

RESOLUTION NO. 2024-546

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 HIGH SCHOOL 'HHH' (TOCOI HIGH SCHOOL) LOCATED OFF ST. JOHNS PARKWAY.

RECITALS

WHEREAS, St. Johns County School District 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 High School 'HHH' (Tocoi High School); and

WHEREAS, Riverstone Construction, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and Warranty for work performed at High School 'HHH' (Tocoi High School), 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 Bill of Sale and Warranty in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 17th day of December, 2024.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

Rendition Date DEC 17 2024

By: 
Krista Joseph, Chair

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

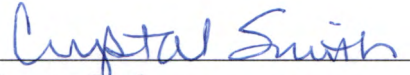

Deputy Clerk



Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: High School HHH

St. Johns County School District - 40 Orange St, St. Augustine, FL 32084

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 1st of October, 2024.

WITNESS:

[Signature]
Witness Signature

Stephen D. Pauly

Witness Print Name

OWNER:

[Signature]
Owner Signature

Paul Rose

Owner Print Name

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 1st day of October, 2024, by

Paul Rose as owner for
St. Johns County School District

[Signature]
Notary Public
My Commission Expires: February 14, 2028

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	High School HHH
Contractor:	Riverstone Construction, LLC
Developer:	St Johns County School District

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC DR11	LF	10	\$ 82.00	\$ 820.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
20" X 8" SS Tapping Sleeve	Ea	1	\$ 18,000.00	\$ 18,000.00
8" Gate Valve	Ea	1	\$ 7,500.00	\$ 7,500.00
4" Gate Valves	Ea	3	\$ 1,800.00	\$ 5,400.00
2" Curb Stop	Ea	1	\$ 350.00	\$ 350.00
Large Meter Assembly	Ea	1	\$ 450.00	\$ 450.00
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	32,520.00

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

Project Name:	High School HHH
Contractor:	Riverstone Construction, LLC
Developer:	St Johns County School District

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" PVC DR11	LF	12	\$ 68.00	\$ 816.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
16" X 6" SS Tapping Sleeve	Ea	1	\$ 16,000.00	\$ 16,000.00
6" Gate Valve	Ea	1	\$ 5,800.00	\$ 5,800.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	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			\$	22,616.00



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 \$55,136.00

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

10/27/2022 to Saint Johns County School District
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
 High School HHH

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 21st day of August, 2024.

WITNESS:

Witness Signature

Print Witness Name

CONTRACTOR:

Lienor's Signature

Doug McGough, Riverstone Construction, LLC
 Print Lienor's Name

STATE OF Florida

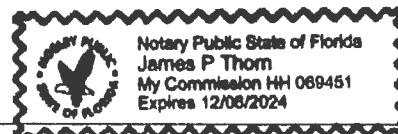
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of August, 2024, by Doug McGough as former owner (see letter) for Riverstone Construction, Inc.

Notary Public

My Commission Expires: 12/06/2024

Personally Known or Produced Identification
 Type of Identification Produced



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

Project Name:	High School HHH			
Contractor:	Riverstone Construction, LLC			
Developer:	St Johns County School District			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC DR11	LF	10	\$ 82.00	\$ 820.00
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Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 32,520.00

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

Project Name:	High School HHH
Contractor:	Riverstone Construction, LLC
Developer:	St Johns County School District

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" PVC DR11	LF	12	\$ 68.00	\$ 816.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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> 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			\$	22,616.00

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

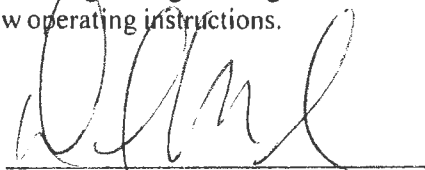
Date: 10/27/2022
Project Title: High School HHH
FROM: Riverstone Construction, LLC
Contractor's Name
Address: 6510 Columbia Park Drive
Suite 105
Jacksonville, FL 32258
TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

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.

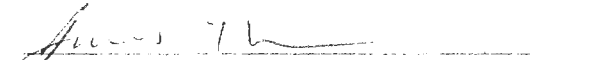
Contractor:

Doug McGough, Riverstone Const
Print Contractor's Name


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 28th day of August, 2024, by Doug McGough as FORMER OWNER (SEE LETTER) for RIVERSTONE CONSTRUCTION, INC.


Notary Public
My Commission Expires: 12/06/2024

Personally Known or Produced Identification
Type of Identification Produced

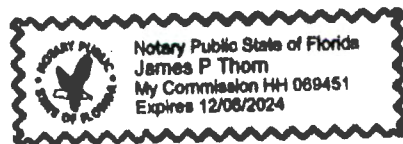




Exhibit "C" to the Resolution
**ST. JOHNS COUNTY
UTILITIES**
1205 State Road 16
St. Augustine, Florida 32084

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

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: November 7, 2024
SUBJECT: High School 'HHH' (Tocoi High School)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of High School 'HHH' – Tocoi High School.

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



2024 Aerial Imagery

Date: 11/14/2024

High School 'HHH'
(Tocoi High School)

Bill of Sale and Final
Release of Lien



Land Management
Systems
(904) 209-0798

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.

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L09000107880

Entity Name: RIVERSTONE CONSTRUCTION, LLC

Current Principal Place of Business:

6510 COLUMBIA PARK DRIVE
SUITE 105
JACKSONVILLE, FL 32258

Current Mailing Address:

6510 COLUMBIA PARK DRIVE
SUITE 105
JACKSONVILLE, FL 32258 US

FEI Number: 27-1278893

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

MCGOUGH, DOUGLAS S
529 HONEY BLOSSOM ROAD
ST JOHNS, FL 32259 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name MCGOUGH, DOUGLAS S
Address 529 HONEY BLOSSOM ROAD
City-State-Zip: ST JOHNS FL 32259

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DOUGLAS S. MCGOUGH

MANAGER

02/01/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date



Tim Forson
Superintendent of Schools

40 Orange Street
St. Augustine, Florida 32084
(904) 547-7500
www.stjohns.k12.fl.us

SCHOOL BOARD

Beverly Slough
District 1

Anthony E. Coleman Sr.
District 2

Jennifer Collins
District 3

Kelly Barrera
District 4

Patrick Canan
District 5

November 18, 2024

St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, FL 32084

To whom it may concern:

Please use this letter as my authorization that in my absence, Mr. Paul Rose, executive director for facilities and operations, may sign this or any other documents that would require the superintendent's signature.

Sincerely,

Tim Forson
Superintendent of Schools

TF/gcf