

RESOLUTION NO. 2024-158

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 A.W.A. OFFICE – WAREHOUSE LOCATED OFF AGRICULTURAL CENTER DRIVE.

RECITALS

WHEREAS, the A.W.A. Contracting Company, Incorporated, a Florida corporation, has executed and presented to the County a Bill of Sale with a 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 A.W.A. Contracting Office - Warehouse located off Agricultural Center Drive; and

WHEREAS, A.W.A. Contracting Company, Incorporated, a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at A.W.A. Contracting Office - Warehouse, 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, 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 Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 16th day of April, 2024.

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

Rendition Date APR 17 2024

By: _____

Sarah Arnold, Chair

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

Crystal Smith
Deputy Clerk



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

PROJECT: AWA OFFICE - WAREHOUSE

A.W.A. Contracting Co., Inc., PO Box 601009, Jacksonville, FL 32260

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. AWA Office Warehouse

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 21 of July, 2022.

WITNESS:

Sarah Allen
Witness Signature

Sarah Allen
Witness Print Name

OWNER:

Arthur W. Allen
Owner Signature

Arthur W. Allen
Owner Print Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 21 day of July, 2022, by

Arthur W. Allen as President for A.W.A. Contracting Co., Inc

Stephanie A. Chappell
Notary Public
My Commission Expires: May 14, 2026

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A" to the Bill of Sale

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:

AWA office Warehouse

Contractor:

A.W.A. CONTRACTING CO., INC.

Developer:

A.W.A. CONTRACTING CO., INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2X30 CTS 250 PSI NSF BLUE	LF	30	\$ 46.50	\$ 1,395.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
LF 2 MIP X CTS PJ BALL CORP	Ea	1	\$ 165.00	\$ 165.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
12X6 SS TAP SLV 12.75-13.20	Ea	1	\$ 1,461.00	\$ 1,461.00
6 C900 DR18 PVC GJ BLUE PIPE	Ea	1	\$ 2,500.00	\$ 2,500.00
	Ea		\$ -	\$ -
Sevices (Size and Type)				
6X2 IP DBL STRP SS EPOXY SDL	Ea	1	\$ 1,250.00	\$ 1,250.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	6,771.00

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: AWA Office Warehouse
 Contractor: A.W.A. CONTRACTING CO., INC.
 Developer: A.W.A. CONTRACTING CO., INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4X2 IP DBL STRP SS EPOXY S DL	EA	1	\$ 375.00	\$ 375.00
2X4 SS S40 304L WLD NIP	EA	1	\$ 50.00	\$ 50.00
2X500 CTS DR9 HDPE GRN PIPE	LF	30	\$ 5.42	\$ 162.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2 DI THRD RW OL GATE VLV	Ea	1	\$ 750.00	\$ 750.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
NONE	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
NONE	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 1,337.60



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

The undersigned lienor, in consideration of the sum

\$8,108.60 Eight thousand one hundred eight & 60/100

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

August 11, 2022 to A.W.A. CONTRACTING CO., INC.
 Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
AWA OFFICE WAREHOUSE

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 11 day of August, 2022.

WITNESS:

Sarah Allen

Witness Signature

SARAH J. ALLEN

Print Witness Name

OWNER:

Arthur W. Allen

Lienor's Signature

ARTHUR W. ALLEN

Print Lienor's Name

STATE OF Florida
 COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of August, 2022, by Arthur W. Allen as President for A.W.A. Contracting Co., Inc.

Stephanie A. Chappell
 Notary Public
 My Commission Expires: May 14, 2026

Personally Known or Produced Identification
 Type of Identification Produced

STEPHANIE A. CHAPPELL
 NOTARY PUBLIC
 STATE OF FLORIDA
 NO. HH239240
 MY COMMISSION EXPIRES MAY. 14, 2026

Exhibit "A" to the Final Release of Lien
ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER

Project Name: AWA office Warehouse
 Contractor: A.W.A. CONTRACTING CO., INC.
 Developer: A.W.A. CONTRACTING CO., INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2X30 CTS 250 PSI NSF BLUE	LF	30	\$ 46.50	\$ 1,395.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
LF 2 MIP X CTS PJ BALL CORP	Ea	1	\$ 165.00	\$ 165.00
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	Ea		\$ -	\$ -
Sevices (Size and Type)				
6X2 IP DBL STRP SS EPOXY SDL	Ea	1	\$ 1,250.00	\$ 1,250.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 6,771.00

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: AWA Office Warehouse
 Contractor: A.W.A. CONTRACTING CO., INC.
 Developer: A.W.A. CONTRACTING CO., INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4X2 IP DBL STRP SS EPOXY S DL	EA	1	\$ 375.00	\$ 375.00
2X4 SS S40 304L WLD NIP	EA	1	\$ 50.00	\$ 50.00
2X500 CTS DR9 HDPE GRN PIPE	LF	30	\$ 5.42	\$ 162.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2 DI THRD RW OL GATE VLV	Ea	1	\$ 750.00	\$ 750.00
	Ea		\$ -	\$ -
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NONE	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	LF		\$ -	\$ -
Laterals (Size and Type)				
NONE	EA		\$ -	\$ -
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10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 1,337.60

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

Date: July 21, 2022
Project Title: AWA OFFICE - WAREHOUSE
FROM: A.W.A. Contracting Co., Inc.
Contractor's Name
Address: PO BOX 601009
Jacksonville, FL 32260

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:

Arthur W. Allen
Print Contractor's Name

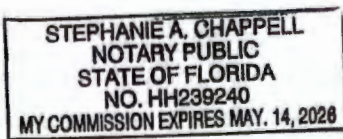
[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 21 day of July, 2022, by Arthur W. Allen as President for A.W.A. Contracting Co., Inc.

Stephanie A. Chappell
Notary Public
My Commission Expires: May 14, 2026

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: March 5, 2024
SUBJECT: AWA Office – Warehouse (ASBULT2023000132)

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 AWA Office - Warehouse.

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 Property



2023 Aerial Imagery
Date: 3/11/2024

A.W.A. Contracting
Office - Warehouse

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



Land Management
Systems
(904) 209-1276

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.