

RESOLUTION NO. 2023- 120

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH WATER, SEWER AND REUSE SYSTEMS TO SERVE PRESERVE AT BANNON LAKES PHASE 2C LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, Pulte Homes Company, LLC, a Michigan 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 Preserve at Bannon Lakes Phase 2C located off International Golf Parkway; and

WHEREAS, Vallencourt Construction Co., Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Preserve at Bannon Lakes Phase 2C, 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.

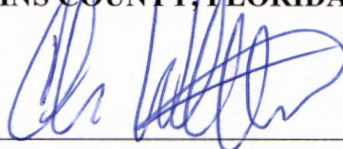
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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.

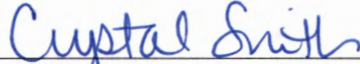
Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Bill of Sale and Warranty in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 18th day of April, 2023.

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

By: 
Christian Whitehurst, Chair

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


Deputy Clerk

Rendition Date APR 18 2023



Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

The Preserve at Bannon Lakes - Phase 2C

Pulte Home Company, LLC, (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 The Preserve at Bannon Lakes - Phase 2C"

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 ___ of ___, ___.

WITNESS:

D. Williams
Witness Signature

DAVID WILLIAMS
Print Witness Name

OWNER:

David Crosby
Owner's Signature

David Crosby
Print Owner's Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of SEPTEMBER, 2022, by DAVID CROSBY as DIRECTOR LAND DEV for PULTE HOME CO LLC.

William M Roberts
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

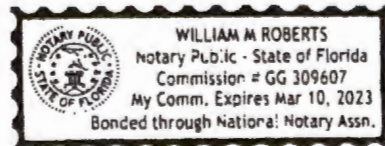


Exhibit "A" to Bill of Sale



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2C

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	12" DR18 PVC	LF	845	\$ 84.16	\$ 71,115.20
	8" DR18 PVC	LF	30	\$ 36.14	\$ 1,084.20
	6" DR18 PVC	LF	10	\$ 54.48	\$ 544.80
	16" HDPE	LF	35	\$ 118.01	\$ 4,130.35
				\$	-
				\$	-
				\$	-
				\$	-
(1)	Water Valves (Size and Type)				
	12" Gate Valve	EA	3	\$ 2,911.40	\$ 8,734.20
	8" Gate Valve	EA	1	\$ 1,972.71	\$ 1,972.71
	6" Gate Valve	EA	1	\$ 1,786.68	\$ 1,786.68
				\$	-
				\$	-
				\$	-
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	1	\$ 2,841.78	\$ 2,841.78
	Flushing Hydrant	EA	2	\$ 1,377.59	\$ 2,755.18
				\$	-
				\$	-
(1)	Services (Size and Type)				
	Single Water Service	EA	14	\$ 783.81	\$ 10,973.34
	Double Water Service	EA	5	\$ 906.28	\$ 4,531.40
	Lift Station Water Service	EA	1	\$ 4,250.00	\$ 4,250.00
				\$	-
Total Water System Cost					\$ 114,719.84

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2C

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	10" DR18 PVC	LF	835	\$ 69.80	\$ 58,283.00
	8" DR18 PVC	LF	30	\$ 55.35	\$ 1,660.50
	6" DR18 PVC	LF	65	\$ 41.05	\$ 2,668.25
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	10" Gate Valve	EA	3	\$ 2,428.50	\$ 7,285.50
	6" Gate Valve	EA	2	\$ 1,155.05	\$ 2,310.10
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Flushing Hydrant	EA	1	\$ 1,083.59	\$ 1,083.59
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	16	\$ 772.80	\$ 12,364.80
	Double Water Service	EA	4	\$ 1,000.00	\$ 4,000.00
					\$ -
					\$ -
Total Reuse System Cost					\$ 89,655.74

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2C

Contractor: Vallencourt Construction Company Inc.

Developer: Pulte

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
4" PVC DR18	Linear Feet	885	\$ 36.12	\$ 31,966.20
				\$ -
				\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Each	1	\$ 1,034.02	\$ 1,034.02
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
				\$ -
8" SDR 26 PVC	Linear Feet	1328	\$ 54.93	\$ 72,947.04
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	38	\$ 880.99	\$ 33,477.62
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
0-6' Feet Deep	Each	1	\$ 3,657.48	\$ 3,657.48
6-8' Feet Deep	Each	4	\$ 4,281.38	\$ 17,125.52
8-10' Feet Deep	Each	1	\$ 5,054.73	\$ 5,054.73
12-14' Feet Deep	Each	1	\$ 6,960.85	\$ 6,960.85
				\$ -
Lined MH				
				\$ -
10-12' Feet Deep Drop	Each	1	\$ 14,956.37	\$ 14,956.37
12-14' Feet Deep	Each	1	\$ 11,352.60	\$ 11,352.60
				\$ -
				\$ -
				\$ -
Type B				
				\$ -
				\$ -
Lift Station: 487 Cedar Preserve Ln, Saint Augustine, FL 32095				
Mechanical Equipment	Lump Sum	1	\$ 100,000.00	\$ 100,000.00
Process Piping	Lump Sum	1	\$ 25,000.00	\$ 25,000.00
Process Structure	Lump Sum	1	\$ 125,000.00	\$ 125,000.00
Process Electrical Equipment	Lump Sum	1	\$ 77,002.97	\$ 77,002.97
Other Improvements	Lump Sum	1	\$ 18,471.82	\$ 18,471.82
Total Sewer System Cost				\$ 544,007.22

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$748,382.80 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 08-30-2022 to Pulte Homes to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR The Preserve at Bannon Lakes Phase 2C"

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 28th of July, 2022

WITNESS:

[Signature]

Witness Signature

J. Daniel Vallencourt

Print Witness Name

OWNER:

[Signature]

Lienor's Signature

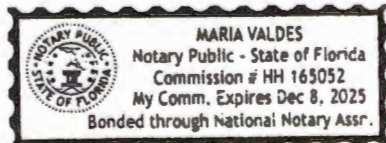
Michael Vallencourt II

Print Lienor's Name

STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of July, 2022, by Michael A. Vallencourt II as Vice President for Vallencourt Construction Co.-Inc.



Maria Valdes
Notary Public

My Commission Expires: 12/8/25

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2C

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	12" DR18 PVC	LF	845	\$ 84.16	\$ 71,115.20
	8" DR18 PVC	LF	30	\$ 36.14	\$ 1,084.20
	6" DR18 PVC	LF	10	\$ 54.48	\$ 544.80
	16" HDPE	LF	35	\$ 118.01	\$ 4,130.35
				\$	-
				\$	-
				\$	-
				\$	-
(1)	Water Valves (Size and Type)				
	12" Gate Valve	EA	3	\$ 2,911.40	\$ 8,734.20
	8" Gate Valve	EA	1	\$ 1,972.71	\$ 1,972.71
	6" Gate Valve	EA	1	\$ 1,786.68	\$ 1,786.68
				\$	-
				\$	-
				\$	-
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	1	\$ 2,841.78	\$ 2,841.78
	Flushing Hydrant	EA	2	\$ 1,377.59	\$ 2,755.18
				\$	-
				\$	-
(1)	Services (Size and Type)				
	Single Water Service	EA	14	\$ 783.81	\$ 10,973.34
	Double Water Service	EA	5	\$ 906.28	\$ 4,531.40
	Lift Station Water Service	EA	1	\$ 4,250.00	\$ 4,250.00
				\$	-
				\$	-
	Total Water System Cost				\$ 114,719.84

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2C

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	10" DR18 PVC	LF	835	\$ 69.80	\$ 58,283.00
	8" DR18 PVC	LF	30	\$ 55.35	\$ 1,660.50
	6" DR18 PVC	LF	65	\$ 41.05	\$ 2,668.25
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	10" Gate Valve	EA	3	\$ 2,428.50	\$ 7,285.50
	6" Gate Valve	EA	2	\$ 1,155.05	\$ 2,310.10
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
					\$ -
	Flushing Hydrant	EA	1	\$ 1,083.59	\$ 1,083.59
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	16	\$ 772.80	\$ 12,364.80
	Double Water Service	EA	4	\$ 1,000.00	\$ 4,000.00
					\$ -
					\$ -
Total Reuse System Cost					\$ 89,655.74

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2C

Contractor: Vallencourt Construction Company Inc.

Developer: Pulte

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
4" PVC DR18	Linear Feet	885	\$ 36.12	\$ 31,966.20
				\$ -
				\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Each	1	\$ 1,034.02	\$ 1,034.02
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
				\$ -
8" SDR 26 PVC	Linear Feet	1328	\$ 54.93	\$ 72,947.04
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	38	\$ 880.99	\$ 33,477.62
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
0-6' Feet Deep	Each	1	\$ 3,657.48	\$ 3,657.48
6-8' Feet Deep	Each	4	\$ 4,281.38	\$ 17,125.52
8-10' Feet Deep	Each	1	\$ 5,054.73	\$ 5,054.73
12-14' Feet Deep	Each	1	\$ 6,960.85	\$ 6,960.85
				\$ -
Lined MH				
				\$ -
10-12' Feet Deep Drop	Each	1	\$ 14,956.37	\$ 14,956.37
12-14' Feet Deep	Each	1	\$ 11,352.60	\$ 11,352.60
				\$ -
				\$ -
				\$ -
Type B				
				\$ -
				\$ -
Lift Station: 487 Cedar Preserve Ln, Saint Augustine, FL 32095				
Mechanical Equipment	Lump Sum	1	\$ 100,000.00	\$ 100,000.00
Process Piping	Lump Sum	1	\$ 25,000.00	\$ 25,000.00
Process Structure	Lump Sum	1	\$ 125,000.00	\$ 125,000.00
Process Electrical Equipment	Lump Sum	1	\$ 77,002.97	\$ 77,002.97
Other Improvements	Lump Sum	1	\$ 18,471.82	\$ 18,471.82
Total Sewer System Cost				\$ 544,007.22

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: 07-28-2022

Project Title: The Preserve at Bannock Lakes Phase 2C
St. Johns County, Florida

FROM: Vallencourt Construction Company Inc.
449 Center Street
Green Cove Springs, FL 32043

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:

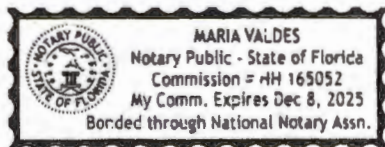


Contractor's Signature

Michael Vallencourt II
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of July, 2022, by Michael A. Vallencourt II as Vice President for Vallencourt Construction Co. Inc.



Maria Valdes
Notary Public
My Commission Expires: 12/8/25

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: The Preserve at Bannon Lakes Phase 2C
DATE: February 16, 2023

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of The Preserve at Bannon Lakes Phase 2C.

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.




 2021 Aerial Imagery
 Date: 3/17/2023

Bill of Sale, Schedule of
 Values, Final Release
 of Lien & Warranty

 Preserve at Bannon Lakes Phase 2C

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 herein.

