

RESOLUTION NO. 2020- 12

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE BANNON LAKES – PARCEL B LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, Lennar Homes, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit “A” incorporated by reference and made a part hereof, conveying all personal property associated with the water, sewer and reuse systems to serve Bannon Lakes – Parcel B located off International Golf Parkway; and

WHEREAS, Vallencourt Construction Company, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Bannon Lakes – Parcel B located off International Golf Parkway, attached hereto as Exhibits “B” and “C”, incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “D”, incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21st day of January, 2020.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: _____

Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

RENDITION DATE 1/23/20

Sam Halterman

Deputy Clerk



Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

BANNON LAKES – PARCEL B

Lennar Homes, LLC, 9440 Phillips Hwy., Suite 7, Jacksonville, FL 32256, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

"See Exhibit A – Schedule of Values for Bannon Lakes – Parcel B"

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 11th of June, 2019.

WITNESS:

Witness Signature

Print Witness Name

OWNER:

Owner's Signature

Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 11 day of June, 2019, by Scott Keilney who is personally known to me or has produced _____ as identification.

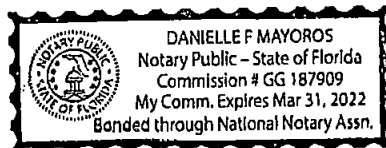

Notary Public

Exhibit "A" to Bill of Sale

St. Johns County Utility Department

Asset Mangement

Schedule of Values



Project Name: Bannon Lakes Parcel B
 Contractor: Vallencourt Construction Company Inc
 Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	8" DR18 PVC	LF	1420	\$ 37.30	\$ 52,966.00
	6" DR18 PVC	LF	260	\$ 29.63	\$ 7,703.80
	4" DR18 PVC	LF	320	\$ 19.69	\$ 6,300.80
	2" DR18 PVC	LF	543	\$ 5.51	\$ 2,991.93
					\$ -
	10" HDPE	LF	43	\$ 81.09	\$ 3,486.87
	6" HDPE	LF	36	\$ 54.87	\$ 1,975.32
					\$ -
(1)	Water Valves (Size and Type)				
					\$ -
	8" Gate Valve	EA	4	\$ 1,557.53	\$ 6,230.12
	6" Gate Valve	EA	4	\$ 1,111.01	\$ 4,444.04
	4" Gate Valve	EA	1	\$ 927.95	\$ 927.95
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	4	\$ 2,355.16	\$ 9,420.64
	Flushing Hydrant	EA	3	\$ 889.65	\$ 2,668.95
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	43	\$ 846.80	\$ 36,412.40
	Double Water Service	EA	19	\$ 760.05	\$ 14,440.95
					\$ -
					\$ -
Total Water System Cost					\$ 149,969.77

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Parcel B

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
				\$ -
8" SDR 26 PVC	Linear Feet	2073	\$ 53.85	\$ 111,631.05
				\$ -
				\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	Each	81	\$ 749.10	\$ 60,677.10
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
4-6' Feet Deep	Each	1	\$4,308.65	\$ 4,308.65
6-8' Feet Deep	Each	2	\$5,655.57	\$ 11,311.14
8-10 Feet Deep	Each	1	\$5,710.59	\$ 5,710.59
10-12 Feet Deep	Each	1	\$6,920.17	\$ 6,920.17
Lined MH				\$ -
6-8 Feet Deep	Each	3	\$ 12,191.72	\$ 36,575.16
8-10 Feet Deep	Each	1	\$ 12,727.18	\$ 12,727.18
				\$ -
Lift Station:				
Mechanical Equipment				\$ -
Process Piping				\$ -
Process Structure				\$ -
Process Electrical Equipment				\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 249,861.04



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes Parcel B

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	8" DR18 PVC	LF	1047	\$ 34.99	\$ 36,634.53
	6" DR18 PVC	LF	541	\$ 26.99	\$ 14,601.59
	4" DR18 PVC	LF	374	\$ 16.45	\$ 6,152.30
	2" SCH40 PVC	LF	457	\$ 10.30	\$ 4,707.10
	10" HDPE	LF	93	\$ 82.40	\$ 7,663.20
	8" HDPE	LF	28	\$ 80.80	\$ 2,262.40
					\$ -
(1)	Water Valves (Size and Type)				
	8" Gate Valve	EA	2	\$ 1,817.47	\$ 3,634.94
	6" Gate Valve	EA	2	\$ 1,425.95	\$ 2,851.90
	4" Gate Valve	EA	1	\$ 1,026.50	\$ 1,026.50
					\$ -
(1)	Hydrant Assembly (Size and Type)				
	Flushing Hydrant	EA	3	\$ 998.38	\$ 2,995.14
					\$ -
					\$ -
					\$ -
(1)	Service (Size and Type)				
	Single Water Service	EA	55	\$ 846.80	\$ 46,574.00
	Double Water Service	EA	14	\$ 778.85	\$ 10,903.90
					\$ -
					\$ -
Total Water System Cost					\$ 140,007.50

Reuse

Note: Asset Type (1) Water Pipeline and Appurtenances

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$539,838.31 hereby waves and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 09-30-2019 to Lennar Homes to the following described property:

See Exhibit A

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 9th of Sept., 2019.

WITNESS:

[Signature]
Witness Signature

STAN BATES
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Michael Vallencourt II
Print Lienor's Name

State of Florida
County of Day

The foregoing instrument was acknowledged before me this 9 day of September, by Michael Vallencourt II who is personally known to me or has produced _____ as identification.

Jessica Smith
Notary Public

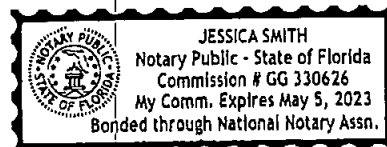


Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes Parcel B

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
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St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes Parcel B

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

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Lift Station:				
Mechanical Equipment				\$ -
Process Piping				\$ -
Process Structure				\$ -
Process Electrical Equipment				\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 249,861.04



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes Parcel B

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

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	Single Water Service	EA	55	\$ 846.80	\$ 46,574.00
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					\$ -
					\$ -
Total Water System Cost					\$ 140,007.50

Reuse

Note: Asset Type (1) Water Pipeline and Appurtenances



WARRANTY
UTILITY IMPROVEMENTS

Date: 09-09-2019

Project Title: Bannon Lakes Parcel B
St. Johns County, Florida

FROM: Vallencourt Construction Company Inc.
1701 Blanding Blvd
Middleburg, FL 32068

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

Contractor's Signature

Michael Vallencourt II

Print Contractor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 9 day of September, by Michael Vallencourt II who is personally known to me or has produced _____ as identification.

Jessica Smith
Notary Public

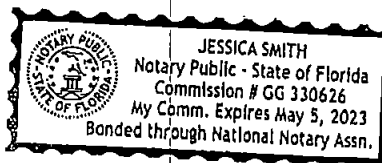


Exhibit "D" to Resolution



St. Johns County Board of County Commissioners

Utility Department

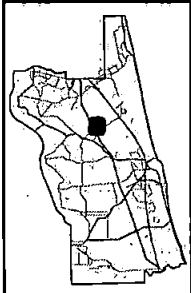
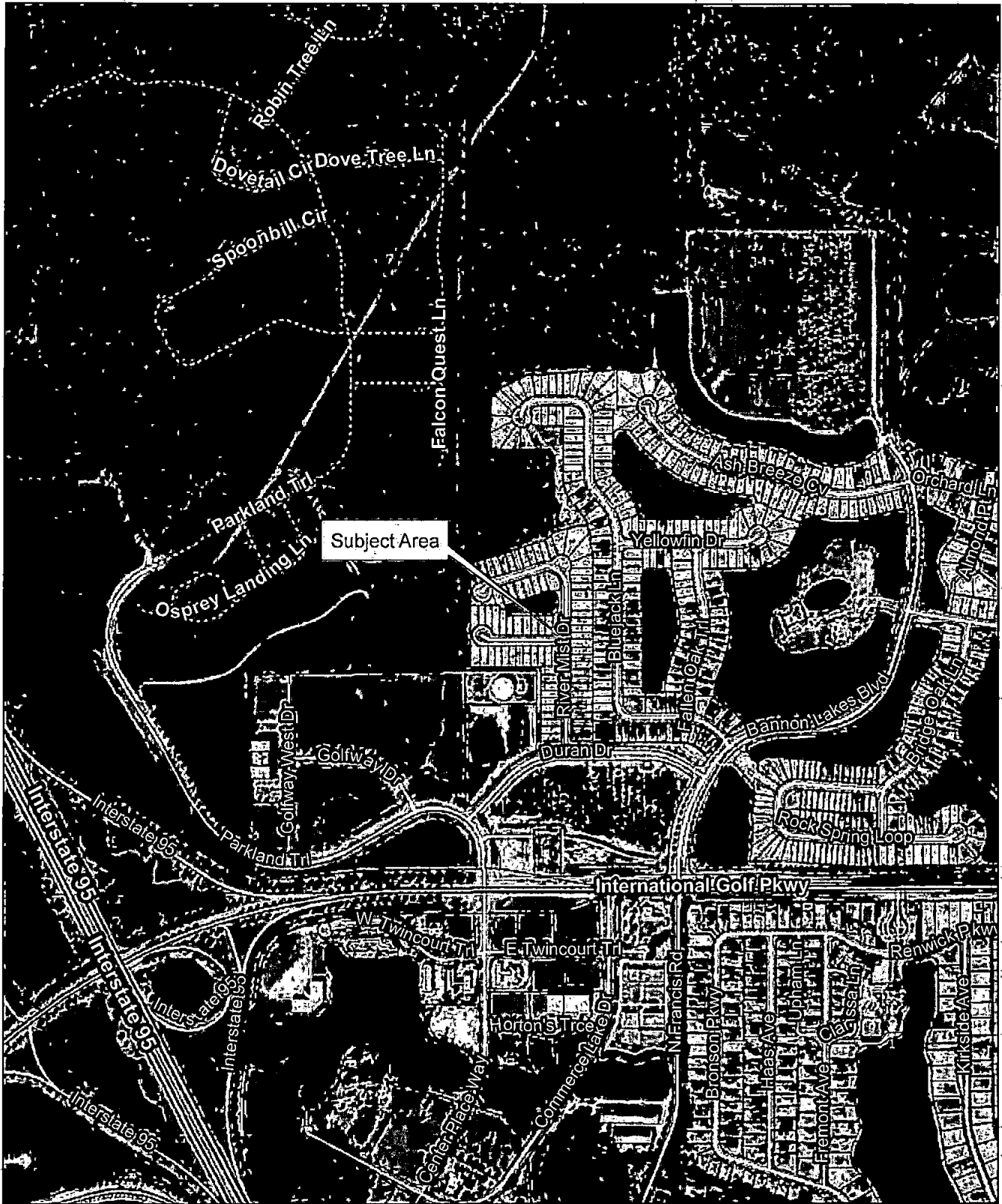
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Bannan Lakes – Parcel B
DATE: December 3, 2019

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Bannan Lakes – Parcel B.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2016 Aerial Imagery

0 187.5 375 750
Feet

Date: 12/5/2019

*Bill of Sale, Schedule
of Values, Final Release
of Lien, and Warranty*

Bannan Lakes - Parcel B

Land Management
Systems
Real Estate
Division
(904) 209-0782

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
Division disclaims all responsibility
for the accuracy or completeness
of the data shown hereon.

