



9625 Wes Kearney Way, Riverview, Florida 33578 – (813) 379-3830 Office

October 10, 2018

Doug Weiland
JES Properties, Inc.
140 Pine Avenue
Oldsmar, Florida 34677
dweiland@jesproperties.com

Paul Skidmore
Florida Design
3030 Starkey Boulevard
New Port Richey, Florida 34655
pskidmore@fldesign.com

RE: Summit View,

Doug and Paul,

To begin with, it is an honor to be allowed to provide you with a quotation on the above referenced project.

We have attached herewith our bid proposal for Summit based on the plans prepared by Florida Design Consultants, Inc.

We would like to meet with you to discuss value engineering of this project with regard to the surplus dirt remainder. We could reduce our bid by several hundreds of thousands of dollars if we could balance the site, and or purchase the excess suitable fill material.

Thank you for your trust and confidence in The Kearney Companies. Please review our bid in its entirety including the attached conditions and feel free to contact me after your review in the event that you have any questions or require any clarifications.

Additionally, if and when JES Properties makes the decision to award, please provide me with a copy of the notice of award; also, include the complete bid tabs so that we can continue to remain competitive. In closing, we have also attached a list of the construction schedules for our last 9 +/- projects for your review.

If you have any questions or require any clarifications regarding our proposal, please do not hesitate to contact me personally 24/7 on my cell (813) 230-2001.

Sincere regards and thanks again for the opportunity and I look forward to hopefully working with you on this and many other future projects.

Sincere Regards,

A handwritten signature in blue ink, appearing to be 'Bing Kearney', with a long horizontal stroke extending to the right.

Bing Kearney
Mobile: 813-230-2001



EXHIBIT "A"

PROJECT: SUMMIT VIEW PHASE 1 & 2

10-Oct-18

SUMMARY SHEET

SCHEDULE A	PHASE 1 WITH MASS GRADING PHASE 2		\$ <u>7,136,422.02</u>
	I-A. EARTHWORK	\$ 3,038,895.91	
	I-B. ROADWAY	\$ 1,223,367.40	
	I-C. STORM DRAINAGE	\$ 1,085,432.44	
	I-D. MISC. ITEMS	\$ 320,496.64	
	II-A. WATER DIST.	\$ 520,644.91	
	II-B. SANITARY SEWER	\$ 947,584.72	
	II-C. RECLAIMED	\$ -	
SCHEDULE B	PHASE 2		\$ <u>2,489,540.48</u>
	I-A. EARTHWORK	\$ 220,554.68	
	I-B. ROADWAY	\$ 741,963.59	
	I-C. STORM DRAINAGE	\$ 490,289.86	
	I-D. MISC. ITEMS	\$ 144,378.88	
	II-A. WATER DIST.	\$ 249,326.86	
	II-B. SANITARY SEWER	\$ 643,026.61	
	II-C. RECLAIMED	\$ -	

TOTAL ALL SCHEDULES : \$ 9,625,962.50

COST PER LOT (406) : \$ 23,709.27

TOTAL DAYS TO SUBSTANTIAL COMPLETION (PHASE 1) : 360

WE HAVE CALCULATED THE ONSITE CUTS AND FILLS BASED ON THE PROVIDED PLANS ASSUMING THE TOPOGRAPHIC DATA PROVIDED MEETS OR EXCEEDS THE EXISTING ELEVATIONS REPRESENTED. THERE ARE NUMEROUS CONSIDERATIONS WHICH CAN AFFECT THE ACTUAL SURPLUS/DEFICIENCY ON A SITE SIMILAR TO THIS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: EXISTING TOPO VARIANCES, IN SITU EXISTING SUBSURFACE GROUND MOISTURE CONTENT AND DENSITY, PROOFROLLING SUBSIDENCE, ETC. WE DO NOT WARRANT OR GUARANTEE THAT THE 272,337 CUBIC YARDS OF STOCKPILE WILL NOT BE MORE OR LESS, INCLUDING NONEXISTENT OR A SHORTAGE OF FILL MATERIAL UPON COMPLETION. WE WILL STOCKPILE ANY SURPLUS WITHIN 750 LINEAL FEET OF THE EXCAVATION. NO OFFSITE FILL MATERIAL IS INCLUDED IN OUR PROPOSAL.

The Kearney Companies, LLC

Frank L. Hansen

Director of Estimating

9625 Wes Kearney Way

Riverview, FL 33578

(813) 421-6601

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE ONE

SCHEDULE I-A - EARTHWORK

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
I-A ADD	LS	1.0	MOBILIZATION / GENERAL CONDITIONS	\$ 181,396.64	\$ 181,396.64
I-A 100	AC	134.0	CLEARING AND GRUBBING	\$ 1,002.49	\$ 134,333.66
I-A 101	LS	1.0	CLEARING AND GRUBBING (Roth Lane)	\$ 39,330.08	\$ 39,330.08
I-A 200	LS	1.0	SITE GRADING *	\$ 2,126,758.87	\$ 2,126,758.87
I-A 402	SY	5,551.0	SOD (BEHIND CURB)	\$ 2.63	\$ 14,599.13
I-A 403	SY	129.0	SOD (AT EDGE OF PAV'T)	\$ 2.63	\$ 339.27
I-A 404	SY	121,646.0	SOD (POND SIDE SLOPES)	\$ 2.63	\$ 319,928.98
I-A 405	SY	38,282.0	SOD (REAR YARD SLOPE)	\$ 2.63	\$ 100,681.66
I-A ADD	SY	7,468.0	SOD (OFFSITE WATER AND FORCE MAIN)	\$ 2.63	\$ 19,640.84
I-A 501	SY	17,566.0	SEED AND MULCH (WITHIN R/W)	\$ 0.33	\$ 5,796.78
I-A 502	SY	45,593.0	SEED AND MULCH (PONDS)	\$ 0.33	\$ 15,045.69
I-A 601	LF	12,344.0	STAKED SILT FENCE	\$ 2.88	\$ 35,550.72
I-A 602	LF	6,182.0	STAKED SILT FENCE (Roth Lane)	\$ 2.88	\$ 17,804.16
I-A 612	EA	57.0	INLET SEDIMENT BARRIER	\$ 15.62	\$ 890.34
I-A 903	SY	662.0	REMOVE EXISTING ASPHALT (Roadway & Drives - Roth Lane)	\$ 9.03	\$ 5,977.86
I-A 904	SY	217.0	REMOVE EXISTING CONCRETE DRIVES (Roth Lane)	\$ 46.22	\$ 10,029.74
I-A 905	LS	1.0	ADJUST or RESET MAILBOXES, AS NECESSARY (Happy Hill Rd)	\$ 10,791.49	\$ 10,791.49
<p>*Site grading includes all labor, materials, grading, compaction, pond construction, building pad construction and transport, as necessary, to complete the work in accordance with the contract documents and the construction drawings</p> <p>Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.</p>					
				SUB-TOTAL =	\$3,038,895.91

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE ONE

SCHEDULE I-B - ROADWAY

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
I-B 117	SY	36,046.0	12" STABILIZATION SUB-BASE (LBR 40)	\$ 3.01	\$ 108,498.46
I-B 201	SY	31,155.0	6" LIMEROCK BASE (PRIMED) (LBR 100)	\$ 12.18	\$ 379,467.90
I-B 313	SY	31,155.0	1 1/2" ASPHALT D.O.T. TYPE S-1	\$ 9.46	\$ 294,726.30
I-B 391	LS	1.0	PAVEMENT RESTORATION (Roth Lane)	\$ 33,338.32	\$ 33,338.32
I-B ADD	EA	1.0	SAWCUT AND CONNECT TO EXISTING PAVEMENT	\$ 1,378.19	\$ 1,378.19
I-B 392	LS	1.0	DRIVEWAY RESTORATION (Roth Lane)	\$ 12,114.80	\$ 12,114.80
I-B 422	LF	17,609.0	2' CONCRETE VALLEY CURB *	\$ 10.88	\$ 191,585.92
I-B 423	LF	391.0	3' CONCRETE VALLEY CURB	\$ 17.16	\$ 6,709.56
I-B 441	LF	2,738.0	6" CONCRETE VERTICAL CURB	\$ 11.24	\$ 30,775.12
I-B 705	SF	22,958.0	5' WIDE CONC SIDEWALK	\$ 3.50	\$ 80,353.00
I-B 706	SF	15,708.0	6' WIDE CONC SIDEWALK	\$ 3.50	\$ 54,978.00
I-B 802	EA	1.0	TEMPORARY TURNAROUND	\$ 5,619.90	\$ 5,619.90
I-B ADD	EA	17.0	CURB RAMP	\$ 1,401.29	\$ 23,821.93
<p>*Includes Drop Curb for sidewalk Curb Ramps</p> <p>Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.</p>					
				SUB-TOTAL = \$	1,223,367.40

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE ONE

SCHEDULE I-C - STORM DRAIN.

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
I-C 53	LF	414.0	12" PVC	\$ 40.37	\$ 16,713.18
I-C 101	LF	4,872.0	18" RCP	\$ 53.23	\$ 259,336.56
I-C 102	LF	4,022.0	24" RCP	\$ 66.14	\$ 266,015.08
I-C 103	LF	1,187.0	30" RCP	\$ 81.95	\$ 97,274.65
I-C ADD	LF	117.0	36" RCP	\$ 105.25	\$ 12,314.25
I-C 521	EA	4.0	TYPE 'C' INLET	\$ 1,595.41	\$ 6,381.64
I-C 529	EA	1.0	TYPE 'S' INLET	\$ 3,156.36	\$ 3,156.36
I-C 531	EA	30.0	TYPE '1' INLET	\$ 3,961.36	\$ 118,840.80
I-C 532	EA	18.0	TYPE '2' INLET	\$ 4,047.25	\$ 72,850.50
I-C 538	EA	5.0	TYPE '1' INLET w/TEMP. TOP	\$ 3,341.80	\$ 16,709.00
I-C 539	EA	4.0	TYPE '2' INLET w/TEMP. TOP	\$ 3,155.43	\$ 12,621.72
I-C 550	EA	32.0	STORM MANHOLE	\$ 3,009.28	\$ 96,296.96
I-C 701	EA	6.0	18" CONCRETE FES	\$ 1,610.25	\$ 9,661.50
I-C 702	EA	8.0	24" CONCRETE FES	\$ 1,813.31	\$ 14,506.48
I-C 703	EA	6.0	30" CONCRETE FES	\$ 2,348.73	\$ 14,092.38
I-C ADD	EA	1.0	36" CONCRETE FES	\$ 3,223.53	\$ 3,223.53
I-C 914	SY	245.0	CONCRETE RIP-RAP	\$ 97.33	\$ 23,845.85
I-C 940	EA	10.0	OUTFALL CONTROL STRUCTURE	\$ 4,159.20	\$ 41,592.00
Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.					
				SUB-TOTAL = \$	1,085,432.44

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE ONE

SCHEDULE I-D - MISC. ITEMS

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
I-D 102	EA	57.0	PCP's		"BY OTHERS"
I-D 103	EA	467.0	LOT CORNERS		"BY OTHERS"
I-D 104	LS	1.0	RECORD DRAWINGS		"BY OTHERS"
I-D 105	LS	1.0	COST ESTIMATE-ASSURANCE OF MAINT.		"BY OTHERS"
I-D 106	LS	1.0	ENGINEER'S CERTIFICATE		"BY OTHERS"
I-D 107	LS	1.0	MATERIALS TESTING (FAULKNER)	\$ 137,413.12	\$ 137,413.12
I-D 108	LS	1.0	SURVEYOR'S LETTER OF CERTIFICATION		"BY OTHERS"
I-D 109	LS	1.0	BENCHMARK		"BY OTHERS"
I-D 201	LS	1.0	MAINTENANCE OF TRAFFIC	\$ 7,936.00	\$ 7,936.00
I-D 205	LS	1.0	PAVEMENT MARKINGS AND SIGNAGE	\$ 38,379.52	\$ 38,379.52
I-D ADD	LS	1.0	CONSTRUCTION STAKING AND AS-BUILTS (FDC)	\$ 136,768.00	\$ 136,768.00
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
				SUB-TOTAL = \$	320,496.64

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE ONE

SCHEDULE II-A - WATER DIST.

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
II-A 202	LF	159.0	2" PVC SERVICE LINE (INCLUDING FITTINGS)	\$ 11.20	\$ 1,780.80
II-A 204	LF	1,100.0	4" PVC SERVICE LINE (INCLUDING FITTINGS)	\$ 13.66	\$ 15,026.00
II-A 206	LF	2,819.0	6" PVC SERVICE LINE (INCLUDING FITTINGS)	\$ 17.25	\$ 48,627.75
II-A 208	LF	8,674.0	8" PVC SERVICE LINE (INCLUDING FITTINGS)	\$ 27.95	\$ 242,438.30
II-A 301	EA	1.0	2" GATE VALVE WITH BOX	\$ 741.91	\$ 741.91
II-A 306	EA	7.0	6" GATE VALVE WITH BOX	\$ 1,048.45	\$ 7,339.15
II-A 308	EA	24.0	8" GATE VALVE WITH BOX	\$ 1,520.98	\$ 36,503.52
II-A 401	EA	63.0	SINGLE SERVICE ASSEMBLY (COMPLETE)	\$ 341.49	\$ 21,513.87
II-A 402	EA	77.0	DOUBLE SERVICE ASSEMBLY (COMPLETE)	\$ 456.27	\$ 35,132.79
II-A 504	EA	1.0	8" x 6" TAPPING VALVE WITH SLEEVE	\$ 4,013.74	\$ 4,013.74
II-A 600	EA	14.0	FIRE HYDRANT ASSEMBLY	\$ 4,405.81	\$ 61,681.34
II-A 700	EA	6.0	PERMANENT BLOW-OFF	\$ 232.87	\$ 1,397.22
II-A 728	EA	1.0	8" PLUG	\$ 203.56	\$ 203.56
II-A 900	EA	2.0	CONNECT TO EXISTING WATER LINE	\$ 1,323.66	\$ 2,647.32
II-A ADD	LF	84.0	JACK & BORE WITH 16" CASINGS	\$ 495.21	\$ 41,597.64
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
SUB-TOTAL = \$					520,644.91

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE ONE

SCHEDULE II-B - SAN. SEWER

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
II-B 200	LF	34.0	8" PVC (0'-6')	\$ 30.09	\$ 1,023.06
II-B 201	LF	658.0	8" PVC (6'-8')	\$ 30.70	\$ 20,200.60
II-B 202	LF	2,332.0	8" PVC (8'-10')	\$ 30.93	\$ 72,128.76
II-B 203	LF	1,680.0	8" PVC (10'-12')	\$ 11.99	\$ 20,143.20
II-B 204	LF	2,319.0	8" PVC (12'-14')	\$ 11.99	\$ 27,804.81
II-B 205	LF	1,278.0	8" PVC (14'-16')	\$ 11.99	\$ 15,323.22
II-B 206	LF	774.0	8" PVC (16'-18')	\$ 52.02	\$ 40,263.48
II-B 300	EA	1.0	MANHOLE (0'-6')	\$ 2,629.64	\$ 2,629.64
II-B 301	EA	4.0	MANHOLE (6'-8')	\$ 2,943.65	\$ 11,774.60
II-B 302	EA	14.0	MANHOLE (8'-10')	\$ 3,304.77	\$ 46,266.78
II-B 303	EA	6.0	MANHOLE (10'-12')	\$ 3,727.67	\$ 22,366.02
II-B 304	EA	9.0	MANHOLE (12'-14')	\$ 4,103.98	\$ 36,935.82
II-B 305	EA	5.0	MANHOLE (14'-16')	\$ 4,398.23	\$ 21,991.15
II-B 306	EA	5.0	MANHOLE (16'-18')	\$ 5,475.68	\$ 27,378.40
II-B 353	EA	2.0	DROP MANHOLE (10'-12')	\$ 4,994.75	\$ 9,989.50
II-B 354	EA	1.0	DROP MANHOLE (12'-14')	\$ 6,777.19	\$ 6,777.19
II-B 401	EA	25.0	SINGLE SERVICE ASSEMBLY (COMPLETE)	\$ 686.22	\$ 17,155.50
II-B 402	EA	121.0	DOUBLE SERVICE ASSEMBLY (COMPLETE)	\$ 996.72	\$ 120,603.12
II-B 500	LF	9,075.0	WELL-POINTING	\$ -	"NOT REQUIRED"
II-B 613	LF	6,905.0	6" PVC FORCEMAIN WITH FITTINGS	\$ 24.38	\$ 168,343.90
II-B 643	LF	2.0	6" GATE VALVE WITH BOX	\$ 1,048.45	\$ 2,096.90
II-B 670	EA	4.0	AIR RELEASE VALVE	\$ 5,741.79	\$ 22,967.16
II-B 700	LS	1.0	PUMPING STATION (COMPLETE)	\$ 231,486.83	\$ 231,486.83
II-B 816	LF	0.0	JACK & BORE WITH 16" CASINGS	\$ -	\$ -
II-B 902	LS	1.0	CONNECT TO EXISTING FORCEMAIN	\$ 1,935.08	\$ 1,935.08
Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.					
				SUB-TOTAL = \$	947,584.72

CONTRACTOR: THE KEARNEY COMPANIES, LLC

FLORIDA DESIGN CONSULTANTS, INC.

CLIENT: SUMMIT VIEW

PROJECT: SUMMIT VIEW - PHASE ONE

BID SCHEDULE

DATE: 31-Aug-18

SCHEDULE II-C - RECLAIMED

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
				SUB-TOTAL = \$	-

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE ONE

SCHEDULE III-A - CONTINGENCY

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
III-A ADD	SF	8,221.0	MODULAR BLOCK RETAINING WALL	\$ 26.00	\$ 213,746.00
III-A ADD	LF	1,868.0	REINFORCE TOP OF RETAINING WALL FOR FENCING/	\$ 16.39	\$ 30,616.52
III-A ADD	LS	1.0	PAYMENT AND PERFORMANCE BOND	\$ 80,657.43	\$ 80,657.43
III-A ADD	EA	1.0	TEMPORARY JUMPER CONNECTION ASSEMBLY	\$ 3,112.62	\$ 3,112.62
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
				SUB-TOTAL = \$	328,132.57

FLORIDA DESIGN CONSULTANTS, INC.

31-Aug-18

BID SCHEDULE

FOR:

SUMMIT VIEW - PHASE ONE

AMOUNT

I-A	-	EARTHWORK	\$	3,038,895.91
I-B	-	ROADWAY	\$	1,223,367.40
I-C	-	STORM DRAINAGE	\$	1,085,432.44
I-D	-	MISC. ITEMS	\$	320,496.64
		SUBTOTAL	\$	5,668,192.39
II-A	-	WATER DISTRIBUTION	\$	520,644.91
II-B	-	SANITARY SEWER	\$	947,584.72
II-C	-	RECLAIMED	\$	-
		SUBTOTAL	\$	1,468,229.63
		TOTAL BID AMOUNT	\$	7,136,422.02
III-A	-	CONTINGENCY	\$	328,132.57

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE TWO

SCHEDULE I-A - EARTHWORK

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
I-A ADD	LS	1.0	MOBILIZATION / GENERAL CONDITIONS	\$ 72,340.00	\$ 72,340.00
I-A 100	AC	62.0	CLEARING AND GRUBBING (LIGHT)	\$ 193.04	\$ 11,968.48
I-A 200	LS	1.0	SITE GRADING *	\$ 33,388.68	\$ 33,388.68
I-A 402	SY	4,297.0	SOD (BEHIND CURB)	\$ 2.63	\$ 11,301.11
I-A 403	SY	294.0	SOD (MEDIANS/ISLANDS)	\$ 2.63	\$ 773.22
I-A 405	SY	26,620.0	SOD (MISC AREAS)	\$ 2.63	\$ 70,010.60
I-A 501	SY	13,317.0	SEED AND MULCH (WITHIN R/W)	\$ 0.33	\$ 4,394.61
I-A 602	LF	8,486.0	MAINTAIN AND/OR REPLACE SILT FENCE	\$ 1.93	\$ 16,377.98
			<p>*Site grading includes all labor, materials, grading, compaction, pond construction, building pad construction and transport, as necessary, to complete the work in accordance with the contract documents and the construction drawings</p> <p>Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.</p>		
				SUB-TOTAL =	\$220,554.68

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE TWO

SCHEDULE I-B - ROADWAY

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
I-B 117	SY	25,653.0	12" STABILIZATION SUB-BASE (LBR 40)	\$ 3.01	\$ 77,215.53
I-B 201	SY	21,367.0	6" LIMEROCK BASE (PRIMED) (LBR 100)	\$ 12.18	\$ 260,250.06
I-B 331	SY	21,367.0	1 1/2" ASPHALT D.O.T. TYPE S-1	\$ 9.46	\$ 202,131.82
I-B ADD	EA	7.0	SAWCUT AND CONNECT TO EXISTING PAVEMENT	\$ 1,378.19	\$ 9,647.33
I-B 422	LF	15,429.0	CURB & GUTTER	\$ 10.59	\$ 163,393.11
I-B 441	LF	0.0	MEDIAN CURB	\$ -	\$ -
I-B 705	SF	6,746.0	5' WIDE CONC SIDEWALK	\$ 3.50	\$ 23,611.00
I-B 900	AS	9.0	SIGN, SINGLE POST (LESS THAN 12 SF)	\$ 460.03	\$ 4,140.27
I-B ADD	EA	1.0	CURB RAMP	\$ 1,574.47	\$ 1,574.47
			*Includes Drop Curb for sidewalk Curb Ramps		
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
SUB-TOTAL = \$					741,963.59

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE TWO

SCHEDULE I-C - STORM DRAIN.

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
I-C 101	LF	2,241.0	18" RCP	\$ 57.80	\$ 129,529.80
I-C 102	LF	1,396.0	24" RCP	\$ 68.79	\$ 96,030.84
I-C 103	LF	715.0	30" RCP	\$ 81.95	\$ 58,594.25
I-C 104	LF	184.0	36" RCP	\$ 115.29	\$ 21,213.36
I-C ADD	EA	1.0	TYPE 'C' INLET	\$ 1,595.41	\$ 1,595.41
I-C 545	EA	36.0	CURB INLET	\$ 4,006.90	\$ 144,248.40
I-C 550	EA	8.0	STORM MANHOLE	\$ 2,425.52	\$ 19,404.16
I-C 701	EA	0.0	18" CONCRETE FES	\$ -	\$ -
I-C 702	EA	0.0	24" CONCRETE FES	\$ -	\$ -
I-C 703	EA	0.0	30" CONCRETE FES	\$ -	\$ -
I-C 704	EA	0.0	36" CONCRETE FES	\$ -	\$ -
I-C 940	EA	0.0	OUTFALL CONTROL STRUCTURE (Modified)	\$ -	\$ -
I-C ADD	EA	9.0	PERMANENT CURB INLET TOPS	\$ 2,185.96	\$ 19,673.64
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
				SUB-TOTAL = \$	490,289.86

FLORIDA DESIGN CONSULTANTS, INC.

CLIENT: SUMMIT VIEW

PROJECT: SUMMIT VIEW - PHASE TWO

BID SCHEDULE

DATE: 31-Aug-18

SCHEDULE I-D - MISC. ITEMS

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
I-D ADD	LS	1.0	MATERIALS TESTING (FAULKNER)	\$ 36,602.88	\$ 36,602.88
I-D ADD	LS	1.0	CONSTRUCTION STAKING AND AS-BUILTS (FDC)	\$107,776.00	\$ 107,776.00
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
				SUB-TOTAL = \$	144,378.88

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE TWO

SCHEDULE II-A - WATER DIST.

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
II-A 202	LF	326.0	2" PVC SERVICE LINE (INCLUDING FITTINGS)	\$ 11.27	\$ 3,674.02
II-A 204	LF	414.0	4" PVC SERVICE LINE (INCLUDING FITTINGS)	\$ 17.38	\$ 7,195.32
II-A 206	LF	3,905.0	6" PVC SERVICE LINE (INCLUDING FITTINGS)	\$ 17.84	\$ 69,665.20
II-A 208	LF	2,185.0	8" PVC SERVICE LINE (INCLUDING FITTINGS)	\$ 24.84	\$ 54,275.40
II-A 301	EA	4.0	2" GATE VALVE WITH BOX	\$ 741.91	\$ 2,967.64
II-A 304	EA	1.0	4" GATE VALVE WITH BOX	\$ 878.66	\$ 878.66
II-A 306	EA	6.0	6" GATE VALVE WITH BOX	\$ 1,048.45	\$ 6,290.70
II-A 308	EA	3.0	8" GATE VALVE WITH BOX	\$ 1,520.98	\$ 4,562.94
II-A 401	EA	41.0	SINGLE SERVICE ASSEMBLY (COMPLETE)	\$ 338.68	\$ 13,885.88
II-A 402	EA	74.0	DOUBLE SERVICE ASSEMBLY (COMPLETE)	\$ 461.46	\$ 34,148.04
II-A 600	EA	10.0	FIRE HYDRANT ASSEMBLY	\$ 4,384.11	\$ 43,841.10
II-A 900	EA	6.0	CONNECT TO EXISTING WATER LINE	\$ 1,323.66	\$ 7,941.96
Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.					
				SUB-TOTAL = \$	249,326.86

FLORIDA DESIGN CONSULTANTS, INC.

BID SCHEDULE

CLIENT: SUMMIT VIEW

DATE: 31-Aug-18

PROJECT: SUMMIT VIEW - PHASE TWO

SCHEDULE II-B - SAN. SEWER

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
II-B 100	LF	4,680.0	8" PVC SANITARY SEWER	\$ 53.09	\$ 248,461.20
II-B 300	EA	26.0	MANHOLE	\$ 4,585.99	\$ 119,235.74
II-B 401	EA	25.0	SINGLE SERVICE ASSEMBLY (COMPLETE)	\$ 686.22	\$ 17,155.50
II-B 402	EA	57.0	DOUBLE SERVICE ASSEMBLY (COMPLETE)	\$ 996.72	\$ 56,813.04
II-B 500	LF	4,680.0	WELL-POINTING	\$ -	"NOT REQUIRED"
II-B 612	LF	748.0	4" PVC FORCEMAIN WITH FITTINGS	\$ 20.36	\$ 15,229.28
II-B 700	LS	1.0	PUMPING STATION (COMPLETE)	\$186,131.85	\$ 186,131.85
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
				SUB-TOTAL = \$	643,026.61

CONTRACTOR: THE KEARNEY COMPANIES, LLC

FLORIDA DESIGN CONSULTANTS, INC.

CLIENT: SUMMIT VIEW

PROJECT: SUMMIT VIEW - PHASE TWO

BID SCHEDULE

DATE: 31-Aug-18

SCHEDULE II-C - RECLAIMED

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
				SUB-TOTAL = \$	-

FLORIDA DESIGN CONSULTANTS, INC.

CLIENT: SUMMIT VIEW

PROJECT: SUMMIT VIEW - PHASE TWO

BID SCHEDULE

DATE: 31-Aug-18

SCHEDULE III-A - CONTINGENCY

ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
III-A ADD	LS	1.0	PAYMENT AND PERFORMANCE BOND	\$ 36,818.62	\$ 36,818.62
III-A ADD	EA	1.0	TEMPORARY JUMPER CONNECTION ASSEMBLY	\$ 3,112.62	\$ 3,112.62
			Quantities shown are approximate. It is the contractor's responsibility to determine the quantities required.		
				SUB-TOTAL = \$	39,931.24

FLORIDA DESIGN CONSULTANTS, INC.

31-Aug-18

BID SCHEDULE

FOR:

SUMMIT VIEW - PHASE TWO

		AMOUNT
I-A	- EARTHWORK	\$ 220,554.68
I-B	- ROADWAY	\$ 741,963.59
I-C	- STORM DRAINAGE	\$ 490,289.86
I-D	- MISC. ITEMS	\$ 144,378.88
	SUBTOTAL	\$ 1,597,187.01
II-A	- WATER DISTRIBUTION	\$ 249,326.86
II-B	- SANITARY SEWER	\$ 643,026.61
II-C	- RECLAIMED	\$ -
	SUBTOTAL	\$ 892,353.47
	TOTAL BID AMOUNT	\$ 2,489,540.48
III-A	- CONTINGENCY	\$ 39,931.24

GENERAL CONDITIONS FOR
PROJECT: SUMMIT VIEW PHASE 1 & 2

10-Oct-18

1. The Owner/Engineer shall obtain and assume all costs and responsibility for and specifically excluded from this proposal: bonds, all testing, fees, permits, horizontal and vertical control, construction staking, asbuilts/certification, preparing record drawings, adjustment/removal or location/relocation of existing utilities (utility poles, guy wires and pole holds) which may conflict with the proposed work, night work, demolition (onsite and offsite) of all above ground and underground (subsurface) structures and utilities, offsite fill (import fill), proof rolling pond bottoms/slopes, hand clearing and clearing beyond the silt fence limits, asphalt leveling course, tree trimming and pruning, tree wells/tree well drains, guardrail removal, conduit/crossing installation (except as noted), mitigation planting, mitigation maintenance and monitoring, landscaping, irrigation, fencing, sinkhole responsibility or remediation, archaeological testing/monitoring, sodding (except as noted), seeding and mulching (except as noted), watering or fertilization for the sod seeding and mulching, and NPDES requirements (with the exception of reporting and monitoring).
2. Summit View Construction/Stormwater Management plans prepared by Florida Design Consultants, Inc., sealed February 3, 2009 with the latest revision date of February 2, 2009 and Summit View Off-site Utility Plans prepared by Florida Design Consultants, Inc., dated September 10, 2018 with no revisions.
3. Because of the current shifts in the cost of crude oil, concrete, aggregate base material and steel, we are unable to accurately predict or foresee the possible effects on petroleum, concrete, aggregate base and steel products; therefore, this proposal does not include any adjustments (i.e. surcharges) for the possible increase in the cost of petroleum-based, concrete, aggregate base or steel materials. Costs of materials are based upon materials quoted as of the bid date of this proposal and shall become null and void unless accepted within thirty days of same. The contractor reserves the right to pass on any documented cost increases of 5% or greater including but not limited to Fuel Cost, PVC, Asphalt Paving, Trucking, etc.
4. The Contractor has not performed test borings on the site and has fully relied on the Owner provided documents which include the construction plans and Geotechnical testing and boring information. The Contractor does not warrant plan accuracies/compliance nor existing subsurface soil conditions being better or worse than described in the bid documents. The Contractor does not warrant that there is no buried debris or buried cattle, including cattle dip vats.
5. The intent of this Contract is to excavate the on-site material to design plan grade and place all fill excavated in building pad areas, trench backfill, common areas and roadway subgrade areas. Any deleterious or excess material which is excavated will be placed one time in an area on-site within 750 feet as designated at the time of excavation by the Owner and/or its Engineer/Geotechnical representative.
6. All monthly pay applications shall be submitted by the 25th of the month, with payment by the 10th of the following month with 10% held. All other retainage shall be reduced to 5% upon substantial completion.
7. The Contractor has not, and does not as a standard practice prior to bid, verify that the topographic data as shown on the provided construction plans is accurate. The Contractor may, prior to commencing the work, hire an independent surveyor to topo the site to verify compliance with an overall average of plus or minus 0.10 feet.
8. The Kearney Companies has utilized the design dimensions/elevations, material specifications and details provided on the construction plans as a basis for arriving at a total cost.
9. Please note our proposal is based upon the assumption that the Civil Engineer has field verified all offsite utility conflicts for alignment, including horizontal and vertical locations and that the project can be constructed as designed utilizing conventional construction equipment and any conflicts have been noted on the plans.
10. The Contract shall be extended for each weather event which occurs, plus one additional day for every day necessary in order to reduce the surface soil conditions to an optimum Proctor moisture content.
11. The Owner shall require the Engineer to review the pay application within two days of submission, and forward an executed copy to the Owner, and Contractor.

GENERAL CONDITIONS FOR
PROJECT: SUMMIT VIEW PHASE 1 & 2

10-Oct-18

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12. Owner (at Owner's cost) SHALL require the Engineer and Geotechnical Engineer to attend an on-site meeting with the Contractor's representative WEEKLY. The Owner shall also be in attendance with an authorized representative so that any delays can be minimized.
 13. Owner shall coordinate with the Engineer in order to submit a full and complete package within 5 Calendar days of final inspection to the governing agency. No final payment delays will be withheld from the Contractor for delays caused by the Engineer and/or Governing agency for final acceptance.
 14. All open areas shall be fine graded to the elevations shown on the plans within a tolerance of +/- .2 ft. In the event that there are no specific design elevations shown on the plan, only general leveling will occur.
 15. TKC shall submit time change orders to extend the Contract within 15 days of the actual occurrences, an additional extension days will be allowed until the surface conditions returned optimum Proctor maximum dry density moisture content.
 16. We have not included any cost for the proof rolling and/or compaction of completed pond bottoms. If required, TKC will perform the required work on a time and material basis, including pumping the lake down and maintain and erosion of the banks during this operation.
 17. A bond can be provided upon request. At the completion of the Project, the bond cost will be modified or any increases or decreases based on the final construction Contract amount, including any change orders.
 18. All notices shall be by certified mail, FedEx delivery, UPS overnight delivery, and MUST include emails to the following:
 - a. bing@thekearneycompanies.com
 - b. chasekearney@gmail.com
 - c. mbencini@thekearneycompanies.com
 - d. reed@thekearneycompanies.com
 - e. hansen@thekearneycompanies.com
 19. All Construction permit fees by Owner/Engineer.
 20. Substantial completion shall be defined as the date which the final asphalt is placed.
 21. Please note, we have assumed that all stripping and chippings generated can be utilized onsite for construction of berms, pond slopes, littoral shelves or placed in other nonstructural areas, and we have not made any accommodations for the export of any unsuitable materials.
 22. The bid assumes that all onsite cut material is structural and usable for building pad(s) and/or roadway and/or trench backfill. No mixing, blending, scarifying, drying or excessive handling is included in this proposal.
 23. Soil borings were not provided and TKC did not excavate any test pits. Our proposal is based on all excavated material to the depths shown on the construction plans are 5.0% or less fines passing through a 200 sieve and being acceptable for utilization in all structural and roadway fill areas without the need for any mixing or blending.
 24. For the purpose of this proposal, we have assumed the pad elevations are 6" below finish floor elevation and have based our earthwork calculation on same to +/- 0.10'.
 25. For the purpose of this proposal, we have assumed diskings shall be accepted by the geotechnical engineer.
 26. This proposal does not include testing, removal, relocation, or disposal of soils contaminated by asbestos, petroleum products, chemicals, groundwater or by any other materials.
 27. The bid is based on finish grading of ± 0.20 feet on average
 28. All excess unsuitable fill material shall remain the property of the Owner. All excess suitable fill material shall remain the property of TKC, at its sole option.



EXHIBIT "B"

GENERAL CONDITIONS FOR
PROJECT: SUMMIT VIEW PHASE 1 & 2

10-Oct-18

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- 29. Our proposal does not include excavation, construction or backfilling of retaining walls. Material for backfilling will be stockpiled adjacent to wall for placement and compaction "By Others".
 - 30. Please note we have transcribed your bid forms, we have changed and added bid items and have included quantities based upon our take-off.
 - 31. Items listed as contingencies/alternates are not included in the bid price. They may be included at your option.
 - 32. Please be advised that we have relied on the content and accuracy of the information provided.
 - 33. Future changes and revisions to the plans that differ from the bid set which are not "clouded" may not be accounted for in our bid. An additional cost could be incurred for unclouded changes when the variances are discovered or brought to our attention.
 - 34. This proposal shall become null and void unless accepted within 30 days of this proposal.
 - 35. TKC will hold prices for future phases not included in our contract only to substantial completion of the initial phase.
 - 36. Any items not specifically listed within this proposal are excluded.
 - 37. The Owner shall require the Engineer to prepare certified as-builts and all other documents required to the governing agency within five days of the final inspection.
 - 38. The Engineer shall turn around all shop drawings within five days of receipt.
 - 39. The Geotechnical Engineer shall turn around all test results, including road base designs etc. within five days.
 - 40. The Engineer shall provide adequate construction staking with 48 hour notice.
 - 41. The Owner shall immediately apply for all necessary accounts with the Power Company, Cable Company, Gas Company, etc. for power to the lift station, irrigation, entry features, etc.
 - 42. The contractor recognizes that the standards and specifications of the appropriate underlying governing authority may apply except where plans or specifications vary, in which the plans and specifications provided will apply.
 - Streets & Drainage : F.D.O.T. Roadway and Traffic Design Standards, Pasco County
 - Sanitary : Pasco County Public Utilities Department
 - Water : Pasco County Water Department

THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way, Riverview, FL 33578 • 813-421-6601



• RECENT PROJECT PROFILE •

Belmont 2C

The Kearney Companies, LLC installed infrastructure for 207 Single Family Residential lots in the Belmont Community Development District in Ruskin, FL. Infrastructure included underground utilities, storm drainage, ponds, roads, lift station and finished lots. Since 2013, TKC has completed 4 Phases in the Belmont community.



- Customer: Belmont CDD
- Client Reference: Grady Miars • Greenpointe Communities
gmiars@greenpointellc.com
- Engineer Reference: Tim Plate • Heidt Design
tplate@heidtdesign.com
- Location: Ruskin, Florida
- Mobilization: March 27, 2017
- Contract Schedule: 175 Days
- Rain/Extension Days: 3 Days
- Substantial Completion: June 8, 2017
- Actual Schedule: 73 Days
- **51% ahead of schedule**
- Approximate Contract Total: \$2.1 Million
- 207 Lots
- TKC Project Manager: SS

THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way, Riverview, FL 33578 • 813-421-6601



• RECENT PROJECT PROFILE •

Ayersworth Glen 3C

The Kearney Companies, LLC installed infrastructure for 204 single family residential lots at the Ayersworth Glen community in Wimauma, FL. Infrastructure included underground utilities, storm drainage, ponds, roads, and finished lots.



- Customer: Highlands CDD
- Client Reference: Paulo Beckert • Lennar Homes
paulo.beckert@lennar.com
- Engineer Reference: Todd Amaden • Landmark Engineering
tca@lesc.com
- Location: Wimauma, Florida
- Mobilization: October 31, 2016
- Contract Schedule: 146 Days
- Rain/Extension Days: 2 Days
- Substantial Completion: 3/9/2017
- Actual Schedule: 129 Days
- **13% ahead of schedule**
- Approximate Contract Total: \$2.2 Million
- 204 Lots
- TKC Project Manager: SS

THE KEARNEY COMPANIES, LLC

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• RECENT PROJECT PROFILE •

Fishhawk West 3B



The Kearney Companies, LLC installed infrastructure for 81 single family residential lots at the Fishhawk West community in Lithia, FL. Infrastructure included underground utilities, storm drainage, ponds, community roads, offsite road reconstruction and finished lots.

- Customer: Fishhawk Ranch CDD IV
- Client Reference: Randy Appenzeller • Newland Communities
rappenzeller@newlandco.com
- Engineer Reference: Strickland Smith • Heidt Design
ssmith@heidtdesign.com
- Location: Lithia, Florida
- Mobilization: February 6, 2017
- Contract Schedule: 201 Days
- Rain/Extension Days: 30 Days
- Substantial Completion: 4/28/2017
- Actual Schedule: 81 Days
- **65% ahead of schedule**
- Approximate Contract Total: \$2.6 Million
- 81 Lots
- TKC Project Manager: CD

THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way, Riverview, FL 33578 • 813-421-6601



• RECENT PROJECT PROFILE •

Legacy Ridge

The Kearney Companies, LLC installed infrastructure for 67 Single Family Residential lots in the Legacy Ridge Community in Valrico, FL. Infrastructure included underground utilities, storm drainage, ponds, roads and finished lots.



- Customer: HFO Development, LLC
- Client Reference: Reed Fischbach • Fischbach Land Company
reed@fischbachlandcompany.com
- Engineer Reference: Todd Amaden • Landmark Engineering
tca@lesc.com
- Location: Valrico, Florida
- Mobilization: February 1, 2017
- Contract Schedule: 135 Days
- Rain/Extension Days: 6 Days
- Substantial Completion: May 25, 2017
- Actual Schedule: 113 Days
- **20% ahead of schedule**
- Approximate Contract Total: \$1.3 Million
- 67 Lots
- TKC Project Manager: CD

THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way, Riverview, FL 33578 • 813-421-6601



• RECENT PROJECT PROFILE •

Northgate Phase 1

The Kearney Companies, LLC installed infrastructure for 85 Single Family Residential lots in the Northgate Community in Gibsonton, FL. Infrastructure included underground utilities, storm drainage, ponds, roads, lift station and finished lots.



- Customer: KB Home
- Client Reference: Steve Bennett • KB Home
sbennett@kbhome.com
- Engineer Reference: Rob Lee • Hamilton Engineering
robl@hamiltonengineering.us
- Location: Gibsonton, Florida
- Mobilization: January 30, 2017
- Contract Schedule: 155 Days
- Rain/Extension Days: 3 Days
- Substantial Completion: June 2, 2017
- Actual Schedule: 123 Days
- **22% ahead of schedule**
- Approximate Contract Total: \$2.5 Million
- 85 Lots
- TKC Project Manager: SS

THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way, Riverview, FL 33578 • 813-421-6601



• RECENT PROJECT PROFILE •

Mariposa

The Kearney Companies, LLC installed infrastructure for 63 Single Family Residential lots in the Mariposa Community in Brandon, FL. Infrastructure included underground utilities, storm drainage, ponds, roads, lift station and finished lots.



- Customer: Meritage Homes
- Client Reference: Mark Roscoe • Meritage Homes
mark.roscoe@meritagehomes.com
- Engineer Reference: Strickland Smith • Heidt Design
ssmith@heidtdesign.com
- Location: Brandon, Florida
- Mobilization: April 5, 2017
- Contract Schedule: 162 Days
- Rain/Extension Days: 2 Days
- Substantial Completion: June 15, 2017
- Actual Schedule: 71 Days
- **47% ahead of schedule**
- Approximate Contract Total: \$755,000
- 63 Lots
- TKC Project Manager: SS

THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way, Riverview, FL 33578 • 813-421-6601



• RECENT PROJECT PROFILE •

TALAVERA 1A-2

The Kearney Companies, LLC installed infrastructure for 142 Single Family Residential lots in the Talavera Community in Spring Hill, FL. Infrastructure included underground utilities, lift station, storm drainage, ponds, roads and finished lots.



- Customer: Talavera CDD
- Client Reference: Chris Santoro • M/I Homes
csantoro@mihomes.com
- Engineer Reference: Tuyen Tran • King Engineering
ttran@kingengineering.com
- Location: Spring Hill, Florida
- Mobilization: August 14, 2016
- Contract Schedule: 183 Days
- Rain/Extension Days: 13 Days
- Substantial Completion: November 8, 2016
- Actual Schedule: 86 Days
- **56% ahead of schedule**
- Approximate Contract Total: \$2.5 Million
- 142 Lots
- TKC Project Manager: SS

THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way, Riverview, FL 33578 • 813-421-6601



• RECENT PROJECT PROFILE •

TERRA LARGO 3D

The Kearney Companies, LLC installed infrastructure for 33 Single Family Residential lots in the Terra Largo community in Lakeland, FL. Infrastructure included underground utilities, storm drainage, ponds, roads and finished lots. TKC has completed 4 Phases of the Terra Largo community and is scheduled to continue work in Phase 3F.



- Customer: OK Terra Largo, LLC
- Client Reference: Candice Smith • Kolter Land Partners
csmith@kolter.com
- Engineer Reference: Robbie Newberry • Hanson, Walter & Assoc.
rnewberry@hansonwalter.com
- Location: Lakeland, Florida
- Mobilization: January 28, 2017
- Contract Schedule: 111 Days
- Rain/Extension Days: 43 Days
- Substantial Completion: April 20, 2017
- Actual Schedule: 82 Days
- **47% ahead of schedule**
- Approximate Contract Total: \$1,030,000
- 33 Lots
- TKC Project Manager: SS

THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way, Riverview, FL 33578 • 813-421-6601



• RECENT PROJECT PROFILE •

Riverbend West Phase 2

The Kearney Companies, LLC installed infrastructure for 113 single family residential lots at the Riverbend West community in Ruskin, FL. Infrastructure included underground utilities, storm drainage, ponds, roads and finished lots.



- Customer: Lennar Homes
- Client Reference: Ben Gainer • Lennar Homes
ben.gainer@lennar.com
- Engineer Reference: Todd Amaden • Landmark Engineering
tca@lesc.com
- Location: Ruskin, Florida
- Mobilization: October 16, 2016
- Contract Schedule: 90 Days
- Rain/Extension Days: 0 Days
- Substantial Completion: December 27, 2016
- Actual Schedule: 72 Days
- **20% ahead of schedule**
- Approximate Contract Total: \$900,000
- 113 Lots
- TKC Project Manager: SS



1409 Tech Boulevard Suite 1
Tampa, Florida 33619
Office: (813) 623-6777
Estimating Fax: (813) 663-6721
www.ripaconstruction.com

Summit View Budget

July 8, 2019



1409 Tech Boulevard Suite 1
Tampa, Florida 33619
Office: (813) 623-6777
Estimating Fax: (813) 663-6721
www.ripaconstruction.com

SUMMARY SHEET

Bid #: 19-203

Bid Date: July 8, 2019

Project Name: Summit View Budget

Project Location: Dade City, Pasco County Florida

Engineer: Florida Design Consultants

Estimator: Curtis Mast

GENERAL CONDITIONS	\$180,900.00
EARTHWORK	\$4,705,800.00
PAVING	\$2,201,935.00
STORM SEWER	\$1,784,754.00
SANITARY SEWER	\$2,053,354.00
FORCEMAIN	\$37,137.00
WATERMAIN	\$740,175.00
OFFSITE FORCEMAIN	414,760.00
OFFSITE WATERMAIN	93,385.00

TOTAL BID:

\$ 12,212,200.00



To: Lennar Homes, Inc.	Contact: Tom Spence
Address: 4600 West Cypress Street, Suite 200 Tampa, FL 33607	Phone: (813) 574-5700
Project Name: Summit View Budget	Bid Number: 19-203
Project Location: Happy Hill Road, Dade City, FL	Bid Date: 7/8/2019

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
GENERAL CONDITIONS				
MOBILIZATION	1.00	LS	\$107,000.00	\$107,000.00
NPDES COMPLIANCE	1.00	LS	\$47,000.00	\$47,000.00
CONST. STAKEOUT / RECORD SURVEY - BY OTHERS	1.00	LS	\$0.00	\$0.00
GEOTECHNICAL & MATERIAL TESTING - BY OTHERS	0.00	LS	\$0.00	\$0.00
PAYMENT & PERFORMANCE BOND - NOT INCLUDED	0.00	LS	\$0.00	\$0.00
CONSTRUCTION ENTRANCE	1.00	EACH	\$10,000.00	\$10,000.00
SILT FENCE	13,000.00	LF	\$1.30	\$16,900.00
Total Price for above GENERAL CONDITIONS Items:				\$180,900.00
EARTHWORK				
CLEARING & GRUBBING	1.00	LS	\$92,000.00	\$92,000.00
MISC. DEMOLITION	1.00	LS	\$9,550.00	\$9,550.00
DISC SITE / PREP SITE	135.00	ACRE	\$990.00	\$133,650.00
SITE EXCAVATION (150,000 CY EXCESS TO STOCKPILE)	1,020,000.00	CY	\$3.45	\$3,519,000.00
SOD 2' BOC / EOP - BAHIA	7,500.00	SY	\$2.70	\$20,250.00
SOD POND SLOPES - BAHIA	150,000.00	SY	\$2.70	\$405,000.00
SEED & MULCH RIGHT OF WAY	41,000.00	SY	\$0.25	\$10,250.00
SEED & MULCH LOTS	340,000.00	SY	\$0.25	\$85,000.00
ANCHOR BLOCK RETAINING WALL - RAILING BY OTHERS	1,865.00	LF	\$140.00	\$261,100.00
FINAL GRADING	1.00	LS	\$170,000.00	\$170,000.00
Total Price for above EARTHWORK Items:				\$4,705,800.00
PAVING				
1 1/2" TYPE SP 12.5 ASPHALT (ONE LIFT)	52,550.00	SY	\$11.10	\$583,305.00
6" LIMEROCK BASE (LBR 100)	52,550.00	SY	\$9.60	\$504,480.00
12" STABILIZED SUBGRADE (LBR-40)	52,550.00	SY	\$6.50	\$341,575.00
MIAMI CURB W/ STABILIZATION	33,400.00	LF	\$13.30	\$444,220.00
3' CONCRETE VALLEY GUTTER	350.00	LF	\$23.00	\$8,050.00
TYPE "D" CURB - TRENCH	2,725.00	LF	\$9.80	\$26,705.00
4" CONCRETE SIDEWALK W/ FIBER	44,800.00	SF	\$4.75	\$212,800.00
5' ADA HANDICAPPED RAMP	30.00	EACH	\$960.00	\$28,800.00
SIGNAGE & STRIPING	1.00	LS	\$52,000.00	\$52,000.00
Total Price for above PAVING Items:				\$2,201,935.00
STORM SEWER				
CONNECT TO EXISTING STORM INLET	1.00	EACH	\$3,000.00	\$3,000.00
CONNECT STORM TO EXISTING POND	2.00	EACH	\$5,100.00	\$10,200.00
12" HDPE STORM	440.00	LF	\$23.00	\$10,120.00
18" CLASS III RCP STORM	7,048.00	LF	\$40.50	\$285,444.00
24" CLASS III RCP STORM	5,448.00	LF	\$57.50	\$313,260.00
30" CLASS III RCP STORM	1,920.00	LF	\$80.00	\$153,600.00



To:	Lennar Homes, Inc.	Contact:	Tom Spence
Address:	4600 West Cypress Street, Suite 200 Tampa, FL 33607	Phone:	(813) 574-5700
Project Name:	Summit View Budget	Bid Number:	19-203
Project Location:	Happy Hill Road, Dade City, FL	Bid Date:	7/8/2019

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
36" CLASS III RCP STORM	304.00	LF	\$170.00	\$51,680.00
PASCO CO. TYPE 1 CURB INLET	57.00	EACH	\$4,000.00	\$228,000.00
PASCO CO. TYPE 1 CURB INLET W/ J-BOTTOM	1.00	EACH	\$5,300.00	\$5,300.00
PASCO CO. TYPE 2 CURB INLET	35.00	EACH	\$5,000.00	\$175,000.00
TYPE C GRATE INLET	5.00	EACH	\$2,000.00	\$10,000.00
TYPE S GRATE INLET	1.00	EACH	\$3,350.00	\$3,350.00
TYPE P MANHOLE	20.00	EACH	\$3,350.00	\$67,000.00
TYPE P MANHOLE > 12'	13.00	EACH	\$5,500.00	\$71,500.00
TYPE J MANHOLE	4.00	EACH	\$7,550.00	\$30,200.00
TYPE J MANHOLE > 12'	3.00	EACH	\$8,600.00	\$25,800.00
CONTROL STRUCTURE TYPE D	7.00	EACH	\$4,550.00	\$31,850.00
CONTROL STRUCTURE TYPE D > 12'	3.00	EACH	\$7,200.00	\$21,600.00
18" RCP FES	6.00	EACH	\$2,100.00	\$12,600.00
24" RCP FES	8.00	EACH	\$2,250.00	\$18,000.00
30" RCP FES	6.00	EACH	\$2,900.00	\$17,400.00
36" RCP FES	1.00	EACH	\$3,600.00	\$3,600.00
RIP RAP AT END SECTION	21.00	EACH	\$1,250.00	\$26,250.00
DEWATERING	1.00	LS	\$105,000.00	\$105,000.00
STORM SEWER TESTING	1.00	LS	\$105,000.00	\$105,000.00

Total Price for above STORM SEWER Items: \$1,784,754.00

SANITARY SEWER

8" PVC (0'-6' CUT)	171.00	LF	\$18.00	\$3,078.00
8" PVC (6'-8' CUT)	1,413.00	LF	\$19.00	\$26,847.00
8" PVC (8'-10' CUT)	3,331.00	LF	\$24.00	\$79,944.00
8" PVC (10'-12' CUT)	2,242.00	LF	\$26.00	\$58,292.00
8" PVC (12'-14' CUT)	3,173.00	LF	\$32.00	\$101,536.00
8" PVC (14'-16' CUT)	1,639.00	LF	\$48.00	\$78,672.00
8" PVC (16'-18' CUT)	994.00	LF	\$65.00	\$64,610.00
8" PVC C900 DR 18 (18'-20' CUT)	175.00	LF	\$83.00	\$14,525.00
8" PVC C900 DR 18 (20'-22' CUT)	246.00	LF	\$100.00	\$24,600.00
8" PVC C900 DR 18 (22'-24' CUT)	252.00	LF	\$120.00	\$30,240.00
8" PVC C900 DR 18 (24'-26' CUT)	133.00	LF	\$140.00	\$18,620.00
8" PVC C900 DR 18 (26'-28' CUT)	40.00	LF	\$165.00	\$6,600.00
SANITARY MANHOLE (0'-6' CUT)	1.00	EACH	\$2,800.00	\$2,800.00
SANITARY MANHOLE (6'-8' CUT)	8.00	EACH	\$3,150.00	\$25,200.00
SANITARY MANHOLE (8'-10' CUT)	16.00	EACH	\$3,500.00	\$56,000.00
SANITARY MANHOLE (10'-12' CUT)	11.00	EACH	\$3,850.00	\$42,350.00
SANITARY MANHOLE (12'-14' CUT)	14.00	EACH	\$5,100.00	\$71,400.00
SANITARY MANHOLE (14'-16' CUT)	7.00	EACH	\$5,200.00	\$36,400.00
SANITARY MANHOLE (16'-18' CUT)	5.00	EACH	\$5,650.00	\$28,250.00
SANITARY MANHOLE (18'-20' CUT)	1.00	EACH	\$6,250.00	\$6,250.00



To:	Lennar Homes, Inc.	Contact:	Tom Spence
Address:	4600 West Cypress Street, Suite 200 Tampa, FL 33607	Phone:	(813) 574-5700
Project Name:	Summit View Budget	Bid Number:	19-203
Project Location:	Happy Hill Road, Dade City, FL	Bid Date:	7/8/2019

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
SANITARY MANHOLE (20'-22' CUT)	1.00	EACH	\$6,750.00	\$6,750.00
SANITARY MANHOLE (22'-24' CUT)	1.00	EACH	\$7,450.00	\$7,450.00
SANITARY MANHOLE (24'-26' CUT)	1.00	EACH	\$8,000.00	\$8,000.00
SANITARY LINED MANHOLE (0'-6' CUT)	1.00	EACH	\$10,000.00	\$10,000.00
SANITARY LINED MANHOLE (6'-8' CUT)	1.00	EACH	\$11,500.00	\$11,500.00
SANITARY LINED MANHOLE (8'-10' CUT)	1.00	EACH	\$14,000.00	\$14,000.00
SANITARY DROP MANHOLE (10'-12' CUT)	2.00	EACH	\$5,100.00	\$10,200.00
SANITARY DROP MANHOLE (12'-14' CUT)	1.00	EACH	\$6,150.00	\$6,150.00
SANITARY DROP MANHOLE (24'-26' CUT)	1.00	EACH	\$10,600.00	\$10,600.00
SINGLE SERVICE	50.00	EACH	\$695.00	\$34,750.00
DOUBLE SERVICE	178.00	EACH	\$830.00	\$147,740.00
DEWATERING	1.00	LS	\$225,000.00	\$225,000.00
SANITARY SEWER TESTING	1.00	LS	\$115,000.00	\$115,000.00
PUMP STATION (6' DIA)	1.00	EACH	\$300,000.00	\$300,000.00
PUMP STATION (8' DIA)	1.00	EACH	\$370,000.00	\$370,000.00

Total Price for above SANITARY SEWER Items: \$2,053,354.00

FORCEMAIN

4" PVC FORCEMAIN (DR 18)	740.00	LF	\$10.20	\$7,548.00
6" PVC FORCEMAIN (DR 18)	360.00	LF	\$13.15	\$4,734.00
6" PLUG VALVE ASSEMBLY	1.00	EACH	\$1,100.00	\$1,100.00
4" PLUG VALVE ASSEMBLY	1.00	EACH	\$765.00	\$765.00
6" MJ BEND	9.00	EACH	\$510.00	\$4,590.00
4" MJ BEND	20.00	EACH	\$310.00	\$6,200.00
AIR RELEASE ASSEMBLY	2.00	EACH	\$4,600.00	\$9,200.00
PRESSURE TESTING	1.00	LS	\$3,000.00	\$3,000.00

Total Price for above FORCEMAIN Items: \$37,137.00

WATERMAIN

CONNECT TO EXISTING WATERMAIN	1.00	EACH	\$2,650.00	\$2,650.00
6" X 6" TAPPING SLEEVE & VALVE	1.00	EACH	\$4,900.00	\$4,900.00
TEMPORARY JUMPER	1.00	EACH	\$3,050.00	\$3,050.00
8" PVC WATER MAIN (DR 18)	10,160.00	LF	\$18.45	\$187,452.00
6" PVC WATER MAIN (DR 18)	6,760.00	LF	\$13.15	\$88,894.00
4" PVC WATER MAIN (DR 18)	1,520.00	LF	\$10.20	\$15,504.00
2" WATER MAIN	500.00	LF	\$10.05	\$5,025.00
8" GATE VALVE ASSEMBLY	25.00	EACH	\$1,400.00	\$35,000.00
6" GATE VALVE ASSEMBLY	13.00	EACH	\$1,050.00	\$13,650.00
4" GATE VALVE ASSEMBLY	4.00	EACH	\$830.00	\$3,320.00
2" GATE VALVE ASSEMBLY	2.00	EACH	\$590.00	\$1,180.00
8" MJ BEND	135.00	EACH	\$360.00	\$48,600.00
6" MJ BEND	84.00	EACH	\$260.00	\$21,840.00



To: Lennar Homes, Inc.	Contact: Tom Spence
Address: 4600 West Cypress Street, Suite 200 Tampa, FL 33607	Phone: (813) 574-5700
Project Name: Summit View Budget	Bid Number: 19-203
Project Location: Happy Hill Road, Dade City, FL	Bid Date: 7/8/2019

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
4" MJ BEND	45.00	EACH	\$190.00	\$8,550.00
8" MJ TEE	17.00	EACH	\$505.00	\$8,585.00
6" MJ TEE	3.00	EACH	\$405.00	\$1,215.00
4" MJ TEE	1.00	EACH	\$260.00	\$260.00
8" MJ CROSS	1.00	EACH	\$645.00	\$645.00
8" MJ REDUCER	8.00	EACH	\$290.00	\$2,320.00
6" MJ REDUCER	3.00	EACH	\$185.00	\$555.00
4" MJ REDUCER	2.00	EACH	\$175.00	\$350.00
FIRE HYDRANT ASSEMBLY	25.00	EACH	\$4,350.00	\$108,750.00
SINGLE SERVICE SHORT	75.00	EACH	\$325.00	\$24,375.00
DOUBLE SERVICE SHORT	81.00	EACH	\$400.00	\$32,400.00
SINGLE SERVICE LONG	29.00	EACH	\$395.00	\$11,455.00
DOUBLE SERVICE LONG	70.00	EACH	\$495.00	\$34,650.00
WATER SERVICE TO LIFT STATION	2.00	EACH	\$1,450.00	\$2,900.00
ASPHALT RESTORATION	250.00	SY	\$69.40	\$17,350.00
TEMPORARY BLOWOFF ASSEMBLY	5.00	EACH	\$470.00	\$2,350.00
SAMPLE POINT	14.00	EACH	\$360.00	\$5,040.00
CHLORINE INJECTION POINT	1.00	EACH	\$360.00	\$360.00
CHLORINATION & PRESSURE TESTING	1.00	LS	\$47,000.00	\$47,000.00

Total Price for above WATERMAIN Items: \$740,175.00

OFFSITE FORCEMAIN

MAINTENANCE OF TRAFFIC	1.00	LS	\$17,000.00	\$17,000.00
CLEAR ING & TREE TRIMMING	1.00	LS	\$20,500.00	\$20,500.00
CONNECT TO EXISTING 6" FORCEMAIN	1.00	EACH	\$4,700.00	\$4,700.00
6" PVC FORCEMAIN (DR 18)	2,700.00	LF	\$28.50	\$76,950.00
6" DIRECTIONAL BORE	4,100.00	LF	\$44.35	\$181,835.00
6" PLUG VALVE ASSEMBLY	4.00	EACH	\$1,100.00	\$4,400.00
6" MJ BEND	30.00	EACH	\$510.00	\$15,300.00
AIR RELEASE ASSEMBLY	8.00	EACH	\$4,600.00	\$36,800.00
ASPHALT RESTORATION	200.00	SY	\$69.40	\$13,880.00
CONCRETE DRIVEWAY RESTORATION	180.00	SY	\$22.75	\$4,095.00
SOD RESTORATION - BAHIA	9,000.00	SY	\$2.70	\$24,300.00
PRESSURE TESTING	1.00	LS	\$15,000.00	\$15,000.00

Total Price for above OFFSITE FORCEMAIN Items: \$414,760.00

OFFSITE WATERMAIN

MAINTENANCE OF TRAFFIC	1.00	LS	\$4,850.00	\$4,850.00
CONNECT TO EXISTING WATERMAIN	1.00	EACH	\$2,650.00	\$2,650.00
TEMPORARY JUMPER	1.00	EACH	\$3,050.00	\$3,050.00
16" JACK & BORE	80.00	LF	\$520.00	\$41,600.00
8" PVC WATER MAIN (DR 18)	800.00	LF	\$33.85	\$27,080.00



To: Lennar Homes, Inc.	Contact: Tom Spence
Address: 4600 West Cypress Street, Suite 200 Tampa, FL 33607	Phone: (813) 574-5700
Project Name: Summit View Budget	Fax:
Project Location: Happy Hill Road, Dade City, FL	Bid Number: 19-203
	Bid Date: 7/8/2019

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8" GATE VALVE ASSEMBLY	2.00	EACH	\$1,400.00	\$2,800.00
8" MJ BEND	4.00	EACH	\$360.00	\$1,440.00
8" MJ TEE	1.00	EACH	\$505.00	\$505.00
TEMPORARY BLOWOFF ASSEMBLY	2.00	EACH	\$470.00	\$940.00
SAMPLE POINT	1.00	EACH	\$360.00	\$360.00
CHLORINE INJECTION POINT	1.00	EACH	\$360.00	\$360.00
CHLORINATION & PRESSURE TESTING	1.00	LS	\$2,350.00	\$2,350.00
SOD RESTORATION - BAHIA	2,000.00	SY	\$2.70	\$5,400.00
Total Price for above OFFSITE WATERMAIN Items:				\$93,385.00

Total Bid Price: \$12,212,200.00

Notes:

- CONSTRUCTION STAKING & RECORD SURVEY BY OTHERS.
- GEOTECHNICAL/ MATERIALS TESTING IS BY OTHERS.
- BONDING NOT INCLUDED. IF REQUIRED, PLEASE ADD 1.25%.
- PERMIT / INSPECTION FEES BY OTHERS.
- ASSUMES DISCING SHALL BE ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- ASSUMES PAD ELEVATION IS 6" BELOW FINISH FLOOR (+/- 0.10' TOLERANCE).
- THIS PROPOSAL IS BASED ON EXISTING TOPO NOTED ON THE DRAWINGS BEING ACCURATE WITHIN 0.2 FEET AT ANY GIVEN LOCATION. TOPO VERIFICATION MAY BE REQUIRED PRIOR TO FINAL CONTRACT.
- THIS PROPOSAL IS BASED ON ALL ONSITE CUT MATERIAL, INCLUDING MATERIAL FROM PIPE TRENCHES, BEING USABLE FOR STRUCTURAL / PAVEMENT AREAS AND TRENCH BACKFILL. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL IS NOT INCLUDED.
- NO ALLOWANCE HAS BEEN MADE FOR TESTING, HANDLING, TREATING, REMOVING OR DISPOSING OF HAZARDOUS OR CONTAMINATED MATERIALS, SOILS, OR GROUNDWATER. IN ADDITION, REMOVAL AND DISPOSAL OF BURIED TRASH IS NOT INCLUDED.
- TELEPHONE, POWER, CABLE, IRRIGATION, ETC. CONDUIT AND SLEEVES BY OTHERS, UNLESS SPECIFIED.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: UNDERDRAIN; IMPORT FILL; WELL ABANDONMENT; LANDSCAPING; IRRIGATION; ROOT PRUNING; TREE TRIMMING; INVASIVE SPECIES REMOVAL; MITIGATION PLANTINGS; DEMOLITION; STRIPPING OF SITE; FENCE; AND PERIMETER WALLS.
- ANCHOR BLOCK RETAINING WALL PRICING DOES NOT INCLUDE HANDRAIL, BUT INCLUDES DESIGN ACCOMADATIONS TO INSTALL FENCE OR RAILING DIRECTLY ON TOP OF THE WALL.
- THE ABOVE ASPHALT AND MATERIALS PRICING IS BASED ON TODAY'S MARKET. DUE TO THE VOLATILITY OF LIQUID ASPHALT / PETROLEUM / PVC AND CONCRETE PRODUCTS, WE ARE UNABLE TO PREDICT TOMORROW'S MARKET. THIS PROPOSAL DOES NOT INCLUDE ANY ADJUSTMENTS / SURCHARGE FOR MATERIAL PRICE INCREASES.
- **THIS PROPOSAL IS A PRELIMINARY BUDGET BASED ON LIMITED INFORMATION. OUR PRICE WILL LIKELY CHANGE WHEN COMPLETE CONSTRUCTION DOCUMENTS ARE PROVIDED.**
- **THIS PROPOSAL IS BASED ON ALL CONSTRUCTION TO BE COMPLETED IN 1 PHASE.**
- **BASED ON THE CURRENT GRADING PLANS AND TOPO PROVIDED, THERE IS A POTENTIAL FOR APPROXIMATLEY 150,000 CY OF EXCESS EXCAVATION. THIS PROPOSAL IS BASED ON EXCATING AND STOCKPILING THE EXCESS ONSITE. HAULING OFF THE EXCESS EXCAVATION IS NOT INCLUDED.**



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Project Name: Summit View Budget	Bid Number: 19-203
Project Location: Happy Hill Road, Dade City, FL	Bid Date: 7/8/2019

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: Curtis Mast cmast@ripaconstruction.com</p>
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