

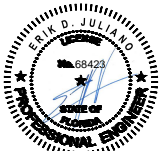


5450 Cypress Center Dr., Suite 140, Tampa, Florida 33609

Date 10/27/2023
Project US 27 & Deen Still Rd
Davenport, FL 33896
BCG # 011172-01-001

US 27 & Deen Still Rd, Davenport, FL 33896
Opinion of Probable Construction Costs

TLE Daycare Center					
		Quantity	Unit	Unit Cost	Total
Demolition & Earthwork					
0104-10-3	SEDIMENT BARRIER	1210	LF	\$2.32	\$2,807
0110-1-1	CLEARING AND GRUBBING	1.48	AC	\$17,684.14	\$26,173
0110-4-10	REMOVAL OF EXISTING PAVEMENT	53	SY	\$48.47	\$2,554
	EARTHWORK	446	CY	\$15.00	\$6,690
Sub-total					\$38,224
Landscaping & Irrigation					
0570-1-2	PERFORMANCE TURF, SOD	2023	SY	\$5.04	\$10,196
0570-1-1	PERFORMANCE TURF	555	SY	\$1.97	\$1,093
Sub-total					\$11,289
Storm Drainage					
0425-2-41	MANHOLE	1	EA	\$9,990.27	\$9,990
0425-1201	TYPE 9 INLET	2	EA	\$10,200.00	\$20,400
1050 31206	UTILITY PIPE, POLY VINYL CHLORIDE, FURNISH & INSTALL, WATER/SEWER, 6"	12	LF	\$132.68	\$1,592
1050 31212	UTILITY PIPE, POLY VINYL CHLORIDE, FURNISH & INSTALL, WATER/SEWER, 12"	112	LF	\$141.00	\$15,792
430174118	PIPE CULVERT, ROUND, 18"	345	LF	\$190.34	\$65,667
Sub-total					\$113,442
Paving					
0337-7-81	ASPHALT CONCRETE FRICTION COURSE 12.5	143	TN	\$165.60	\$23,681
0160-4	TYPE B STABILIZATION	1411	SY	\$7.02	\$9,905
0285709	OPTIONAL BASE, BASE GROUP 9 B-12.5	1733	SY	\$26.29	\$45,561
0520-1-10	CONCRETE CURB & GUTTER, TYPE F	188	LF	\$45.62	\$8,577
0520-2-4	CONCRETE CURB & GUTTER, TYPE D	542	LF	\$45.39	\$24,601
0522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	418	SY	\$72.47	\$30,292
0350-3-5	PLAIN CEMENT CONCRETE PAVEMENT, 8" THICK	96	SY	\$80.00	\$7,680
Sub-total					\$126,616
Signage and Striping					
0710-11101	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 6"	0.12	GM	\$1,383.67	\$166
0710-11125	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 24"	18	LF	\$1.91	\$34
0710-11170	THERMOPLASTIC, PREFORMED, WHITE, ARROW	6	EA	\$38.08	\$228
Sub-total					\$429
Utilities					
1050 31202	UTILITY PIPE, POLY VINYL CHLORIDE, FURNISH & INSTALL, WATER/SEWER, 2"	292	LF	\$110.00	\$32,120
1050 31206	UTILITY PIPE, POLY VINYL CHLORIDE, FURNISH & INSTALL, WATER/SEWER, 6"	395	LF	\$132.62	\$52,385
1055 31608	UTILITY FITTINGS FOR PVC PIPE, FURNISH AND INSTALL, WYE	2	EA	\$1,633.50	\$3,267
1055 31708	UTILITY FITTINGS FOR PVC PIPE, FURNISH AND INSTALL, CLEANOUT	3	EA	\$1,495.00	\$4,485
1080-23106	UTILITY FIXTURE- TAPPING SADDLE/SLEEVE, FURNISH & INSTALL, 6"	1	EA	\$440.00	\$440
1080-21102	UTILITY FIXTURE, VALVE/METER BOX, FURNISH & INSTALL, 2"	2	EA	\$570.00	\$1,140
1080-22102	UTILITY FIXTURE- BACKFLOW ASSEMBLY, FURNISH & INSTALL, 2"	2	EA	\$5,500.00	\$11,000
1080-23102	UTILITY FIXTURE- TAPPING SADDLE/SLEEVE, FURNISH & INSTALL, 2"	2	EA	\$2,500.00	\$5,000
1080-24102	UTILITY FIXTURE, VALVE ASSEMBLY, FURNISH AND INSTALL, 2"	2	EA	\$1,394.62	\$2,789
1080-24102	UTILITY FIXTURE, VALVE ASSEMBLY, FURNISH AND INSTALL, 6"	2	EA	\$1,765.00	\$3,530
1644113-08	FIRE HYDRANT, F&I, STANDARD, 2 HOSE, 1 PUMPER, 6"	2	EA	\$6,100.00	\$12,200
Sub-total					\$116,156
On-Site Sub Total					\$406,156
TOTAL CONSTRUCTION COST ESTIMATE					\$406,156
10% OF TOTAL FOR SURETY					\$40,616



Erik Juliano FL License # 68423

COMMERCIAL MAINTENANCE BOND

Bond No. CIC1936116

KNOWN ALL MEN BY THESE PRESENTS, That we,
STNL Deen Still, LLC, as Principal, and Capitol Indemnity Corporation,
a corporation organized and doing business under and by virtue of the laws of the State of
Wisconsin 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 forty thousand six hundred sixteen dollars
(\$40,616.00) 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 accordance with the drawings, plans, specifications, and other
data and information (hereinafter "Plans") for the TLE Daycare Center as 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; and

WHEREAS, this Bond shall commence upon the date of the Obligee's acceptance of
the Improvements (the "Bond Commencement Date").

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 Bond Commencement Date (the "Warranty Period") against all loss that
Obligee may sustain resulting from defects in construction, design, workmanship and
materials (the "Defect"); and
2. If the Principal shall correct all Defects to the Improvements that are discovered during the
Warranty Period;

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

3. The Obligee, its authorized agent or officer, shall notify the Principal and Surety in writing of any Defect and shall specify in the notice a reasonable period of time for the Principal to correct the Defect. The Surety unconditionally covenants and agrees that if the Principal fails to correct the Defect within the time specified, the Surety shall forthwith correct the Defect and pay the cost thereof, including without limitation, engineering, legal, and contingent costs.
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 attorney's fees and costs, 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 deemed effective on the date of certified mailing addressed to the following, notwithstanding any changes to the addresses listed below:

The Surety at: Capitol Indemnity Corporation P.O. Box 5900 Madison, WI 53705

The Principal at: STNL Deen Still, LLC 8150 Corporate Park Drive, Suite 110 Cincinnati, OH 45242

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

This Bond commences on the Bond Commencement Date and shall remain in full force and effect until the correction of all Defects for which timely notice has been provided to the Principal and Surety, even if the time required to correct such Defect exceeds the Warranty Period. This Bond shall be released by the Obligee if all the Conditions of this Bond remain satisfied at the end of the Warranty Period.

IN WITNESS WHEREOF, the Principal and Surety have caused this Bond to be executed by their duly authorized officers this 29th day of December, **20** 23.

PRINCIPAL:

Elisa Morsch
Witness

Elisa Morsch
Printed Name

Carson Sawicki
Witness

Carson Sawicki
Printed Name

STNL Deen Still, LLC
Name of Corporation

By: Bryan Kelley

Bryan Kelley
Printed Name

Title:
(SEAL)

SURETY:

Kathrine Krekeler
Witness

Katie Rose
Printed Name

Kathrine Krekeler
Witness

Katie Rose
Printed Name

Capitol Indemnity Corporation
Name of Corporation

By: Kathrine Krekeler

Kathrine Krekeler
Printed Name
Title: Power of Attorney
(SEAL)

(Attach power of attorney)



CAPITOL INDEMNITY CORPORATION

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

-----RANDAL NOAH; LIZ OHL; KATIE ROSE; STELLA ADAMS; NANCY NEMEC; TAMMY L. MASTERSON-----
 -----TIFFANY GOBICH; KELSEY BECKER, AUDRIA COLEMAN; CORIE PFISTER; KATHRINE KREKELER-----

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

----- ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED: \$20,000,000.00 -----
 This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

"RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

RJ Byrnes

Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer

Todd Burrick

Todd Burrick
Chief Underwriting Officer



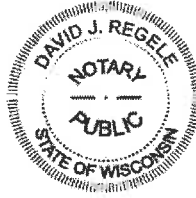
CAPITOL INDEMNITY CORPORATION

Adam L. Sills

Adam L. Sills
Chief Executive Officer and President

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



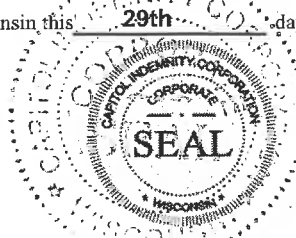
David J. Regele

David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 29th day of December, 2023



Suzanne M. Broadbent

Suzanne M. Broadbent
Assistant Secretary



LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Shana Thompson

From: Tobias Holton

Project Name: TLE Childcare

Project #: LDNON-2022-192

DATE: 12/28/2023

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.