

RESOLUTION NO. 2023- 241

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE GRAND OAKS PHASE 2A UNIT 1, LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Pulte Home Company, LLC, a Michigan limited liability company, has executed and presented to St. Johns County a Bill of Sale with 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 Grand Oaks Phase 2A Unit 1 located off State Road 16; 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 Grand Oaks Phase 2A Unit 1, attached hereto as Exhibits “B” and “C”, incorporated by reference and made 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, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

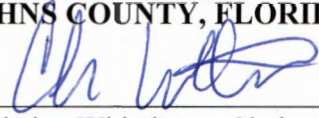
Section 3. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 by the Board of County Commissioners this 18th day of July, 2023.

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

Rendition Date JUL 19 2023

By: 
Christian Whitehurst, Chair

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


Deputy Clerk



Exhibit "A" to Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Grand Oaks Phase 2A-1

Pulte Home Company, LLC, 12724 Grand Parkway, Suite 200 Jacksonville FL 32258

Owners Name and Address, (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 project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 16 of September, 2022.

WITNESS:

[Signature]
Witness Signature

Zachary Decker
Witness Print Name

OWNER:

[Signature]
Owner Signature

Justin Dudley
Owner Print Name

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 16 day of September, 2022, by JUSTIN DUDLEY as VP of LAND Acq for Pulte Home Company LLC.

[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

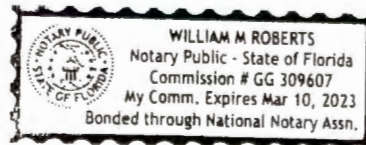


Exhibit "A" to Bill of Sale



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Grand Oaks 2A-1

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	100	\$ 57.10	\$ 5,710.00
	8" DR18 PVC	LF	4360	\$ 34.20	\$ 149,112.00
	6" DR18 PVC	LF	560	\$ 61.27	\$ 34,311.20
	4" DR18 PVC	LF	320	\$ 18.37	\$ 5,878.40
	2" SCH 40 PVC	LF	200	\$ 11.04	\$ 2,208.00
				\$	-
				\$	-
				\$	-
				\$	-
(1)	Water Valves (Size and Type)				
	8" Gate Valve	EA	3	\$ 2,636.64	\$ 7,909.92
	6" Gate Valve	EA	8	\$ 1,681.31	\$ 13,450.48
	4" Gate Valve	EA	1	\$ 1,186.04	\$ 1,186.04
				\$	-
				\$	-
				\$	-
				\$	-
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	8	\$ 2,806.64	\$ 22,453.12
	Flushing Hydrant	EA	1	\$ 1,590.22	\$ 1,590.22
				\$	-
				\$	-
(1)	Services (Size and Type)				
	Single Water Service	EA	106	\$ 899.90	\$ 95,389.40
	Double Water Service	EA	37	\$ 1,265.76	\$ 46,833.12
				\$	-
				\$	-
Total Water System Cost					\$ 386,031.90

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Grand Oaks 2A-1

Contractor: Vallencourt Construction Company Inc.

Developer: Pulte

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
8" HDPE Force Main	Linear Feet	380	\$ 50.64	\$ 19,243.20
6" PVC DR18	Linear Feet	780	\$ 34.22	\$ 26,691.60
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	Linear Feet	4016	\$ 83.51	\$ 335,376.16
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	180	\$ 906.66	\$ 163,198.80
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
0-6' Feet Deep	Each	12	\$ 4,825.62	\$ 57,907.44
6-8' Feet Deep	Each	5	\$ 4,431.64	\$ 22,158.20
8-10' Feet Deep	Each	3	\$ 5,829.02	\$ 17,487.06
10-12' Feet Deep	Each	3	\$ 7,674.86	\$ 23,024.58
				\$ -
Lined MH				
6-8' Feet Deep	Each	1	\$ 7,085.32	\$ 7,085.32
10-12' Feet Deep	Each	1	\$ 12,336.10	\$ 12,336.10
12-14' Feet Deep	Each	1	\$ 13,899.07	\$ 13,899.07
14-16' Feet Deep	Each	2	\$ 12,228.16	\$ 24,456.32
				\$ -
				\$ -
Lift Station:				
Mechanical Equipment	LS	1	\$ 130,525.00	\$ 130,525.00
Process Piping	LS	1	\$ 75,000.00	\$ 75,000.00
Process Structure	LS	1	\$ 145,000.00	\$ 145,000.00
Process Electrical Equipment	LS	1	\$ 21,580.79	\$ 21,580.79
Other Improvements				\$ -
Total Sewer System Cost				\$ 1,094,969.64

Exhibit "B" to Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum

1,481,001.54

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

2/8/23 to Pulte Homes
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Grand Oaks Ph 2A Unit 1

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 8th day of February, 2023.

WITNESS:

[Signature]
Witness Signature
Ariel Jackson
Print Witness Name

CONTRACTOR:

[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 8th day of February, 2023, by Michael Vallencourt II as Vice President for Vallencourt Construction Co.

[Signature]
Notary Public
My Commission Expires: 3-18-25

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: Grand Oaks 2A-1

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
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Total Water System Cost					\$ 386,031.90

Note: Asset Type (1) Water Pipeline and Appurtenances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Grand Oaks 2A-1

Contractor: Vallencourt Construction Company Inc.

Developer: Pulte

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Sewer Valves (Size and Type)				
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				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
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				\$ -
Laterals (Size and Type)				
Sewer Services	Each	180	\$ 906.66	\$ 163,198.80
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Type A				
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Lined MH				
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10-12' Feet Deep	Each	1	\$ 12,336.10	\$ 12,336.10
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Lift Station:				
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Process Structure	LS	1	\$ 145,000.00	\$ 145,000.00
Process Electrical Equipment	LS	1	\$ 21,580.79	\$ 21,580.79
Other Improvements				\$ -
Total Sewer System Cost				\$ 1,094,969.64

Exhibit "C" to Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 11/3/22
Project Title: Grand Oaks Ph 2A Unit 1
FROM: Vallencourt Construction Company Inc.
Contractor's Name
Address: 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.

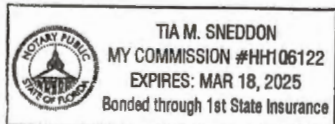
Contractor:

Michael Vallencourt II
Print Contractor's Name

[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF Craig

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 3 day of November, 2022, by Michael Vallencourt II as Vice President for Vallencourt Construction Company Inc



[Signature]
Notary Public
My Commission Expires: 3-18-25

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: Grand Oaks Phase 2A-1 (ASBUILT 2022000126)
DATE: May 10, 2023

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 Grand Oaks Phase 2A-1.

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.



Subject Area



2021 Aerial Imagery

Date: 6/14/2023

Grand Oaks Phase 2A Unit 1

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

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.

