

**MARION COUNTY  
SUBDIVISION IMPROVEMENT AGREEMENT  
WITH BOND  
(CORPORATION)**

**THIS AGREEMENT** made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by, between and among **MARION COUNTY**, a political subdivision of the State of Florida, whose address is 601 SE 25th Avenue, Ocala, Florida 34471, hereinafter referred to as "COUNTY" and the below-listed DEVELOPER and SURETY.

**W I T N E S S E T H:**

**WHEREAS**, DEVELOPER has made application to the Board of County Commissioners for the approval of a subdivision (the "Subdivision") and the DEVELOPER represents to the COUNTY that the below-listed information is true and correct, and

Developer: Clayton Properties Group, Inc. dba Highland Homes

Developer's Address: 3020 S. Florida Ave. Suite 101  
Lakeland, FL 33803

Project Engineer: Jeffrey McPherson, P.E. – Tillman & Associates Engineering LLC

Engineer's Estimate of Costs of Improvements \$ 5,839,654.10  
(totaling 120% of the outstanding improvements):

Developer's Estimate of Time to Complete All Improvements 12 months  
(not to exceed 2 years from date of this Agreement):

Subdivision Name: Vista Trace

Phase:

Plat Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Surety: Berkshire Hathaway Specialty Insurance Company

Surety's Address: One Lincoln Street, 23rd Floor, Boston MA 02111

**WHEREAS**, it is necessary in the public interest that subdivision improvements required by COUNTY be constructed in accordance with specifications hereinafter set forth, it is therefore mutually agreed and understood by the parties to this Agreement that this Agreement is entered into for the purpose of (1) protecting the COUNTY in the event DEVELOPER fails to complete the construction of required subdivision improvements, and (2) inducing COUNTY to approve the plat of the above-described subdivided lands for recordation in the Public Records, and

**WHEREAS**, the failure of DEVELOPER to comply with the terms and conditions of this Agreement may cause COUNTY to take whatever action may be deemed appropriate to assure the fulfillment of this Agreement, and

**WHEREAS**, DEVELOPER has represented to COUNTY that it intends to improve said Subdivision lands by construction of all subdivision improvements required by Article 2, Division 18, Sec. 2.18.4 of the Land Development Code (LDC) of Marion County, Florida, as provided herein, and as described in the COUNTY approved Project Engineer's Estimate of Costs of Improvements as set forth above (a copy of which is attached hereto as **Exhibit A**, and by this reference made a part hereof).

**WHEREAS**, the construction of improvements on the Subdivision lands has not progressed to completion and the DEVELOPER seeks to assure its obligations under this Agreement by arranging and agreeing with BANK for the issuance of a letter of credit as a performance guarantee.

**NOW THEREFORE, IN CONSIDERATION** of the mutual covenants and conditions contained herein, and other good and valuable consideration acknowledged by the parties, the parties do hereby promise, agree, and covenant as follows:

1. The recitals set forth above are true and correct and are incorporated into this Agreement by this reference.

2. The DEVELOPER hereby accepts the obligation to construct and shall construct or cause to be constructed, as provided in the Project Engineer's COUNTY approved subdivision improvement plans dated 8/16/24 and on file with the COUNTY Office of the County Engineer (AR #30998), all roads, pavement and other improvements, including all catch basins and drainage facilities, monuments, street signs, amenities, landscaping/buffering and irrigation associated therewith and other improvements of any nature (hereinafter the "Improvements") and in all respects complete the Improvements in accordance with the subdivision improvement plans. All Improvements shall be constructed in accordance with the Land Development Code of Marion County, Florida, in effect on the date of approval of the subdivision improvement plans. All required Improvements shall be certified by the Project Engineer, who shall be a State of Florida registered Engineer, as being constructed consistent with the requirements of the Land Development Code of Marion County. The Subdivision and the lands described in this Agreement are and shall remain privately owned, and the Subdivision Plat shall not contain any dedication of any Subdivision lands or infrastructure to the COUNTY. DEVELOPER shall provide to COUNTY with the final plat, documentation identifying a lawfully established property owner's association that will be responsible for maintenance of all Improvements upon completion of the construction thereof.

3. [Special clauses, if any, for Improvements not covered by LOC. E.g. Amenities must be constructed before     COs issued]

4. The DEVELOPER has presented to COUNTY a surety bond in an amount equal to the Engineer's Estimate of the Cost of Improvements attached hereto as **Exhibit A**. A copy of the SURETY's surety bond is attached hereto as **Exhibit B**. The condition of the surety bond is such

that if DEVELOPER should fail to satisfactorily complete the Improvements, within Developer's Estimate of Time to Complete All Improvements as noted above, the COUNTY may draw upon the surety bond, pursuant to the terms of the surety bond, and the SURETY shall promptly and at Surety's expense: (i) Complete the improvements in accordance with the Agreement and Exhibit A, and (ii) Obtain a bid or bids for completing the improvements in accordance with the terms and conditions of the Agreement and Exhibit A, and upon determination by SURETY of the lowest responsible bidder, or if COUNTY elects, upon determination by COUNTY and SURETY jointly of the lowest responsible bidder, arrange for a contract (a "CONTRACT OF COMPLETION") between such bidder and COUNTY, and make available as the improvements progresses (even though there should be a default or a succession of defaults under the Agreement and Exhibit A or a CONTRACT OF COMPLETION) sufficient funds to pay the cost of completion, including other costs and damages for which the SURETY may be liable hereunder, the amount set forth in the first paragraph hereof. COUNTY may also draw upon the surety bond upon receiving notification from SURETY that SURETY elects not to extend the expiration date of the surety bond if DEVELOPER has not provided a replacement surety bond satisfactory to COUNTY. The SURETY shall not release and/or cancel the surety bond, either all or in part, except in keeping with the provisions of this Agreement.

5. Within ten (10) days after verification of the completion of construction of all Improvements, other than the Amenities and Landscaping/Buffering, the COUNTY Office of the County Engineer shall forward written instructions to SURETY authorizing to release and cancel the surety bond and/or shall deliver the original surety bond to SURETY, whichever the SURETY shall require. Should the COUNTY fail to timely provide notice of completion as aforesaid, the DEVELOPER may deliver to the SURETY a true and correct copy of any verification of completion letter or certificate from the COUNTY, which the SURETY may, in good faith, rely upon and may thereafter release and cancel the surety bond. Any controversy arising under this Agreement shall be resolved in accordance with the laws of the State of Florida, acknowledging that the surety bond is being given for the protection and benefit of COUNTY to secure the DEVELOPER'S obligation to complete all Improvements, other than the Amenities and Landscaping/Buffering. In the event of any conflict between the terms of the surety bond and this Agreement, the terms of this Agreement shall control. COUNTY may only draw upon the surety bond and utilize such funds for the purpose of paying for the commercially reasonable costs to complete the Improvements, other than the Amenities and Landscaping/Buffering, and for no other purpose or use.

6. For and in consideration of the issuance of the surety bond, DEVELOPER agrees to pay SURETY such reasonable compensation which shall from time to time be agreed upon in writing by DEVELOPER and SURETY. In addition, DEVELOPER agrees to reimburse SURETY for any direct and actual out-of-pocket expense, including reasonable attorney's fees reasonably incurred by it in the administration of this Agreement. Such compensation and expenses shall not constitute a charge upon the surety bond.

7. Liability of SURETY, or its successors, is expressly limited and so long as SURETY, or its successor, accounts for and disburses the surety bond in good faith and in

compliance with this Agreement, it shall not be liable for errors of judgment, and DEVELOPER agrees to indemnify SURETY, or its successor, for any losses it may suffer in the premises.

8. The COUNTY reserves the right to cancel or terminate this Agreement, with or without cause, upon thirty (30) days written notice of termination to the DEVELOPER. The COUNTY reserves the right to cancel or terminate this Agreement upon five (5) days written notice in the event the DEVELOPER will be placed in either voluntary or involuntary bankruptcy or an assignment is made for the benefit of creditors.

9. DEVELOPER hereby releases the COUNTY and its agents and employees from any claims and damages, now existing or hereafter occurring or related in any way to this Agreement, save and except for claims or damages arising out of willful, wanton or bad faith acts on the part of the COUNTY. DEVELOPER agrees that the COUNTY shall incur no liability for subdivision improvements by executing this Agreement.

10. DEVELOPER does hereby agree to indemnify and hold the COUNTY harmless from and against any and all claims, damages, losses, out-of-pocket expenses (including but not limited to attorneys' fees), causes of action, judgments and/or liabilities directly arising out of, or in connection with an uncured default on the part of DEVELOPER of the terms and provisions of this Agreement. This grant of indemnity shall be irrevocable. The grant of indemnity contained herein is absolute and unlimited.

11. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred including attorneys' fees, specifically including any appellate or bankruptcy proceeding related thereto.

12. After DEVELOPER has completed some of the Subdivision Improvements, DEVELOPER may request COUNTY to reduce the amount of the surety bond by providing to COUNTY a new Engineer's Estimate of Cost of Improvements for the cost to complete the remaining Improvements. Partial releases of the aggregate face value of this Letter of Credit will only be permitted, at the sole and absolute discretion of COUNTY, when accompanied by written approval from the COUNTY verifying completion of a portion of the improvements. The effect of partial releases will be to reduce the face value of the surety bond. No other terms will be affected or altered. If the COUNTY Administrator or its designee approves the new Engineer's Estimate of Cost of Improvements, COUNTY shall release the original Letter of Credit simultaneously with DEVELOPER's delivery of a new surety bond in the amount of the new Engineer's Estimate of Cost for the Improvements. No changes in the terms, conditions or other details of the surety bond are permitted except a reduction in amount. All provisions of this Agreement applicable to the original surety bond shall apply to the new surety bond. No formal amendment to this Agreement, or County Commission approval, is required to reduce the surety bond under this paragraph. DEVELOPER may request no more than two reductions in the surety bond pursuant to this paragraph 12.

13. The undersigned representative of the DEVELOPER hereby represents to the COUNTY that he/she is fully authorized by the DEVELOPER to represent the DEVELOPER in agreeing to the terms and conditions of this Agreement.

14. This Agreement may be amended by mutual written agreement of the parties and only by such written agreement. There are no understandings or agreements by the parties except as herein expressly stated.

**IN WITNESS WHEREOF** that parties have hereunto set their hands and seals and executed this Agreement on the day and year first above mentioned.

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SIGNATURES START ON NEXT PAGE**

**ATTEST:**

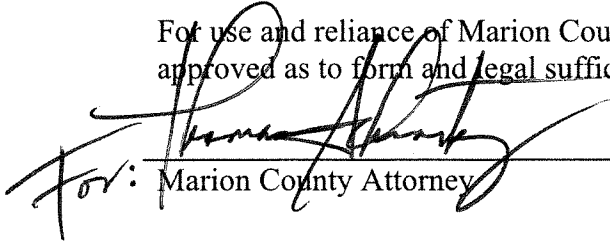
**MARION COUNTY, FLORIDA, a  
political subdivision of the State of Florida,  
by its Board of County Commissioners**

\_\_\_\_\_  
Gregory C. Harrell, Clerk of Court and  
Comptroller

\_\_\_\_\_  
Kathy Bryant, Chairman


Date: \_\_\_\_\_

For use and reliance of Marion County only,  
approved as to form and legal sufficiency:

  
For: \_\_\_\_\_  
Marion County Attorney

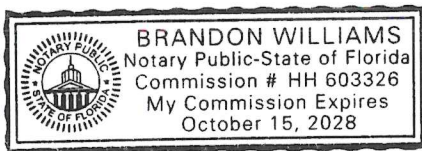
**SIGNATURE PAGE FOR DEVELOPER IMMEDIATELY FOLLOWS THIS PAGE**


**DEVELOPER:**

By:   
(signature)  
Print name: BRIAN WALSH  
Title: ASST. SEC  
Date: 6-12-25

STATE OF FLORIDA  
COUNTY OF POLK

Before me by means of ☒ physical presence or ☐ online notarization this 12<sup>th</sup> day of June, 2025, personally appeared \_\_\_\_\_, as \_\_\_\_\_ of Clayton Properties Group Inc. aka Highland Homes on behalf of company, who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who executed the foregoing instrument, and who acknowledged that he did so as an officer of said DEVELOPER all by and with the authority of the Member of said DEVELOPER.



  
Print/Type Name: Brandon Williams  
Notary Public in and for the County and State aforesaid.  
My Commission Expires: 10/15/28  
Serial No., if any: HH 603326

**SIGNATURE PAGE FOR SURETY IMMEDIATELY FOLLOWS THIS PAGE**

**EXHIBIT A**  
**ENGINEER'S ESTIMATE OF COSTS OF IMPROVEMENTS**



**SURETY BOND**

**EXHIBIT B**

Bond #: 47SUR300214011270

## PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That Clayton Properties Group, Inc. dba Highland Homes as Principal (hereinafter called the Principal) and Berkshire Hathaway Specialty Insurance Company a corporation organized and existing under the laws of the State of NE and authorized to transact surety business in the State of Florida as Surety ( hereinafter called the Surety) are held and firmly bound to Marion County (hereinafter called the Obligee) in the Penal Sum of Five Million Eight Hundred Thirty Nine Thousand Six Hundred Fifty Four and 10/100 dollars (\$5,839,654.10) for the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITIONS OF THE OBLIGATION IS SUCH THAT: The above-named Principal has or will enter into an agreement with the Obligee to do and perform work, to wit: Vista Trace.

WHEREAS: If the above-bounden Principal shall well and truly perform the work referred to in such agreement, then this obligation shall be void, otherwise remain in full force and effect.

PROVIDE, HOWEVER: That this bond is subject to the following conditions:

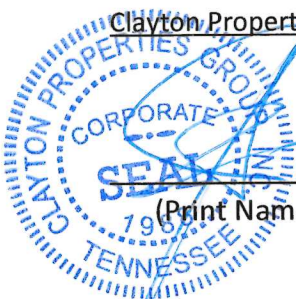
1. The Penal Sum amount of this bond shall not increase, absent Surety's written consent, regardless of any change, alterations, or modifications to the underlying documents. The aggregate liability of the surety is limited to the penal sum stated herein regardless of the number or amount of claims brought against this bond and regardless of the number of years this bond remains in force.
2. In no event shall the Surety be liable for fines, penalties, liquidated damages, or forfeitures assessed against the Principal.
3. No Claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted upon the Surety within one (1) year from Principal default or termination.

4. No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligee named herein or the heirs, executors, administrator or successors of Obligee.
5. If any conflict or inconsistency exists between the Surety's obligations or undertakings as described in this bond and as described in any underlying documents, then the terms of this bond shall prevail.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney in Fact the 1<sup>st</sup> day of August, 2025.

PRINCIPAL:

Clayton Properties Group, Inc. dba Highland Homes (SEAL)



By: D. Joel Adams, AS.  
(Print Name & Title) Vice Pres.

Witness

SURETY:

Berkshire Hathaway Specialty Insurance Company

Jessica Hernandez, Attorney-in-Fact



## Power Of Attorney

### BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: **Jessica Hernandez, Kimberly Bragg, Josefina Rojo, John P. Harney, Jacquelyn M. Norstrom, Haley Anderson, Matthew Labno, Melissa Heffernan, 353 N. Clark Street of the city of Chicago, State of Illinois**, their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. **The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.**

**BERKSHIRE HATHAWAY SPECIALTY  
INSURANCE COMPANY,**

By:

David Fields, Executive Vice President



**NATIONAL INDEMNITY COMPANY,  
NATIONAL LIABILITY & FIRE INSURANCE COMPANY,**

By:

David Fields, Vice President

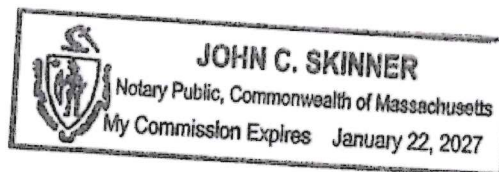
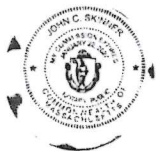


#### NOTARY

State of Massachusetts, County of Suffolk, ss:

On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY** and Vice President of **NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.

[Notary Seal]



Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this August 1, 2025.



Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSISurety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at [jennifer.porter@bhspecialty.com](mailto:jennifer.porter@bhspecialty.com) THIS POWER OF ATTORNEY IS VOID IF ALTERED  
To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at [claims.notice@bhspecialty.com](mailto:claims.notice@bhspecialty.com), via fax to (617) 507-8259, or via mail.

**BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)**

**ARTICLE V.**

**CORPORATE ACTIONS**

....

**EXECUTION OF DOCUMENTS:**

....

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and
- (2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

**NATIONAL INDEMNITY COMPANY (BY-LAWS)**

**Section 4. Officers, Agents, and Employees:**

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

**NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)**

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

**NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)**

**ARTICLE IV**

**Officers**

**Section 1. Officers, Agents and Employees:**

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

**NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)**

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**HIGHLAND C25 BELLEVUE - COST ESTIMATE OF REMAINING ITEMS**

**ADDRESS** MARION COUNTY, FLORIDA  
**Submission**  
**Date of plans**  
**Total Cost Estimate** \$5,839,654.10  
**Lot Count & Per lot Cost** N/A  
**Acreage & Per Ac Cost** N/A  
**LF of Roadway & Per LF Cos** N/A

**Tillman & Associates**  
**ENGINEERING, LLC.**

**Website:** [www.tillmaneng.com](http://www.tillmaneng.com)  
**Email:** [permits@tillmaneng.com](mailto:permits@tillmaneng.com)  
**Contact:** (352) 387-4540

SR #	DESCRIPTION	QTY.	REM. QTY.	UNIT	TOTAL UNIT COST	TOTAL COST	SUBTOTALS
<b>GENERAL CONSTRUCTION</b>							
1	Mobilization	1	20%	LS	\$ 92,000.00	\$ 18,400.00	
2	Survey & As-Builts	1	40%	LS	\$ 118,829.50	\$ 47,531.80	
3	Maintenance of Traffic	1	40%	LS	\$ 18,975.00	\$ 7,590.00	
4	NPDES	1	50%	LS	\$ 7,475.00	\$ 3,737.50	
5	Inlet Protection	69	100%	EA	\$ 180.15	\$ 12,430.35	
	<b>Sub Total</b>						<b>89,689.65</b>
<b>EARTHWORK</b>							
6	Fine Grade ROW	4589	48%	SY	\$ 0.50	\$ 1,101.36	
7	Grassing-Pond Slopes Only - Note:Sod at Back Pond?	10430	6%	SY	\$ 3.30	\$ 2,065.14	
8	Grassing-ROW	4589	100%	SY	\$ 3.30	\$ 15,143.70	
9	Seed & Mulch- Lots/Dist Areas	135077	100%	SY	\$ 0.55	\$ 74,292.35	
	<b>Sub Total</b>						<b>92,602.55</b>
<b>ASPHALT R.O.W.</b>							
10	1.5" SP-12.5 Asphalt	15079	100%	SY	\$ 16.80	\$ 253,327.20	
11	2" SP-12.5 Asphalt	815	100%	SY	\$ 20.30	\$ 16,544.50	
12	8" Limerock Base	15895	100%	SY	\$ 14.55	\$ 231,272.25	
13	12" Stabilized Subgrade (LBR 40)	19075	100%	SY	\$ 6.35	\$ 121,126.25	
14	Miami Curb	12260	100%	LF	\$ 19.75	\$ 242,135.00	
15	Type F Curb	800	100%	LF	\$ 31.25	\$ 25,000.00	
16	Type D Curb	460	100%	LF	\$ 33.55	\$ 15,433.00	
17	4" Concrete Sidewalk	2655	100%	SF	\$ 7.25	\$ 19,248.75	
18	Handicap Ramps	23	100%	EA	\$ 862.50	\$ 19,837.50	
19	Concrete Driveway	995	100%	SF	\$ 8.05	\$ 8,009.75	
20	Signage & Striping	1	100%	LS	\$ 15,697.50	\$ 15,697.50	
	<b>Sub Total</b>						<b>967,631.70</b>
<b>ASPHALT LIGHT DUTY</b>							
21	1" SP-9.5 Asphalt	930	100%	SY	\$ 14.90	\$ 13,857.00	
22	1.5" SP-12.5 Asphalt	930	100%	SY	\$ 27.55	\$ 25,621.50	
23	Mill & Resurface	2940	100%	SY	\$ 20.15	\$ 59,241.00	
24	Full Depth Limerock Base	1090	100%	SY	\$ 36.20	\$ 39,458.00	
25	Compacted Subgrade	1305	100%	SY	\$ 7.65	\$ 9,983.25	
26	Open Cut Repair	3915	100%	SY	\$ 42.35	\$ 165,800.25	
27	ROW Restoration	38470	100%	SY	\$ 4.05	\$ 155,803.50	
28	Signage & Striping	1	100%	LS	\$ 20,125.00	\$ 20,125.00	
	<b>Sub Total</b>						<b>489,889.50</b>
<b>STORM</b>							
29	18" ADS HP	5504	91%	LF	\$ 43.45	\$ 217,625.41	
30	24" ADS HP	1850	86%	LF	\$ 64.95	\$ 103,335.45	
31	30" ADS HP	560	100%	LF	\$ 97.25	\$ 54,460.00	
32	36" ADS HP	1130	100%	LF	\$ 109.90	\$ 124,187.00	
33	42" ADS HP	422	100%	LF	\$ 141.20	\$ 59,586.40	
34	18" MES	4	50%	EA	\$ 1,619.85	\$ 3,239.70	
35	24" MES	2	100%	EA	\$ 2,100.20	\$ 4,200.40	
36	30" MES	1	100%	EA	\$ 2,992.20	\$ 2,992.20	
37	36" MES	1	100%	EA	\$ 3,872.25	\$ 3,872.25	
38	42" MES	2	100%	EA	\$ 4,711.55	\$ 9,423.10	
39	Curb Inlet	19	47%	EA	\$ 4,604.10	\$ 41,114.61	
40	Curb Inlet J-Bottom	10	54%	EA	\$ 8,385.20	\$ 45,280.08	
41	Type C Inlet	24	37%	EA	\$ 2,801.70	\$ 24,879.10	
42	Type C Inlet J Bottom	1	58%	EA	\$ 5,569.20	\$ 3,230.14	
43	Mod. V Inlet	15	51%	EA	\$ 6,602.15	\$ 50,506.45	
44	P Manhole	7	50%	EA	\$ 3,259.60	\$ 11,408.60	
45	J Manhole	4	54%	EA	\$ 5,695.75	\$ 12,302.82	
46	Testing	9466	100%	LF	\$ 2.90	\$ 27,451.40	
	<b>Sub Total</b>						<b>799,095.11</b>

# HIGHLAND C25 BELLEVUE - COST ESTIMATE OF REMAINING ITEMS

ADDRESS  
Submission  
Date of plans  
Total Cost Estimate \$5,839,654.10  
Lot Count & Per lot Cost N/A  
Acreage & Per Ac Cost N/A  
LF of Roadway & Per LF Cost N/A

**Tillman & Associates**  
ENGINEERING, LLC.

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SR #	DESCRIPTION	QTY.	REM. QTY.	UNIT	TOTAL UNIT COST	TOTAL COST	SUBTOTALS
<b>SEWER</b>							
47	8" SDR26 PVC Sewer (0' - 6')	1484.0	96%	LF	\$ 29.90	\$ 42,647.32	
48	8" SDR26 PVC Sewer (6' - 8')	1473.0	94%	LF	\$ 30.95	\$ 42,745.46	
49	8" SDR26 PVC Sewer (8' - 10')	573.0	63%	LF	\$ 32.15	\$ 11,587.02	
50	8" SDR26 PVC Sewer (10' - 12')	491.0	51%	LF	\$ 33.55	\$ 8,364.29	
51	Sewer Manhole 4' ID (0' - 6')	6	55%	EA	\$ 4,017.05	\$ 13,256.27	
52	Sewer Manhole 4' ID (6' - 8')	6	56%	EA	\$ 4,680.10	\$ 15,725.14	
53	Sewer Manhole 4' ID (8' - 10')	5	51%	EA	\$ 5,432.40	\$ 13,852.62	
54	Sewer Manhole 4' ID (10' - 12')	3	20%	EA	\$ 6,350.50	\$ 3,810.30	
55	Sewer Manhole 4' ID (12' - 14')	5	39%	EA	\$ 7,009.40	\$ 13,668.33	
56	Sewer Manhole 4' ID (14' - 16') Lined	2	9%	EA	\$ 19,722.05	\$ 3,549.97	
57	Single Sewer Service	32	100%	EA	\$ 1,257.75	\$ 40,248.00	
58	Double Sewer Service	69	100%	EA	\$ 1,431.00	\$ 98,739.00	
59	Sanitary Testing	6431	100%	LF	\$ 5.55	\$ 35,692.05	
60	Lift Station Complete	1	100%	LS	\$ 497,040.60	\$ 497,040.60	
	<b>Sub Total</b>						<b>840,926.37</b>
<b>WATER</b>							
61	Connect to Existing (6"x6" TSV)	1	50%	LS	\$ 7,266.35	\$ 3,633.18	
61	ARV Assy.	4	50%	EA	\$ 11,939.30	\$ 23,878.60	
62	Testing	6235	100%	LF	\$ 2.30	\$ 14,340.50	
63	Connect to Existing	1	100%	LS	\$ 3,647.65	\$ 3,647.65	
64	Testing	3440	100%	LF	\$ 2.30	\$ 7,912.00	
65	8" Watermain DR18	1440	100%	LF	\$ 40.15	\$ 57,816.00	
66	12" Watermain DR18	5780	100%	LF	\$ 73.40	\$ 424,252.00	
67	8" Gate Valve & Box	8	87%	EA	\$ 3,391.10	\$ 23,602.06	
68	12" Gate Valve & Box	18	89%	EA	\$ 5,554.25	\$ 88,979.09	
69	2" Blow Off Assy.	4	100%	EA	\$ 1,650.00	\$ 6,600.00	
70	Fire Hydrant Assy.	10	100%	EA	\$ 7,345.95	\$ 73,459.50	
71	Lift Station Water Service	1	100%	EA	\$ 2,919.60	\$ 2,919.60	
72	Amenity Service	1	100%	EA	\$ 2,025.30	\$ 2,025.30	
73	Single Water Service	26	100%	EA	\$ 980.90	\$ 25,503.40	
74	Double Water Service	72	100%	EA	\$ 1,146.75	\$ 82,566.00	
75	Fittings	1	80%	LS	\$ 57,018.80	\$ 45,615.04	
76	Testing	7190	100%	LF	\$ 4.05	\$ 29,119.50	
	<b>Sub Total</b>						<b>915,869.42</b>
<b>LANDSCAPE &amp; IRRIGATION</b>							
77	Landscape & Irrigation per approved plans	1	100%	LS	\$ 516,598.50	\$ 516,598.50	
	<b>Sub Total</b>						<b>516,598.50</b>
<b>ELECTRIC</b>							
78	Bores at C25	1	100%	LS	\$ 16,000.00	\$ 16,000.00	
79	Lift Station & conduit	1	100%	LS	\$ 14,000.00	\$ 14,000.00	
	<b>Sub Total</b>						<b>16,000.00</b>
<b>AMENITY AREA</b>							
80	Shade structure, playground equipment, and turf	1	100%	LS	\$ 103,904.00	\$ 103,904.00	
	<b>Sub Total</b>						<b>103,904.00</b>
<b>TOTAL</b>						<b>\$ 4,846,206.80</b>	
<b>120% OF COST ESTIMATE</b>						<b>\$ 5,839,654.10</b>	
<b>TOTAL AMOUNT TO BE BONDED (OR LETTER OF CREDIT PROVIDED)</b>						<b>\$ 5,839,654.10</b>	

## Exclusions:

## NOTE:

1) Cost estimate is based on recent site inspections, pay applications, and proposals for proposed improvements

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This item has been digitally signed and sealed by Jeffrey M. McPherson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.