

RESOLUTION NO. 2023- 316

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, FINAL RELEASE OF LIEN, WARRANTY AND BILL OF SALE ASSOCIATED WITH THE WATER, SEWER AND SEWER FORCE MAINS SYSTEMS TO SERVE ST. AUGUSTINE LAKES – PHASE 1A LOCATED OFF HOLMES BOULEVARD.

RECITALS

WHEREAS, St. Augustine Lakes Community Development District has executed and presented to the County an Easement for Utilities associated with the water, sewer and sewer force mains systems to serve St. Augustine Lakes – Phase 1A located off Holmes Boulevard, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, St. Augustine Lakes Community Development District has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve St. Augustine Lakes – Phase 1A attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Petticoat-Schmitt Civil Contractors, Inc., a Florida profit corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at St. Augustine Lakes – Phase 1A attached hereto as Exhibits “C” and “D”, 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 “E” 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 Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

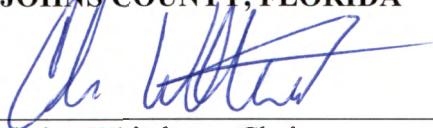
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

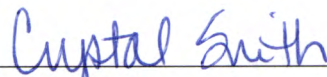
PASSED AND ADOPTED this 07th day of September, 2023.

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

Rendition Date SEP 06 2023

By: 
Christian Whitehurst, Chair

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


Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 17 day of MAY, 2023 by **ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes with an address of 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL 32092, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, gravity sewer collection system, & sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of

repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the Utility Lines and Associated Equipment. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor or Grantor's residents.

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) **GRAVITY SEWER SYSTEM** - Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole" and shall include maintenance of sewer service laterals located in the Easement Area, but shall not include a responsibility for maintenance of sewer service laterals located outside of the Easement Area. Individual lot owners shall be responsible for the maintenance of such sewer service laterals located outside of the Easement Area.

3. After any installation, construction, repair, replacement or removal of any Utility Lines and Associated Equipment, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

[Signature]

Witness

Christine R Braun
Print Name

[Signature]

Witness

Daniel R Hunter Jr
Print Name

By: Zenzi Rogers
Its: Chairperson

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of MAY, 2023, by Zenzi Rogers as Chairperson for St. Augustine Lakes Community Development District.

Michael Paul Della Penta
Notary Public
My Commission Expires: March 15, 2024

Personally Known or Produced Identification
Type of Identification Produced



EXHIBIT "A"

EASEMENT AREA

The Private Road rights-of-way known as Arcadian Lakes Blvd. and Old Bull Bay Court as described in the St. Augustine Lakes Phase 1A Plat as recorded in Map Book 115, pages 83-92, of the public records of St. Johns County, Florida.

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

PROJECT: St. Augustine Lakes - Phase 1A (Portion of SUBCON 2021-23)

St. Augustine Lakes CCD C/O Government Management Services, LLC, 475 West Town Place, Suite 114 World Golf Village St. Augustine, Florida 32092

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 6th of December, 2022.

WITNESS:

Ginny Felner
Witness Signature

Ginny Felner
Witness Print Name

OWNER:

Zenzi Rogers
Owner Signature

Zenzi Rogers, Chair
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 6th day of December, 2022, by

Zenzi Rogers as Chair for St. Augustine Lakes CDD.

Gina Melton
Notary Public
My Commission Expires: 2/6/2025

Personally Known or Produced Identification
Type of Identification Produced



Gina Melton
Notary Public
State of Florida
Comm# HH085452
Expires 2/6/2025



Exhibit "A" to the Bill of Sale
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: St Augustine Lakes Phase 1A
 Contractor: Petticoat-Schmitt Civil Contractors
 Developer: Lennar Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR11	LF	80	\$ 88.00	\$ 7,040.00
12" DR18 C900	LF	4792	\$ 78.00	\$ 373,776.00
10" DR18 C900	LF	40	\$ 87.00	\$ 3,480.00
8" DR18 C900	LF	70	\$ 61.00	\$ 4,270.00
6" DR18 C900	LF	70	\$ 45.00	\$ 3,150.00
4" DR18 C900	LF	231	\$ 25.00	\$ 5,775.00
2" CTS 250 PSI Polyethelene	LF	235	\$ 14.50	\$ 3,407.50
16" DR11	LF	265	\$ 240.00	\$ 63,600.00
8" DR11	LF	65	\$ 93.00	\$ 6,045.00
Water Valves (Size and Type)				
12" Gate Valve Open Left	Ea	11	\$ 2,885.00	\$ 31,735.00
10" Gate Valve Open Left	Ea	1	\$ 2,450.00	\$ 2,450.00
8" Gate Valve Open Left	Ea	4	\$ 1,650.00	\$ 6,600.00
6" Gate Valve Open Left	Ea	10	\$ 1,200.00	\$ 12,000.00
			\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4 VO WB67 - 3'6" Open Left	Ea	10	\$ 3,300.00	\$ 33,000.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" Double Long	Ea	2	\$ 1,550.00	\$ 3,100.00
1" Single Long	Ea	1	\$ 775.00	\$ 775.00
1" Single Short	Ea	8	\$ 775.00	\$ 6,200.00
			\$ -	\$ -
Total Water System Cost				\$ 566,403.50



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: St Augustine Lakes Phase 1A
 Contractor: Petticoat Schmitt Civil Contractors
 Developer: Lennar Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" DR18 C900	LF	275	\$ 85.00	\$ 23,375.00
8" DR18 C900	LF	4425	\$ 48.00	\$ 212,400.00
6" DR 18 C900	LF	240	\$ 52.00	\$ 12,480.00
12" SDR 11 DIPS	LF	40	\$ 225.00	\$ 9,000.00
10" SDR 11 DIPS	LF	45	\$ 160.00	\$ 7,200.00
8" SDR 11 DIPS	LF	60	\$ 102.00	\$ 6,120.00
Sewer Valves (Size and Type)				
10" Gate Valve	Ea	1	\$ 2,860.00	\$ 2,860.00
8" Gate Valve	Ea	8	\$ 1,650.00	\$ 13,200.00
6" Gate Valve	Ea	3	\$ 1,200.00	\$ 3,600.00
Air release Valve	Ea	2	\$ 9,220.00	\$ 18,440.00
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	LF	2160	\$ 72.00	\$ 155,520.00
8" DR18 C900	LF	305	\$ 100.00	\$ 30,500.00
Laterals (Size and Type)				
6" SDR26 PVC	EA	18	\$ 1,369.44	\$ 24,650.00
Manholes (Size and Type)				
4-6 foot deep	EA	5	\$ 4,586.72	\$ 22,933.58
6-8 foot deep	EA	1	\$ 6,421.40	\$ 6,421.40
8-10 foot deep	EA	3	\$ 8,256.09	\$ 24,768.27
10-12 foot deep	EA	1	\$ 10,090.77	\$ 10,090.77
> 12 foot deep	EA	4	\$ 13,760.15	\$ 55,040.59
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 85,000.00	\$ 85,000.00
Process Piping	Lump Sum	1	\$ 50,000.00	\$ 50,000.00
Process Structure	Lump Sum	1	\$ 50,000.00	\$ 50,000.00
Process Electrical Equipment	Lump Sum	1	\$ 165,000.00	\$ 165,000.00
Other Improvements	Lump Sum	1	\$ 35,000.00	\$ 35,000.00
Total Sewer System Cost				\$ 1,023,599.61



Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum
\$1,590,003.11

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

March 23 2023 to Lennar Homes LLC
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
St. Augustine Lakes Phase 1A

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 23rd day of March,
 2023.

WITNESS:

[Signature]
 Witness Signature
Brandi Manning
 Print Witness Name

CONTRACTOR:

[Signature]
 Lienor's Signature
Jeff Rumer
 Print Lienor's Name

STATE OF FL
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical
 presence or online notarization, this 23rd day of March, 2023, by
Jeff Rumer as Vice President for
Debraint Schmidt Civil Contractors, Inc.

[Signature]
 Notary Public
 My Commission Expires: 06/01/2027

Personally Known or Produced Identification
 Type of Identification Produced





St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	<u>St Augustine Lakes Phase 1A</u>
Contractor:	<u>Petticoat-Schmitt Civil Contractors</u>
Developer:	<u>Lennar Homes</u>

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Total Water System Cost				\$ 566,403.50



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: St Augustine Lakes Phase 1A
 Contractor: Petticoat Schmitt Civil Contractors
 Developer: Lennar Homes

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Process Structure	Lump Sum	1	\$ 50,000.00	\$ 50,000.00
Process Electrical Equipment	Lump Sum	1	\$ 165,000.00	\$ 165,000.00
Other Improvements	Lump Sum	1	\$ 35,000.00	\$ 35,000.00
Total Sewer System Cost				\$ 1,023,599.61

Exhibit "D" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 01/18/2023
Project Title: St. Augustine Lakes Phase 1A
FROM: Petticoat-Schmitt Civil Contractors, Inc
Contractor's Name
Address: 6380 Philips Hwy
Jacksonville, FL 32216

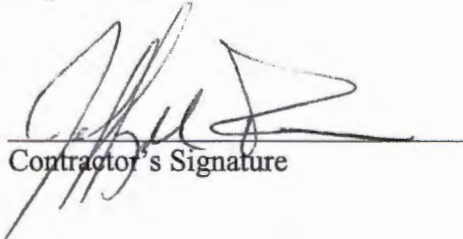
TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

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:

Jeff Rumer, Vice President
Print Contractor's Name

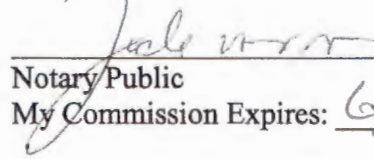

Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization, this 9th day of February, 2023, by

Jeff Rumer as Vice President for
Petticoat-Schmitt Civil Contractors, Inc.




Notary Public
My Commission Expires: 6/1/2027

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: St. Augustine Lakes (Phase 1A) (ASBULT 2023000049)
SUBJECT: July 12, 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 St. Augustine Lakes (Phase 1A).

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: 8/7/2023

Easement for Utilities,
Final Release of Lien,
Bill of Sale and Warranty

St. Augustine Lakes -
Phase 1A

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.



**BILL OF SALE AND ASSIGNMENT OF
INTANGIBLE PROPERTY RELATED
TO PHASE 1A UTILITY CONSTRUCTION**

THIS BILL OF SALE AND ASSIGNMENT OF PERMITS AND OTHER INTANGIBLE PROPERTY RELATED TO REAL ESTATE ("Assignment") is made and entered into as of the 2nd day of November, 2022 by Lennar Homes, LLC, a Florida limited liability company ("Assignor") to ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, Florida Statutes ("Assignee").

PRELIMINARY STATEMENT:

Assignor desires to assign its interest in and to the following to Assignee as of the date hereof ("Transfer Date"), and Assignee desires to accept the assignment thereof:

(a) Assignor's entire interest in any and all Phase 1A utility as shown on the approved construction plans, St Johns County, Florida.

(b) Assignor's entire interest in and to the items as contained on Exhibit "A" attached hereto and made a part hereof.

(c) Assignor does, for itself and its successors and assigns, covenant to and with Assignee, and its successors and assigns, that it is lawful owner of the items contained on Exhibit A; that such items are free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of such items against the lawful claims and demands of all persons.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

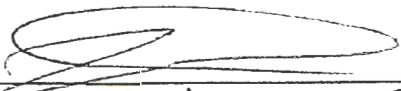
1. Assignor hereby assigns, transfers, assigns and conveys to Assignee the following:
 - (a) All of Assignor's right and interest in and to those certain items of personal and intangible property located at or held in connection with certain real property including the utility constructed in accordance with the approved Phase 1A Utility Plans, St Johns County, Florida.
 - (b) Assignor's entire interest in and to the items as contained on Exhibit "A" attached hereto and made a part hereof.
2. This Assignment shall be binding on and inure to the benefit of the parties herein,

their successors and assigns.

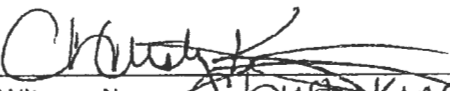
3. This Assignment is provided pursuant to that certain Acquisition and Advanced Funding Agreement (the "Acquisition Agreement") approved by Assignee at its December 22, 2021 Board of Supervisors meeting with the understanding that Assignee will acquire the items described on Exhibit A from Assignor in accordance with the terms of the Acquisition Agreement..
4. This Assignment shall be governed by and construed in accordance with the laws of the State of Florida.
5. This Assignment may be executed in any number of counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same Assignment.
6. Nothing contained herein shall be deemed or construed as relieving the Assignor or Assignee of their respective duties and obligations under the Agreement.

THIS ASSIGNMENT has been executed the day and year set forth above.

ASSIGNOR:

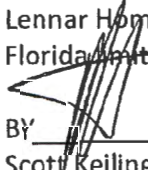


Witness Name: Jonathan Simmons



Witness Name: Christy King

Lennar Homes, LLC
Florida limited liability company

BY 

Scott Keiling, Vice President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ~~XX~~ physical presence ~~or~~ online notarization, this 2nd day of November, 2022. He/she [] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



Gina Melton
Notary Public
State of Florida
Comm# HH085452
Expires 2/6/2025

Gina Melton

Notary Public

Printed
Name:

Gina Melton

My Commission
Expires:

2/6/2025

ASSIGNEE:

[Signature]
Development

Witness Name: Jonathan Summers

[Signature]
Witness Name: Christy King

St Augustine Lakes Community

District, a community development district formed pursuant to Chapter 190, Florida Statutes

BY [Signature]
Zenzi Rogers
Its: Chairman

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of November, 2022. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Gina Melton

My Commission Expires: 2/6/2025

EXHIBIT "A"

Utility Schedule of values

St Augustine Lakes Phase 1A Utility



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: St Augustine Lakes Phase 1A
 Contractor: Petticoat-Schmitt Civil Contractors
 Developer: Lennar Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR11	LF	80	\$ 88.00	\$ 7,040.00
12" DR18 C900	LF	4792	\$ 78.00	\$ 373,776.00
10" DR18 C900	LF	40	\$ 87.00	\$ 3,480.00
8" DR18 C900	LF	70	\$ 61.00	\$ 4,270.00
6" DR18 C900	LF	70	\$ 45.00	\$ 3,150.00
4" DR18 C900	LF	231	\$ 25.00	\$ 5,775.00
2" CTS 250 PSI Polyethelene	LF	235	\$ 14.50	\$ 3,407.50
16" DR11	LF	265	\$ 240.00	\$ 63,600.00
8" DR11	LF	65	\$ 93.00	\$ 6,045.00
Water Valves (Size and Type)				
12" Gate Valve Open Left	Ea	11	\$ 2,885.00	\$ 31,735.00
10" Gate Valve Open Left	Ea	1	\$ 2,450.00	\$ 2,450.00
8" Gate Valve Open Left	Ea	4	\$ 1,650.00	\$ 6,600.00
6" Gate Valve Open Left	Ea	10	\$ 1,200.00	\$ 12,000.00
			\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4 VO WB67 - 3'6" Open Left	Ea	10	\$ 3,300.00	\$ 33,000.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" Double Long	Ea	2	\$ 1,550.00	\$ 3,100.00
1" Single Long	Ea	1	\$ 775.00	\$ 775.00
1" Single Short	Ea	8	\$ 775.00	\$ 6,200.00
			\$ -	\$ -
Total Water System Cost				\$ 566,403.50



St. Johns County Utility Department
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Schedule of Values

Project Name: St Augustine Lakes Phase 1A
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	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" DR18 C900	LF	275	\$ 85.00	\$ 23,375.00
8" DR18 C900	LF	4425	\$ 48.00	\$ 212,400.00
6" DR 18 C900	LF	240	\$ 52.00	\$ 12,480.00
12" SDR 11 DIPS	LF	40	\$ 225.00	\$ 9,000.00
10" SDR 11 DIPS	LF	45	\$ 160.00	\$ 7,200.00
8" SDR 11 DIPS	LF	60	\$ 102.00	\$ 6,120.00
Sewer Valves (Size and Type)				
10" Gate Valve	Ea	1	\$ 2,860.00	\$ 2,860.00
8" Gate Valve	Ea	8	\$ 1,650.00	\$ 13,200.00
6" Gate Valve	Ea	3	\$ 1,200.00	\$ 3,600.00
Air release Valve	Ea	2	\$ 9,220.00	\$ 18,440.00
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	LF	2160	\$ 72.00	\$ 155,520.00
8" DR18 C900	LF	305	\$ 100.00	\$ 30,500.00
Laterals (Size and Type)				
6" SDR26 PVC	EA	18	\$ 1,369.44	\$ 24,650.00
Manholes (Size and Type)				
4-6 foot deep	EA	5	\$ 4,586.72	\$ 22,933.58
6-8 foot deep	EA	1	\$ 6,421.40	\$ 6,421.40
8-10 foot deep	EA	3	\$ 8,256.09	\$ 24,768.27
10-12 foot deep	EA	1	\$ 10,090.77	\$ 10,090.77
> 12 foot deep	EA	4	\$ 13,760.15	\$ 55,040.59
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 85,000.00	\$ 85,000.00
Process Piping	Lump Sum	1	\$ 50,000.00	\$ 50,000.00
Process Structure	Lump Sum	1	\$ 50,000.00	\$ 50,000.00
Process Electrical Equipment	Lump Sum	1	\$ 165,000.00	\$ 165,000.00
Other Improvements	Lump Sum	1	\$ 35,000.00	\$ 35,000.00
Total Sewer System Cost				\$ 1,023,599.61