



April 21st, 2025

Polk County Land Development
330 West church Street
Bartow, FL 33830

Reference: **McEnany Land Holdings, Inc. - Secondary Driveway Connection**
579 Old Polk City Road
Lake Alfred, Florida 33850
Our File Number: 23726.184ST

Dear Polk County Land Development Department:

Mesimer Patterson and Irvine, Inc. has completed our preliminary engineering cost estimate for the referenced project. The cost estimate is intended for use to secure the performance bond to complete the referenced work.

If you have any questions or if I can provide any additional information, please do not hesitate to contact me.

MESIMER PATTERSON AND IRVINE, INC

Matthew Irvine, P.E.
FL P.E. 93692

Attachments: Cost estimates (1)



This item has been electronically signed and sealed by Matthew Irvine PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Matthew Irvine
2025.04.21
14:01:24 -04'00'

Consulting Engineers and Planners

4738 CENTRAL AVENUE ST. PETERSBURG, FLORIDA 33711
(727) 894-8589 FAX (727) 898-4937

McEnany Landholdings LLC*Cost of Proposed Secondary Driveway Connection*

ITEM	UNIT	NO. OF UNITS	PRICE PER UNIT	COST
<i>Demolition and Earthwork</i>				
Site Staking and layout	LS	1	\$ 3,125.00	\$ 3,125.00
Erosion control	LS	1	\$ 1,100.00	\$ 1,100.00
Maintenance of traffic	LS	1	\$ 6,750.00	\$ 6,750.00
Grade swale	LS	1	\$ 7,885.00	\$ 7,885.00
<i>Vechiular Use Areas</i>				
Traffic sign	Ea.	1	\$ 500.00	\$ 500.00
Pavement markings	Ea.	1	\$ 750.00	\$ 750.00
8-inch stabilization	SF	2,223	\$ 2.50	\$ 5,557.50
6-inch base	SF	2,223	\$ 3.50	\$ 7,780.50
Asphalt pavement	SF	2,223	\$ 7.00	\$ 15,561.00
<i>Utilities</i>				
14x23-inch RCP	LF	60	\$ 184.00	\$ 11,040.00
Mitered end section	Ea.	2	\$ 3,137.00	\$ 6,274.00
<i>Vegetation</i>				
Sod	LS	1	\$ 1,100.00	\$ 1,100.00
Subtotal				\$ 67,423.00
Mobilization	L.S.	1 @ 5%		\$ 3,371.15
General conditions	L.S.	1 @ 10%		\$ 6,742.30
Total			<i>SAY</i>	\$ 77,536.45
				\$ 77,540.00

COMMERCIAL PERFORMANCE BOND

Bond No. 41K237626

KNOWN ALL MEN BY THESE PRESENTS, That we, A.O. Construction Company, Inc., as Principal, and The Ohio Casualty Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of NH 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 aggregate sum of * (\$77,540.00) Dollars (hereinafter the "Total Penal Sum"), for which payment, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents.

*Seventy Seven Thousand Five Hundred Forty & 00/100

WHEREAS, the Principal has agreed to construct 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"), for the McEnany Roofing – Entrance project located at 5650 State Rd. 557, Lake Alfred, FL 33850 (the "Project"), in accordance with the drawings, plans, specifications, and other data and information (hereinafter "Plans") filed with the County's Land Development Division, which Plans are by reference incorporated into and made part of this Bond; and

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

WHEREAS, the Principal has agreed to provide this Bond to guarantee completion of the Improvements.

NOW, THEREFORE, the conditions of this Bond are as follows:

1. The Principal shall complete the Improvements in accordance with the Plans and LDC to the satisfaction of the Polk County Land Development Division by One Year, or such later date that the Obligee may approve in writing. The Bond shall commence upon the date of issue by the Surety and shall remain in full force and effect until the Obligee releases it (the "Coverage Period"). The Surety shall not terminate this Bond until the Coverage Period has ended.
2. The Surety unconditionally covenants and agrees that if the Principal fails to perform all or any part of the required Improvements within the time specified in Paragraph 1, above, the Surety, upon written notice from the Obligee, its authorized agent or officer, of the default, shall forthwith perform and complete the Improvements and pay the cost thereof, including without limitation, engineering, legal, and contingent costs.
3. The Surety further agrees that the Obligee may demand up to the full amount of the Bond, such amount determined solely by the Obligee in its reasonable discretion, and

the Surety shall forthwith pay the Obligee said amount within thirty (30) days of Obligee's written notification, for Obligee to construct, or caused to be constructed the Improvements if the Principal should fail or refuse to do so. The liability of the Surety shall not be discharged by any payment or succession of payments hereunder, unless and until such payment or payments shall amount in the aggregate to the Total Penal Sum of this Bond.

4. Should the Surety fail or refuse to perform any of its obligations pursuant to this Bond, the Obligee shall have the right to resort to any and all legal remedies against the Principal and Surety, or either, both at law and in equity including specific performance, to which the Principal and Surety unconditionally agree. In such case, the Obligors agree to pay all costs incurred by the Obligee, including court costs and attorney's fees, and venue shall be in the courts of Polk County, Florida or in the United States District Court, Middle District of Florida, located in Hillsborough County, Florida.
5. All notices, demands and correspondence with respect to this Bond shall be in writing and addressed to:

The Surety:

The Ohio Casualty Insurance Company
175 Berkley Street
Boston, MA 02116

The Principal:

A.O. Construction Company, Inc.
3535 Lake Alfred Rd.
Winter Haven, FL 33881

The Obligee:

Polk County, Land Development Division
330 W. Church St.
PO Box 9005—Drawer GM03
Bartow, FL 33831-9005

6. The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, addition, or deletion to the Improvements shall in any way affect the Surety's obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration, addition or deletion to the Improvements or the Plans, specifications and schedules.

THIS BOND DATED THE 10 DAY OF April, 2025,
(the date of issue by the Surety).

[Signature]
Witness

Brad Tippelt
Printed Name

[Signature]
Witness

Jeremy L. Gram
Printed Name

[Signature]
Witness

Candy Wagner
Printed Name

[Signature]
Witness

Daniel F. Wagner, Jr.
Printed Name

PRINCIPAL:

A.O. Construction Company, Inc.
Name of Corporation

By: [Signature]

B. Gannon Olmest
Printed Name
Title: President
(SEAL)

SURETY:

The Ohio Casualty Insurance Company
Name of Corporation

By: [Signature]

Taylor Wagner
Printed Name
Title:
(SEAL)

(Attach power of attorney)



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8210665-984127**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Daniel F. Wagner Jr., Taylor Wagner

all of the city of Lakeland state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 24th day of August, 2023.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 24th day of August, 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 10 day of April, 2025



By:

Renee C. Llewellyn, Assistant Secretary