	0	EA	750.00	-
10	Single Long Water service SF Lot	0	EA	1,035.00	-
11	Double Short Water service SF Lot	0	EA	1,200.00	-
12	Double Long Water service SF Lot	0	EA	1,685.00	-

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1F DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
13	4" Fire Service for Townhome Building Including 4" Gate Valve, Backflow assembly and FDC	8	EA	22,500.00	180,000.00
14	6" Fire Service	0	EA	22,500.00	-
15	2" PE serv for coach homes	0	EA	2,875.00	-
16	2" PE serv for MF buildings	10	EA	2,875.00	28,750.00
17	2" Fire service w/ 2" GV & capped	0	EA	3,855.00	-
18	3" Single long water serv for MF buildings	3	EA	17,650.00	52,950.00
19	Connection to existing water main	0	EA	4,225.00	-
20	Temp Blow-off assembly and valve	0	EA	2,650.00	-
21	Pressure testing of main	513	LF	0.55	282.15
22	Chlorination and bacteriological clearance	513	LF	0.55	282.15
WATER DISTRIBUTION TOTAL					\$ 350,832.30
II.d. IRRIGATION DISTRIBUTION					
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	52.00	-
2	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	71.00	-
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	92.00	-
4	8" Gate valve and valve box	0	EA	2,700.00	-
5	10" Gate valve and valve box	0	EA	3,900.00	-
6	12" Gate valve and valve box	0	EA	4,700.00	-
7	Single Irrigation Service (Short)	0	EA	755.00	-
8	Single Irrigation Service (Long)	5	EA	1,035.00	5,175.00
9	Double Irrigation Service (Short)	0	EA	1,200.00	-
10	Double Irrigation Service (Long)	0	EA	1,685.00	-
11	Blow-off assembly and valve	1	EA	3,000.00	3,000.00
12	Connect to existing irr. main	0	EA	4,050.00	-
13	Pressure testing of main	0	LF	3.25	-
IRRIGATION DISTRIBUTION TOTAL					\$ 8,175.00
III. ROAD CONSTRUCTION					
1	Ribbon curb, includes all transitions	1,340	LF	26.50	35,510.00
2	Type "D" curb, includes all transitions	921	LF	20.50	18,880.50
3	Type "VG" curb, includes all transitions	2,046	LF	14.40	29,462.40
4	Type "F" curb, includes all transitions	1,088	LF	16.30	17,734.40
5	3' "VG" curb (@ handicap ramps), includes all transitions	51	LF	52.00	2,652.00
5	Valley Crossing	0	EA	3,900.00	-
6	12" Minimum Thickness Compacted Subgrade	6,478	SY	2.40	15,547.20
7	6" Minimum Thickness Base	5,284	SY	13.20	69,748.80
8	1-1/4" Type S-I asphaltic concrete surface (First lift)	5,284	SY	9.75	51,519.00
9	3/4" Type S-II asphaltic concrete surface (Second lift)	5,284	SY	7.15	37,780.60
10	Common Area Sidewalk (4" thick)	670	SY	45.90	30,753.00
11	Sod along curbs, sidewalks, and inlets (2' wide)	2,158	SY	2.43	5,243.94
12	Curb ramp	2	EA	350.00	700.00
13	Temporary Turnarounds	1	EA	10,750.00	10,750.00
14	Temporary pavement markings	0.11	LS	8,050.00	885.50
15	Permanent pavement markings	0.11	LS	10,000.00	1,100.00
16	Traffic control signs and street name signs	0.11	LS	15,600.00	1,705.00
ROAD CONSTRUCTION TOTAL					\$ 329,972.34

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1F DEVELOPMENT					
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
IV. MISCELLANEOUS					
1	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	0.11	LS	86,200.00	9,482.00
2	Construction stakeout	0.11	LS	360,600.00	39,668.00
3	Record drawings / As-Built Survey	0.11	LS	120,000.00	13,200.00
MISCELLANEOUS TOTAL					\$ 62,348.00
SUMMARY					
I. CLEARING, GRUBING AND EARTHWORK					
I.a CLEARING AND GRUBBING					\$ 34,570.00
I.b EARTHWORK					\$ 367,008.09
I.c NPDES					\$ 86,251.48
II. UNDERGROUND					
II.a DRAINAGE					\$ 512,063.25
II.b SANITARY SEWER					\$ 58,332.00
II.c WATER DISTRIBUTION					\$ 350,832.30
II.d IRRIGATION DISTRIBUTION					\$ 8,175.00
III. ROAD CONSTRUCTION					\$ 329,972.34
IV. MISCELLANEOUS					\$ 62,348.00
WEBB'S RESERVE PHASE 1F TOTAL					\$ 1,809,550.46
110% OF PROJECT TOTAL FOR CHARLOTTE COUNTY PERFORMANCE BOND					\$ 1,990,505.51

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 1:11 pm, Nov 28, 2023



Digitally signed by
Dean L Paquet
Date: 2023.11.13
20:25:20 -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. 35108