



**TITLE CERTIFICATION**

**SUBDIVISION NAME:** Lakewood Ranch - Solera – Phases IA & IB  
**LEGAL DESCRIPTION:** See Exhibit "A" attached hereto  
**PLAT SEARCH:** Fund File Number 826609

I, Kelly Lockwood, Commercial Transaction Resource Manager of Attorneys' Title Fund Services, LLC, hereby confirm that apparent record title to the land described above and shown on the plat of Lakewood Ranch - Solera – Phases IA & IB is in the name of SFTEN, LLC, a Delaware limited liability company, the company executing the Certificate of Ownership and Dedication appearing on the above plat. All property taxes have been paid on the land described as of December 31, 2019. All mortgages and liens have been satisfied or released of record as of the date of certification, except that certain Mortgage and Security Agreement from Solera Landco, LLC, a Florida limited liability company, to D.R. Horton, Inc., a Delaware corporation, mortgagee, recorded in Official Records Book 2755, Page 4323, Public Records of Manatee County, Florida.

WITNESS my hand and official seal at Orlando, Orange County, Florida, this 9th day of January, 2020.

A handwritten signature in blue ink, appearing to read 'Kelly Lockwood', is written over a horizontal line.

Kelly Lockwood  
Commercial Transaction Resource Manager  
Attorneys' Title Fund Services, LLC

*The Plat Property Information Report is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein, and is not to be used as the basis for issuance of an insurance commitment and/or policy. This certification has been prepared expressly for the appropriate governing body as is defined by Ch. 177.071, Florida Statutes, and is not to be relied upon by any other group or person for any other purpose.*

*The information contained herein is furnished for information only.*

*The report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of the property information report for errors or omissions in the property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

## Exhibit "A"

A parcel of land lying in Sections 11, 12, 13, and 14, Township 35 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 11, run thence along the South boundary of said Southeast 1/4 of Section 11, N.89°30'29"W., a distance of 1533.81 feet to a point on the Easterly right-of-way of UIHLEIN ROAD, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Book 2748, Page 1401, of the Public Records of Manatee County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right-of-way the following three (3) courses: 1) Northerly, 0.21 feet along the arc of a curve to the right having a radius of 1458.00 feet and a central angle of 00°00'29" (chord bearing N.00°16'13"W., 0.21 feet) 2) N.00°15'58"W., a distance of 115.73 feet; 3) Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°44'02"E., 35.36 feet) to a point on the Southerly right-of-way of RANGELAND PARKWAY, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Book 2746, Page 3274, of the Public Records of Manatee County, Florida; thence along said Southerly right-of-way the following five (5) courses: 1) N.89°44'02"E., a distance of 566.98 feet; 2) Easterly, 786.35 feet along the arc of a tangent curve to the left having a radius of 1060.00 feet and a central angle of 42°30'16" (chord bearing N.68°28'54"E., 768.44 feet); 3) N.47°13'46"E., a distance of 832.86 feet; 4) Northeasterly, 935.77 feet along the arc of a tangent curve to the right having a radius of 1440.00 feet and a central angle of 37°14'00" (chord bearing N.65°50'46"E., 919.39 feet); 5) N.84°27'46"E., a distance of 92.92 feet to a point on the Southerly right-of-way of RANGELAND PARKWAY, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Book 2748, Page 1401, of the Public Records of Manatee County, Florida; thence along said Southerly right-of-way the following three (3) courses: 1) S.82°20'28"E., a distance of 52.57 feet; 2) N.84°27'46"E., a distance of 349.45 feet; 3) N.71°20'37"E., a distance of 52.87 feet; thence departing said Southerly right-of-way, S.12°05'49"E., a distance of 10.07 feet; thence S.71°20'37"W., a distance of 25.97 feet; thence Southwesterly, 20.13 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 76°52'51" (chord bearing S.32°54'11"W., 18.65 feet); thence S.05°32'14"E., a distance of 47.98 feet; thence Southerly, 202.97 feet along the arc of a tangent curve to the right having a radius of 462.00 feet and a central angle of 25°10'19" (chord bearing S.07°02'55"W., 201.34 feet); thence Southeasterly, 24.39 feet along the arc of a reverse curve to the left having a radius of 13.00 feet and a central angle of 107°28'36" (chord bearing S.34°06'13"E., 20.96 feet); thence S.02°09'29"W., a distance of 60.00 feet; thence Westerly, 4.89 feet along the arc of a non-tangent curve to the right having a radius of 275.00 feet and a central angle of 01°01'11" (chord bearing N.87°19'56"W., 4.89 feet); thence S.03°10'40"W., a distance of 120.00 feet; thence N.88°22'44"E., a distance of 66.09 feet; thence N.78°46'52"E., a distance of 66.09 feet; thence N.69°11'01"E., a distance of 66.09 feet; thence N.59°35'09"E., a distance of 66.09 feet; thence N.49°58'08"E., a distance of 66.36 feet, thence N.47°56'20"E., a distance of 46.94 feet; thence N.58°10'52"E., a distance of 45.97 feet; thence N.68°31'29"E., a distance of 45.97 feet; thence N.78°52'07"E., a distance of 45.97 feet; thence N.86°52'11"E., a distance of 48.35 feet; thence N.89°35'24"E., a distance of 49.02 feet; thence S.87°51'24"E., a distance of 49.02 feet; thence S.85°18'12"E., a distance of 49.02 feet; thence S.82°45'00"E., a distance of 49.02 feet; thence S.80°04'08"E., a distance of 53.92 feet; thence S.77°15'37"E., a distance of 53.92 feet; thence S.74°34'45"E., a distance of 49.02 feet; thence S.71°58'22"E., a distance of 51.05 feet; thence S.54°52'28"W., a distance of 50.73 feet; thence S.36°10'53"W., a distance of

50.66 feet; thence S.20°07'33"W., a distance of 50.35 feet; thence S.63°05'42"E., a distance of 125.60 feet; thence Southeasterly, 71.32 feet along the arc of a non-tangent curve to the left having a radius of 58.00 feet and a central angle of 70°27'23" (chord bearing S.47°34'47"E., 66.91 feet); thence S.25°47'56"W., a distance of 272.05 feet; thence N.64°12'04"W., a distance of 11.87 feet; thence S.25°47'56"W., a distance of 115.00 feet; thence S.64°12'04"E., a distance of 276.10 feet; thence S.25°47'56"W., a distance of 108.52 feet; thence S.29°44'50"W., a distance of 117.74 feet; thence S.33°41'44"W., a distance of 220.62 feet; thence S.80°18'26"W., a distance of 55.83 feet; thence N.62°02'29"W., a distance of 200.00 feet; thence S.27°57'31"W., a distance of 165.00 feet; thence N.62°02'29"W., a distance of 26.43 feet; thence S.27°57'31"W., a distance of 120.00 feet; thence S.15°51'11"W., a distance of 199.10 feet to the Northernmost corner of LAKEWOOD NATIONAL GOLF CLUB, PHASE I, according to the plat thereof, recorded in Plat Book 61, Pages 26 through 59, inclusive, of the Public Records of Manatee County, Florida; thence along the Northerly boundary of said LAKEWOOD NATIONAL GOLF CLUB, PHASE I, the following five (5) courses: 1) S.81°05'00"W., a distance of 1068.11 feet; 2) S.61°20'00"W., a distance of 1211.94 feet; 3) S.72°15'00"W., a distance of 638.35 feet; 4) Westerly, 345.58 feet along the arc of a tangent curve to the right having a radius of 600.00 feet and a central angle of 33°00'00" (chord bearing S.88°45'00"W., 340.82 feet); 5) N.74°45'00"W., a distance of 420.80 feet to the Easterly right-of-way of UIHLEIN ROAD, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Book 2746, Page 3274, of the Public Records of Manatee County, Florida; thence along said Easterly right-of-way, N.00°59'58"W., a distance of 94.49 feet to a point on the Easterly right-of-way of UIHLEIN ROAD, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Book 2748, Page 1401, of the Public Records of Manatee County, Florida; thence along said Easterly right-of-way the following four (4) courses: 1) N.12°29'47"E., a distance of 51.42 feet; 2) N.00°59'58"W., a distance of 93.59 feet; 3) Northerly, 278.74 feet along the arc of a tangent curve to the left having a radius of 1602.00 feet and a central angle of 09°58'09" (chord bearing N.05°59'03"W., 278.39 feet); 4) N.35°55'11"W., a distance of 28.96 feet to a point on aforesaid Easterly right-of-way of UIHLEIN ROAD, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Book 2746, Page 3274, of the Public Records of Manatee County, Florida; thence along said Easterly right-of-way the following two (2) courses: 1) Northerly, 181.92 feet along the arc of a non-tangent curve to the left having a radius of 1590.00 feet and a central angle of 06°33'20" (chord bearing N.15°11'34"W., 181.82 feet); 2) Northerly, 186.90 feet along the arc of a reverse curve to the right having a radius of 1470.00 feet and a central angle of 07°17'05" (chord bearing N.14°49'41"W., 186.77 feet) to a point on aforesaid Easterly right-of-way of UIHLEIN ROAD, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Book 2748, Page 1401, of the Public Records of Manatee County, Florida; thence along said Easterly right-of-way the following two (2) courses: 1) N.03°44'40"E., a distance of 49.64 feet; 2) Northerly, 229.69 feet along the arc of a non-tangent curve to the right having a radius of 1458.00 feet and a central angle of 09°01'35" (chord bearing N.04°47'15"W., 229.45 feet) to the POINT OF BEGINNING.

Containing 146.761 acres, more or less.

Together with easement interest for ingress, egress and access, for the benefit of the above described parcel as created and set forth in that certain Access Easement Agreement from Lakewood Ranch Stewardship District, a Florida independent special district, in favor of Solera Landco, LLC, a Florida limited liability company, joined by Lennar Homes, LLC, a Florida limited liability company, recorded in Official Records Book 2755, Page 4168, of the Public Records of Manatee County, Florida.



Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Ave East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
[www.mymanatee.org](http://www.mymanatee.org)

October 17, 2019

Heidt Design  
Attention: Mr. Strickland T. Smith, P.E.  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610

([ssmith@heidtdesign.com](mailto:ssmith@heidtdesign.com))

RE: **LAKWOOD RANCH – SOLERA, PHASES IA & IB – (Public Residential)(Revised)**  
**(PLN1907-0104)**  
**Phase IA – Performance Cost Estimate**  
**Required Public Improvements**  
**Reason – (General & Sitework, Streets, Drainage System, Sewage Collection**  
**System, Water Distribution System, Irrigation Distribution System, Surveying)**

Dear Mr. Smith:

Your cost estimate for the above referenced bond, dated **September 05, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public Improvement Performance bond in the amount of **\$4,760,526.16**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required Public Improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

**Sia Mollanazar, P.E., County Engineer**  
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management  
Brandy Wilkins, Fiscal Analyst, Public Works Department  
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.  
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.  
Karla Ripley, Senior Review Specialist, Public Works Dept.  
Robert Wenzel, Planning Section Manager, Building and Development Services  
Kimberly Middleton, Planner I, Building and Development Services



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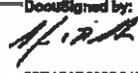
**Engineers Cost Breakdown**

**Summary For Performance Bond for Public Improvements**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA**

Description	Total Amount
General & Sitework	\$ 992,599.20
Streets	\$ 517,754.25
Drainage System	\$ 516,044.45
Sewage Collection System	\$ 1,000,863.95
Water Distribution System	\$ 261,972.15
Irrigation Distribution System	\$ 329,509.20
Surveying	\$ 43,200.00
<b>Total Amount</b>	<b>\$ 3,661,943.20</b>
<b>Performance Bond Amount (130% of Total)</b>	<b>\$ 4,760,526.16</b>

DocuSigned by:  
  
56D154D086D648D...

9/5/2019 | 11:02 AM EDT

Strickland T. Smith, P.E. # 50652 (Seal)  
Date Prepared: August 15, 2019

Strickland T. Smith, State of Florida,  
Professional Engineer, License No. 50652

This item has been digitally  
signed and sealed by  
Strickland T. Smith, P.E. on the date  
indicated here.

\* Engineers Cost Estimate is based on Bid Proposal from Oak City South.

R:\Lakewood Ranch\Solera at Lakewood Ranch\Phase 1\Construction\Q\vs\Solera Phase 1A Public Improvements Bond Comps.xlsx



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**Engineers Cost Breakdown**

**Schedule: General & Sitework**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**  
**Phase IA**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Mobilization / General Conditions	\$ 110,000.00	\$ 110,000.00
EA	2	Temporary Construction Entrance	\$ 4,700.00	\$ 9,400.00
EA	43	Stormwater Inlet Protection	\$ 206.00	\$ 8,858.00
AC	28.5	Grass & Mulch	\$ 1,290.00	\$ 36,765.00
SY	179,009	Sod (BOC / Slopes)	\$ 0.25	\$ 44,752.25
LS	1	Clearing & Grubbing / Discing	\$ 54,927.00	\$ 54,927.00
CY	260,795	Onsite Cut/Fill	\$ 2.20	\$ 573,749.00
SY	190,479	Finish Grading	\$ 0.75	\$ 142,859.25
LF	8,362	Staked Erosion Control	\$ 1.35	\$ 11,288.70
		<b>Total General &amp; Sitework</b>		<b>\$ 992,599.20</b>



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**Engineers Cost Breakdown**

**Schedule: Streets**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Markings	\$ 5,000.00	\$ 5,000.00
SY	14,757	1" Type S-I Asphalt Surface Course (1st Lift)	\$ 5.50	\$ 81,163.50
SY	14,757	6" Cement Treated Base (LBR 100)	\$ 12.45	\$ 183,724.65
SY	18,448	6" Stabilized Subgrade (LBR 40)	\$ 5.40	\$ 99,608.40
LF	7,868	Miami Curb & Gutter	\$ 8.80	\$ 69,238.40
LF	1,934	Type F Curb & Gutter	\$ 10.60	\$ 20,500.40
LF	796	Type A/B Curb & Gutter	\$ 10.65	\$ 8,477.40
SY	1,345	Sidewalk	\$ 28.70	\$ 38,601.50
EA	22	ADA Handicap Ramps (Includes Detectable Warnings)	\$ 520.00	\$ 11,440.00
		<b>Total Street</b>		<b>\$ 517,754.25</b>



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## Engineers Cost Breakdown

### Schedule: Drainage System

#### LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)

##### Phase IA

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	84	12" PVC	\$ 26.75	\$ 2,247.00
LF	56	15" RCP	\$ 31.35	\$ 1,755.60
LF	1,834	18" RCP	\$ 33.40	\$ 61,255.60
LF	1,370	24" RCP	\$ 44.80	\$ 61,376.00
LF	1,831	30" RCP	\$ 57.90	\$ 106,014.90
LF	181	36" RCP	\$ 75.90	\$ 13,737.90
LF	319	42" RCP	\$ 92.30	\$ 29,443.70
EA	2	Yard Drain	\$ 1,500.00	\$ 3,000.00
EA	36	Type 1 Curb Inlet	\$ 4,135.00	\$ 148,860.00
EA	10	Type P Manhole	\$ 2,500.00	\$ 25,000.00
EA	3	Type J Manhole	\$ 3,000.00	\$ 9,000.00
EA	5	Control Structure	\$ 2,700.00	\$ 13,500.00
EA	2	18" RCP Pipe Support	\$ 1,200.00	\$ 2,400.00
EA	4	24" RCP Pipe Support	\$ 1,500.00	\$ 6,000.00
EA	2	30" RCP Pipe Support	\$ 1,700.00	\$ 3,400.00
EA	1	42" RCP Pipe Support	\$ 2,000.00	\$ 2,000.00
EA	1	30" RCP Mitered End Section	\$ 1,800.00	\$ 1,800.00
LF	5,675	Flush and Test Storm Pipe	\$ 4.45	\$ 25,253.75
<b>Total Drainage System</b>				<b>\$ 516,044.45</b>



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**Engineers Cost Breakdown**

**Schedule: Sewage Collection System**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA**

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	481	8" PVC Gravity Sewer (0'-6')	\$ 23.15	\$ 11,135.15
LF	154	8" PVC Gravity Sewer (6'-8')	\$ 24.20	\$ 3,726.80
LF	738	8" PVC Gravity Sewer (8'-10')	\$ 25.30	\$ 18,671.40
LF	414	8" PVC Gravity Sewer (10'-12')	\$ 26.85	\$ 11,115.90
LF	398	8" PVC Gravity Sewer (12'-14')	\$ 30.90	\$ 12,298.20
LF	850	8" PVC Gravity Sewer (14'-16')	\$ 35.50	\$ 30,175.00
LF	841	8" PVC Gravity Sewer (16'-18')	\$ 47.40	\$ 39,883.40
LF	248	8" PVC Gravity Sewer (18'-20')	\$ 50.50	\$ 12,524.00
LF	249	8" PVC Gravity Sewer (20'-22')	\$ 59.00	\$ 14,691.00
LF	501	8" PVC Gravity Sewer (22'-24')	\$ 74.00	\$ 37,074.00
LF	379	8" PVC Gravity Sewer (24'-26')	\$ 97.00	\$ 36,763.00
LF	512	8" PVC Gravity Sewer (26'-28')	\$ 115.00	\$ 58,880.00
LF	273	8" PVC Gravity Sewer (28'-30')	\$ 133.00	\$ 36,309.00
EA	3	Standard Manhole (0'-6')	\$ 2,290.00	\$ 6,870.00
EA	2	Standard Manhole (6'-8')	\$ 2,875.00	\$ 5,750.00
EA	4	Standard Manhole (8'-10')	\$ 3,250.00	\$ 13,000.00
EA	3	Standard Manhole (10'-12')	\$ 3,800.00	\$ 11,400.00
EA	2	Standard Manhole (12'-14')	\$ 4,170.00	\$ 8,340.00
EA	6	Standard Manhole (14'-16')	\$ 4,635.00	\$ 27,810.00
EA	2	Standard Manhole (16'-18')	\$ 5,230.00	\$ 10,460.00
EA	2	Standard Manhole (20'-22')	\$ 6,120.00	\$ 12,240.00
EA	2	Standard Manhole (22'-24')	\$ 6,320.00	\$ 12,640.00
EA	3	Standard Manhole (24'-26')	\$ 5,900.00	\$ 17,700.00
EA	2	Standard Manhole (26'-28')	\$ 7,380.00	\$ 14,760.00
EA	1	Standard Manhole (10'-12') Lined	\$ 12,750.00	\$ 12,750.00
EA	1	Standard Manhole (16'-18') Lined	\$ 17,860.00	\$ 17,860.00
EA	1	Standard Manhole (26'-28') Lined	\$ 20,000.00	\$ 20,000.00
EA	2	Standard Manhole (28'-30') Lined	\$ 21,200.00	\$ 42,400.00



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**Engineers Cost Breakdown**

**Schedule: Sewage Collection System (continued)**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**  
**Phase IA**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	24	Single Sewer Service	\$ 765.00	\$ 18,360.00
EA	47	Double Sewer Service	\$ 1,055.00	\$ 49,585.00
EA	1	Pump Station (Complete)	\$ 330,000.00	\$ 330,000.00
LF	587	6" PVC Force Main	\$ 21.30	\$ 12,603.10
LF	6,038	Sanitary Testing & TV	\$ 5.50	\$ 33,209.00
<b>Total Sewage Collection System</b>				<b>\$ 1,000,863.95</b>



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**Engineers Cost Breakdown**

**Schedule: Water Distribution System**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	2	Connect to Existing Water Main	\$ 2,115.00	\$ 4,230.00
EA	2	Temporary 2" Jumper Assembly	\$ 11,000.00	\$ 22,000.00
LF	4,158	8" PVC Water Main (Incl. Restraints)	\$ 17.80	\$ 74,012.40
LF	258	8" DIP Water Main (Incl. Restraints)	\$ 30.00	\$ 7,740.00
LF	517	6" PVC Water Main (Incl. Restraints)	\$ 13.55	\$ 7,005.35
LF	59	6" DIP Water Main (Incl. Restraints)	\$ 26.35	\$ 1,495.65
LF	125	2" PVC Water Main	\$ 12.55	\$ 1,568.75
EA	15	8" Gate Valve	\$ 1,315.00	\$ 19,725.00
EA	7	6" Gate Valve	\$ 990.00	\$ 6,930.00
EA	13	8" MJ Fittings	\$ 385.00	\$ 5,005.00
EA	1	6" MJ Fittings	\$ 335.00	\$ 335.00
EA	6	Fire Hydrant Assembly	\$ 4,800.00	\$ 27,600.00
EA	24	Single Water Service	\$ 800.00	\$ 19,200.00
EA	47	Double Water Service	\$ 1,020.00	\$ 47,940.00
EA	7	Blow-Off Assembly	\$ 355.00	\$ 2,485.00
LS	1	Water Pressure Testing/Chlorination	\$ 14,700.00	\$ 14,700.00
		<b>Total Water Distribution System</b>		<b>\$ 261,972.15</b>



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**Engineers Cost Breakdown**

**Schedule: Irrigation Distribution System**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Connect to Existing RWM	\$ 1,550.00	\$ 1,550.00
LF	640	12" PVC Reclaimed Water Main (Incl. Restraints)	\$ 34.00	\$ 21,760.00
LF	7,283	8" PVC Reclaimed Water Main (Incl. Restraints)	\$ 17.35	\$ 126,360.05
LF	1,034	6" PVC Reclaimed Water Main (Incl. Restraints)	\$ 14.40	\$ 14,889.60
LF	657	4" PVC Reclaimed Water Main (Incl. Restraints)	\$ 12.65	\$ 8,442.45
LF	514	2" PVC Reclaimed Water Main	\$ 12.65	\$ 6,502.10
EA	4	12" Gate Valve	\$ 2,175.00	\$ 8,700.00
EA	17	8" Gate Valve	\$ 1,330.00	\$ 22,610.00
EA	5	6" Gate Valve	\$ 1,000.00	\$ 5,000.00
EA	5	4" Gate Valve	\$ 890.00	\$ 4,450.00
EA	3	2" Gate Valve	\$ 615.00	\$ 1,845.00
EA	17	12" MJ Fittings	\$ 550.00	\$ 9,350.00
EA	35	8" MJ Fittings	\$ 345.00	\$ 12,075.00
EA	8	6" MJ Fittings	\$ 300.00	\$ 2,400.00
EA	10	4" MJ Fittings	\$ 250.00	\$ 2,500.00
EA	24	Single Reclaimed Water Service	\$ 710.00	\$ 17,040.00
EA	47	Double Reclaimed Water Service	\$ 1,000.00	\$ 47,000.00
EA	7	Blow-Off Assembly	\$ 805.00	\$ 5,635.00
LS	1	Reclaimed Water Pressure Testing	\$ 11,400.00	\$ 11,400.00
		<b>Total Irrigation Distribution System</b>		<b>\$ 329,508.20</b>



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**Engineers Cost Breakdown**

**Schedule: Surveying**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Construction Surveying & As-Builts	\$ 43,200.00	\$ 43,200.00
		<b>Total Surveying</b>		<b>\$ 43,200.00</b>



Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Ave East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
[www.mymanatee.org](http://www.mymanatee.org)

September 30, 2019

Heidt Design  
Attn: Mr. Strickland T. Smith, P.E.  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610

([ssmith@heidtdesign.com](mailto:ssmith@heidtdesign.com))

RE: **LAKWOOD RANCH – SOLERA, PHASES IA & IB – (Public Residential)**  
**(PLN1907-0104)**  
**Phase IA – Performance Cost Estimate**  
**Required Public Improvements**  
**Reason – (Final Lift of Asphalt)**

Dear Mr. Smith:

Your cost estimate for the above referenced bond, dated **September 05, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public Improvement Performance bond in the amount of **\$86,746.40**, which is 130% your estimated cost, would be sufficient to assure the County completion of the required public improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

---

**Sia Mollanazar, P.E., County Engineer**  
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management  
Brandy Wilkins, Fiscal Analyst, Public Works Department  
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.  
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.  
Karla Ripley, Senior Review Specialist, Public Works Dept.  
Robert Wenzel, Planning Section Manager, Building and Development Services  
Kimberly Middleton, Planner I, Building and Development Services



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**Engineers Cost Breakdown**

**Summary For Performance Bond for Public Improvements**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA Final Lift**

Description	Total Amount
Streets	\$ 66,728.00
Total Amount	\$ 66,728.00
Performance Bond Amount (130% of Total)	\$ 86,746.40

DocuSigned by:  
  
50D154D069D64B0...

9/5/2019 | 11:02 AM EDT

Strickland T. Smith, P.E. # 50652 (Seal)  
Date Prepared: August 15, 2019

Strickland T. Smith, State of Florida,  
Professional Engineer, License No. 50652  
This item has been digitally  
signed and sealed by  
Strickland T. Smith, P.E. on the date  
indicated here.

\* Engineers Cost Estimate is based on Bid Proposal from Oak City South.

R:\Lakewood Ranch\Solera at Lakewood Ranch\Phase 1\Construction\Qrys\Solera Phase 1A Public Improvements Bond Comps - Final Lift.xlsx



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**Engineers Cost Breakdown**

**Schedule: Streets**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA Final Lift**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Markings	\$ 5,000.00	\$ 5,000.00
SY	14,757	¾" Type S-III Asphalt Surface Course - Final Lift	\$ 4.00	\$ 59,028.00
EA	27	Surveying - PCP's	\$ 100.00	\$ 2,700.00
		<b>Total Street</b>		<b>\$ 66,728.00</b>



Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Ave East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
[www.mymanatee.org](http://www.mymanatee.org)

September 30, 2019

Heidt Design  
Attention: Mr. Strickland T. Smith, P.E.  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610

[\(ssmith@heidtdesign.com\)](mailto:ssmith@heidtdesign.com)

RE: **LAKWOOD RANCH – SOLERA, PHASES IA & IB – (Private Residential)**  
**(PLN1907-0104)**  
**Phase IB – Performance Cost Estimate**  
**Required Public Improvements**  
**Reason – (Sewage Collection System, Water Distribution System, Irrigation**  
**Distribution System, Surveying)**

Dear Mr. Smith:

Your cost estimate for the above referenced bond, dated **September 05, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public Improvement Performance bond in the amount of **\$617,310.07**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required Public Improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

**Sia Mollanazar, P.E., County Engineer**  
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management  
Brandy Wilkins, Fiscal Analyst, Public Works Department  
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.  
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.  
Karla Ripley, Senior Review Specialist, Public Works Dept.  
Robert Wenzel, Planning Section Manager, Building and Development Services  
Kimberly Middleton, Planner I, Building and Development Services



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**Engineers Cost Breakdown**

**Summary For Performance Bond for Public Improvements**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IB**

Description	Total Amount
Sewage Collection System	\$ 194,412.20
Water Distribution System	\$ 166,764.30
Irrigation Distribution System	\$ 113,677.40
Surveying	\$ 10,800.00
<b>Total Amount</b>	<b>\$ 474,853.90</b>
<b>Performance Bond Amount (130% of Total)</b>	<b>\$ 617,310.07</b>

DocuSigned by:  
  
56D154D089D6480...

9/5/2019 | 11:02 AM EDT

Strickland T. Smith, P.E. # 50652 (Seal)  
Date Prepared: August 15, 2019

Strickland T. Smith, State of Florida,  
Professional Engineer, License No. 50652  
This item has been digitally  
signed and sealed by  
Strickland T. Smith, P.E. on the date  
indicated here.

• Engineers Cost Estimate is based on Bid Proposal from Oak City South.

R:\Lakewood Ranch\Solera at Lakewood Ranch\Phase 1\Construction\Qtys\Solera Phase 1B Public Improvements Bond Comps.xlsx



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## Engineers Cost Breakdown

### Schedule: Sewage Collection System

#### LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)

#### Phase IB

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	30	8" PVC Gravity Sewer (0'-8')	\$ 23.15	\$ 694.50
LF	701	8" PVC Gravity Sewer (6'-8')	\$ 24.20	\$ 16,964.20
LF	215	8" PVC Gravity Sewer (8'-10')	\$ 25.30	\$ 5,439.50
LF	844	8" PVC Gravity Sewer (10'-12')	\$ 26.85	\$ 22,661.40
LF	739	8" PVC Gravity Sewer (12'-14')	\$ 30.90	\$ 22,835.10
LF	448	8" PVC Gravity Sewer (14'-16')	\$ 35.50	\$ 15,904.00
EA	2	Standard Manhole (0'-8')	\$ 2,290.00	\$ 4,580.00
EA	2	Standard Manhole (6'-8')	\$ 2,875.00	\$ 5,750.00
EA	1	Standard Manhole (8'-10')	\$ 3,250.00	\$ 3,250.00
EA	4	Standard Manhole (10'-12')	\$ 3,800.00	\$ 15,200.00
EA	3	Standard Manhole (12'-14')	\$ 4,170.00	\$ 12,510.00
EA	9	Single Sewer Service	\$ 765.00	\$ 6,885.00
EA	43	Double Sewer Service	\$ 1,055.00	\$ 45,365.00
LF	2,977	Sanitary Testing & TV	\$ 5.50	\$ 16,373.50
		<b>Total Sewage Collection System</b>		<b>\$ 194,412.20</b>



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## Engineers Cost Breakdown

### Schedule: Water Distribution System

#### LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)

#### Phase IB

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Connect to Existing Water Main	\$ 2,115.00	\$ 2,115.00
EA	1	Temporary 2" Jumper Assembly	\$ 11,000.00	\$ 11,000.00
LF	2,333	8" PVC Water Main (Incl. restraints)	\$ 17.80	\$ 41,527.40
LF	130	8" DIP Water Main (Incl. restraints)	\$ 30.00	\$ 3,900.00
LF	778	6" PVC Water Main (Incl. restraints)	\$ 13.55	\$ 10,541.90
EA	9	8" Gate Valve	\$ 1,315.00	\$ 11,835.00
EA	3	6" Gate Valve	\$ 990.00	\$ 2,970.00
EA	13	8" MJ Fittings	\$ 385.00	\$ 5,005.00
EA	5	Fire Hydrant Assembly	\$ 4,600.00	\$ 23,000.00
EA	17	Single Water Service	\$ 800.00	\$ 13,600.00
EA	32	Double Water Service	\$ 1,020.00	\$ 32,640.00
EA	2	Blow-Off Assembly	\$ 355.00	\$ 710.00
LS	1	Water Pressure Testing/Chlorination	\$ 7,920.00	\$ 7,920.00
<b>Total Water Distribution System</b>				<b>\$ 166,764.30</b>



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## Engineers Cost Breakdown

### Schedule: Irrigation Distribution System

#### LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)

#### Phase IB

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Connect to Existing RWM	\$ 1,550.00	\$ 1,550.00
LF	1,917	8" PVC Reclaimed Water Main (Incl. restraints)	\$ 17.35	\$ 33,259.95
LF	147	6" PVC Reclaimed Water Main (Incl. restraints)	\$ 14.40	\$ 2,116.80
LF	709	4" PVC Reclaimed Water Main (Incl. restraints)	\$ 12.85	\$ 9,110.65
EA	7	8" Gate Valve	\$ 1,330.00	\$ 9,310.00
EA	2	6" Gate Valve	\$ 1,000.00	\$ 2,000.00
EA	2	4" Gate Valve	\$ 890.00	\$ 1,780.00
EA	10	8" MJ Fittings	\$ 345.00	\$ 3,450.00
EA	9	Single Reclaimed Water Service	\$ 710.00	\$ 6,390.00
EA	37	Double Reclaimed Water Service	\$ 1,000.00	\$ 37,000.00
EA	2	Blow-Off Assembly	\$ 805.00	\$ 1,610.00
LS	1	Reclaimed Water Pressure Testing	\$ 6,100.00	\$ 6,100.00
		<b>Total Irrigation Distribution System</b>		<b>\$ 113,677.40</b>



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**Engineers Cost Breakdown**

**Schedule: Surveying**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IB**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Construction Surveying & As-Builts	\$ 10,800.00	\$ 10,800.00
		<b>Total Surveying</b>		<b>\$ 10,800.00</b>



Building and Development Services  
Environmental Review Section  
1112 Manatee Avenue West  
Bradenton, FL 34206  
Phone: (941) 748-4501  
www.mymanatee.org

October 31, 2019

Mr. Strickland Smith, P.E.                      Via Email Only  
Heidt Design  
5904-A Hampton Oaks Parkway  
Tampa, FL 33610

**RE: Solera at Lakewood Ranch Phase IA  
PLN1907-0104, PDR-17-28/18-S-09(P)/FSP-18-19/19-S-35(F)  
Performance Cost Estimate  
Required Private Improvements  
Reason – (Common Area Landscaping, Residential Street Trees, Nuisance Exotic  
Species Removal, and Buffer Restoration)**

Dear Kimber:

The cost estimate for the above referenced bond, dated September 27, 2019, for the completion of site improvements to serve the above referenced development is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of \$368,220.78 which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6841.

Sincerely,

Kathleen Davis, Senior Planner  
Environmental Review Section

Cc: Brandy Wilkins, Public Works Dept. – Fiscal Services  
Karla Ripley, Public Works Dept. – Infrastructure Engineering  
Kimberly Middleton, Final Plat Review



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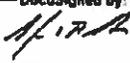
**Engineers Cost Breakdown**

**Summary For Performance Bond for Public Improvements**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)**

**Phase IA Landscaping  
PDR-17-28/18-S-09(P)/FSP-18-19**

Description	Total Amount
Landscaping	\$ 283,246.75
<b>Total Amount</b>	<b>\$ 283,246.75</b>
<b>Performance Bond Amount (130% of Total)</b>	<b>\$ 368,220.78</b>

DocuSigned by:  
  
 590154008906480  
 9/27/2019 | 3:10 PM EDT

Strickland T. Smith, State of Florida,  
 Professional Engineer, License No. 50652  
 This item has been digitally  
 signed and sealed by  
 Strickland T. Smith, P.E. on the date  
 indicated here

Strickland T. Smith, P.E. # 50652 (Seal)  
 Date Prepared: September 6, 2019

R:\Lakewood Ranch\Solera at Lakewood Ranch\Phase 1\Construction\Draws\Solera Phase 1A Public Improvements Bond Comp - Landscape.xlsx

Civil Engineering | Planning & GIS | Transportation Engineering | Ecological Services | Landscape Architecture

Engineering Business Certificate of Authorization No. 3332  
 Landscape Architecture Business Certificate of Authorization No. 1026000405



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## Engineers Cost Breakdown

### Schedule: Landscaping

#### LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Public Infrastructure)

#### Phase IA Landscaping

#### PDR-17-28/18-S-09(P)/FSP-18-19

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	142	American Sycamore	\$ 400.00	\$ 56,800.00
EA	66	Dahoon Holly	\$ 250.00	\$ 16,500.00
EA	16	Eagleston Holly	\$ 275.00	\$ 4,400.00
EA	27	Queen's Crape Myrtle	\$ 200.00	\$ 5,400.00
EA	50	Bracken's Southern Magnolia	\$ 470.00	\$ 23,500.00
EA	2	Slash Pine (2.5")	\$ 225.00	\$ 450.00
EA	92	Slash Pine (3")	\$ 400.00	\$ 36,800.00
EA	2	Cabbage Palm	\$ 350.00	\$ 700.00
EA	51	Bald Cypress	\$ 500.00	\$ 25,500.00
EA	3,031	Sweet Viburnum	\$ 30.00	\$ 90,930.00
CY	253.15	Pine Bark Mulch	\$ 45.00	\$ 11,391.75
LS	1	Nuisance Exotic Removal	\$ 3,750.00	\$ 3,750.00
LS	1	Buffer Restoration / Plant Material	\$ 7,125.00	\$ 7,125.00
		<b>Total Landscaping</b>		<b>\$ 283,246.75</b>

Civil Engineering | Planning & GIS | Transportation Engineering | Ecological Services | Landscape Architecture

Engineering Business Certificate of Authorization No. 24732  
 Landscape Architecture Business Certificate of Authorization No. LC26000405



Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Ave East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
[www.mymanatee.org](http://www.mymanatee.org)

September 30, 2019

Heidt Design  
Attention: Mr. Strickland T. Smith, P.E.  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610

([ssmith@heidtdesign.com](mailto:ssmith@heidtdesign.com))

RE: **LAKWOOD RANCH – SOLERA, PHASES IA & IB – (Private Residential)**  
**(PLN1907-0104)**  
**Phase IB – Performance Cost Estimate**  
**Required Private Improvements**  
**Reason – (General & Sitework, Streets, Drainage System, Surveying)**

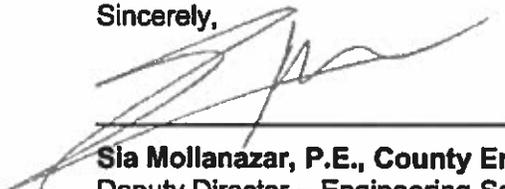
Dear Mr. Smith,

Your cost estimate for the above referenced bond, dated **September 05, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A private Improvement Performance bond in the amount of **\$1,180,428.21**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,



**Sia Mollanazar, P.E., County Engineer**  
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management  
Brandy Wilkins, Fiscal Analyst, Public Works Department  
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.  
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.  
Karla Ripley, Senior Review Specialist, Public Works Dept.  
Robert Wenzel, Planning Section Manager, Building and Development Services  
Kimberly Middleton, Planner I, Building and Development Services



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**Engineers Cost Breakdown**

**Summary For Performance Bond for Private Improvements**

**LAKWOOD RANCH- SOLERA- PHASE IA AND IB (Private Infrastructure)**  
**Phase IB**

Description	Total Amount
General & Sitework	\$360,935.75
Streets	\$324,562.30
Drainage System	\$200,923.65
Surveying	\$21,600.00
<b>Total Amount</b>	<b>\$908,021.70</b>
<b>Performance Bond Amount (130% of Total)</b>	<b>\$1,180,428.21</b>

DocuSigned by:  
  
56D154D089D648C...

9/5/2019 | 11:02 AM EDT

Strickland T. Smith, P.E. # 50652 (Seal)  
Date Prepared: August 14, 2019

Strickland T. Smith, State of Florida,  
Professional Engineer, License No. 50652  
This item has been digitally  
signed and sealed by  
Strickland T. Smith, P.E. on the date  
indicated here.

\* Engineers Cost Estimate is based on Bid Proposal from Oak City South.

R:\Lakewood Ranch\Solera at Lakewood Ranch\Phase 1\Construction\Qty\Solera Phase 1B Private Improvements Bond Comps.xlsx



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Tampa, FL 33610  
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## Engineers Cost Breakdown

### Schedule: General & Sitework

#### LAKWOOD RANCH- SOLERA- PHASE IA AND IB (Private Infrastructure) Phase IB

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Mobilization / General Conditions	\$ 44,000.00	\$ 44,000.00
EA	18	Stormwater Inlet Protection	\$ 206.00	\$ 3,708.00
AC	11.4	Grass & Mulch	\$ 1,290.00	\$ 14,706.00
SY	71,603	Sod (BOC / Slopes)	\$ 0.25	\$ 17,900.75
LS	1	Clearing & Grubbing / Discing	\$ 21,971.00	\$ 21,971.00
CY	86,930	Onsite Cut/Fill	\$ 2.20	\$ 191,246.00
SY	76,192	Finish Grading	\$ 0.75	\$ 57,144.00
LF	7,800	Staked Erosion Control	\$ 1.35	\$ 10,260.00
		<b>Total General &amp; Sitework</b>		<b>\$ 360,935.75</b>

Civil Engineering | Planning & GIS | Transportation Engineering | Ecological Services | Landscape Architecture

Engineering Business Certificate of Authorization No. 28782  
Landscape Architecture Business Certificate of Authorization No. LC26000407



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**Engineers Cost Breakdown**

**Schedule: Streets**

**LAKWOOD RANCH- SOLERA- PHASE IA AND IB (Private Infrastructure)**  
**Phase IB**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Markings	\$ 2,000.00	\$ 2,000.00
SY	9,696	1" Type S-I Asphalt Surface Course (1st Lift)	\$ 5.50	\$ 53,328.00
SY	9,696	6" Cement Treated Base (LBR 100)	\$ 12.45	\$ 120,715.20
SY	12,120	6" Stabilized Subgrade (LBR 40)	\$ 5.40	\$ 65,448.00
LF	5,600	Miami Curb & Gutter	\$ 8.80	\$ 49,280.00
LF	807	Type F Curb & Gutter	\$ 10.60	\$ 8,554.20
LF	660	Type A/B Curb & Gutter	\$ 10.65	\$ 7,029.00
SY	417	Sidewalk	\$ 28.70	\$ 11,967.90
EA	12	ADA Handicap Ramps (includes Detectable Warnings)	\$ 520.00	\$ 6,240.00
		<b>Total Street</b>		<b>\$ 324,562.30</b>



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## Engineers Cost Breakdown

### Schedule: Drainage System

#### LAKWOOD RANCH- SOLERA- PHASE IA AND IB (Private Infrastructure) Phase IB

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	447	18" RCP	\$ 33.40	\$ 14,929.80
LF	594	24" RCP	\$ 44.80	\$ 26,611.20
LF	924	30" RCP	\$ 57.90	\$ 53,499.60
LF	168	36" RCP	\$ 75.90	\$ 12,751.20
EA	14	Type 1 Curb Inlet	\$ 4,135.00	\$ 57,890.00
EA	1	Type C Grate Top Inlet	\$ 1,750.00	\$ 1,750.00
EA	3	Type P Manhole	\$ 2,500.00	\$ 7,500.00
EA	3	Control Structure	\$ 2,700.00	\$ 8,100.00
EA	2	24" RCP Pipe Support	\$ 1,500.00	\$ 3,000.00
EA	2	30" RCP Pipe Support	\$ 1,700.00	\$ 3,400.00
EA	1	36" RCP Pipe Support	\$ 2,000.00	\$ 2,000.00
LF	2,133	Flush and Test Storm Pipe	\$ 4.45	\$ 9,491.85
		<b>Total Drainage System</b>		<b>\$ 200,923.65</b>



**HEIDT**  
DESIGN

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[www.heidtdesign.com](http://www.heidtdesign.com)

**Engineers Cost Breakdown**

**Schedule: Surveying**

**LAKWOOD RANCH- SOLERA- PHASE IA AND IB (Private Infrastructure)**

**Phase IB**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Construction Surveying & As-Builts	\$ 21,600.00	\$ 21,600.00
		<b>Total Surveying</b>		<b>\$ 21,600.00</b>



Building and Development Services  
Environmental Review Section  
1112 Manatee Avenue West  
Bradenton, FL 34206  
Phone: (941) 748-4501  
www.mymanatee.org

October 31, 2019

Mr. Strickland Smith, P.E.                      Via Email Only  
Heidt Design  
5904-A Hampton Oaks Parkway  
Tampa, FL 33610

**RE: Solera at Lakewood Ranch Phase IB  
PLN1907-0104, PDR-17-28/18-S-09(P)/FSP-18-19/19-S-35(F)  
Performance Cost Estimate  
Required Private Improvements  
Reason – (Common Area Landscaping, Residential Street Trees, Nuisance Exotic  
Species Removal, and Buffer Restoration)**

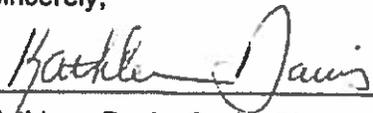
Dear Kimber:

The cost estimate for the above referenced bond, dated September 27, 2019, for the completion of site improvements to serve the above referenced development is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of \$53, 072.50 which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6841.

Sincerely,

  
\_\_\_\_\_  
Kathleen Davis, Senior Planner  
Environmental Review Section

Cc: Brandy Wilkins, Public Works Dept. – Fiscal Services  
Karla Ripley, Public Works Dept. – Infrastructure Engineering  
Kimberly Middleton, Final Plat Review



**HEIDT  
DESIGN**

P: (813) 253-5311 | F: (813) 464-7629  
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Tampa, FL 33610  
[www.heiddesign.com](http://www.heiddesign.com)

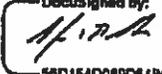
**Engineers Cost Breakdown**

**Summary For Performance Bond for Private Improvements**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Private Infrastructure)**

**Phase IB Landscaping  
PDR-17-28/18-S-09(P)/FSP-18-19**

Description	Total Amount
Landscaping	\$ 40,825.00
<b>Total Amount</b>	<b>\$ 40,825.00</b>
<b>Performance Bond Amount (130% of Total)</b>	<b>\$ 53,072.50</b>

DocuSigned by:  
  
500154D089D64B0

9/27/2019 | 3:10 PM EDT

Strickland T. Smith, P.E. # 50652 (Seal)  
Date Prepared: September 6, 2019

Strickland T. Smith, State of Florida  
Professional Engineer, License No. 50652  
This item has been digitally  
signed and sealed by  
Strickland T. Smith, P.E. on the date  
indicated here

R:\Lakewood Ranch\Solera at Lakewood Ranch\Phase 1\Construction\Qty\Solera Phase 1B Private Improvements Bond Comps - Landscape.xlsx

Civil Engineering | Planning & GIS | Transportation Engineering | Ecological Services | Landscape Architecture

Engineering Business Certificate of Authorization No. 33789  
Landscape Architecture Business Certificate of Authorization No. 1020000407



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**Engineers Cost Breakdown**

**Schedule: Landscaping**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Private Infrastructure)**

**Phase IB Landscaping**

**PDR-17-28/18-S-09(P)/FSP-18-19**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	43	Black Olive "Shady Lady"	\$ 475.00	\$ 20,425.00
EA	61	Eagleston Holly	\$ 275.00	\$ 16,775.00
LS	1	Nuisance Exotic Removal	\$ 1,250.00	\$ 1,250.00
LS	1	Buffer Restoration / Plant Material	\$ 2,375.00	\$ 2,375.00
		<b>Total Landscaping</b>		<b>\$ 40,825.00</b>



Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Ave East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
[www.mymanatee.org](http://www.mymanatee.org)

September 30, 2019

Heidt Design

Attention: Mr. Strickland T. Smith, P.E.

([ssmith@heidtdesign.com](mailto:ssmith@heidtdesign.com))

5904-A Hampton Oaks Pkwy.

Tampa, FL 33610

RE: **LAKWOOD RANCH – SOLERA, PHASES IA & IB – (Private Residential)**  
**(PLN1907-0104)**  
**Phase IB – Performance Cost Estimate**  
**Required Private Improvements**  
**Reason – (Final Lift of Asphalt)**

Dear Mr. Smith:

Your cost estimate for the above referenced bond, dated **September 05, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A private Improvement Performance bond in the amount of **\$56,009.20**, which is 130% your estimated cost, would be sufficient to assure the County completion of the required public Improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

**Sia Mollanazar, P.E., County Engineer**  
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management  
Brandy Wilkins, Fiscal Analyst, Public Works Department  
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.  
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.  
Karla Ripley, Senior Review Specialist, Public Works Dept.  
Robert Wenzel, Planning Section Manager, Building and Development Services  
Kimberly Middleton, Planner I, Building and Development Services



**HEIDT**  
DESIGN

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**Engineers Cost Breakdown**

**Summary For Performance Bond for Private Improvements**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Private Infrastructure)**  
**Phase IB Final Lift**

Description	Total Amount
Streets	\$ 43,084.00
Total Amount	\$ 43,084.00
Performance Bond Amount (130% of Total)	\$ 56,009.20

DocuSigned by:  
  
580154D089D8480...

9/5/2019 | 11:02 AM EDT

Strickland T. Smith, P.E. # 50652 (Seal)  
Date Prepared: August 15, 2019

Strickland T. Smith, State of Florida,  
Professional Engineer, License No. 50652  
This item has been digitally  
signed and sealed by  
Strickland T. Smith, P.E. on the date  
indicated here.

\* Engineers Cost Estimate is based on Bid Proposal from Oak City South.

R:\Lakewood Ranch\Solera at Lakewood Ranch\Phase 1\Construction\Qtys\Solera Phase 1B Private Improvements Bond Comps - Final Lift.xlsx



**HEIDT**  
DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5964-A Huxton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

**Engineers Cost Breakdown**

**Schedule: Streets**

**LAKWOOD RANCH - SOLERA - PHASES IA AND IB (Private Infrastructure)**  
**Phase IB Final Lift**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Markings	\$ 2,000.00	\$ 2,000.00
SY	9,696	¾" Type S-III Asphalt Surface Course - Final Lift	\$ 4.00	\$ 38,784.00
EA	23	Surveying - PCP's	\$ 100.00	\$ 2,300.00
		<b>Total Street</b>		<b>\$ 43,084.00</b>