

Hillcrest Community Development District

Supplement 1 to the Engineering Report Infrastructure Improvements

Prepared for:

**Hillcrest Community Development District
Board of Supervisors
Hollywood, Florida
September 23, 2019**

Prepared by:

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Hillcrest Community Development District

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1. Introduction/Project Description

This report is a supplement to the approved Engineer's report dated September 6th, 2017. The following introduction is from the approved Engineer's report and is included as it has not changed.

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

Phase 2 -156 single family, and 84 townhome units

Phase 3 - 172 townhome units

Phase 4 - 52 single family, and 30 townhome units

See Phasing Plan for a graphical representation of the development, attached hereto as Exhibit "B". The phase lines and number of units are approximate and may change slightly with each phase.

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

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

These infrastructure improvements will provide service to approximately 275 single-family units and 370 townhomes. The estimated cost of these public improvements is \$ **13,292,237.76** 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. 56th 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 supplement is to:

- 1. Modify and restate the scope and costs associated with the CDD infrastructure components stated in the original Engineer's report and to update the status of the construction of the CDD infrastructure and any proposed modifications.**

3. Current Status of Development

Surface Water Management System and Lake Excavation

The surface water management system (including drainage infrastructure) and lake excavation have been substantially completed for all 4 phases of construction. Phases 1 through 4 have received partial certifications from Broward County Stormwater. Once the final homes are constructed a final inspection will be called in to the County and the stormwater permit may be closed out.

The lined reclaim lake shown on the drawings has been excavated. The liner has not been installed at this time.

Onsite Roadways

The onsite roadways for phases 1-4 have been substantially completed with first lift of asphalt including curb and gutter. These roadways have passed a final inspection with the City of Hollywood and have been granted permission to be placed into service. The final lift of asphalt will be installed once the homebuilding is complete. The driveway connection to Pembroke has been installed and a final inspection with FDOT is being scheduled. The driveway connection to 52nd Ave. has been constructed and a final inspection with the City of Hollywood is currently being scheduled.

Water Distribution System

The water distribution system has been substantially completed for phases 1-4. This system has been tested and granted permission to be placed into service by Broward County and the City of Hollywood. The overall water and sewer system will be closed out and conveyed at the completion of all the required utility work. The watermain taps that are governed under the FDOT permit have been completed and a final inspection is in the process of being scheduled.

Sanitary Sewer Collection and Transmission System

The sewage collection system for phases 1-4 has been substantially constructed. This system has been tested and granted permission to be placed into service by Broward County and the City of Hollywood. The overall water and sewer system will be closed out and conveyed at the completion of all the utility work.

The existing forcemain that services the commercial development (that Phase 2 and 4 straddle) needs to be relocated to tie into the onsite system. After this is complete, the Utility work will be finalized.

Perimeter Road Sound Buffer

The sound buffer wall throughout Phase 1-4 of the development has been substantially completed.

Offsite Road Improvements

The required construction of a main roundabout at the entrance from Phase 2 to Hillcrest Drive and the

associated widening have been substantially completed. A light pole needs to be relocated and the second lift of asphalt needs to be placed to complete the required scope of work.

The city has required that one of the offsite improvements be modified and that an additional improvement will be required. In lieu of installing the roundabout at 52nd Ave and Washington Street, the City has requested that the project installs 4 left turn lane approaches at the intersection. The City has also requested that if a signal is warranted and approved with Broward County within 2 years of the project completion, that it is the requirement of this project to fund. This cost is not included within this report.

The additional improvement required by the City are as follows:

- Installation of a protected North bound left turn phase at the intersection of Washington Street and South Park Road.

This improvement, along with the following improvements are in the process of obtaining permits and have yet to commence construction:

- Re-construction of the “Y” intersection that is located just east of the project along Hillcrest Drive
- Intersection Improvements at 52nd Ave and Washington Street (described above).

The estimated costs for these additional improvements and required changes to the offsite improvements have been included in the estimated cost summary below. Opinion of Probable Costs have been included in the appendix for the revised offsite improvement and the additional offsite improvement.

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:

Description	Future Ownership and Maintenance
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

Onsite permits for this site are in hand and closeout of these permits are in process.

OFFSITE PERMITS

- **Hillcrest Widening and Roundabout – Permits are in hand and are in the process of being closed out.**
- **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 Intersection Improvements**
 - Pending Broward County Surface Water Management License for Roadway Improvements
 - Pending City of Hollywood Right of Way License
- **Washington Street and South Park Road Intersection Improvements**
 - Pending Broward County Approved modification
 - Pending City of Hollywood Right of Way License

6. 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>\$ 1,468,512.00</u>
Infrastructure Cost Grand Total	\$ 13,292,237.76

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
<u>*Offsite Improvements</u>	<u>\$ 1,468,512.00</u>
Infrastructure Cost Grand Total	\$ 13,292,237.76

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.

7. 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. The impact of market conditions, increasing regulatory actions, and other factors affecting the future costs of development cannot be completely assessed and may impact the project over time.

I hereby certify that the foregoing instrument is a true and correct copy of Supplement 1 to the Engineer's Report of Hillcrest Community Development District.

Sincerely,

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

Exhibit "A"

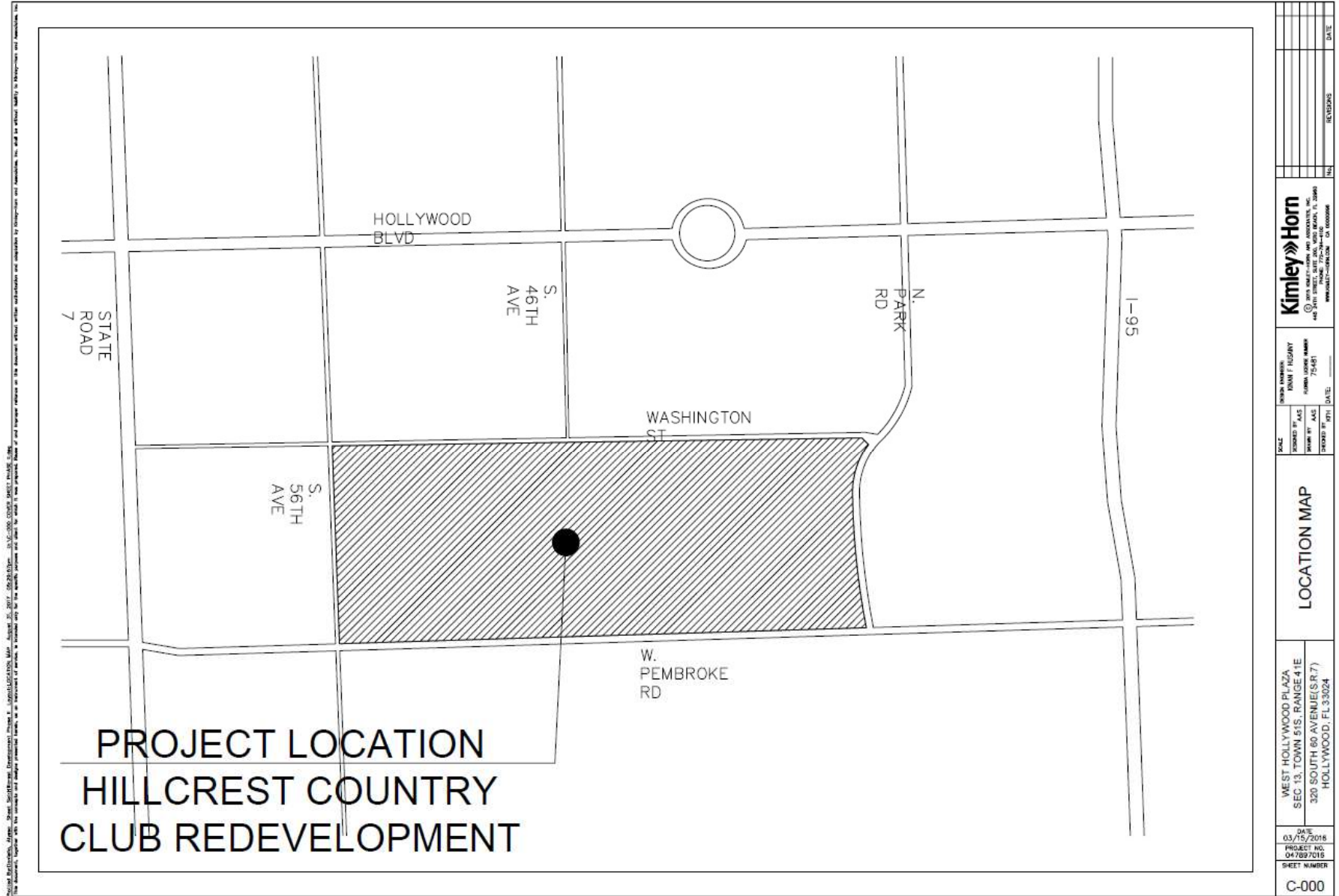
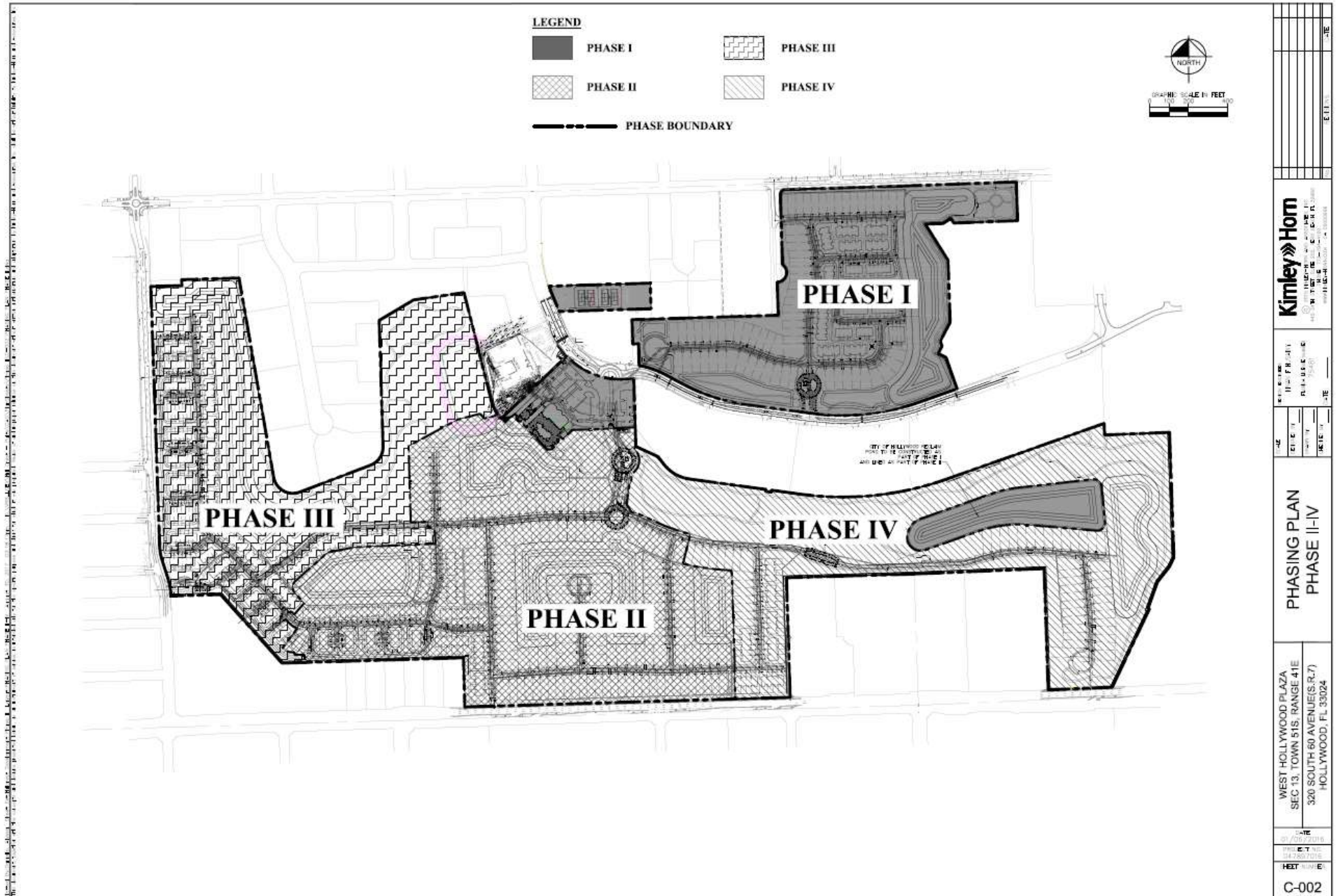


Exhibit "B"





PROJECT: Hillcrest
CLIENT: Pulte Development
Monday, September 23, 2019

PROJECT #: 047897016

OPINION OF PROBABLE CONSTRUCTION COSTS - 60% Plan Submittal
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
BASE BID					
ROADWAY					
101-1	MOBILIZATION/DEMobilIZATION	LS	1	\$1,500	\$1,500
102-1A	MAINTENANCE OF TRAFFIC	LS	1	\$25,000	\$25,000
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	100	\$110	\$11,000
334-1-13B	TYPE S-I ASPHALTIC CONCRETE (TRAFFIC C) (1.25")	TN	150	\$110	\$16,500
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	\$60.00	\$19,380
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	\$125	\$19,000
520-1-7	CONCRETE CURB AND GUTTER (TYPE F)	LF	683	\$13.00	\$8,879
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
SIGNING AND MARKING					
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
SUB-TOTAL =				\$270,839	
CONTINGENCY (10%) =				\$27,084	
BASE BID PROJECT TOTAL =				\$297,923	



PROJECT: Hillcrest
CLIENT: Pulte Development
Monday, September 23, 2019

PROJECT #: 047897016

OPINION OF PROBABLE CONSTRUCTION COSTS
Signalization Improvements - Additional North Bound Left Phase

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PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
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ROADWAY					
101-1	MOBILIZATION/DEMOBILIZATION	LS	1	\$2,500	\$2,500
102-1A	MAINTENANCE OF TRAFFIC	LS	1	\$3,000	\$3,000
108-1	CONSTRUCTION LAYOUT/RECORD DRAWINGS	LS	1	\$2,500	\$2,500
	SIGNAL HEAD INSTALLATION AND MATERIALS	SY	1	\$15,000.00	\$15,000
SUB-TOTAL =					\$23,000
CONTINGENCY (10%) =					\$2,300
BASE BID PROJECT TOTAL =					\$25,300