



May 12, 2023

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

Subject: Engineer's Estimate of Probable Cost
Project: Chateau at Astonia

Dear Greg,

For purposes of establishing the amount of the maintenance bond required for the County-maintained improvements associated with the Chateau at Astonia project, 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 Astonia CDD.

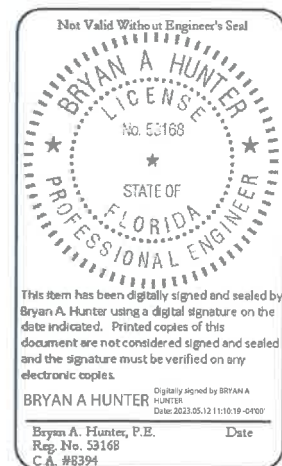
Sanitary System	\$ 994,281.93
Water System	\$ 616,733.14
Reuse System	\$ 5,860.75
<u>Offsite Improvements</u>	<u>\$ 31,169.07</u>
Total	\$1,648,044.89

Proposed Bond Amount (1yr): $\$1,648,044.89 \times 0.10 = \underline{\$164,804.49}$

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 Probable Cost
Chateau at Astonia Maintenance Surety
April 13, 2023



	Description	Qty	Unit	Unit Price	Scheduled Value
SANITARY	1 8" PVC 0-6 SDR 26	558	LF	\$ 33.44	\$ 18,659.52
	2 8" PVC 6-8 SDR 26	762	LF	\$ 35.05	\$ 26,708.10
	3 8" PVC 8-10 SDR 26	520	LF	\$ 38.48	\$ 20,009.60
	4 8" PVC 10-12 SDR 26	430	LF	\$ 41.91	\$ 18,021.30
	5 8" PVC 12-14 SDR 26	476	LF	\$ 47.06	\$ 22,400.56
	6 8" PVC 14-16 SDR 26	1192	LF	\$ 51.77	\$ 61,709.84
	7 8" PVC 16-18 SDR 26	32	LF	\$ 58.09	\$ 1,858.88
	8 MANHOLE 0-6	3	EA	\$ 6,252.62	\$ 18,757.86
	9 MANHOLE 6-8	4	EA	\$ 6,972.48	\$ 27,889.92
	10 MANHOLE 8-10	4	EA	\$ 8,387.84	\$ 33,551.36
	11 MANHOLE 12-14	1	EA	\$ 10,021.61	\$ 10,021.61
	12 MANHOLE 14-16	4	EA	\$ 11,475.93	\$ 45,903.72
	13 MANHOLE 16-18	1	EA	\$ 27,263.78	\$ 27,263.78
	14 DOUBLE LATERAL	116	EA	\$ 1,395.11	\$ 161,832.76
	15 4" PVC FORCEMAIN	1800	LF	\$ 19.04	\$ 34,272.00
	16 FORCEMAIN FITTINGS	1	LS	\$ 11,547.08	\$ 11,547.08
	17 4" GATE VALVE	2	EA	\$ 1,627.54	\$ 3,255.08
	18 LIFT STATION	1	LS	\$ 378,666.96	\$ 378,666.96
18 ODOR CONTROL	1	LS	\$ 71,952.00	\$ 71,952.00	
SANITARY TOTALS					\$ 994,281.93

	Description	Qty	Units	Price	Total
WATER	1 6" PVC	1400	LF	\$ 28.78	\$ 40,292.00
	2 8" PVC	4420	LF	\$ 42.69	\$ 188,689.80
	3 WM SINGLE SERVICE	28	EA	\$ 813.77	\$ 22,785.56
	4 WM DOUBLE SERVICE	102	EA	\$ 1,578.82	\$ 161,039.64
	6 WATER FITTINGS	1	LS	\$ 17,460.00	\$ 17,460.00
	7 6" GATE VALVE(POS)	35	EA	\$ 1,799.83	\$ 62,994.05
	8 8" GATE VALVE	13	EA	\$ 2,349.27	\$ 30,540.51
	9 FIRE HYDRANT	12	EA	\$ 7,573.10	\$ 90,877.20
	10 2" BLOW OFF	1	EA	\$ 2,054.38	\$ 2,054.38
	WATER TOTALS				

	Description	Qty	Units	Price	Total
REUSE	1 4" PVC	20	LF	\$ 45.43	\$ 908.60
	2 4" GATE VALVE	1	EA	\$ 1,443.35	\$ 1,443.35
	3 6" PVC	40	LF	\$ 51.72	\$ 2,068.80
	4 REUSE FITTINGS	1	LS	\$ 1,440.00	\$ 1,440.00
REUSE TOTALS					\$ 5,860.75

	Description	Qty	Units	Price	Total
OFFSITE	1 EXCAVATE AND GRADE OFFSITE	300	SY	\$ 7.05	\$ 2,115.00
	2 DEMO EX. PAVING	200	SF	\$ 3.84	\$ 768.00
	3 ASPHALT 2"	220	SY	\$ 24.52	\$ 5,394.40
	4 LIMEROCK 8"	220	SY	\$ 19.30	\$ 4,246.00
	5 STABILIZER 12"	300	SY	\$ 5.75	\$ 1,725.00
	6 DEMO CURB	250	LF	\$ 6.01	\$ 1,502.50
	7 DROP CURB	220	LF	\$ 28.50	\$ 6,270.00
	8 5' SIDEWALK 4" THICK	65	LF	\$ 28.30	\$ 1,839.50
	9 WHEEL CHAIR RAMP 5'	2	EA	\$ 1,370.09	\$ 2,740.18
	10 SIGNS-PAVEMENT MARKINGS	1	LS	\$ 2,072.17	\$ 2,072.17
	11 OFFSITE RESTORATION	1	LS	\$ 2,496.32	\$ 2,496.32
OFFSITE TOTALS					\$ 31,169.07

TOTAL \$ 1,648,044.89

PROPOSED MAINTENANCE BOND AMOUNT (10%) \$ 164,804.49

FIDELITY GUARANTY AND ACCEPTANCE CORP

5505 BLUE LAGOON DRIVE, 7TH FLOOR WEST

MIAMI, FLORIDA 33126

PHONE (305) 553-8724



AUGUST 22, 2023

IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-23344

BENEFICIARY: POLK COUNTY
330 WEST CHURCH STREET
BARTOW, FL 33830

APPLICANT: LENNAR HOMES, LLC
6675 WESTWOOD BOULEVARD, 5TH FLOOR
ORLANDO, FL 32821

LC AMOUNT: USD \$164,804.49 (ONE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED FOUR AND 49/100 US DOLLARS)

EXPIRATION DATE: AUGUST 21, 2024 AT OUR COUNTERS

RE: CHATEAU AT ASTONIA

GENTLEMEN:

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-23344 IN YOUR FAVOR AT THE REQUEST AND FOR THE ACCOUNT OF LENNAR HOMES, LLC IN AN AGGREGATE AMOUNT NOT TO EXCEED THE LC AMOUNT.

THIS LETTER OF CREDIT IS AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON FIDELITY GUARANTY AND ACCEPTANCE CORP. DULY AND MANUALLY SIGNED AND MARKED: "DRAWN UNDER FIDELITY GUARANTY AND ACCEPTANCE CORP. LETTER OF CREDIT NO. FGAC-23344 DATED AUGUST 22, 2023" WHEN ACCOMPANIED BY THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL ORIGINAL AMENDMENTS, IF ANY, AND THE FOLLOWING DOCUMENT(S):

BENEFICIARY'S CERTIFICATE DULY AND MANUALLY SIGNED AND DATED BY AN AUTHORIZED OFFICER OF POLK COUNTY SIGNING AS SUCH ON HIS LETTERHEAD READING EXACTLY AS FOLLOWS:

"(I) THE AMOUNT REPRESENTED BY THE DRAFT ACCOMPANYING THIS STATEMENT IS THE AMOUNT REQUIRED TO BE PAID TO THE BENEFICIARY ON ACCOUNT OF THE FAILURE OF LENNAR HOMES, LLC ("LENNAR") TO MAINTAIN THE IMPROVEMENTS FOR CHATEAU AT ASTONIA PURSUANT TO THE POLK COUNTY LAND DEVELOPMENT CODE (THE "CODE") AND UNDER THE ENGINEER'S COST ESTIMATE DATED APRIL 13, 2023 PREPARED BY HUNTER ENGINEERING; (II) THAT LENNAR HAS BEEN GIVEN WRITTEN NOTICE BY POLK COUNTY DESCRIBING THE EVENT OR CONDITION OF SUCH DEFAULT IN REASONABLE DETAIL BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED; (III) THE DEFAULT HAS NOT BEEN CURED WITHIN THE CURE PERIOD PROVIDED FOR THEREIN, IF ANY; AND (IV) THAT POLK COUNTY IS NOT IN DEFAULT UNDER THE TERMS AND CONDITIONS OF THE CODE AND AS SUCH IS ENTITLED TO BE PAID THE PROCEEDS OF THIS LETTER OF CREDIT UNDER THE TERMS OF THE CODE."

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU BY REGISTERED OR CERTIFIED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD.

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED OR LIMITED BY REFERENCE TO ANY DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN ANY SUCH DOCUMENT, INSTRUMENT OR AGREEMENT.

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN TO FIDELITY GUARANTY AND ACCEPTANCE CORP, 5505 BLUE LAGOON DRIVE, 7TH FLOOR WEST, MIAMI, FLORIDA 33126, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONAL OR RECOGNIZED COURIER COMPANY.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE - PUBLICATION NO. 590 ("ISP98").

VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP.

WILLIAM O'BLARDON, AUTHORIZED AGENT

ALL DRAFTS NEGOTIATED UNDER THIS CREDIT MUST BE NOTED BELOW

DATE	BANK	REASON FOR DRAW	AMOUNT OF DRAFT



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

LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Chrissy Irons, Development Coordinator

From: Andrew Johnson, Inspector

Project Name: Chateau at Astonia

Project #: LDRES-2021-98

DATE: 11/8/2023

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.