

Hillcrest Community Development District

# **Engineering Report**

## **Infrastructure Improvements**

Prepared for:

**Hillcrest Community Development District**  
**Board of Supervisors**  
**Hollywood, Florida**  
**September 6, 2017**

Prepared by:

**Kimley»»Horn**

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# Hillcrest Community Development District

## TABLE OF CONTENTS

### 1. Introduction / Project Description

### 2. Purpose and Scope

### 3. Description of Improvements

- Lake Excavation, Surface Water Management System, and Concrete Curb and Gutter
- Water Distribution System
- Sanitary Collection and Transmission System
- Irrigation/Reuse Water Distribution System
- Sound Barrier Wall

### 4. Ownership and Maintenance

### 5. Permitting Status

- Drainage | Roads | Earthwork- Phase I
- Water Distribution- Phase I
- Sewage Collection and Transmission System- Phase I
- Water Use- Irrigation/Dewatering- Phase I
- Drainage/Roads/Earthwork- Phase II-IV
- Water Distribution- Phase II-IV
- Sewage Collection and Transmission System- Phase II-IV
- Water Use- Irrigation/Dewatering- Phase II-IV

### 6. Estimate of Total Capital Improvements Combined

### 7. Engineer's Certification

**EXHIBIT 'A' - Location Map**

**EXHIBIT 'B' - Phasing Plan**

## 1. Introduction/Project Description

The Hillcrest Community Development District (HCDD) was created for the purpose of financing and managing the construction and maintenance of the public infrastructure for Phases 1-4 of the Hillcrest PUD Development, a 169+/- gross acre residential development located in the City of Hollywood in Broward County, Florida. The HCDD consists of approximately 169+/- acres within the PUD. The Master Site Plan for Hillcrest Country Club PUD has been approved by The City of Hollywood and Broward County. The HCDD will be developed in four phases as follows:

Phase 1- 67 single family, and 84 townhome units- Currently under construction

Phase 2 -156 single family, and 84 town home units - Currently under construction

Phase 3 - 172 townhome units - Currently in design

Phase 4 - 52 single family, and 30 townhome units - Currently in design

**See Phasing Plan for a graphical representation of the development, attached hereto as Exhibit "B".**

The public infrastructure necessary to develop all 4 phases includes the following:

- A storm water management that consists of a network of lakes, concrete curb and gutter along the roadways, and storm inlets and pipes,
- A water distribution system
- A sanitary sewer collection and transmission system
- A Sound Barrier Wall

These infrastructure improvements will provide service to 275 single-family units and 370 townhomes. The estimated cost of these public improvements is **\$ 13,273,308.20 as** further detailed in this Engineer's Report (sometimes collectively referred to as the "Project").

The HCDD is located south of Washington Street, east of S. 56<sup>th</sup> Avenue, north of Pembroke Road (State Road 824) and west of S. Park Road in Broward County, Florida. The development may be accessed by Washington Street using Hillcrest Drive. A location map is attached as Exhibit "A".

## 2. Purpose and Scope

The purpose of this Engineer's Report is to outline the infrastructure improvements and associated costs. The District Engineer has considered, and, in certain instances, relied upon opinions, information, and documentation prepared or supplied by others, which may have included the developer, contractors, surveyors, legal counsel, and the District's Board of Supervisors, staff, and consultants.

### **3. Description of the Public Improvements Comprising the Project**

#### **Surface Water Management System and Lake Excavation**

The surface water management system provides service to Phases 1-4 and will consist of inlets, manholes and storm pipes that direct runoff to the on-site lake system for retention. This system includes the littoral area planting and maintenance. The surface water management system is located in easements granted to the HCDD or in easements to be granted to the HCDD. Drainage pipe installation has started in Phase 1 and Phase 2, but no other surface water management systems for any of the phases have been constructed.

The lake excavation for the project consists of the contractor's mobilization, supervision, clearing and grubbing, demolition, dewatering, lake excavation to 7.5 feet below design water level, and stockpiling the material adjacent to the lake. These activities also include storm water pollution prevention measures. The excavated material will be used onsite to construct the roads and house pads, but the cost to transport and place the excavated material is not included. As of the date of this report, Phases 1-4 of lake construction has commenced.

The on-site common roadways, which will be private with two gated entrances, consist of two lane urban sections constructed with concrete curb and gutter and concrete valley gutter which are an integral part of the surface water management system. The storm water components of the private roadways will be financed by the district, the roadways will not be funded by the district.

The following offsite improvements, which will be funded by the district, consist of the following:

- Construction of a main roundabout at the entrance from Phase 2 to Hillcrest Drive,
- The widening of Hillcrest Drive from the main roundabout, east to the entrance of Phase 1
- Re-construction of the "Y" intersection that is located just east of the project along Hillcrest Drive
- Construction of a second Roundabout located at the intersection of 52<sup>nd</sup> Ave and Washington Street

At the time of this report, only the main roundabout and the widening of Hillcrest Drive have commenced.

#### **Water Distribution System**

The on-site water distribution system is composed of 8" diameter C-900 PVC mains, fire hydrants, and water services to all of the lots for potable service and fire protection. All proposed water main runs tie into an existing public watermain in the public right of way at varying locations throughout the property.

There are five watermain connection points for the Project:

- A connection to the existing 16" main at the northwest portion of Washington Street in Phase 1
- A connection to the existing 12" main at the southwest portion of Hillcrest Dr. in Phase 1
- A connection to the existing 12" main in the south of the property at Pembroke Road near the proposed driveway connection in Phase 2
- A connection to the existing 8" main in the northwest corner of the property at SW 52<sup>nd</sup> Avenue in Phase 3
- A connection to the existing 12" main in the southeast corner of the property at Pembroke Road in Phase 4

As of the date of this report, only the Phase I construction has commenced.

## Sanitary Sewer Collection and Transmission System

The sewage collection and transmission system consists of a single lift station, a 6" on-site force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The proposed lift station is located in the center of the site, adjacent to the clubhouse parking lot, and south of the roundabout on Hillcrest Drive. The lift station has been sized to accommodate flow from Phases 1-4. The proposed connection is a 6" force main that runs throughout the site and ties into an existing 24" DIP force main on the west portion of the site, in the SW 52<sup>nd</sup> Avenue right of way. As of the date of this report, only Phase 1 and 2 construction has commenced.

## Perimeter Road Sound Buffer

Due to the proximity of the project to Washington Street and Pembroke Rd., the City of Hollywood has requested that the project include a 6' and 8' screen wall to reduce traffic noise to the future residents of Hillcrest. The wall will be owned and maintained by the HCDD and will be located in an easement granted to the HCDD.

## 4. Ownership and Maintenance

The District will finance the construction and acquisition of the improvements necessary for their operation and maintenance. As appropriate, some infrastructure will be transferred to other entities as summarized below:

<b>Description</b>	<b>Future Ownership and Maintenance</b>
Surface Water Management Facilities	HCDD
Water Distribution Facilities	City of Hollywood Utilities Department
Sanitary Sewer System	City of Hollywood Utilities Department
Perimeter Road Sound Barrier/Screen Wall	HCDD

## 5. Permitting Status

- **Roads /Drainage I Earthwork- Phase I**
  - Approved Broward County Environmental Resource Permit No. 06-03063-P-03 and License No. DF16-1050
  - Approved Broward County Surface Water Management Permit License No. SWM2016-054-0
  - Approved City of Hollywood Clearing and Grubbing Permit
  - Approved City of Hollywood Sitework Permit
  
- **Water Distribution—Phase I**
  - Approved Broward County Water Utilities Department Permit No. 0126758-279-DSGP
  - Approved City of Hollywood Utilities Permit
  
- **Wastewater Collection and Transmission System– Phase I**
  - Approved Broward County Wastewater Permit No. WW-62251
  - Approved Florida Department of Environmental Protection Permit No. HOL #054633-587
  - Approved City of Hollywood Utilities Permit
  
- **Water Use- Irrigation and Construction Dewatering– Phase I**
  - Approved City of Hollywood Utilities Permit
  - Approved SFWMD/Broward County Dewatering Permit
  - Pending SFWMD Water Use Permit
  
- **Roads /Drainage I Earthwork– Phase II-IV**
  - Pending Florida Department of Transportation Driveway Permit No. 2017-A-491-047
  - Pending Florida Department of Transportation Drainage Permit No. 16D-491-0050
  - Approved Broward County Environmental Resource Permit No. 06-03063-P-03 and License No. DF16-1050
  - Approved Broward County Surface Water Management Permit License No. SWM2016-054-0
  - City of Hollywood Sitework Permit is Pending
  
- **Water Distribution – Phase II-IV**
  - Approved Broward County Water Utilities Department Permit No. 0126758-302-DSGP
  - City of Hollywood Utilities Permit is Pending
  
- **Wastewater Collection and Transmission System– Phase II-IV**
  - Pending Broward County Wastewater Permit No. WW-62409
  - City of Hollywood Utilities Permit is Pending
  
- **Water Use- Irrigation and Construction Dewatering– Phase II-IV**
  - Existing Approved South Florida Water Management District, October 19, 2010 (Permit No. 06-00099-W, Application No. 100907-30)
  - Pending Broward County Wastewater Permit No. WW-62409
  - Approved SFWMD/Broward County Dewatering Permit
  - Pending SFWMD Water Use Permit

## OFFSITE PERMITS

- **Hillcrest Widening and Roundabout**
  - Approved Broward County Surface Water Management License for Roadway Improvements License No. SWM2017-012-0
  - City of Hollywood approved Right of Way License
  
- **Hillcrest “Y” Intersection**
  - Pending Broward County Surface Water Management License for Roadway Improvements
  - Pending City of Hollywood Right of Way License
  
- **Washington Street and 52d Ave Roundabout**
  - Pending Broward County Surface Water Management License for Roadway Improvements
  - Pending City of Hollywood Right of Way License

#### 4. Estimate of Total Capital Improvements Combined\*

Phase I	\$ 3,328,880.80
Phase II	\$ 3,914,640.80
Phase III	\$ 2,480,256.80
Phase IV	\$ 2,099,947.36
<u>*Offsite Improvements</u>	<u>\$ 1,465,137.00</u>
<b>Infrastructure Cost Grand Total</b>	<b>\$ 13,288,862.76</b>

The following is a breakdown of the infrastructure cost by description of work:

Lake Excavation	\$ 1,838,004.00
Drainage	\$ 5,493,364.80
Water Distribution System	\$ 1,590,909.60
Sanitary Sewer Collection and Transmission	\$ 2,014,407.36
Perimeter Road Sound Buffer	\$ 887,040.00
Offsite Improvements	<u>\$ 1,465,137.00</u>
<b>Infrastructure Cost Grand Total</b>	<b>\$ 13,288,862.76</b>

Soft costs for permit fees; engineering design, permitting, and construction inspection; surveying stake-out and as-builts; and geotechnical testing for the construction phase have been included in each of the above categories in the amount of 7% of the subtotal. A 5% contingency has also been included.

\*Breakdown of the costs are included for onsite and offsite costs at the end of this report.

## VII. Engineer’s Certification

It is our opinion that the extent of proposed improvements and their estimated costs are fair and reasonable and provide a direct and special benefit to the properties located within the District. We believe that those improvements not yet completed can be permitted, constructed, and installed at the estimated costs described in the report.

I hereby certify that the foregoing instrument is a true and correct copy of the Engineer's Report of Hillcrest Community Development District.

Sincerely,

Kinan Husainy, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.

Exhibit "A"

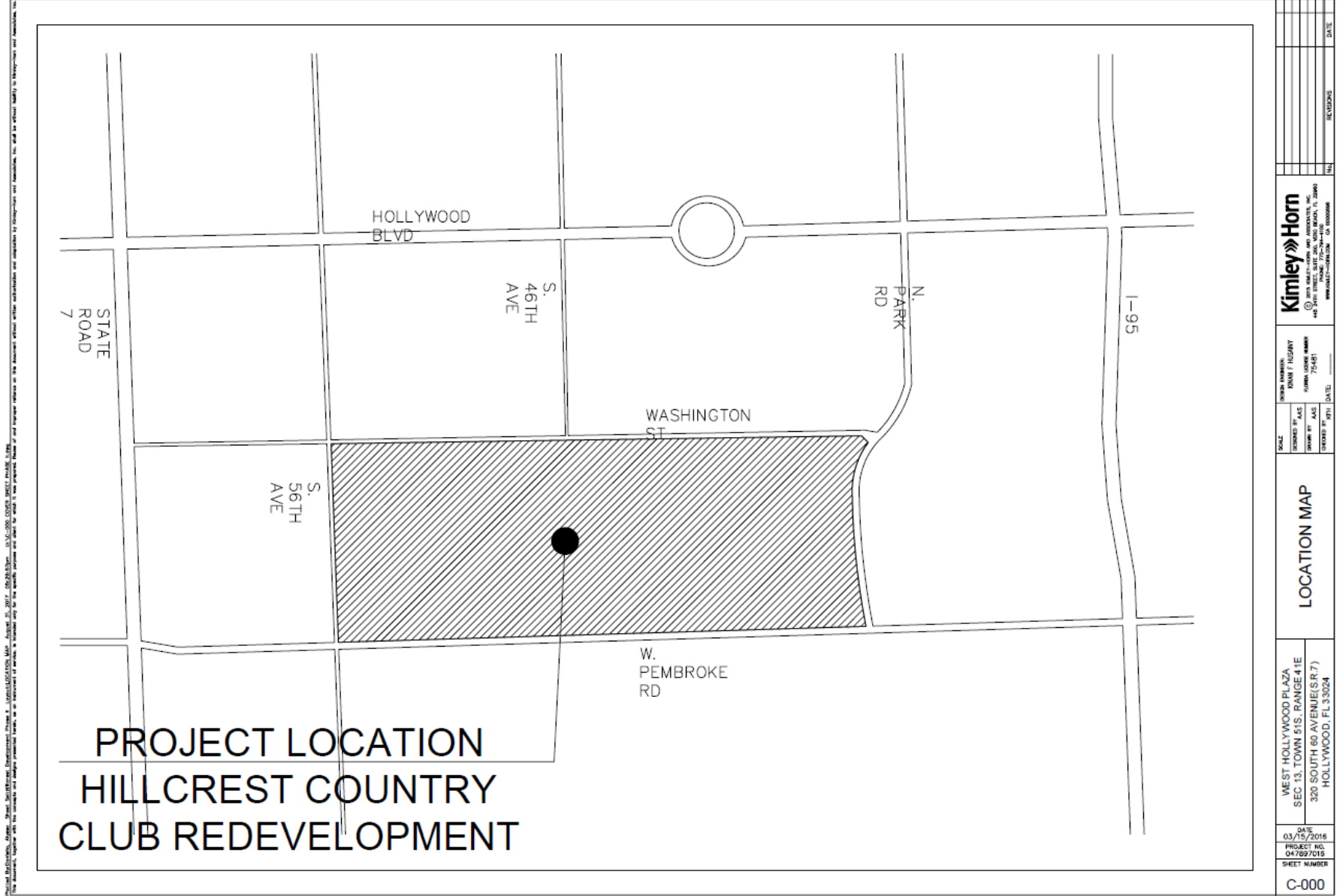
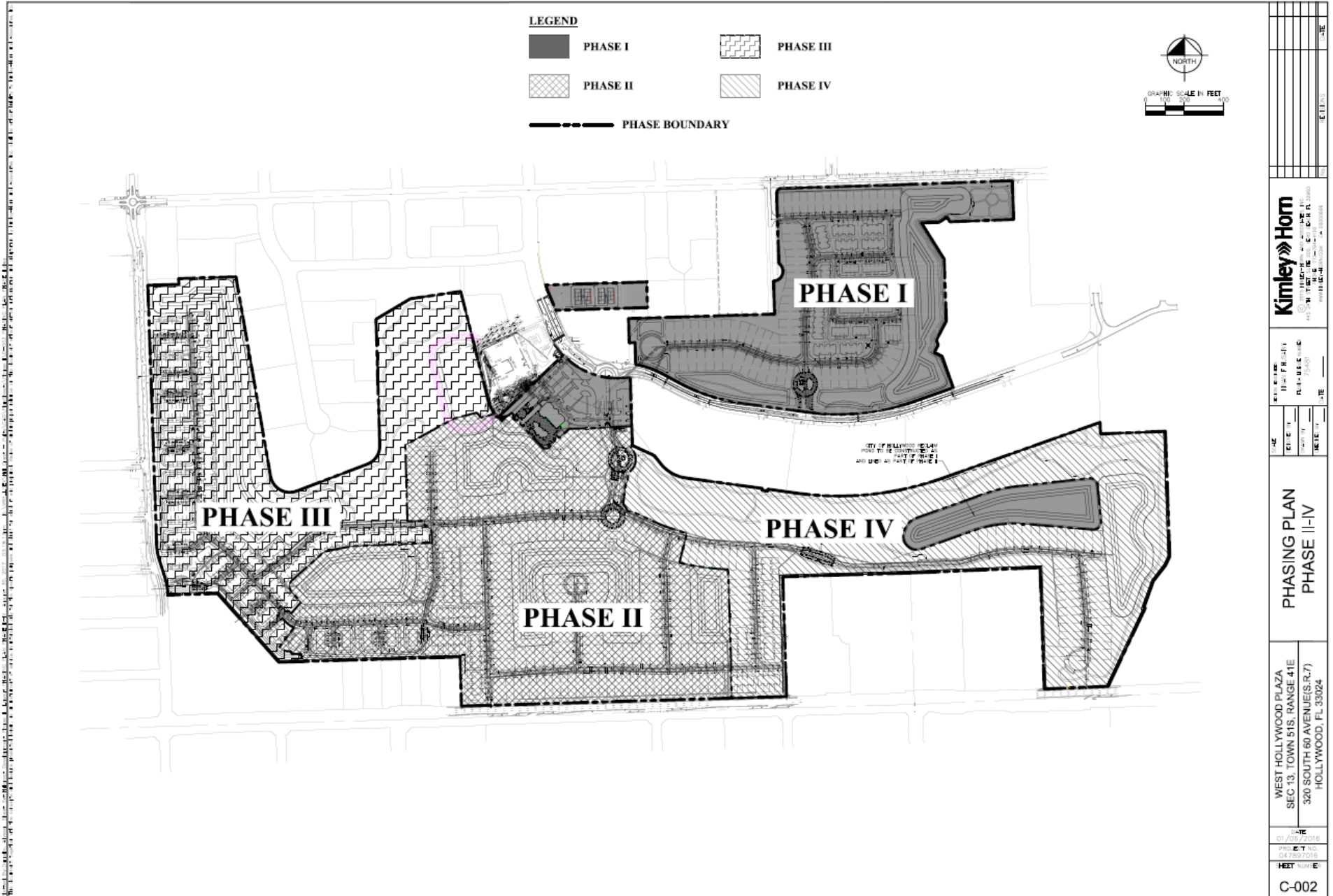




Exhibit "B"



KIMLEY-HORN AND ASSOCIATES, INC.  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960

9/6/2017

Engineering Permit  
 "Opinion of Probable Cost"

Hillcrest - Phase I

ENGINEERING IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
<b>LAKE EXCAVATION</b>				
MOBILIZATION	1	LS	\$ 10,000.00	\$ 10,000.00
CLEARING AND GRUBBING	40.47	AC	\$ 2,000.00	\$ 80,940.00
EROSION CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00
LAKE EXCAVATION - POND #1	60100	CY	\$ 2.00	\$ 120,200.00
LAKE EXCAVATION - POND #2	64000	CY	\$ 2.00	\$ 128,000.00
LAKE BANK BAHIA SOD - POND #1	14100	SY	\$ 2.50	\$ 35,250.00
LAKE BANK BAHIA SOD - POND #2	9650	SY	\$ 2.50	\$ 24,125.00
LITTORAL AREA PLANTING, MONITORING, AND MAINTENANCE	6200	SF	\$ 1.00	\$ 6,200.00
<b>SUB TOTAL</b>				<b>\$ 414,715.00</b>

<b>DRAINAGE CONSTRUCTION</b>				
VALLEY GUTTER	10750	LF	\$ 32.00	\$ 344,000.00
TYPE "D" CURB	1800	LF	\$ 18.00	\$ 32,400.00
TYPE "A" CURB	500	LF	\$ 30.00	\$ 15,000.00
STORM INLET	60	EA	\$ 5.00	\$ 300.00
STORM MANHOLE	13	EA	\$ 5,000.00	\$ 65,000.00
15" RCP	100	LF	\$ 4,000.00	\$ 400,000.00
18" RCP	4000	LF	\$ 59.00	\$ 236,000.00
24" RCP	175	LF	\$ 70.00	\$ 12,250.00
36" RCP	1450	LF	\$ 83.00	\$ 120,350.00
48" RCP	225	LF	\$ 95.00	\$ 21,375.00
54" RCP	350	LF	\$ 110.00	\$ 38,500.00
18" CAP	200	LF	\$ 85.00	\$ 17,000.00
54" CAP	50	LF	\$ 150.00	\$ 7,500.00
18" HDPE	550	LF	\$ 86.00	\$ 47,300.00
<b>SUB TOTAL</b>				<b>\$ 1,356,975.00</b>

<b>UTILITIES</b>				
<b>WATER</b>				
5/8" WATER METER BOX	151	EA	\$ 200.00	\$ 30,200.00
SINGLE WATER SERVICE	150	EA	\$ 650.00	\$ 97,500.00
DOUBLE WATER SERVICE	1	EA	\$ 800.00	\$ 800.00
8" WATERMAIN	5850	LF	\$ 25.00	\$ 146,250.00
8" GATE VALVE	23	EA	\$ 1,000.00	\$ 23,000.00
MECHANICAL JOINT FITTINGS	1.5	TONS	\$ 11,500.00	\$ 17,250.00
FIRE HYDRANT ASSEMBLY	9	EA	\$ 3,970.00	\$ 35,730.00
<b>SANITARY SEWER</b>				
MANHOLE	27	EA	\$ 6,055.00	\$ 163,485.00
6" SEWER MAIN	450	LF	\$ 16.00	\$ 7,200.00
8" SEWER MAIN	4350	LF	\$ 21.00	\$ 91,350.00
6" FORCEMAIN	3200	LF	\$ 12.00	\$ 38,400.00
LIFT STATION	1	LS	\$ 400,000.00	\$ 400,000.00
SINGLE SERVICE LATERAL	21	EA	\$ 560.00	\$ 11,760.00
DOUBLE SERVICE LATERAL	65	EA	\$ 640.00	\$ 41,600.00
<b>SUB TOTAL</b>				<b>\$ 1,104,525.00</b>

<b>SOUND BARRIER</b>				
6' SCREEN WALL	800	LF	\$ 120.00	\$ 96,000.00
<b>SUB TOTAL</b>				<b>\$ 96,000.00</b>

<b>SUB TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 2,972,215.00</b>
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ENGINEERING, SURVEYING, AND PERMITTING FEES	1	EA	7%	\$ 208,055.05
CONTINGENCY	1	EA	5%	\$ 148,610.75

<b>TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 3,328,880.80</b>
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Engineering Permit  
 "Opinion of Probable Cost"

Hillcrest - Phase II

ENGINEERING IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
<b>LAKE EXCAVATION</b>				
MOBILIZATION	1	LS	\$ 10,000.00	\$ 10,000.00
CLEARING AND GRUBBING	53.91	AC	\$ 2,000.00	\$ 107,820.00
EROSION CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00
LAKE EXCAVATION - POND #1	76100	CY	\$ 2.00	\$ 152,200.00
LAKE EXCAVATION - POND #2	42500	CY	\$ 2.00	\$ 85,000.00
LAKE EXCAVATION - POND #3	57700	CY	\$ 2.00	\$ 115,400.00
LAKE EXCAVATION - POND #4	1700	CY	\$ 2.00	\$ 3,400.00
LAKE BANK BAHIA SOD - POND #1	6550	SY	\$ 2.50	\$ 16,375.00
LAKE BANK BAHIA SOD - POND #2	1750	SY	\$ 2.50	\$ 4,375.00
LAKE BANK BAHIA SOD - POND #3	12900	SY	\$ 2.50	\$ 32,250.00
LAKE BANK BAHIA SOD - POND #4	4200	SY	\$ 2.50	\$ 10,500.00
LITTORAL AREA PLANTING, MONITORING, AND MAINTENANCE	8400	SF	\$ 1.00	\$ 8,400.00
<b>SUB TOTAL</b>				<b>\$ 555,720.00</b>

<b>DRAINAGE CONSTRUCTION</b>				
VALLEY GUTTER	17150	LF	\$ 32.00	\$ 548,800.00
TYPE "F" CURB	150	LF	\$ 20.00	\$ 3,000.00
TYPE "D" CURB	2100	LF	\$ 18.00	\$ 37,800.00
TYPE "A" CURB	800	LF	\$ 30.00	\$ 24,000.00
STORM INLET	56	EA	\$ 5,000.00	\$ 280,000.00
STORM MANHOLE	24	EA	\$ 4,000.00	\$ 96,000.00
YARD DRAIN	9	EA	\$ 1,250.00	\$ 11,250.00
15" RCP	20	LF	\$ 49.00	\$ 980.00
18" RCP	1850	LF	\$ 59.00	\$ 109,150.00
24" RCP	2250	LF	\$ 70.00	\$ 157,500.00
30" RCP	450	LF	\$ 75.00	\$ 33,750.00
36" RCP	2000	LF	\$ 83.00	\$ 166,000.00
48" RCP	1350	LF	\$ 95.00	\$ 128,250.00
54" RCP	125	LF	\$ 110.00	\$ 13,750.00
60" RCP	400	LF	\$ 125.00	\$ 50,000.00
30" CAP	100	LF	\$ 100.00	\$ 10,000.00
48" CAP	200	LF	\$ 125.00	\$ 25,000.00
60" CAP	125	LF	\$ 175.00	\$ 21,875.00
12" HDPE	1300	LF	\$ 55.00	\$ 71,500.00
18" HDPE	450	LF	\$ 86.00	\$ 38,700.00
<b>SUB TOTAL</b>				<b>\$ 1,827,305.00</b>

<b>UTILITIES</b>				
<b>WATER</b>				
5/8" WATER METER BOX	247	EA	\$ 200.00	\$ 49,400.00
SINGLE WATER SERVICE	247	EA	\$ 650.00	\$ 160,550.00
8" WATERMAIN	8400	LF	\$ 25.00	\$ 210,000.00
8" GATE VALVE	31	EA	\$ 1,000.00	\$ 31,000.00
MECHANICAL JOINT FITTINGS	1	TONS	\$ 11,500.00	\$ 11,500.00
FIRE HYDRANT ASSEMBLY	11	EA	\$ 3,970.00	\$ 43,670.00
<b>SANITARY SEWER</b>				
MANHOLE	38	EA	\$ 6,055.00	\$ 230,090.00
8" SEWER MAIN	7500	LF	\$ 21.00	\$ 157,500.00
SINGLE SERVICE LATERAL	31	EA	\$ 560.00	\$ 17,360.00
DOUBLE SERVICE LATERAL	108	EA	\$ 640.00	\$ 69,120.00
<b>SUB TOTAL</b>				<b>\$ 980,190.00</b>

<b>SOUND BARRIER</b>				
8' SCREEN WALL	1100	LF	\$ 120.00	\$ 132,000.00
<b>SUB TOTAL</b>				<b>\$ 132,000.00</b>

<b>SUB TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 3,495,215.00</b>
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ENGINEERING, SURVEYING, AND PERMITTING FEES	1	EA	7%	\$ 244,665.05
CONTINGENCY	1	EA	5%	\$ 174,760.75

<b>TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 3,914,640.80</b>
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Engineering Permit  
 "Opinion of Probable Cost"

Hillcrest - Phase III

ENGINEERING IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
<b>LAKE EXCAVATION</b>				
MOBILIZATION	1	LS	\$ 10,000.00	\$ 10,000.00
CLEARING AND GRUBBING	37.53	AC	\$ 2,000.00	\$ 75,060.00
EROSION CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00
LAKE EXCAVATION - POND #1	139000	CY	\$ 2.00	\$ 278,000.00
LAKE BANK BAHIA SOD - POND #1	18000	SY	\$ 2.50	\$ 45,000.00
LITTORAL AREA PLANTING, MONITORING, AND MAINTENANCE	7000	SF	\$ 1.00	\$ 7,000.00
<b>SUB TOTAL</b>				<b>\$ 425,060.00</b>

<b>DRAINAGE CONSTRUCTION</b>				
VALLEY GUTTER	10220	LF	\$ 32.00	\$ 327,040.00
TYPE "F" CURB	530	LF	\$ 20.00	\$ 10,600.00
TYPE "D" CURB	2690	LF	\$ 18.00	\$ 48,420.00
STORM INLET	50	EA	\$ 5,000.00	\$ 250,000.00
STORM MANHOLE	16	EA	\$ 4,000.00	\$ 64,000.00
12" RCP	45	LF	\$ 39.00	\$ 1,755.00
18" RCP	2140	LF	\$ 59.00	\$ 126,260.00
24" RCP	745	LF	\$ 70.00	\$ 52,150.00
30" RCP	365	LF	\$ 75.00	\$ 27,375.00
36" RCP	745	LF	\$ 83.00	\$ 61,835.00
48" RCP	230	LF	\$ 95.00	\$ 21,850.00
18" CAP	39	LF	\$ 85.00	\$ 3,315.00
36" CAP	90	LF	\$ 115.00	\$ 10,350.00
48" CAP	100	LF	\$ 125.00	\$ 12,500.00
<b>SUB TOTAL</b>				<b>\$ 1,017,450.00</b>

<b>UTILITIES</b>				
<b>WATER</b>				
5/8" WATER METER BOX	171	EA	\$ 200.00	\$ 34,200.00
SINGLE WATER SERVICE	113	EA	\$ 650.00	\$ 73,450.00
DOUBLE WATER SERVICE	29	EA	\$ 800.00	\$ 23,200.00
8" WATERMAIN	5895	LF	\$ 25.00	\$ 147,375.00
8" GATE VALVE	35	EA	\$ 1,000.00	\$ 35,000.00
MECHANICAL JOINT FITTINGS	1	TONS	\$ 11,500.00	\$ 11,500.00
FIRE HYDRANT ASSEMBLY	8	EA	\$ 3,970.00	\$ 31,760.00
<b>SANITARY SEWER</b>				
MANHOLE	28	EA	\$ 6,055.00	\$ 169,540.00
6" SEWER MAIN	110	LF	\$ 16.00	\$ 1,760.00
8" SEWER MAIN	4060	LF	\$ 21.00	\$ 85,260.00
SINGLE SERVICE LATERAL	8	EA	\$ 560.00	\$ 4,480.00
DOUBLE SERVICE LATERAL	82	EA	\$ 640.00	\$ 52,480.00
<b>SUB TOTAL</b>				<b>\$ 670,005.00</b>

<b>SOUND BARRIER</b>				
8' SCREEN WALL	850	LF	\$ 120.00	\$ 102,000.00
<b>SUB TOTAL</b>				<b>\$ 102,000.00</b>

<b>SUB TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 2,214,515.00</b>
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ENGINEERING, SURVEYING, AND PERMITTING FEES	1	EA	7%	\$ 155,016.05
CONTINGENCY	1	EA	5%	\$ 110,725.75

<b>TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 2,480,256.80</b>
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KIMLEY-HORN AND ASSOCIATES, INC.  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960

9/6/2017

Engineering Permit  
 "Opinion of Probable Cost"

Hillcrest - Phase IV

ENGINEERING IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
<b>LAKE EXCAVATION</b>				
MOBILIZATION	1	LS	\$ 10,000.00	\$ 10,000.00
CLEARING AND GRUBBING	37.33	AC	\$ 2,000.00	\$ 74,660.00
EROSION CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00
LAKE EXCAVATION - POND #1	59900	CY	\$ 2.00	\$ 119,800.00
LAKE BANK BAHIA SOD - POND #1	7200	SY	\$ 2.50	\$ 18,000.00
LITTORAL AREA PLANTING, MONITORING, AND MAINTENANCE	13120	SF	\$ 1.00	\$ 13,120.00
<b>SUB TOTAL</b>				<b>\$ 245,580.00</b>

<b>DRAINAGE CONSTRUCTION</b>				
VALLEY GUTTER	6940	LF	\$ 32.00	\$ 222,080.00
TYPE "D" CURB	300	LF	\$ 18.00	\$ 5,400.00
TYPE "A" CURB	360	LF	\$ 30.00	\$ 10,800.00
STORM INLET	26	EA	\$ 5,000.00	\$ 130,000.00
STORM MANHOLE	6	EA	\$ 4,000.00	\$ 24,000.00
18" RCP	470	LF	\$ 59.00	\$ 27,730.00
21" RCP	110	LF	\$ 64.00	\$ 7,040.00
24" RCP	449	LF	\$ 70.00	\$ 31,430.00
36" RCP	2070	LF	\$ 83.00	\$ 171,810.00
42" RCP	142	LF	\$ 88.00	\$ 12,496.00
42" CAP	39	LF	\$ 90.00	\$ 3,510.00
12" HDPE	846	LF	\$ 55.00	\$ 46,530.00
18" HDPE	119	LF	\$ 86.00	\$ 10,234.00
<b>SUB TOTAL</b>				<b>\$ 703,060.00</b>

<b>UTILITIES</b>				
<b>WATER</b>				
5/8" WATER METER BOX	83	EA	\$ 200.00	\$ 16,600.00
SINGLE WATER SERVICE	83	EA	\$ 650.00	\$ 53,950.00
8" WATERMAIN	3690	LF	\$ 25.00	\$ 92,250.00
8" GATE VALVE	9	EA	\$ 1,000.00	\$ 9,000.00
MECHANICAL JOINT FITTINGS	1	TONS	\$ 11,500.00	\$ 11,500.00
FIRE HYDRANT ASSEMBLY	6	EA	\$ 3,970.00	\$ 23,820.00
<b>SANITARY SEWER</b>				
MANHOLE	17	EA	\$ 6,055.00	\$ 102,935.00
6" SEWER FORCE MAIN	3103	LF	\$ 16.00	\$ 49,648.00
8" SEWER MAIN	3610	LF	\$ 21.00	\$ 75,810.00
SINGLE SERVICE LATERAL	8	EA	\$ 560.00	\$ 4,480.00
DOUBLE SERVICE LATERAL	38	EA	\$ 640.00	\$ 24,320.00
<b>SUB TOTAL</b>				<b>\$ 464,313.00</b>

<b>SOUND BARRIER</b>				
8' SCREEN WALL	3850	LF	\$ 120.00	\$ 462,000.00
<b>SUB TOTAL</b>				<b>\$ 462,000.00</b>

<b>SUB TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 1,874,953.00</b>
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ENGINEERING, SURVEYING, AND PERMITTING FEES	1	EA	7%	\$ 131,246.71
CONTINGENCY	1	EA	5%	\$ 93,747.65

<b>TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 2,099,947.36</b>
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PROJECT: Hillcrest  
 CLIENT: Pulte Development  
 Friday, September 1, 2017

PROJECT #: 047897016

**OPINION OF PROBABLE CONSTRUCTION COSTS**

**Roadway, Drainage and Signing and Marking for the intersection of S 52nd Avenue and Washington Street**

"The Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs."

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
<b>BASE BID ROADWAY</b>					
101-1	MOBILIZATION/DEMOBILIZATION	LS	1	\$5,000	\$5,000
102-1A	MAINTENANCE OF TRAFFIC	LS	1	\$30,000	\$30,000
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	\$10,000	\$10,000
108-1	CONSTRUCTION LAYOUT/RECORD DRAWINGS	LS	1	\$5,000	\$5,000
110-1-1	STANDARD CLEARING & GRUBBING	AC	1.1	\$1,500	\$1,605
120-1	REGULAR EXCAVATION	LS	1	\$1,500	\$1,500
120-6	EMBANKMENT	LS	1	\$3,000	\$3,000
160-4	TYPE "B" STABILIZATION (12")	SY	2,350	\$3.00	\$7,050
285-711	LIMEROCK BASE (LBR 100) (12")	SY	2,350	\$17.00	\$39,950
334-1-13A	TYPE S-III ASPHALTIC CONCRETE (TRAFFIC C) (0.75")	TN	85	\$110	\$9,350
334-1-13B	TYPE S-I ASPHALTIC CONCRETE (TRAFFIC C) (1.25")	TN	141	\$110	\$15,510
425-1-521	INLETS (DT BOT) (TYPE C)	EA	8	\$2,800	\$22,400
425-2-61	MANHOLES, P-8, <10'	EA	8	\$3,500	\$28,000
430-175-118	CONC. PIPE CULVERT (18" S/CD)	LF	323	\$59.00	\$19,057
430-175-124	CONC. PIPE CULVERT (24" S/CD)	LF	192	\$75.00	\$14,400
443-70-3	EXFILTRATION TRENCH (18" SLOTTED) (8'X4')	LF	152	\$150	\$22,800
520-1-7	CONCRETE CURB AND GUTTER (TYPE E)	LF	683	\$15.00	\$10,245
520-2-8	CONCRETE CURB (TYPE RA)	LF	117	\$34.50	\$4,037
522-1	CONCRETE SIDEWALK AND DRIVEWAYS (4" THICK)	SY	231	\$35.00	\$8,085
522-2	CONCRETE SIDEWALK AND DRIVEWAYS (6" THICK)	SY	124	\$43.00	\$5,332
527-2	DETECTABLE WARNINGS	SF	117	\$31	\$3,627
570-1-2	PERFORMANCE TURF, SOD (BAHIA)	SY	1,864	\$2.50	\$4,660
<b>SIGNING AND MARKING</b>					
700-1-11	SINGLE SIGN POST <12 SF	EA	12	\$320	\$3,840
700-1-12	SINGLE SIGN POST 12-20 SF	EA	8	\$500	\$4,000
706-3	RETRO-REFLECTIVE MARKERS	EA	100	\$6.50	\$649
710-11-290	REFLECTIVE NOSE PAINT YELLOW	SF	47	\$2.00	\$94
711-11-123	THERMO 12" WHITE	LF	177	\$3.00	\$531
711-11-125	THERMO 24" WHITE	LF	276	\$4.00	\$1,104
711-11-141	THERMO 12" WHITE (2'-4" SKIP)	LF	91	\$3.00	\$273
711-15-180	THERMO YIELD LINE (LARGE)	LF	50	\$10.00	\$500
711-11-224	THERMO 18" YELLOW	LF	106	\$3.00	\$318
711-15-111	THERMO 6" WHITE	LF	1,200	\$1.25	\$1,500
711-16-211	THERMO 6" YELLOW	LF	1,730	\$1.25	\$2,163
<b>SUB-TOTAL =</b>					<b>\$285,579</b>
<b>Engineering, Survey Permit Fees(7%)=</b>					<b>\$19,991</b>
<b>CONTINGENCY (5%) =</b>					<b>\$14,279</b>
<b>BASE BID PROJECT TOTAL =</b>					<b>\$319,848</b>



PROJECT: Hillcrest  
 CLIENT: Pulte Development  
 Friday, September 1, 2017

PROJECT #: 047897016

**OPINION OF PROBABLE CONSTRUCTION COSTS**  
**Roadway, Drainage and Signing and Marking for the Hill Crest Drive Roundabout**

*"The Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs."*

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
<b>BASE BID ROADWAY</b>					
101-1	MOBILIZATION/DEMOBILIZATION	LS	1	\$5,000	\$5,000
102-1A	MAINTENANCE OF TRAFFIC	LS	1	\$35,000	\$35,000
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	\$15,000	\$15,000
108-1	CONSTRUCTION LAYOUT/RECORD DRAWINGS	LS	1	\$10,000	\$10,000
110-1-1	STANDARD CLEARING & GRUBBING	AC	1.4	\$1,500	\$2,130
120-1	REGULAR EXCAVATION	CY	653	\$5.00	\$3,265
120-6	EMBANKMENT	CY	1,277	\$8.00	\$10,216
160-4	TYPE "B" STABILIZATION (12")	SY	3,388	\$3.00	\$10,164
285-711	LIMEROCK BASE (LBR 100) (12")	SY	3,265	\$17.00	\$55,505
334-1-13A	TYPE S-III ASPHALTIC CONCRETE (TRAFFIC C) (0.75")	TN	116	\$110	\$12,760
334-1-13B	TYPE S-I ASPHALTIC CONCRETE (TRAFFIC C) (1.25")	TN	194	\$110	\$21,340
425-1-351	INLETS, CURB, TYPE P-5, (<10')	EA	3	\$5,000	\$15,000
425-1-451	INLETS, CURB, TYPE J-5, (<10')	EA	2	\$8,500	\$17,000
425-1-523	INLETS (DT BOT) (TYPE C) (J-BOTTOM) (<10')	EA	2	\$6,000	\$12,000
425-2-61	MANHOLES, P-8, <10'	EA	1	\$4,500	\$4,500
430-175-118	CONC. PIPE CULVERT (18" S/CD)	LF	378	\$59.00	\$22,302
443-70-3	EXFILTRATION TRENCH (18" SLOTTED) (6'X4')	LF	290	\$150	\$43,500
520-1-7	CONCRETE CURB AND GUTTER (TYPE F)	LF	1,608	\$17.00	\$27,336
520-2-4	CONCRETE CURB (TYPE D)	LF	303	\$19.00	\$5,757
520-2-8	CONCRETE CURB (TYPE RA)	LF	305	\$34.50	\$10,523
522-1	CONCRETE SIDEWALK AND DRIVEWAYS (4" THICK)	SY	899	\$35.00	\$31,465
527-2	DETECTABLE WARNINGS	SF	145	\$31.00	\$4,495
570-1-2	PERFORMANCE TURF, SOD (BAHIA)	SY	2,730	\$2.50	\$6,825
<b>SIGNING AND MARKING</b>					
700-1-11	SINGLE SIGN POST <12 SF	EA	7	\$320	\$2,240
700-1-12	SINGLE SIGN POST 12-20 SF	EA	9	\$500	\$4,500
700-12-21	SIGNLE SIGN POST <12SF (ONE BEACON) (SOLAR)	EA	2	\$5,000	\$10,000
700-1-60	SINGLE SIGN POST REMOVE	EA	6	\$50.00	\$300
706-3	RETRO-REFLECTIVE MARKERS	EA	108	\$6.50	\$701
710-11-290	REFLECTIVE NOSE PAINT YELLOW	SF	31	\$2.00	\$62
711-11-123	THERMO 12" WHITE	LF	177	\$3.00	\$531
711-11-125	THERMO 24" WHITE	LF	410	\$4.00	\$1,640
711-11-141	THERMO 12" WHITE (2'-4" SKIP)	LF	102	\$3.00	\$306
711-11-160	PAVEMENT MESSAGE	EA	3	\$121	\$363
711-11-170	THERMO DIRECTIONAL ARROW	EA	4	\$62.00	\$248
711-15-180	THERMO YIELD LINE (LARGE)	LF	66	\$10.00	\$660
711-11-224	THERMO 18" YELLOW	LF	42	\$3.00	\$126
711-15-111	THERMO 6" WHITE	LF	1,212	\$1.25	\$1,515
711-16-211	THERMO 6" YELLOW	LF	1,905	\$1.25	\$2,381
<b>SUB-TOTAL =</b>				<b>\$406,656</b>	
<b>Engineering, Survey Permit Fees(7%) =</b>				<b>\$28,466</b>	
<b>CONTINGENCY (5%) =</b>				<b>\$20,333</b>	
<b>BASE BID PROJECT TOTAL =</b>				<b>\$455,454</b>	



PROJECT: Hillcrest  
 CLIENT: Pulte Development  
 Friday, September 1, 2017

PROJECT #: 047897016

**OPINION OF PROBABLE CONSTRUCTION COSTS**  
**Roadway, Drainage and Signing and Marking Hill Crest Drive Widening**

*"The Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs."*

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
<b>BASE BID ROADWAY</b>					
101-1	MOBILIZATION/DEMOBILIZATION	LS	1	\$5,000	\$5,000
102-1A	MAINTENANCE OF TRAFFIC	LS	1	\$30,000	\$30,000
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	\$10,000	\$10,000
108-1	CONSTRUCTION LAYOUT/RECORD DRAWINGS	LS	1	\$5,000	\$5,000
110-1-1	STANDARD CLEARING & GRUBBING	AC	1.03	\$1,500	\$1,545
120-1	REGULAR EXCAVATION	CY	2,061	\$5.00	\$10,305
120-6	EMBANKMENT	CY	9	\$8.00	\$72
160-4	TYPE "B" STABILIZATION (12")	SY	3,340	\$3.00	\$10,020
285-711	LIMEROCK BASE (LBR 100) (12")	SY	3,278	\$17.00	\$55,726
334-1-13A	TYPE S-III ASPHALTIC CONCRETE (TRAFFIC C) (0.75")	TN	133	\$110	\$14,630
334-1-13B	TYPE S-I ASPHALTIC CONCRETE (TRAFFIC C) (1.25")	TN	221	\$110	\$24,310
425-1-523	INLETS (DT BOT) (TYPE C) (J-BOTTOM) (<10')	EA	6	\$6,000	\$36,000
443-70-3	EXFILTRATION TRENCH (18" SLOTTED) (4'X4')	LF	733	\$150	\$109,950
522-1	CONCRETE SIDEWALK AND DRIVEWAYS (4" THICK)	SY	523	\$35.00	\$18,305
527-2	DETECTABLE WARNINGS	SF	79	\$31.00	\$2,449
570-1-2	PERFORMANCE TURF, SOD (BAHIA)	SY	1,339	\$2.50	\$3,348
<b>SIGNING AND MARKING</b>					
700-1-11	SINGLE SIGN POST <12 SF	EA	2	\$320	\$640
706-3	RETRO-REFLECTIVE MARKERS	EA	174	\$6.50	\$1,131
711-11-123	THERMO 12" WHITE	LF	266	\$3.00	\$798
711-11-125	THERMO 24" WHITE	LF	295	\$4.00	\$1,180
711-11-170	THERMO DIRECTIONAL ARROW	EA	5	\$62.00	\$310
711-11-224	THERMO 18" YELLOW	LF	594	\$3.00	\$1,782
711-11-241	THERMO 6" YELLOW (10'-30' SKIP)	LF	170	\$1.25	\$213
711-15-111	THERMO 6" WHITE	LF	1,240	\$1.25	\$1,550
711-16-211	THERMO 6" YELLOW	LF	3,758	\$1.25	\$4,698
<b>SUB-TOTAL =</b>					<b>\$348,961</b>
Engineering, Survey Permit Fees(7%)=					\$24,427
CONTINGENCY (10%) =					\$34,896
<b>BASE BID PROJECT TOTAL =</b>					<b>\$408,284</b>





PROJECT: Hillcrest  
 CLIENT: Pulte Development  
 Friday, September 1, 2017

PROJECT #: 047897016

**OPINION OF PROBABLE CONSTRUCTION COSTS**  
**Roadway, Drainage and Signing and Marking for Hill Crest Drive and 37th Avenue Intersection Improvements**

"The Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs."

PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
<b>BASE BID ROADWAY</b>					
101-1	MOBILIZATION/DEMOBILIZATION	LS	1	\$5,000	\$5,000
102-1A	MAINTENANCE OF TRAFFIC	LS	1	\$30,000	\$30,000
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	\$10,000	\$10,000
108-1	CONSTRUCTION LAYOUT/RECORD DRAWINGS	LS	1	\$5,000	\$5,000
110-1-1	STANDARD CLEARING & GRUBBING	AC	1.62	\$1,500	\$2,430
120-1	REGULAR EXCAVATION	LS	1	\$5,000	\$5,000
120-6	EMBANKMENT	LS	1	\$5,000	\$5,000
160-4	TYPE "B" STABILIZATION (12")	SY	2,733	\$3.00	\$8,199
285-711	LIMEROCK BASE (LBR 100) (12")	SY	2,661	\$17.00	\$45,237
334-1-13A	TYPE S-III ASPHALTIC CONTRETE (TRAFFIC C) (0.75")	TN	103	\$110	\$11,330
334-1-13B	TYPE S-I ASPHALTIC CONTRETE (TRAFFIC C) (1.25")	TN	172	\$110	\$18,920
425-1-521	INLETS (DT BOT) (TYPE C)	EA	2	\$6,000	\$12,000
443-70-3	EXFILTRATION TRENCH (18" SLOTTED) (8'X4')	LF	228	\$150	\$34,200
520-1-7	CONCRETE CURB AND GUTTER (TYPE F)	LF	345	\$17.00	\$5,865
522-1	CONCRETE SIDEWALK AND DRIVEWAYS (4" THICK)	SY	58	\$35.00	\$2,030
527-2	DETECTABLE WARNINGS	SF	40	\$31.00	\$1,240
570-1-2	PERFORMANCE TURF, SOD (BAHIA)	SY	5,104	\$2.50	\$12,760
<b>SIGNING AND MARKING</b>					
700-1-11	SINGLE SIGN POST <12 SF	EA	2	\$320	\$640
700-12-21	SIGNLE SIGN POST <12SF (ONE BEACON) (SOLAR)	EA	4	\$5,000	\$20,000
700-1-60	SINGLE SIGN POST REMOVE	EA	5	\$50	\$250
706-3	RETRO-REFLECTIVE MARKERS	EA	96	\$6.50	\$626
711-11-123	THERMO 12" WHITE	LF	96	\$3.00	\$288
711-11-125	THERMO 24" WHITE	LF	135	\$4.00	\$540
711-15-111	THERMO 6" WHITE	LF	1,600	\$1.25	\$2,000
711-16-211	THERMO 6" YELLOW	LF	1,670	\$1.25	\$2,088
<b>SUB-TOTAL =</b>					<b>\$240,642</b>
<b>Engineering, Survey Permit Fees(7%)=</b>					<b>\$16,845</b>
<b>CONTINGENCY (10%) =</b>					<b>\$24,064</b>
<b>BASE BID PROJECT TOTAL =</b>					<b>\$281,551</b>