



August 31, 2022

Mr. Greg Hentschel, P.E.  
Polk County Engineer  
330 W. Church Street  
Bartow, FL 33830

**Subject:** Engineer's Estimate of Probable Cost  
**Project:** Astonia North

Dear Greg,

For purposes of establishing the amount of the maintenance bond required for the County-maintained improvements associated with the Astonia North Subdivision, please find herein our Engineer's Estimate of Probable Costs for the improvements being dedicated to the County. Below is a summary of costs with details on the following sheets. Note that the onsite roadways and stormwater system will be owned and maintained by the CDD.

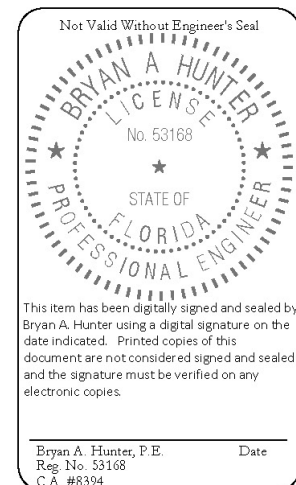
Roadways – Offsite Turn Lanes	\$ 74,130.42
Water System	\$ 730,323.50
Sanitary System	\$ 984,584.50
Reuse System	\$ 645,056.17
Total	\$2,434,094.59

Proposed Bond Amount (1yr):  $\$2,434,094.59 \times 0.10 = \underline{\$243,409.46}$

Please contact me at 863-676-7770 if you have any questions or require additional information.

Sincerely,

Bryan Hunter, P.E.  
President



Engineer's Estimate of Remaining Cost  
Astonia North - Maintenance Bond  
July 12, 2022



DESCRIPTION	SCHEDULED VALUE	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ONSITE PAVING (Onsite Paving Will Be Maintained by CDD)	\$0.00				\$0.00
STORM SYSTEM (Onsite Storm Will Be Maintained by CDD)	\$0.00				\$0.00
SANITARY SYSTEM	\$984,584.50				\$984,584.50
8" SDR 26 Pipe W/Type B Bedding	\$218,807.92	LF	10292.000	\$21.26	\$218,807.92
4' Ø Sanitary Manhole 0-6'	\$12,173.15	EACH	5.000	\$2,434.63	\$12,173.15
4' Ø Sanitary Manhole 6-8'	\$32,118.60	EACH	12.000	\$2,676.55	\$32,118.60
4' Ø Sanitary Manhole 8-10'	\$33,279.29	EACH	11.000	\$3,025.39	\$33,279.29
4' Ø Sanitary Manhole 10-12'	\$17,721.35	EACH	5.000	\$3,544.27	\$17,721.35
4' Ø Sanitary Manhole 12-14'	\$7,668.94	EACH	2.000	\$3,834.47	\$7,668.94
4' Ø Sanitary Manhole 14-16'	\$13,131.66	EACH	3.000	\$4,377.22	\$13,131.66
4' Ø Sanitary Manhole 16-18'	\$13,619.19	EACH	3.000	\$4,539.73	\$13,619.19
5' Ø Sanitary Master Manhole 18-20'	\$17,361.79	EACH	1.000	\$17,361.79	\$17,361.79
Single Sanitary Service (Polk County)	\$39,352.80	EACH	57.000	\$690.40	\$39,352.80
Double Sanitary Service (Polk County)	\$160,811.40	EACH	138.000	\$1,165.30	\$160,811.40
Lift Station Package: GENERATOR & ODOR CONTROL	\$371,681.20	LS	1.000	\$371,681.20	\$371,681.20
6" Lateral Connection	\$564.95	EACH	1.000	\$564.95	\$564.95
6" DR18 Forcemain Green Pipe	\$34,124.01	LF	1929.000	\$17.69	\$34,124.01
6" MJ Gate Valve W/Box/Tag	\$1,150.21	EACH	1.000	\$1,150.21	\$1,150.21
6" MJ Bend - P401 Lined	\$11,018.04	EACH	22.000	\$500.82	\$11,018.04
WATER SYSTEM	\$766,954.44				\$730,323.50
12" X 8" Wet Tap W/Valve/Box/Tag	\$10,842.44	EACH	2.000	\$5,421.22	\$10,842.44
12" Lateral Connection	\$1,263.56	EACH	2.000	\$631.78	\$1,263.56
4" DR18 Water Pipe	\$4,725.00	LF	315.000	\$15.00	\$4,725.00
6" DR18 Water Pipe	\$91,593.82	LF	4798.000	\$19.09	\$91,593.82
8" DR18 Water Pipe	\$211,650.85	LF	8483.000	\$24.95	\$211,650.85
6" MJ Gate Valve W/Box/Tag	\$13,802.64	EACH	12.000	\$1,150.22	\$13,802.64
8" MJ Gate Valve W/Box/Tag	\$37,082.67	EACH	23.000	\$1,612.29	\$37,082.67
4" MJ BEND	\$2,093.22	EACH	9.000	\$232.58	\$2,093.22
6" MJ BEND	\$10,194.84	EACH	36.000	\$283.19	\$10,194.84
8" MJ BEND	\$34,583.78	EACH	77.000	\$449.14	\$34,583.78
6" MJ Tee	\$432.56	EACH	1.000	\$432.56	\$432.56
8" X 6" MJ Tee	\$4,010.37	EACH	7.000	\$572.91	\$4,010.37
8" MJ Tee	\$4,421.06	EACH	7.000	\$631.58	\$4,421.06

Engineer's Estimate of Remaining Cost  
Astonia North - Maintenance Bond  
July 12, 2022



DESCRIPTION	SCHEDULED VALUE	UNIT	QUANTITY	UNIT PRICE	AMOUNT
6" X 4" MJ Reducer	\$252.32	EACH	1.000	\$252.32	\$252.32
8" X 6" MJ Reducer	\$744.30	EACH	2.000	\$372.15	\$744.30
Fire Hydrant Assembly	\$73,695.30	EACH	14.000	\$5,263.95	\$73,695.30
Single Water Short Service (Polk County)	\$22,132.08	EACH	36.000	\$614.78	\$22,132.08
Single Water Long Service (Polk County)	\$24,368.64	EACH	41.000	\$641.28	\$24,368.64
Double Water Short Service (Polk County)	\$100,803.75	EACH	75.000	\$1,344.05	\$100,803.75
Double Water Long Service (Polk County)	\$75,781.98	EACH	54.000	\$1,403.37	\$75,781.98
Automatic Blowoff Assembly	\$5,848.32	EACH	1.000	\$5,848.32	\$5,848.32
<b>RECLAIM WATER SYSTEM</b>	<b>\$645,056.17</b>				<b>\$645,056.17</b>
8" Lateral Connection	\$503.99	EACH	1.000	\$503.99	\$503.99
16" X 8" Wet Tap W/Valve/Box/Tag	\$11,755.06	EACH	2.000	\$5,877.53	\$11,755.06
6" DR18 Pipe - Purple	\$276,638.62	LF	11878.000	\$23.29	\$276,638.62
8" DR18 Pipe - Purple	\$39,769.60	LF	1664.000	\$23.90	\$39,769.60
6" Plug	\$134.34	EACH	1.000	\$134.34	\$134.34
6" MJ Gate Valve W/Box/Tag	\$37,957.26	EACH	33.000	\$1,150.22	\$37,957.26
8" MJ Gate Valve W/Box/Tag	\$1,612.29	EACH	1.000	\$1,612.29	\$1,612.29
6" MJ BEND	\$26,908.75	EACH	95.000	\$283.25	\$26,908.75
8" MJ BEND	\$5,858.71	EACH	13.000	\$450.67	\$5,858.71
6" MJ Tee	\$5,623.28	EACH	13.000	\$432.56	\$5,623.28
8" X 6" MJ Tee	\$1,145.82	EACH	2.000	\$572.91	\$1,145.82
8" MJ Tee	\$631.58	EACH	1.000	\$631.58	\$631.58
8" X 6" MJ Reducer	\$1,585.36	EACH	4.000	\$396.34	\$1,585.36
Single Water Short Service (Polk County)	\$18,235.80	EACH	30.000	\$607.86	\$18,235.80
Single Water Long Service (Polk County)	\$15,309.84	EACH	24.000	\$637.91	\$15,309.84
Double Water Short Service (Polk County)	\$78,694.20	EACH	59.000	\$1,333.80	\$78,694.20
Double Water Long Service (Polk County)	\$111,847.20	EACH	80.000	\$1,398.09	\$111,847.20
Single Water Long Service (Polk County)	\$10,844.47	EACH	17.000	\$637.91	\$10,844.47
<b>OFFSITE Paving - PHASE 1 ENTRANCE</b>	<b>\$53,143.29</b>				<b>\$53,143.29</b>
2" SP 12.5 Asphalt Pavement (FDOT)	\$16,519.70	SY	1165.000	\$14.18	\$16,519.70
8" Limerock Base (LBR 100)	\$17,067.25	SY	1165.000	\$14.65	\$17,067.25
Miami Curb	\$992.16	LF	72.000	\$13.78	\$992.16
5' Concrete Sidewalk Offsite	\$1,247.09	LF	53.000	\$23.53	\$1,247.09
6' ADA Ramp And Detectable Warning Mat	\$2,420.76	EACH	2.000	\$1,210.38	\$2,420.76
Traffic Separator	\$5,120.80	SF	346.000	\$14.80	\$5,120.80
Bahia Sod @ ROW Disturbed Areas	\$4,849.18	SY	1823.000	\$2.66	\$4,849.18

Engineer's Estimate of Remaining Cost  
Astonia North - Maintenance Bond  
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DESCRIPTION	SCHEDULED VALUE	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Thermoplastic Markings - (3 EA) Directional Arrow, (33 LF) Of 24" Stop Bar, (150 LF) 12" Crosswalk	\$4,926.35	LS	1.000	\$4,926.35	\$4,926.35
<b>OFFSITE Paving - PHASE 2 ENTRANCE</b>	<b>\$20,987.13</b>				<b>\$20,987.13</b>
2" SP 12.5 Asphalt Pavement (FDOT)	\$3,644.26	SY	257.000	\$14.18	\$3,644.26
8" Limerock Base (LBR 100)	\$3,765.05	SY	257.000	\$14.65	\$3,765.05
Miami Curb	\$1,488.24	LF	108.000	\$13.78	\$1,488.24
F Curb	\$2,057.85	LF	85.000	\$24.21	\$2,057.85
5' Concrete Sidewalk Offsite	\$1,882.40	LF	80.000	\$23.53	\$1,882.40
6' Concrete Sidewalk Offsite	\$2,202.72	LF	78.000	\$28.24	\$2,202.72
6' ADA Ramp And Detectable Warning Mat	\$2,420.76	EACH	2.000	\$1,210.38	\$2,420.76
Bahia Sod @ ROW Disturbed Areas	\$837.90	SY	315.000	\$2.66	\$837.90
Thermoplastic Markings - (16 LF ) Of 24" Stop Bar,(94 LF) Of 12" Crosswalk Stripe And (1 EA) Stop Sign *Includes Temporary Paint.	\$2,687.95	LS	1.000	\$2,687.95	\$2,687.95

TOTAL ESTIMATE OF PROBABLE COST                    \$2,434,094.59  
PROPOSED MAINTENANCE BOND AMOUNT (10%)                    \$243,409.46

## RESIDENTIAL MAINTENANCE BOND

Bond No. GM 204417

KNOWN ALL MEN BY THESE PRESENTS, That we, Astonia North, LLC, as Principal, and Great Midwest Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of Texas and duly licensed to conduct surety business in the State of Florida, as Surety, are held and firmly bound unto Polk County, a political subdivision of the State of Florida, as Obligee, in the sum of Two Hundred Forty-Three Four Hundred Nine and 46/100 (\$ 243,409.46 ) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

WHEREAS, Polk County's Land Development Code (hereinafter "LDC") is by reference incorporated into and made part of this Maintenance Bond (hereinafter "Bond"); and

WHEREAS, the Principal has constructed the improvements described in the Engineer's Cost Estimate, attached hereto as Exhibit "A" and incorporated into and made part of this Bond (hereinafter "Improvements"), in the Astonia North subdivision, in accordance with the drawings, plans, specifications, and other data and information (hereinafter "Plans") filed with Polk County's Land Development Division, which Plans are by reference incorporated into and made part of this Bond; and

WHEREAS, the Principal wishes to dedicate the Improvements to the public; and

WHEREAS, the LDC requires as a condition of acceptance of the Improvements that the Principal provide to the Obligee a bond warranting the Improvements for a definite period of time following the Obligee's final acceptance of said Improvements.

NOW, THEREFORE, the conditions of this Bond are such that:

1. If the Principal shall warrant and indemnify for a period of one ( 1 ) year(s) following the date of the Obligee's acceptance of the Improvements (the "Warranty Period") in the approved platted subdivision known as Astonia North, against all loss that Obligee may sustain resulting from defects in construction, design, or materials; and
2. If the Principal shall correct within the Warranty Period any failure, deterioration, or damage existing in the Improvements so that the Improvements thereafter comply with the technical specifications contained in the LDC;

Then upon approval by the Obligee this Bond shall be void, otherwise to remain in full force and effect.

Initials 

3. All notices, demands, and correspondence with respect to this Bond shall be in writing and addressed to:

**The Surety at:**

Great Midwest Insurance Company  
800 Gessner, Suite 600  
Houston, TX 77024

**The Principal at:**


Astoria North, LLC  
4900 Dundee Rd.  
Winter Haven, FL 33884

**The Obligee at:**

Polk County, Land Development Division  
330 West Church Street  
PO Box 9005 – Drawer GM03  
Bartow, FL 33831-9005

**[Signatures appear on the next page]**

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Initials 

Page 2 of 3

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 28th day of July, 2022.

[Signature]  
Witness

Ethan Falk  
Printed Name

[Signature]  
Witness

Haley Carzon  
Printed Name

PRINCIPAL:

Astonia North, LLC  
Name of Corporation

By: [Signature]

Harold R Baxter  
Printed Name

Title: mgr  
(SEAL)

SURETY:

Great Midwest Insurance Company  
Name of Corporation

By: [Signature]

Jo M. Chonko  
Printed Name  
Title: Attorney-in-Fact  
(SEAL)



(Attach power of attorney)

Initials [Signature]

**POWER OF ATTORNEY**  
**Great Midwest Insurance Company**

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:  
Jo M Chonko, Michael W. Brown, Charles Lydecker

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1<sup>st</sup> day of October, 2018 as follows:

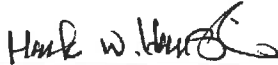
Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

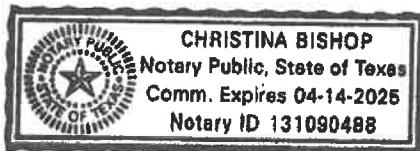



**GREAT MIDWEST INSURANCE COMPANY**

BY   
Mark W. Haushill  
President

**ACKNOWLEDGEMENT**

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY   
Christina Bishop  
Notary Public

**CERTIFICATE**

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 28<sup>th</sup> Day of July, 20 22



BY   
Leslie K. Shaunty  
Secretary

**"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."**

330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005



PHONE: 863-534-6792  
FAX: 863-534-6407  
[www.polk-county.net](http://www.polk-county.net)

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**LAND DEVELOPMENT DIVISION**

**MEMORANDUM**

**To:** Chrissy Irons, Project Coordinator

**From:** Andrew Johnson, Inspector

**Project Name:** Astonia North

**Project #:** LDRES-2020-89

**PCUMD Project # 2020-49-20-0**

**DATE:** 8/12/2022

The Inspector of Record has made a final review of the above mentioned project. As a result of inspections, test results, and general site observations, I certify that the project is complete and represents reasonable compliance with the intent of the plans designed by the Engineer of Record and approved by the Polk County Land Development Division. The exact field locations and elevations of the storm water, potable water, wastewater, and reclaimed water systems are not guaranteed nor certified by the inspector.

It is the Contractor and Engineer of Record's responsibility to furnish the Polk County Land Development Division with Record Drawings and other final closeout documentation, as required by the Land Development Code and the Utility Standards and Specifications Manual, for final review and approval of the completed project before release of C.O.'s.

Should you have any further questions in the matter, please call (863) 534-6449.