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:	By:Christopher G. Constance, Vice Chair
Roger D. Eaton, Clerk of the Circuit Court and Ex-officio Clerk of the Board of County Commissioners	Approved as to form and legal sufficiency:
By: Deputy Clerk	By: Janette S. Knowlton
	County Attorney LR23-1104

	LENNAR HOMES, LLC a Florida limited liability company 10481 Six Mile Cypress Parkway Fort Myers, FL 33966
	Tort wyers, TE 39900
	(+6)
10111111	By:
1 st Witness Signature	[Authori zed S ignature]
1st Witness Printed Name	Vice President
1st Witness Address	Scott Edwards [Printed Name]
	[Fillited Name]
2 nd Witness Signature	
Zane Zeidan	
2 nd Witness Printed Name	
2 Withess i finted Name	
10481 Six Mile Cypess Parkray, Ft. Myus 2nd Witness Address	S. FL. 37993
ACKNOWL	EDGMENT
STATE OF FLORIDA COUNTY OF LEE	
The foregoing instrument was acknowledged be [] online notarization this day of as Vice President of Lennar Homes, LLC, a F company, who is personally known to me.	
	M
	Notary Public
(Notary Seal)	Printed Name: <u>Jessia Martin</u>
	My Commission Expires: 12 07 2020
Notary Public State of Florida Jessica Martin My Commission HH 339252 Expires 12/7/2026	

DEVELOPER

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
<u>Natasha Caternite</u> 1st Witness Signature	By: Euca Subado [Authorized Signature]
Natasha Cabernite 1st Witness Printed Name	<u>(Ice President</u> [Title]
1st Witness Address Witness Signature 92850 Crescent Lp. Babcock Ranch, FL 380 28 Witness Signature	Enca S Woods [Printed Name]
2nd Witness Printed Name	
42850 Crescently Bahrak Ranch, FL 33982 2nd Witness Address	
ACKNOWLE	DGMENT
STATE OF Florida COUNTY OF Charlotte	
The foregoing instrument was acknowledged befor [] online notarization this 1th day of Tanua as Usce fresident, of Babcock Proper company, on behalf of the company, [v] who is per as identification.	rty, 20 <u>a 4</u> , by <u>Errica S. wood S.</u> erty Holdings, LLC, a Delaware limited liability
(Notary Seal)	Wotary Public Printed Name: Karen B. Dooms My Commission Expires: Tune 21, 202
KAREN B. DOOMS MY COMMISSION # HH 413183 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

APPROVED

APPROVED

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

		(-)	•	,		II, IVOV 20, 20
	ENGINEER'S OPINION OF PROB BABCOCK HAMLET I - WEBB	FOR				
ITEM	DESCRIPTION	ESTIMATI	ED .	UNIT PRICE	e transfer die	AMOUNT
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ÇLEA	RING, GRUBBING AND EARTHWORK		The Kin		MC-MU-MERCANGERS.	
A William	LECLEARING AND GRUBBING			Saffrayayananyan	il e de l'introduction	THE THE STATE OF T
1	Clearing and grubbing including clearing all lakes, roads, lots, swates, etc. for entire project. (Wooded Area)	29.9	AC	\$ 3,300.00	\$	98,670
2	Clearing and grubbing including clearing all takes, roads, lots, swales, etc. for entire project. (Pasture Area)	22.6	AC	\$ 500,00	\$	11,300
				RUBBING TOTAL	\$	109,970
	I.b EARTHWORK					
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	264,659	CY	3.05	\$	807,209
1b	Drill and Blast Weathered Limestone	1.92	AC	77,000.00	\$	147,840
1c	Excavation of onsite takes to approximately 30' deep from natural ground (Weathered Limestone)	32,157	CY	3.05	\$	98,078
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy marerial or processed rock)	296,816	CY	0.18	\$	53,426
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	135,381	SY	0.42	\$	56,860
			EART	HWORK TOTAL	\$	1,163,41
alinga.	LCNPDES	1367年9年7日			AND CONSTR	
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	53,203	SY	2.34	- 1. M. T. MAY SERVICE	124,49
2	Seed and mulch per plan as directed by Owner	122,710	SY	0.21	\$	25,769
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	876	SY	75.00	\$	65,70
4	Temporary Construction Access	2	LS	5,900.00	\$	11,800
5	Silt Fence installation and removal	9,803	LF	1.95	\$	19,11
6	Inlet Protection	28	EA	150.00	\$	4,20
7	Floating Turbidity Barriers (Quantity Arbitrary)	350	LF	15.00	\$	5,25
8	Best Management Practices	0.35	LS	32,500.00	\$	11,37
				NPDES TOTAL	\$	267,70
UND	ERGROUND	arasar i				
u i			1	Elektrick (* 15an)		
1	12" PVC	420	LF	29.00		12,18
2	18" RCP	658	LF	63.25		41,61
3	24" RCP	2,022	LF	94.50		191,07
4	36" RCP	2,220	LF	173.50		385,17
5	42" RCP	2,423	LF	226.50		548,80
8	46" RCP	771	LF	275.00		212,02
7	54" RCP	164		347.00	<u> </u>	56,90
8	60" RCP	179	LF	429,00		76,79
	Type "C" FDOT Inlet	4	EA	4,300.00		17,20
9		24	EA	5,500.00		132,00
10	VALLEY GUTTER Curb Inlet		EA	18,750.00		56,25
10 11	Medium Control Structure	3				400.00
10 11 12	Medium Control Structure Large Control Structure	3	EA	34,000.00		
10 11 12 13	Medium Control Structure Large Control Structure Bubbler Box	3 6	EA EA	7,000.00		42,00
10 11 12 13 14	Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP	3 6 13	EA EA	7,000.00 2,800.00		42,00 36,40
10 11 12 13 14 15	Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP Endwall 38" and larger RCP	3 6 13 22	EA EA EA	7,000.00 2,800.00 4,500.00		42,00 36,40 99,00
10 11 12 13 14 15	Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP Endwall 38" and larger RCP Type F Curb Inlet	3 6 13 22 10	EA EA EA EA	7,000.00 2,800.00 4,500.00 5,300.00		42,00 36,40 99,00 53,00
10 11 12 13 14 15	Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP Endwall 38" and larger RCP	3 6 13 22	EA EA EA EA EA	7,000.00 2,800.00 4,500.00		102,00 42,00 36,40 99,00 53,00 80,30 4,05

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1A DEVELOPMENT

ÎTEM	DESCRIPTION	ESTIMATE QUANTIT		UNIT PRICE	AMOUNT
en valen	II.B SANITARY SEWER			· 14样的 公型打	34、只是《北·盖·汉文基基》对 证 案目的
	Manholes		12/2	其於"類数"之後	是在内部的工程标识。这是是1987年的
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	68	LF	48.00	3,264,00
9	8" PVC (SDR 26) Gravity Sewer 0' - 6'	587	LF	56.00	32,872.00
10	8" PVC (SDR 26) Gravity Sever 6' - 8'	1,300	LF	65.00	84,500.00
11	8" PVC (SDR 26) Gravity Sewer 8' - 10'	479	LF	75.00	35,925.00
12 13	8" PVC (SDR 26) Gravity Sewer 10' - 12' 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	130,647.00
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				
	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
	8" Force Main (with fittings and restraints)	2,548	LF	53.00	135,044.00
19		3	EA	2,800.00	8,400.00
20	8" Plug Valve	60	LF	192.00	11,520.00
21	8" DR14 Between MH and LS				14,300.00
21	Sewer Service SF lots	11	EA	1,300.00	
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
				SEWER TOTAL	\$ 1,697,439.80
14 L	II.C WATER DISTRIBUTION		1000	atawa atwo 1976	
1	6" PVC DR-18, C900 Water Main (with fittings and restaints)	665	LF	36.00	23,940.00
2	8" PVC DR-18, C900 Water Main (with fittings and restaints)	1,890	LF	48.50	91,665.00
3	10" PVC DR-18, C900 Water Main (with fittings and restaints)	2,088	LF	71.00	148,248.00
4	12" PVC DR-18, C900 Water Main (with fittings and restaints)	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		1,200.00	9,600.00
		1			

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1A DEVELOPMENT ESTIMATED AMOUNT DESCRIPTION UNIT PRICE ITEM QUANTITY ... 4" Fire Service for Townhome Building including 4" Gate EΑ 22,500.00 13 Valve, Backflow assembly and FDC EΑ 22,500.00 80,000.00 14 6" Fire Service EΑ 2,875.00 2" PE serv for coach homes 15 EΑ 2,875.00 2" PE serv for MF buildings 16 3,855.00 _ ol EΑ 2" Fire service w/ 2" GV & capped 17 EΑ 17,650.00 ol 18 3" Single long water serv for MF buildings 4,225.00 4,225.00 EA 19 Connection to existing water main 2,650.00 EΑ 2,650.00 20 Temp Blow-off assembly and valve 2,974.40 LF 0.55 Pressure testing of main 5.408 21 2,974.40 0.55 LF 22 Chlorination and bacteriological clearance 5,408 WATER DISTRIBUTION TOTAL \$ 609.171.80 II.d IRRIGATION DISTRIBUTION 8" PVC DR-18, C900 Irrigation Main (with fittings and 52.00 LF restaints) 10" PVC DR-18, C900 Irrigation Main (with fittings and 1,558 LF 71.00 110.618.00 2 12" PVC DR-18, C900 Irrigation Main (with fittings and 732,320.00 7,960 LF 92.00 3 restaints) 0 EA 2 700 00 8" Gate valve and valve box 4 11,700.00 EΑ 3,900.00 5 10" Gate valve and valve box 4,700.00 51,700.00 11 EA 6 12" Gate valve and valve box 755.00 18,120.00 Single Irrigation Service (Short) 24 EA 8,280.00 1,035.00 8 EA Single Irrigation Service (Long) 8 12,000.00 10 EA 1,200.00 Double Irrigation Service (Short) 9 11,795.00 7 EΑ 1,685.00 10 Double Imigation Service (Long) 3,000.00 EΑ 3,000.00 11 Blow-off assembly and valve 4,050.00 4,050.00 EA Connect to existing irr. main 12 30,933.50 9,518 LF 3.25 Pressure testing of main 13 994,516.50 IRRIGATION DISTRIBUTION TOTAL | \$ Jun Sichalitania II. ROAD CONSTRUCTION 27,825.00 LF 26.50 1.050 Ribbon curb, includes all transitions 18,245.00 20.50 Type "D" curb, includes all transitions 890 LF 29,462.40 2,046 LF 14.40 Type "VG" curb, includes all transitions 10,580 LF 16.30 172,454.00 Type "F" curb, includes all transitions 162 LF 52.00 8,424.00 3' "VG" curb (@ handicap ramps), includes all transitions 7,800.00 EΑ 3,900.00 5 Valley Crossing 49,336.80 20,557 SY 2.40 12" Minimum Thickness Compacted Subgrade 6 221,350.80 16,769 SY 13.20 6" Minimum Thickness Base 7 163,497.75 16,769 SY 9.75 1-1/4" Type S-I asphaltic concrete surface (First lift) 8 119,898.35 7.15 16,769 3\4" Type S-III asphaltic concrete surface (Second lift) SY SY 45.90 97,537.50 2.125 10 Common Area Sidewalk (4" thick) 16,638.21 6,847 SY 2.43

24 EA

0.35 LS

0.35 LS

0.35 LS

EA

ROAD CONSTRUCTION TOTAL

350.00

10,750,00

8,050,00

10,000.00

15,500.00

8,400.00

43,000.00

2,817.50

3,500.00

5,425.00

995,612.31

11

12

13

14

15

16

Curb ramp

Temporary Turnarounds

Temporary pavement markings

Permanent pavement markings

Traffic control signs and street name signs

Sod along curbs, sidewalks, and inlets (2' wide)

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND. FOR

BABCOCK HAMLET I - WEBBS RESERVE PHASE 1A DEVELOPMENT

	BABOOON PAINLE I I WEB		<i>).</i>	er in the contract of the cont	Well !	· 公司
ITEM	DESCRIPTION	ESTIMATI QUANTIT		UNIT PRICE		AMOUNT
IV. MISC	CELLANEOUS					
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
		M	ISCELL	ANEOUS TOTAL	\$	198,380.00
	建筑化学的 化铁矿矿 化二氯化甲基乙甲基甲基甲基甲基	SUMMARY				
CLEAR	ING, GRUBING AND EARTHWORK	建翼 机 1000			, 12.	
	I.a CLEARING AND GRUBBING				\$	109,970.00
	(I.b EARTHWORK				\$	1,163,415.70
(4) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	Lc NPDES			数一次连发 上	\$	267,704.97
I. UNDE	RGROUND			er efficie		
	II.a DRAINAGE			ar, Jakar,	\$	2,146,781.00
4.0	ILD SANITARY SEWER	计图1. 数			\$	1,697,439.80
	II.e WATER DISTRIBUTION			eria Granda eria	\$	609,171.80
11	II.d IRRIGATION DISTRIBUTION				\$	994,516.50
II. ROA	DICONSTRUCTION			医 特别的点	\$	995,612.3
V. MISC	ELLANEOUS	1971 (M. 18)	34.7 Th		\$	198,380.00
		WEBB'S RES	ERVE P	HASE 1A TOTAL	\$	8,182,992.08
1.00	110% OF PROJECT TOTAL FOR CHARL	OTTE COUNTY	PERFO	RMANCE BOND	s	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 no 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



Digitally signed 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

				-	II at 1.07 pm, NOV 20, 202
	ENGINEER'S OPINION OF PROB		OR PE	RFORMANCE BO	DNC
		FOR			
	BABCOCK HAMLET I - WEBBS	RESERVE P	HASE 1	B DEVELOPMEN	
ITEM	DESCRIPTION	ESTIMATI QUANTII		UNIT PRICE	AMQUNT
CLEAF	RING, GRUBBING AND EARTHWORK		V OA		
To see a	Le CLEARING AND GRUBBING		1.00	Strate Control	
	Clearing and grubbing including clearing all lakes, roads, lots,		40	0.000.00	s 57,420.0
1	swales, etc. for entire project. (Wooded Area)	17.4	AC	\$ 3,300.00	\$ 57,420.0
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	13.2	AC	\$ 500.00	\$ 6,600.0
		CLEARING A	AND GF	RUBBING TOTAL	\$ 64,020.0
î. Arrik	I.b EARTHWORK	. 1796		建筑 的现在分词	1. 为7000年间的基础中的方式。
1a	Excavation of onsite takes to approximately 30' deep from natural ground (Sandy Soli)	154,152	CY	3.05	\$ 470,163.6
1b	Drill and Blast Weathered Limestone	1.12	AC	77,000.00	\$ 86,240.0
1c	Excavation of onsite lakes to approximately 30' deep from	18,730	CY	3.05	\$ 57,126.5
2	natural ground (Weathered Limestone) Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy marerial or processed rock)	172,882	CY	0.18	\$ 31,118.7
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	78,854	SY	0.42	\$ 33,118.6
	Delitis (Filase 1)	والمستحدد	EAR	HWORK TOTAL	\$ 677,767.
5 34 5 4 VÅ		F., 3. W. 11 (4)			<u> L'</u>
	Ic NPDES Sod lake slopes, swales, drainage ways, and berms per plan	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
1	and as directed by Owner/Engineer	30,989	SY	2.34	\$ 72,514.5
2	Seed and mulch per plan as directed by Owner	71,473	SY	0.21	\$ 15,009.3
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	510	SY	75.00	\$ 38,250.
4	Temporary Construction Access	2	LS	5,900.00	\$ 11,800.
5	Silt Fence installation and removal	5,710	LF	1.95	\$ 11,134.
6	Inlet Protection	10	EA	150.00	\$ 1,500.
7	Floating Turbidity Barriers (Quantity Arbitrary)	204	LF	15.00	\$ 3,060.
8	Best Management Practices	0.20	LS	32,500.00	\$ 6,500.
	. 1 10000000000000000000000000000000000			NPDES TOTAL	\$ 159,768.
. UNDE	RGROUND	3434	255	Hamesty the	
	II.a DRAINAGE		Artiki.		
1	112" PVC	244	LF	29.00	7,076.
2	18" RCP	383	LF	63.25	24,224.
3	24" RCP	1,177	LF	94.50	111,226.
4	36" RCP	1,293	LF	173.50	224,335.
5	42" RCP	1,412	LF	226.50	319,818.
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	
10	VALLEY GUTTER Curb Inlet	8	EA	5,500.00	4
11	Medium Control Structure	0		18,750.00	
12	Large Control Structure	0		34,000.00	
13	Bubbler Box	3	-	7,000.00	
14	Endwall 18" - 30" RCP	8		2,800.00	
15	Endwall 36" and larger RCP	13		4,500.00	
16	Type F Curb inlet	6	EA	5,300.00	
17	Junction Box	7		7,300.00	
18	YARD DRAIN	2		1,350.00	
			D	RAINAGE TOTAL	\$ 926,780

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1B DEVELOPMENT

ITEM	DESCRIPTION	ESTIMATI		UNIT PRICE	AMOUNT
in the second	II.b SANITARY SEWER	COANTI			
10.34				T 13 1 11 11 11 11 11 11 11 11 11 11 11	
1	Manholes 0' - 6'	8	EA	7,200.00	57,800.00
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	-
8	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	13,850.00
13	8" PVC (SDR 26) Gravity Sewer 12' - 14'	0	LF	94.00	
14	8" PVC (SDR 28) Gravity Sewer 14' - 16'	0	LF	111.00	_
15	8" PVC (SDR 28) Gravity Sewer 16' - 18'	0	LF	129.00	_
16	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	152.00	_
开始的 个个	Force Main	学翻译的社会		操作工具建设 社会	化2000年代的公司第二十分第三名中华
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
	Double Service SF Lots	22	EA	1,400.00	30,800.00
22		0	EA	3,000.00	
23	Townhome Sewer Service w 2 C.O.				
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
				SEWER TOTAL	
3구구	II.C WATER DISTRIBUTION	《其語字》、"维统"	<u> </u>		
1	6" PVC DR-18, C900 Water Main (with fittings and restaints)	418	LF	36.00	15,048.00
2	8" PVC DR-18, C900 Water Main (with fittings and restaints)	2,676	LF	48,50	129,786.00
3	10" PVC DR-18, C900 Water Main (with fittings and restaints)	627	LF	71.00	44,517.00
4	12" PVC DR-18, C900 Water Main (with fittings and restaints)	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	 	1,200.00	14,400.00
- 11	Donnie diloit traigi gortios de Lot	18		1,685.00	30,330.00

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1B DEVELOPMENT ESTIMATED DESCRIPTION ITEM UNIT PRICE AMOUNT QUANTITY 4" Fire Service for Townhome Building including 4" Gate EΑ 22,500.00 13 0 Valve, Backflow assembly and FDC 14 6" Fire Service 0 EA 22,500.00 . 15 2" PE serv for coach homes ol EA 2,875.00 0 EA 2,875.00 16 2" PE serv for MF buildings 17 2" Fire service w/ 2" GV & capped 0 EΑ 3,855.00 18 3" Single long water serv for MF buildings 0 EA 17,650.00 4,225.00 19 Connection to existing water main EA 4,225.00 2,650.00 2,650.00 ΕA 20 Temp Blow-off assembly and valve 2,046.55 3,721 LF 0.55 21 Pressure testing of main 3,721 LF 0.55 2,046.55 22 Chlorination and bacteriological clearance WATER DISTRIBUTION TOTAL 323,374.10 II.d IRRIGATION DISTRIBUTION 8" PVC DR-18, C900 Imigation Main (with fittings and 99,476,00 1,913 LF 52.00 1 restaints) 10" PVC DR-18, C900 Irrigation Main (with fittings and LF 71.00 2 restaints) 12" PVC DR-18, C900 Irrigation Main (with fittings and 64.032.00 696 LF 92.00 3 restaints) 8,100.00 EΑ 2,700,00 4 8" Gate valve and valve box EΑ 3,900.00 10" Gate valve and valve box 5 32,900.00 7 EΑ 4,700.00 6 12" Gate valve and valve box 755.00 755.00 EA Single Imgation Service (Short) 1,035.00 EΑ 1,035.00 8 Single Irrigation Service (Long) 22,800.00 1,200.00 19 EΑ 9 Double Imigation Service (Short) 18,535.00 10 Double Imigation Service (Long) 11 EΑ 1,685.00 3,000.00 EA 3,000.00 11 Blow-off assembly and valve 4,050.00 4,050.00 EΑ Connect to existing irr. main 12 8,479.25 1F 3.25 Pressure testing of main 2,609 13 IRRIGATION DISTRIBUTION TOTAL 263,162.25 III. ROAD CONSTRUCTION 11845 0 LF 26.50 Ribbon curb, includes all transitions Type "D" curb, includes all transitions 0 LF 20.50 2 68,313.60 Type "VG" curb, includes all transitions 14.40 4,744 LF 3 Type "F" curb, includes all transitions LF 16.30 4 4,888.00 52.00 3' "VG" curb (@ handicap ramps), includes all transitions 94 1 5 5 3,900.00 3,900.00 EA 5 Valley Crossing 28,737.60 2.40 11.974 SY 6 12" Minimum Thickness Compacted Subgrade 128,924.40 9,767 SY 13.20 6" Minimum Thickness Base 95,228.25 1-1/4" Type S-I asphaltic concrete surface (First lift) 9,767 SY 9.75 8 69,183.40 3¼" Type S-III asphaltic concrete surface (Second lift) 9,676 SY 7.15 9 45.90 56,778.30 Common Area Sidewalk (4" thick) 1,237 SY 10 9,690.84 3,988 2.43 Sod along curbs, sidewalks, and inlets (2' wide) SY 11 2,800.00 8 EA 350.00 12 Curb ramp 10,750.00 EΑ 10,750.00 13 Temporary Turnarounds 1,610.00 8,050,00 0.20 LS 14 Temporary pavement markings LS 10,000.00 2,000.00 0.20 15 Permanent pavement markings 3,100.00 0.20 LS 15,500.00 16 Traffic control signs and street name signs

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	ESTIMATI QUANTIT		UNIT PRICE	AMOUNT		
IV. MISC	ELLANEOUS						
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		
		М	ISCELL	ANEOUS TOTAL	\$ 113,360.00		
		UMMARY	digit.				
. CLEARI	NG, GRUBING AND EARTHWORK			學 化氯锑合金	2017年開始的開始的		
-	I.a CLEARING AND GRUBBING	3. 异种氢键			\$ 64,020.00		
	L. EARTHWORK		leav.		\$ 677,767.54		
2 (- 1) (i.e.	I.c NPDES	1,771,643	37.		\$ 159,768.09		
II. UNDE	RGROUND		a fab	erenande.			
	II.a. DRAINAGE	A Property Control	re		\$ 926,780.75		
	II.b SANITARY SEWER				\$ 320,378.00		
	ILC WATER DISTRIBUTION	1 10.15		The William	\$ 323,374.10		
i Zai	II.d IRRIGATION DISTRIBUTION	osit Aleks di		PERMIT	\$ 263,162.25		
III. ROAD	CONSTRUCTION	1111			\$ 485,904.39		
	LLANEOUS				\$ 113,360.00		
		ÆBB'S RESE	RVE P	HASE 1B TOTAL	\$ 3,334,515.12		
. ۱۳۰۰ د د د د د د د د د د د د د د د د د د	110% OF PROJECT TOTAL FOR CHARLO	TTE COUNTY	PERF	DRMANCE BOND	\$ 3,667,966.63		

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

				DT001141/05 D0	
	ENGINEER'S OPINION OF PROB	ABLE COST I	OR PE	RFORMANCE BC	ND The state of th
	BABCOCK HAMLET I - WEBBS	國的羅瑟斯德	HASE 1	C DEVEL OPMEN	Television of the second
		ESTIMATI	3 . IX	CONTRACTOR OF THE PARTY OF THE P	AMOUNT
ITEM	DESCRIPTION	QUANTII	Υ	UNIT PRICE	tempe to the second and the second
CLEA					
	i,a CLEARING AND GRÜBBING				
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.
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	4.7	AC	\$ 500.00	\$ 2,350.
		CLEARING A	ND GF	UBBING TOTAL	\$ 22,810.
(1 S	Lb EARTHWORK				
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	54,702	CY	3.05	\$ 166,841
1b	Drill and Blast Weathered Limestone	0.40	AC	77,000.00	\$ 30,800
10	Excavation of onsite lakes to approximately 30' deep from	6,647	CY	3.05	\$ 20,273
2	natural ground (Weathered Limestone) 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	ÇY	0.18	\$ 11,042
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	27,982	SY	0.42	\$ 11,752
	Define (Crisses 1)		EART	HWORK TOTAL	\$ 240,709
· *	Lc NPDES		7741 12	1440 1 1 L	
	Sod lake slopes, swales, drainage ways, and berms per plan	10,996	SY	2.34	\$ 25,730
1	and as directed by Owner/Engineer	25,362	SY	0,21	\$ 5,326
2	Seed and mulch per plan as directed by Owner Rip Rap as directed by the Owner/Engineer (Quantity				
3	Arbitrary)	181	SY	75.00	\$ 13,575
4	Temporary Construction Access	1	LS	5,900.00	\$ 5,900
5	Silt Fence installation and removal	2,026	LF	1.95	\$ 3,950
6	Inlet Protection	7	EA	150.00	\$ 1,050
7	Floating Turbidity Barriers (Quantity Arbitrary)	72	LF	15.00	\$ 1,080
8	Best Management Practices	0.07	LS	32,500.00	\$ 2,275
				NPDES TOTAL	\$ 58,887
UND	ERGROUND		· • • • • • • • • • • • • • • • • • • •		生國家共享 (1995年) · 清麗(1988年)
	II.a DRAINAGE				A NOTE OF STREET
1	12" PVC	87	LF	29.00	
2	18" RCP	136	LF	63.25	8,60
3	24" RCP	418	LF	94.50	
4	36" RCP	458	LF	173.50	79,46
5	42" RCP	500	LF	226.50	113,25
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	
10	VALLEY GUTTER Curb inlet	6	EA	5,500.00	
11	Medium Control Structure	C	EA	18,750.00	
12	Large Control Structure	C	EA	34,000.00	
13	Bubbler Box	1	EA	7,000.00	
14	Endwall 18" - 30" RCP	3	EA	2,800.00	
15	Endwall 36" and larger RCP		EA	4,500.00	
16	Type F Curb Inlet	2	EA	5,300.00	
17	Junction Box		EA	7,300.00	
18	YARD DRAIN	1	EA	1,350.00	1,35
			D	RAINAGE TOTAL	\$ 345,08

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1C DEVELOPMENT.

	BABCOCK HAWLET I - WEBBS	IIIS Alexander	्रांगुल्ल	C DEVELOPMEN	
ITEM	DESCRIPTION	ESTIMATI QUANTIT	D Y	UNIT PRICE	AMOUNT
	II.b SANITARY SEWER				
	Manholes	123 24 T	17	radus (las las	
1	Manholes 0' - 6'	0	EΑ	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 28) 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	•
有的 。在1	Force Main			Company of the	
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	
	Sewer Service SF lots	10	EA	1,300.00	13,000.00
21		0	EA	1,400.00	-
22	Double Service SF Lots			 	
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
		SA	NITARY	SEWER TOTAL	\$ 168,394.00
美华 拉拉。	II.C WATER DISTRIBUTION	. u.(#11) 173	7.25		
1	6" PVC DR-18, C900 Water Main (with fittings and restaints)	133	LF	36.00	4,788.00
2	8" PVC DR-18, C900 Water Main (with fittings and restaints)	1,432	LF	48.50	69,452.00
3	10" PVC DR-18, C900 Water Main (with fittings and restaints)	0	LF	71.00	•
4	12" PVC DR-18, C900 Water Main (with fittings and restaints)	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	-
<u> </u>		0	EA	1,035.00	_
10	Single Long Water service SF Lot				
11	Double Short Water service SF Lot	0	EA	1,200.00	-
12	Double Long Water service SF Lot	0	EA	1,685.00	_

Page 2

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1C DEVELOPMENT

				(\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
ITEM	DESCRIPTION	ESTIMATI	D. Y	UNIT PRICE	AMOUNT
13	4" Fire Service for Townhome Building including 4" Gate Valve, Backflow assembly and FDC	o	EA	22,500.00	•
14	6" Fire Service	0	EA	22,500.00	•
15	2" PE serv for coach homes	10	EΑ	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	o	EA	4,225.00	-
20		1	EA	2,650.00	2,650.00
	Temp Blow-off assembly and valve	4 505	LF	0.55	860.75
21	Pressure testing of main	1,565			
22	Chlorination and bacteriological clearance	1,565	LF	0.55	860.75
				IBUTION TOTAL	\$ 174,561.50
	II.d IRRIGATION DISTRIBUTION		##+1.5.11	<u> </u>	
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restaints)	1,416	LF	52.00	73,632.00
2	10" PVC DR-18, C900 Irrigation Main (with fittings and restaints)	0	LF	71.00	•
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restaints)	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	-
	Single Irrigation Service (Short)	10	EA	755.00	7,550.00
8	Single Irrigation Service (Long)	0	EA	1,035.00	•
		-	EA	1,200.00	
9	Double Imgation Service (Short)	- 0	EA	1,685.00	
10	Double Imigation Service (Long)		EA	3,000.00	3,000.00
11	Blow-off assembly and valve	1	EA	4,050.00	3,000.00
12	Connect to existing irr. main	1 446	LF	3.25	4,602.00
13	Pressure testing of main	1,416		RIBUTION TOTAL	
	A CONTRACTOR OF THE PROPERTY O				
	CONSTRUCTION	T o	LF	26,50	Ι .
1	Ribbon curb, includes all transitions		LF	20.50	-
3	Type "D" curb, includes all transitions Type "VG" curb, includes all transitions	2,728	LF	14,40	39,283.20
4	Type "F" curb, includes all transitions	1 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-III asphaltic concrete surface (Second lift)	3,466		7.15	
10	Common Area Sidewalk (4" thick)	439	SY	45.90	20,150.10
11	Sod along curbs, sidewalks, and inlets (2' wide)	1,415	SY	2.43	3,438.4
12	Curb ramp	4	ΕA	350.00	1,400.00
13	Temporary Tumarounds	0		10,750.00	
14	Temporary pavement markings	0.07	LS	8,050.00	563.5
15	Permanent pavement markings	0.07	LS	10,000.00	700.0
16	Traffic control signs and street name signs	0.07	LS	15,500.00	1,085.0
		ROAD	CONST	RUCTION TOTAL	\$ 182,858.0

ITEM	DESCRIPTION	ESTIMATE		UNIT PRICE	AMOUNT
IV. MISC	ELLANEOUS				
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
		M	ISCELL	ANEOUS TOTAL	\$ 39,676.00
12.0		UMMARY	-		
. CLEARI	NG, GRUBING AND EARTHWORK				\$P\$. 47 是一个是一个企业的企业的基础的
	I.a CLEARING AND GRUBBING	机机物深流			\$ 22,810.00
	I.b EARTHWORK				\$ 240,709.71
er Cur	I.C NPDES				\$ 58,887.36
. UNDE	RGROUND	100 CA			
•	ilia. DRAINAGE		9. jk. 1.		\$ 345,089.00
177.0	II.b SANITARY SEWER	ser witte	15 XX	ON THE STATE OF	\$ 168,394.00
	ILC WATER DISTRIBUTION	151 J. S. 1			\$ 174,561.50
77 X X	II.d IRRIGATION DISTRIBUTION	i de la company			\$ 94,184.00
I. ROAD	CONSTRUCTION		SH.	er, Pres	\$ 182,858.05
7	ELLANEOUS				\$ 39,676.00
		WEBB'S RESI	RVEP	HASE 1C TOTAL	\$ 1,327,169.62
	in the state of th			RMANCE BOND	

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 1:08 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 #59916
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 PROB		OR PE	RFORMANCE BO	OND	
		FOR	ida Ositin			
	BABCOCK HAMLET I - WEBBS	RESERVE P	HASE 1	ID DEVELOPMEN	IT.	
ITEM	DESCRIPTION	ESTIMATI		UNIT PRICE	14 17	AMOUNT
	RING, GRUBBING AND EARTHWORK	QUANTIT	Y.	A first and alternative to	And the state of t	
CLEAR		al Carrida Essión Wali Williaman	tevilli.	ja jaros kaj japanaj ja sakta kaj la Robertoj kaj propinskaj kaj kaj kaj kaj kaj kaj kaj kaj kaj	and dependent of a com- of the dependent of a com-	
w.Ph.	I.a.CLEARING AND GRUBBING	Mar Westing		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	. Signification of	
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
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	10.6	AC	\$ 500.00	\$	5,300
		CLEARING A	ND GF	RUBBING TOTAL	\$	51,500
ENA W	Lb EARTHWORK			4.04.03 是特别的		
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	124,395	CY	3.05	\$	379,404
1b	Drill and Blast Weathered Limestone	0.91	AC	77,000.00	\$	70,070
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (Weathered Limestone)	15,115	CY	3.05	\$	46,100
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy marerial or processed rock)	139,510	CY	0.18	\$	25,111
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	63,632	SY	0.42	\$	26,72
			EART	THWORK TOTAL	\$	547,412
\$\#\$? ;	LC NPDES		40,200			
1	Sod lake slopes, swales, drainage ways, and berms per plan	25,006	SY	2.34	\$	58,514
2	and as directed by Owner/Engineer Seed and mulch per plan as directed by Owner	57,676	SY	0.21	s	12,11
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	412	SY	75.00	\$	30,900
4	Temporary Construction Access	1	LS	5,900.00	\$	5,900
5	Silt Fence installation and removal	4,608	LF	1.95	\$	8,98
6	Inlet Protection	8	EA	150.00	\$	1,20
7	Floating Turbidity Barriers (Quantity Arbitrary)	165	LF	15.00	\$	2,47
8	Best Management Practices	0.16	L\$	32,500.00	\$	5,20
	Addition to the second			NPDES TOTAL	\$	125,28
UNDE	RGROUND	by A. Jack	AAK A		AL TAMAN	
	II.a DRAINAGE		Ser C.			274. 被離落時
1	12" PVC	197	LF	29.00		5,71
.	18" RCP	309	LF	63.25		19,54
3	24" RCP	950	LF	94.50	1	89,77
4	36" RCP	1,043	LF	173.50		180,96
5	42" RCP	1,139	LF	226.50		257,98
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	ĘΑ	4,300.00		8,60
	VALLEY GUTTER Curb inlet	6	EA	5,500.00		33,00
10	Tribber OO FELL OND HIEL		EA	18,750.00		
10 11	Medium Control Structure	0				
		0	EA	34,000.00		
11	Medium Control Structure	0 3	EA EA	7,000.00		
11 12	Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP	0 3 6	EA EA EA	7,000.00 2,800.00		16,80
11 12 13 14 15	Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP Endwall 36" and larger RCP	0 3 6 11	EA EA EA	7,000.00 2,800.00 4,500.00		16,80 49,50
11 12 13 14 15 16	Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP Endwall 36" and larger RCP Type F Curb Inlet	0 3 6 11 5	EA EA EA EA	7,000.00 2,800.00 4,500.00 5,300.00		18,80 49,50 28,50
11 12 13 14 15	Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP Endwall 36" and larger RCP	0 3 6 11	EA EA EA EA	7,000.00 2,800.00 4,500.00		21,00 16,80 49,60 26,50 36,50

ENGINEER'S ORINION OF PROBABLE COST FOR PERFORMANCE BOND BABCOCK HAMLET I WEBBS RESERVE PHASE 1D DEVELOPMENT ESTIMATED AMOUNT DESCRIPTION UNIT PRICE ITEM. QUANTITY ILD SANITARY SEWER 7,200.00 14,400.00 Manholes 0' - 6' EΑ 8,300.00 33,200.00 Manholes 6' - 8' EA 9,500.00 Manholes 8' - 10' EΑ 9,500.00 3 Manholes 10' - 12' EA 11,000.00 EA 12,200.00 -Manholes 12' - 14' 5 14,200.00 . Manholes 14' - 16' EA 6 16,000.00 _ Manholes 16' - 18' EΑ 7 18,000.00 _ 8 Manholes 18' - 20' PVC (SDR 26) Gravity Sewer 12,912.00 8" PVC (SDR 26) Gravity Sewer 0' - 6' 269 LF 48.00 9 63,616.00 1,136 56.00 10 8" PVC (SDR 26) Gravity Sewer 6' - 8' LF 23,270.00 358 LF 65.00 8" PVC (SDR 26) Gravity Sewer 8' - 10' 11 75.00 LF 8" PVC (SDR 26) Gravity Sewer 10' - 12' ol 12 94.00 LF 8" PVC (SDR 26) Gravity Sewer 12' - 14' ot 13 LF 111.00 8" PVC (SDR 26) Gravity Sewer 14' - 16' 0 14 LF 129.00 0 15 8" PVC (SDR 26) Gravity Sewer 16' - 18' LF 152.00 8" PVC (SDR 26) Gravity Sewer 18' - 20' ol 16 Server Market States - 14 K. M. Force Main 0 LF 45.40 17 6" Force Main (with fittings and restraints) -0 EΑ 2,700.00 18 6" Plug Valve 53.00 0 LF 8" Force Main (with fittings and restraints) 19 . EΑ 2,800.00 ٥ 20 8" Plug Valve LF 192.00 8" DR14 Between MH and LS 0 21 13,000.00 10 EΑ 1,300.00 21 Sewer Service SF lots 21,000.00 15 EΑ 1,400.00 22 Double Service SF Lots 0 EA 3,000.00 23 Townhome Sewer Service w 2 C.O. 0 EΑ 3,850.00 Connect to Existing F.M. 24 LS 465,000.00 0 25 Lift Station 0 EA 9,000.00 ARV 26 0 EΑ 0.60 27 Pressure testing of force main 7,052.00 4 00 Testing of gravity sewer 1,763 LF 28 197,950.00 SANITARY SEWER TOTAL \$ II.c WATER DISTRIBUTION 1F 36.00 56,880.00 1,580 6" PVC DR-18, C900 Water Main (with fittings and restaints) LF 48.50 -2 8" PVC DR-18, C900 Water Main (with fittings and restaints) LF 71.00 10" PVC DR-18, C900 Water Main (with fittings and restaints) 0 LF 97.00 12" PVC DR-18, C900 Water Main (with fittings and restaints) 4 7.600.00 EΑ 1,900.00 6" Gate valve and valve box 5 EΑ 2,700.00 0 6 8" Gate valve and valve box 3,900.00 0 EA 10" Gate valve and valve box 23,250.00 EA 7,750.00 Fire Hydrant Assembly EA 750.00 1,500.00 Single Short Water service SF Lot 1,035.00 4,140.00 EA 10 Single Long Water service SF Lot EΑ 1,200.00 9,600.00 Double Short Water service SF Lot 11 18,535.00 EA 1,685.00 11 Double Long Water service SF Lot

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1D DEVELOPMENT ESTIMATED AMOUNT ITEM DESCRIPTION UNIT PRICE QUANTITY 4" Fire Service for Townhome Building Including 4" Gate EA 13 22,500.00 Valve, Backflow assembly and FDC 14 6" Fire Service 0 EA 22,500.00 _ 2" PE serv for coach homes 0 15 EΑ 2,875.00 16 2" PE serv for MF buildings EA 2,875.00 17 2" Fire service w/ 2" GV & capped 0 EA 3.855.00 n EΑ 18 3" Single long water serv for MF buildings 17,650.00 . 19 Connection to existing water main 0 EA 4,225.00 . 20 EA 2,650.00 2,650.00 Temp Blow-off assembly and valve 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 7. . . . 8" PVC DR-18, C900 Irrigation Main (with fittings and 1,828 LF 52.00 95,056.00 1 restaints) 10" PVC DR-18, C900 Irrigation Main (with fittings and 2 LF 71.00 restaints) 12" PVC DR-18, C900 Irrigation Main (with fittings and LF 92.00 3 EΑ 2,700.00 8.100.00 8" Gate valve and valve box 4 EΑ 3,900.00 5 10" Gate valve and valve box 4,700.00 0 EA 6 12" Gate valve and valve box 7 Single Irrigation Service (Short) 2 EΑ 755.00 1,510.00 2,070.00 8 Single Irrigation Service (Long) 2 EΑ 1,035.00 13,200.00 9 Double Irrigation Service (Short) 11 EA 1,200.00 10 Double Irrigation Service (Long) EΑ 1,685.00 11,795.00 11 Blow-off assembly and valve EA 3,000.00 Connect to existing irr. main 12 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 Ribbon curb, includes all transitions 0 LF 26.50 LF 20.50 Type "D" curb, includes all transitions 3,262 LF 14.40 46,972.80 Type "VG" curb, includes all transitions Type "F" curb, includes all transitions 0 LF 16.30 3,952.00 3' "VG" curb (@ handicap ramps), includes all transitions 76 LF 52.00 3,900.00 5 Valley Crossing EA 12" Minimum Thickness Compacted Subgrade SY 23,188.80 6 9,662 2.40 104.042.40 6" Minimum Thickness Base 7.882 SY 13.20 1-1/4" Type S-I asphaltic concrete surface (First lift) 7.882 SY 9.75 76,849.50 8 56,356.30 7,882 SY 7.15 3¼" Type S-III asphaltic concrete surface (Second lift) 9 Common Area Sidewalk (4" thick) 45,854.10 999 SY 45.90 10 Sod along curbs, sidewalks, and inlets (2' wide) SY 2.43 7,819.74 3,218 11 700.00 350.00 2 FΑ 12 Curb ramp EA 10,750.00 13 Temporary Turnarounds LS 8,050.00 1,288.00 14 Temporary pavement markings 0.16

0.16 LS

0.16 LS

10,000.00

15,500.00

ROAD CONSTRUCTION TOTAL

1,600.00

2,480.00

371,103.64

Permanent pavement markings

Traffic control signs and street name signs

15 16

ITEM	DESCRIPTION	ESTIMATE		UNIT PRICE	AMOUNT
IV. MISC	ELLANEOUS		in		
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
		M	SCELI	LANEOUS TOTAL	\$ 90,688.00
	The straight with the straight of the straight	SUMMARY	and the Contract	i de la companya di salah di Manganan di salah di	
	ING, GRUBING AND EARTHWORK				\$ 51,500.00
	I.a CLEARING AND GRUBBING		i ti arad Saler te		
45.7	I.b EARTHWORK	agen givener a 1943 An also			
	LC NPDES		ing zero.		\$ 125,286.60
I. UNDE	RGROUND			nogleta iline	7950-11 - 1200-1150-1100-11-1 - 1-0 1-0 1-0 1-0 1-0 1-0 1-
	II.a. DRAINAGE	Mark As		Alther 1	\$ 747,226.2
	II.b SANITARY SEWER				\$ 197,950.00
	II.C WATER DISTRIBUTION			The Section 1985	\$ 125,893.0
Alba.	II.d TRRIGATION DISTRIBUTION		<u> </u>		\$ 137,672.00
II. ROAD	CONSTRUCTION	District,			\$ 371,103.64
V. MISCE	ELLANEOUS.		•		\$ 90,688.00
		WEBB'S RESI	RVE	PHASE 1D TOTAL	\$ 2,394,732.2
	110% OF PROJECT TOTAL FOR CHARLE			1000000	\$ 2,634,205.4

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. 35106

APPROVED

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

Cate					A CONTRACTOR OF A CONTRACTOR O
	ENGINEER'S OPINION OF PROB	THE 27 1 1 4 THE 1	OR PE	RFORMANCE BO	DAC
		FOR			
idaa ja j	BABCOCK HAMLET I WEBBS	RESERVE P	HASE 1	E DEVELOPMEN	
ITEM	DESCRIPTION	ESTIMATI		UNIT PRICE	AMOUNT #
CLEAR	IING, GRUBBING AND EARTHWORK	西 斯爾西亞		THAT I THE	
1141.21.25	La CLEARING AND GRUBBING	DESCRIPTION OF	10.50	ANT (115)	
	Clearing and grubbing including clearing all lakes, roads, lots,		۸۲	\$ 3,300.00	\$ 27,720
1	swales, etc. for entire project. (Wooded Area) Clearing and grubbing including clearing all lakes, roads, lots,	8.4	AC		
2	swales, etc. for entire project. (Pasture Area)	6.3	AC	\$ 500.00	
		CLEARING A	AND GF	RUBBING TOTAL	\$ 30,870
	I.b EARTHWORK				
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	74,211	CY	3.05	\$ 226,343
1b	Drill and Blast Weathered Limestone	0.54	AC	77,000.00	\$ 41,580
1c	Excavation of onsite lakes to approximately 30' deep from	9,017	CY	3.05	\$ 27,501
2	natural ground (Weathered Limestone) Placement and compaction, grading, including all takes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy marerial or processed rock)	83,228	CY	0.18	\$ 14,981
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	37,961	SY	0.42	\$ 15,94
	beinis (Filase 1)		FART	HWORK TOTAL	s 326.35
- V.J.	Langero	seum entidii	La P () ()	157 J. San P. 848	
1,140	I.c NPDES Sod lake slopes, swales, drainage ways, and berms per plan	in the state		1	I management of the second of
1	and as directed by Owner/Engineer	14,918	SY	2.34	\$ 34,90
2	Seed and mulch per plan as directed by Owner	34,408	SY	0.21	\$ 7,22
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	246	SY	75.00	\$ 18,45
4	Temporary Construction Access	1	LS	5,900.00	\$ 5,90
5	Slit Fence installation and removal	2,749	LF	1.95	\$ 5,36
6	Inlet Protection	5	EA	150,00	
7	Floating Turbidity Barriers (Quantity Arbitrary)	98	LF	15.00	\$ 1,47
8	Best Management Practices	0.10	LS	32,500.00	\$ 3,25
				NPDES TOTAL	\$ 77,31
LINDE	RGROUND	Maria de la compansión de		term viscalie	
-	II.a DRAINAGE	n ar mar mar in in in Na salada (in in i	· · · · · · · · · · · · · · · · · · ·	777 77 77	
1	12" PVC	118	LF	29.00	J 3.42
	18" RCP	184	LF	63.25	11,63
3	24" RCP	567	LF	94.50	53,58
4	36" RCP	623	LF	173,50	108.09
5	42" RCP	680	LF	226.50	154,02
	48" RCP	0		275.00	
6	1			347.00	
<u>6</u> 7	54" RCP	٥	LF	347.00	
7	54" RCP 60" RCP	0	LF LF	429.00	
	60" RCP	0 0 1			<u> </u>
7			LF	429.00	4,30
7 8 9	60" RCP Type "C" FDOT Inlet	1	LF EA	429.00 4,300.00	4,30 22,00
7 8 9 10	60" RCP Type "C" FDOT Inlet VALLEY GUTTER Curb Inlet	1	LF EA EA	429.00 4,300.00 5,500.00	4,30 22,00
7 8 9 10	60" RCP Type "C" FDOT Inlet VALLEY GUTTER Curb Inlet Medium Control Structure	1 4 0	LF EA EA	429.00 4,300.00 5,500.00 18,750.00	4,30 22,00
7 8 9 10 11	60° RCP Type "C" FDOT Inlet VALLEY GUTTER Curb Inlet Medium Control Structure Large Control Structure	1 4 0 0	LF EA EA EA	429.00 4,300.00 5,500.00 18,750.00 34,000.00	4,30 22,00 14,00
7 8 9 10 11 12 13	60" RCP Type "C" FDOT Inlet VALLEY GUTTER Curb Inlet Medium Control Structure Large Control Structure Bubbler Box	1 4 0 0	LF EA EA EA EA EA	429.00 4,300.00 5,500.00 18,750.00 34,000.00 7,000.00	4,30 22,00 14,00 11,20
7 8 9 10 11 12 13	60" RCP Type "C" FDOT Inlet VALLEY GUTTER Curb Inlet Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP	1 4 0 0 2 4	LF EA EA EA EA EA	429.00 4,300.00 5,500.00 18,750.00 34,000.00 7,000.00 2,800.00	14,00 11,20 27,00
7 8 9 10 11 12 13 14	60" RCP Type "C" FDOT Inlet VALLEY GUTTER Curb Inlet Medium Control Structure Large Control Structure Bubbler Box Endwall 18" - 30" RCP Endwall 36" and larger RCP	1 4 0 0 2 2 4 6	LF EA EA EA EA EA EA	429.00 4,300.00 5,500.00 18,750.00 34,000.00 7,000.00 2,800.00 4,500.00	14,00 11,20 27,00

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET I - WEBBS RESERVE PHASE 1E DEVELOPMENT DESCRIPTION OLIANTITY OLIANTITY OLIANTITY OLIANTITY

	BABCUCK HAMILET I. WEBS	ESTIMATI	7 . 2 115 42		
ITEM	DESCRIPTION	QUANTIT		UNIT PRICE.	AMOUNT
A Walth	II.b. SANITARY SEWER			P## (A6)2	
2008	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'	<u> </u>	EA	18,000.00	•
	PVC (SDR 26) Gravity Sewer			40.00	
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 65,00	-
11	8" PVC (SDR 26) Gravity Sewer 8' - 10'	0	LF LF		13,500.00
12	8" PVC (SDR 26) Gravity Sewer 10' - 12'	180 511	LF	75.00 94.00	48,034.00
13	8" PVC (SDR 26) Gravity Sewer 12' - 14' 8" PVC (SDR 26) Gravity Sewer 14' - 16'	119	LF	111.00	13,209.00
14 15	8" PVC (SDR 26) Gravity Sewer 14 - 16	0	LF	129.00	10,200.0
	8" PVC (SDR 26) Gravity Sewer 16' - 20'	0	LF	152.00	•
16	Force Main			102.00	
			LF	45.40	
17	6" Force Main (with fittings and restraints)	0			
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	ΕA	9,000,00	-
27	Pressure testing of force main	0	EA	0,60	*
28	Testing of gravity sewer	810	LF	4.00	3,240.0
	Testing of gravity sewer			SEWER TOTAL	
	II.O WATER DISTRIBUTION		STEEL SEA	4604 1350 1834 S	
				Ī	0.450.0
1	6" PVC DR-18, C900 Water Main (with fittings and restaints)	171	LF	36.00	6,156.0
2	8" PVC DR-18, C900 Water Main (with fittings and restaints)	1,087	LF	48.50	52,719.50
3	10" PVC DR-18, C900 Water Main (with fittings and restaints)	0	LF	71.00	•
4	12" PVC DR-18, C900 Water Main (with fittings and restaints)	0	LF	97.00	-
- 5	6" Gate valve and valve box	0		1,900.00	2 400 0
6	8" Gate valve and valve box	3		2,700.00	8,100.0
7	10" Gate valve and valve box	0		3,900.00	•
8	Fire Hydrant Assembly	3	EA	7,750.00	23,250.0
9	Single Short Water service SF Lot	5	EA	750.00	3,750.0
10	Single Long Water service SF Lot	4	EA	1,035.00	4,140.0
11	Double Short Water service SF Lot	6	EA	1,200.00	7,200.0
12	Double Long Water service SF Lot	3	EA	1,685.00	5,055.0

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR BABCOCK HAMLET 1 - WEBBS RESERVE PHASE 1E DEVELOPMENT

ITEM	DESCRIPTION	ESTIMAT QUANTII		ZUNIT 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	ĘΑ	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	691.9
22	Chlorination and bacteriological clearance	1,258	LF	0.55	691.9
	Chlorination and bacteriological dealance			IBUTION TOTAL	\$ 111,754.3
Y SUR	II.d IRRIGATION DISTRIBUTION				
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restaints)	1,477	LF	52.00	76,804.0
2	10" PVC DR-18, C900 Irrigation Main (with fittings and restaints)	0	LF	71.00	•
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restaints)	0	LF	92.00	-
4	8" Gate valve and valve box	2	EA	2,700.00	5,400.0
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	3,020.0
		5	EA	1,035.00	5,175.0
8	Single Irrigation Service (Long)	6	EA	1,200.00	7,200.0
9	Double Irrigation Service (Short)	9	EA	1,685.00	15,165.0
10	Double Irrigation Service (Long)	-	EA	3,000.00	3,000.
11	Blow-off assembly and valve	 	EA	4,050.00	-
12	Connect to existing irr. main	1,477	LF	3.25	4,800.
13	Pressure testing of main			RIBUTION TOTAL	\$ 120,564.
I. ROAD	CONSTRUCTION	1.00		- 19 19 L. F	
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.
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.
5	Valley Crossing	0	EA	3,900.00	
6	12" Minimum Thickness Compacted Subgrade	5,764	SY	2.40	13,833.
7	6" Minimum Thickness Base	4,702		13.20	62,066.
8	1-1/4" Type S-I asphaltic concrete surface (First lift)	4,702		9.75	45,844.
9	3¼" Type S-III asphaltic concrete surface (Second lift)	4,702		7.15	33,619. 27,356.
10	Common Area Sidewalk (4" thick)	596		45.90	
11	Sod along curbs, sidewalks, and inlets (2' wide)	1,920		2.43	
12	Curb ramp			350.00	700.
13	Temporary Turnarounds	0 10		10,750.00	
14	Temporary pavement markings	0.10		8,050.00 10,000.00	
15 16	Permanent pavement markings	0.10	 	15,500.00	
	Traffic control signs and street name signs	, 0.10	1 20	,0,000.00	1,000.

	<u>《新姓香·斯特·艾克》(《新维·罗特·西斯·罗特·斯特·斯特·斯特·斯特</u>		34.000 (St.		BABCOCK HAMLET 1 - WEBBS RESERVE PHASE 1E DEVELOPMENT						
ITEM	DESCRIPTION	ESTIMATI QUANTIT		UNIT PRICE	AMOUNT						
IV. MISC	V, 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						
			ISCELL	ANEOUS TOTAL \$	56,680.00						
0.652.47	erre and the real error of the	UMMARY									
. CLEAR!	NG, GRUBING AND EARTHWORK										
鸡情花.	I.e CLEARING AND GRUBBING	1.1		\$	30,870.00						
	I.b EARTHWORK		:::::::::::::::::::::::::::::::::::::	\$ 1.5 d \$ \$	326,350.06						
113.67	i.c.NPDES			\$	77,314.35						
. UNDER	RGROUND										
100	II.a. DRAINAGE			74 Y 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	448,402.00						
1,100,70	II.b SANITARY SEWER			\$	177,983.00						
	II.C WATER DISTRIBUTION		A-HOLL	5 % () # 1	111,754.30						
1000	II.d IRRIGATION DISTRIBUTION		A 1.5	\$	120,564.25						
I. ROAD	CONSTRUCTION	4 (147)			224,481.60						
	LLANEOUS			A SECOND S	56,680.00						
. No. 140		VEBB'S RESI	ERVE PI	HASE 1E TOTAL \$	1,574,399.56						
	110% OF PROJECT TOTAL FOR CHARLO				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

CWE CH	ENGINEER'S OPINION OF PROB	ABLE COST I	FOR PE	REORMANCE BO	OND
		FOR			
	BABCOCK HAMLET I - WEBBS	RESERVE P	HASE	1F DEVELOPMEN	
ITEM	DESCRIPTION	ESTIMAT		UNIT PRICE	AMOUNT
CLEAR	ING, GRUBBING AND EARTHWORK		1245		
zytiska	a CLEARING AND GRUBBING		urgiya,		
-	Clearing and grubbing including clearing all lakes, roads, lots,	1		1	
1	swates, etc. for entire project. (Wooded Area)	9.4	AC	\$ 3,300.00	\$ 31,020
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	7.1	AC	\$ 500.00	\$ 3,550.
		CLEARING A	AND GF	RUBBING TOTAL	\$ 34,570
	i.b EARTHWORK	1.44			是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (Sandy Soil)	83,401	CY	3.05	\$ 254,373
1b	Drill and Blast Weathered Limestone	0.61	AC	77,000.00	\$ 46,970
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (Weathered Limestone)	10,134	CY	3.05	\$ 30,908
2	Placement and compaction, grading, including all takes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy marerial or processed rock)	93,535	CY	0.18	\$ 16,836
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms (Phase 1)	42,662	SY	0.42	\$ 17,918
*····			EAR	THWORK TOTAL	\$ 367,006
Sile estilic	I.c NPDES	1	- X		· (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
	Sod take slopes, swales, drainage ways, and berms per plan	40 700		1	1
1	and as directed by Owner/Engineer	16,766	SY	2.34	\$ 39,232
2	Seed and mulch per plan as directed by Owner	38,669	SY	0.21	\$ 8,120
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	276	SY	75.00	\$ 20,700
4	Temporary Construction Access	1	LS	5,900.00	\$ 5,900
5	Silt Fence Installation and removal	3,089	LF	1.95	\$ 6,023
6	Inlet Protection	7	EA	150.00	\$ 1,050
7	Floating Turbidity Barriers (Quantity Arbitrary)	110	LF	15,00	\$ 1,650
8	Best Management Practices	0.11	LS	32,500.00	\$ 3,575
				NPDES TOTAL	\$ 86,251
UNDE	RGROUND				
	II.a DRAINAGE	1.等别的 有 扩	1		的现在分词 医皮肤囊膜 经数据证据
1	12" PVC	132	LF	29.00	3,828
2	18" RCP	207	LF	63.25	13,092
3	24" RCP	637	LF	94.50	60,196
4	36" RCP	700	LF	173.50	
5	42" RCP	764	LF	226.50	
6	48" RCP	0	LF	275.00	
7	54" RCP	0		347.00	·
8	60" RCP	0		429.00	
9	Type "C" FDOT Inlet	1		4,300.00	
10	VALLEY GUTTER Curb Inlet	6		5,500.00	
11	Medium Control Structure	0		18,750.00	
12	Large Control Structure	0		34,000.00	the state of the s
13	Bubbler Box	2		7,000.00	
14	Endwall 18" - 30" RCP	4		2,800.00	
15	Endwall 36" and larger RCP	7		4,500.00	
	Type F Curb Inlet	3		5,300.00	and the second s
16	1		P 4	M AAA AA	
16 17 18	Junction Box YARD DRAIN	4	EA	7,300.00	

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR ¥... BABCOCK HAMLET I - WEBBS RESERVE PHASE 1F DEVELOPMENT ESTIMATED DESCRIPTION AMOUNT UNIT PRICE QUANTITY II.b SANITARY SEWER Manholes ंख्या होते । EA Manholes 0' - 6' 7,200.00 2 Manholes 6' - 8' EA 8,300.00 8,300.00 Manholes 8' - 10' EA 9,500.00 3 0 EΑ 11,000.00 4 Manholes 10' - 12' Manholes 12' - 14' 0 EΑ 12,200.00 5 Manholes 14' - 16' 0 EΑ 14,200.00 0 EA 16,000.00 Manholes 16' - 18' 0 EA 18,000.00 8 Manholes 18' - 20' PVC (SDR 26) Gravity Sewer 136 LF 48.00 6,528.00 9 8" PVC (SDR 26) Gravity Sewer 0' - 6' 296 LF 56.00 16,576.00 10 8" PVC (SDR 26) Gravity Sewer 6' - 8' 0 LF 65,00 8" PVC (SDR 26) Gravity Sewer 8' - 10' 11 ol LF 75.00 12 8" PVC (SDR 26) Gravity Sewer 10' - 12' 8" PVC (SDR 26) Gravity Sewer 12' - 14' 0 LF 94.00 13 LF 111.00 0 14 8" PVC (SDR 26) Gravity Sewer 14' - 16' LF 129.00 _ 8" PVC (SDR 26) Gravity Sewer 16' - 18' 0 15 _ 0 LF 152,00 8" PVC (SDR 26) Gravity Sewer 18' - 20' 16 Force Main 275 0 LF 45.40 6" Force Main (with fittings and restraints) EΑ 2,700.00 0 6" Plug Valve 18 0 LF 53.00 19 8" Force Main (with fittings and restraints) 0 EA 2,800.00 _ 20 8" Plug Valve ol LF 192.00 21 8" DR14 Between MH and LS 21 Sewer Service SF lots 0 EA 1,300.00 EΑ 1,400.00 22 Double Service SF Lots 0 EΑ 18,000.00 6 3,000.00 23 Townhome Sewer Service w 2 C.O. 0 EA 3,850.00 24 Connect to Existing F.M. 0 LS 465,000.00 Lift Station 25 0 9,000.00 EΑ 26 ARV 0 EΑ 27 Pressure testing of force main LF 4,00 1,728.00 28 Testing of gravity sewer 432 SANITARY SEWER TOTAL \$ 58,332.00 II.C WATER DISTRIBUTION GINETINA 경험을 하는 것으로 가지를 가고 되었다. 513 36,00 18,468.00 LF 1 6" PVC DR-18, C900 Water Main (with fittings and restaints) LF 48.50 2 8" PVC DR-18, C900 Water Main (with fittings and restaints) LF 10" PVC DR-18, C900 Water Main (with fittings and restaints) 71.00 3 0 LF 97.00 12" PVC DR-18, C900 Water Main (with fittings and restaints) 0 EΑ 1,900.00 6" Gate valve and valve box 8,100.00 EA 2,700.00 6 8" Gate valve and valve box 3,900.00 0 EA 10" Gate valve and valve box EA 7,750.00 62,000.00 8 8 Fire Hydrant Assembly EΑ 750.00 9 Single Short Water service SF Lot 0

O EA

O EA

0 EA

1,035.00

1,200.00

1,685.00

10

11

Single Long Water service SF Lot

Double Short Water service SF Lot

Double Long Water service SF Lot

ENGINEER'S OPINION OF PROBABLE COST FOR PERFORMANCE BOND FOR-BABCOCK HAMLET I - WEBBS RESERVE PHASE 1F DEVELOPMENT ESTIMATED AMOUNT DESCRIPTION UNIT PRICE ITEM. QUANTITY 4" Fire Service for Townhome Building including 4" Gate 22,500.00 180,000,00 13 EA Valve, Backflow assembly and FDC 22,500.00 0 EΑ 14 6" Fire Service 2.875.00 15 2" PE serv for coach homes 0 EA 16 2" PE serv for MF buildings 10 EA 2,875.00 28,750.00 2" Fire service w/ 2" GV & capped 0 EA 3,855.00 17 17,650.00 3 EA 52,950.00 18 3" Single long water serv for MF buildings EΑ 4,225.00 . 19 Connection to existing water main o EΑ 2,650.00 _ Temp Blow-off assembly and valve 20 LF 0.55 282.15 513 21 Pressure testing of main 282.15 513 LF 0.55 Chlorination and bacteriological clearance 22 WATER DISTRIBUTION TOTAL 350,832.30 II.d IRRIGATION DISTRIBUTION 8" PVC DR-18, C900 Irrigation Main (with fittings and LF 52.00 1 10" PVC DR-18, C900 Irrigation Main (with fittings and LF 71.00 2 restaints) 12" PVC DR-18, C900 Irrigation Main (with fittings and LF 92.00 3 restaints) EA 2,700.00 _ 8" Gate valve and valve box 4 o EΑ 3,900.00 10" Gate valve and valve box 5 EΑ 4,700.00 12" Gate valve and valve box 6 EΑ 755.00 ol 7 Single Irrigation Service (Short) 1,035.00 5,175.00 5 EΑ Single Imigation Service (Long) EA 1,200.00 ol Double Irrigation Service (Short) 1.685.00 0 EA 10 Double Irrigation Service (Long) 3.000.00 FA 3.000.00 11 Blow-off assembly and valve EA 4,050.00 12 Connect to existing irr. main 0 0 LF 3.25 13 Pressure testing of main 8,175.00 IRRIGATION DISTRIBUTION TOTAL III. ROAD CONSTRUCTION 35,510.00 1,340 LF 26.50 Ribbon curb, includes all transitions 921 LF 20.50 18,880.50 Type "D" curb, includes all transitions 14.40 29,462.40 2,046 LF Type "VG" curb, includes all transitions 17,734.40 1,088 LF 16.30 Type "F" curb, includes all transitions 2,652.00 3' "VG" curb (@ handicap ramps), includes all transitions 51 LF 52.00 0 EA 3,900.00 Valley Crossing 15,547.20 6,478 SY 2.40 12" Minimum Thickness Compacted Subgrade ß 69,748.80 13.20 6" Minimum Thickness Base 5,284 SY 51,519.00 5,284 9.75 SY 1-1/4" Type S-I asphaltic concrete surface (First lift) 5,284 SY 7.15 37,780.60 3\4" Type S-III asphaltic concrete surface (Second lift) 670 SY 45.90 30,753.00 10 Common Area Sidewalk (4" thick) 2,158 5,243.94 SY 2.43 Sod along curbs, sidewalks, and inlets (2' wide) 11 EΑ 700.00 2 350.00 12 Curb ramp 10,750.00 10,750.00 EA 13 Temporary Turnarounds LS 8,050.00 885.50 14 Temporary pavement markings 0.11 1,100.00 0.11 LS 10,000.00 15 Permanent pavement markings 1,705.00 0.11 LS 15,500.00 Traffic control signs and street name signs

ROAD CONSTRUCTION TOTAL

329,972.34

ITEM	DESCRIPTION	ESTIMATI QUANTIT		UNIT PRICE	AMOUNT
IV. MISCI	ELLANEOUS				
	Geotechnical testing (includes all density /compaction, lunderdrain analysis and report)	0,11	LS	86,200.00	9,482.00
	Construction stakeout	0.11	LS	360,600.00	39,666.00
3	Record drawings / As-Built Survey	0.11	LS	120,000.00	13,200.00
		M	ISCELL	ANEOUS TOTAL	\$ 62,348.00
大學 詩		SUMMARY	7 472	Na - Ind.	一方的第三人称单数 电摄影性学性管理
CLEARIN	NG, GRUBING AND EARTHWORK				
4.4-50	I.a CLEARING AND GRUBBING				\$ 34,570.00
13.00 - 30.1	L.b. EARTHWORK		11.		\$ 367,006.09
	Le NPDES			NAME OF STREET	\$ 86,251.48
II. UNDER	RGROUND	. V. S. 194		in war in	
	II.a. DRAINAGE	2002 P. W. 1888	4-7		\$ 512,063.25
	ILL SANITARY SEWER				\$ 58,332.00
	II.C WATER DISTRIBUTION	#1439 F1	7	9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 350,832.30
2457177	II.d IRRIGATION DISTRIBUTION			yet.	\$ 8,175.00
	CONSTRUCTION				\$ 329,972.34
III POAD					· · · · · · · · · · · · · · · · · · ·
		Carrier Const.		Single Control of the	e 82 348 DC
	LLANEOUS	WEDDIO DOS	EDVE!	PHASE 1F TOTAL	\$ 62,348.00 \$ 1,809,550.46

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