

RESOLUTION NO. 2021- 66

**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 WATER AND SEWER SYSTEMS TO SERVE STATE ROAD NO. 13 N AND STATE ROAD NO. 16 UTILITY EXTENSION.**

**RECITALS**

**WHEREAS**, Ring Power Corporation, a Florida corporation, 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 and sewer systems to serve State Road No. 13 N and State Road No. 16 utility extension; and

**WHEREAS**, T B Landmark Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed within State Road No. 13 N and State Road No. 16 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 11th day of February, 2021.

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

By: Jeremiah R. Blocker  
Jeremiah R. Blocker, Chair

**ATTEST:** Brandon J. Patty, Clerk of  
the Circuit Court & Comptroller

Pam Halter  
Deputy Clerk

**RENDITION DATE** 2/18/21

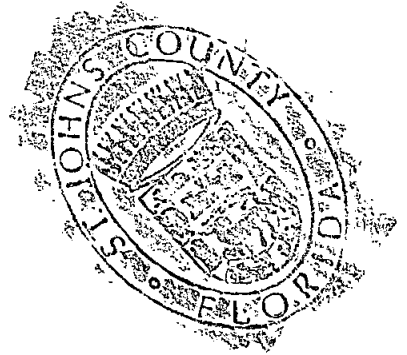


Exhibit "A" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

State Road No. 13 and State Road No. 16 Utility Extension

Ringpower Corporation Inc. (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 State Road No. 13 and State Road No. 16 Utility Extension"

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 8 of June, 2019.

WITNESS:  
  
\_\_\_\_\_  
Witness Signature

Kyle F. Davis  
\_\_\_\_\_  
Print Witness Name


OWNER:  
  
\_\_\_\_\_  
Owner's Signature

David Alban  
\_\_\_\_\_  
Print Owner's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 18 day of June, 2019, by DAVID ALBAN who is personally known to me or has produced \_\_\_\_\_ as identification.

ASSUMPTA O'BRIEN  
Notary Public, State of Florida  
My Comm. Expires 09/24/21  
Commission No. GG140007

  
\_\_\_\_\_  
Notary Public



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

**Project Name:** SR-13N & SR-16 Utility Extension  
**Contractor:** TB Landmark Construction Inc.  
**Developer:** Ringpower Corp.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" PVC C900 DR25 Blue	LF	9554	\$ 52.05	\$ 497,285.70
12" FPVC C900 DR25 Blue	LF	556	\$ 109.43	\$ 60,843.08
16" PVC C900 DR25 Blue	LF	1016	\$ 109.43	\$ 111,180.88
18" HDPE DR11	LF	321	\$ 271.39	\$ 87,116.19
16" HDPE DR11	LF	1590	\$ 156.36	\$ 248,612.40
<b>Water Valves (Size and Type)</b>				
16" Gate	Ea	2	\$ 5,800.00	\$ 11,600.00
12" Gate	Ea	12	\$ 3,200.00	\$ 38,400.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	17	\$ 5,606.11	\$ 95,303.87
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
n/a	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 1,150,342.12</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: **SR-13N & SR-16 Utility Extension**  
 Contractor: **TB Landmark Construction Inc.**  
 Developer: **Ringpower Corp.**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
12" PVC C900 DR25 Green	LF	3921	\$ 78.60	\$ 308,190.60
10" PVC C900 DR25 Green	LF	9241	\$ 41.04	\$ 379,250.64
16" HDPE DR11	LF	1182	\$ 162.63	\$ 192,228.66
12" HDPE DR11	LF	1674	\$ 123.17	\$ 206,186.58
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
12" Gate	Ea	6	\$ 3,200.00	\$ 19,200.00
10" Gate	Ea	12	\$ 2,800.00	\$ 33,600.00
Air Release	Ea	4	\$ 6,800.00	\$ 27,200.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
n/a	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
n/a	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
n/a			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1,165,856.48</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$2,316,198.59, Two Million Three Hundred Sixteen Thousand One Hundred Ninety Eight Dollars and 59/100, hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 28, 2019 to Ringpower Corporation Inc. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR State Road No. 13 and State Road No. 16 Utility Extension”

The waiver and release do 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 28<sup>th</sup> of May, 2019.

WITNESS:

[Signature]  
Witness Signature

Amy Blackwelder  
Print Witness Name

OWNER:

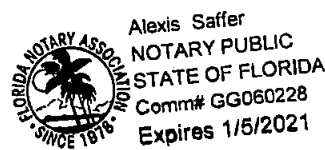
[Signature]  
Lienor's Signature

Robin H. Thigpen  
Print Lienor's Name

State of FL  
County of Duval

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of May, 2019, by Robin H. Thigpen who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public





**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

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**Contractor:** TB Landmark Construction Inc.  
**Developer:** Ringpower Corp.

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<b>Total Water System Cost</b>				<b>\$ 1,150,342.12</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: SR-13N & SR-16 Utility Extension  
 Contractor: TB Landmark Construction Inc.  
 Developer: Ringpower Corp.

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n/a	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
n/a	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
n/a			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1,165,856.48</b>





**WARRANTY  
UTILITY IMPROVEMENTS**

Date: May 28, 2019

Project Title: State Road No. 13 and State Road No. 16 Utility Extension

St. Johns County, Florida

FROM: T B Landmark Construction, Inc.  
11220 New Berlin Road  
Jacksonville, FL 32226

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:**

[Handwritten Signature]  
Contractor's Signature

Robin B. Thigpen  
Print Contractor's Name

State of FL  
County of Duval

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of May, 2019, by Robin B. Thigpen who is personally known to me or has produced \_\_\_\_\_ as identification.

[Handwritten Signature]  
Notary Public

Alexis Saffer  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG060228  
Expires 1/6/2021



Exhibit "D" to Resolution



**St. Johns County Board of County Commissioners**

Utility Department

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**INTEROFFICE MEMORANDUM**

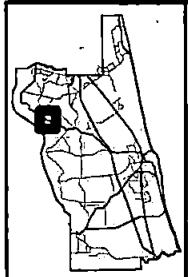
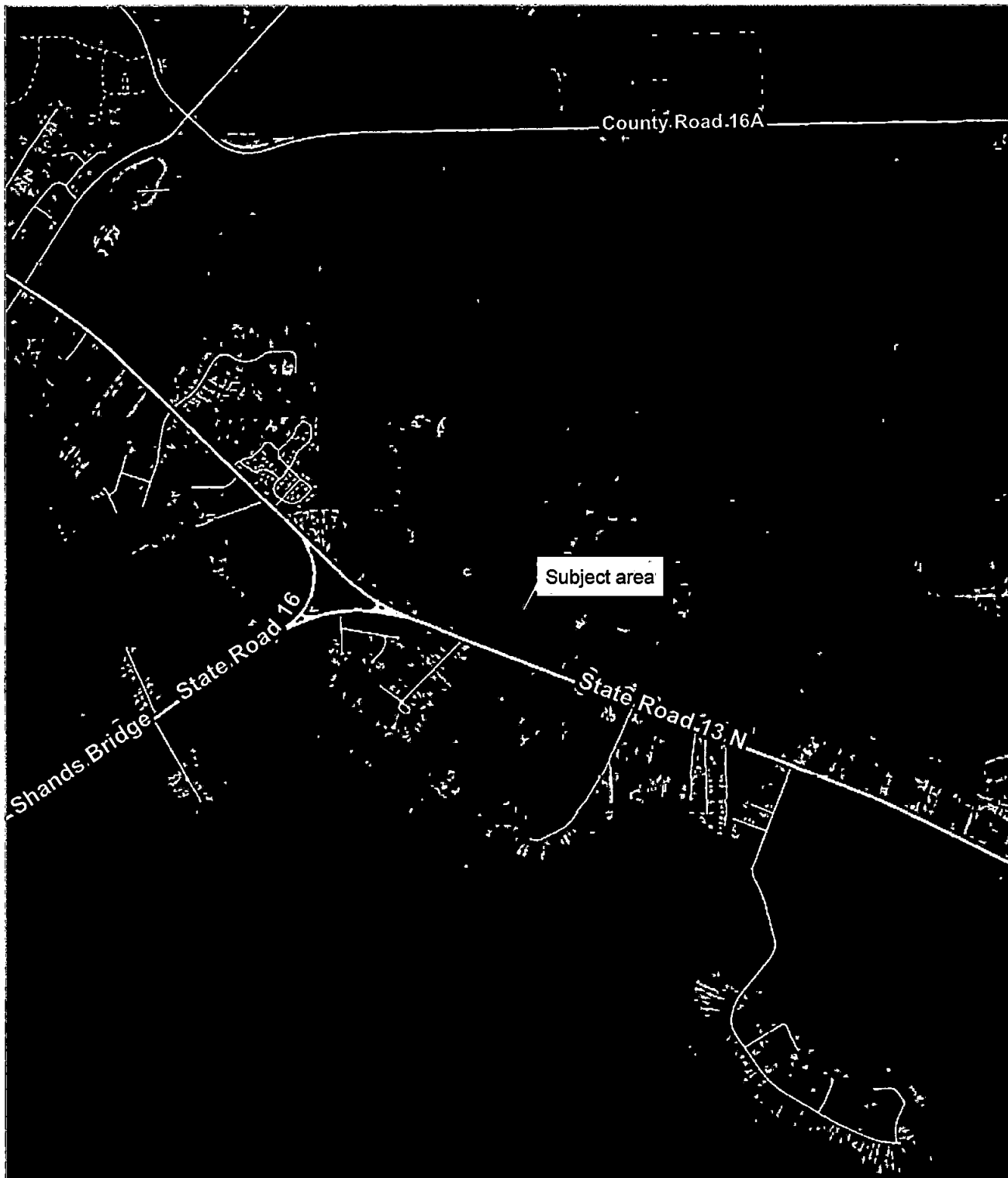
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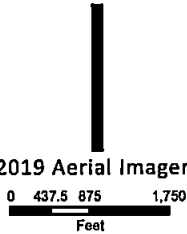
TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: SR 13 N & SR 16 Utility Extensions  
DATE: January 15, 2021

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 SR 13 N & SR 13 Utility Extensions.

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.



  
 2019 Aerial Imagery  
 Date: 1/22/2021

Bill of Sale, Schedule of Values,  
 Final Release of Lien and Warranty  
  
 State Road No. 13 N &  
 State Road No. 16  
 Utility Extension

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.

