

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

DECEMBER 14, 2018

AGENDA

***Meadow View at Twin Creeks
Community Development District
Revised Special Meeting Agenda***

Friday
December 14, 2018
10:00 a.m.

Governmental Management Services
475 West Town Place
St. Augustine, Florida 32092
Call In # 1-888-757-2790 Code 380298
www.meadowviewattwincreekscdd.com

- I. Call to Order
- II. Public Comment
- III. Consideration of Matters re: Townhomes Bid Protest / Contract Award
- IV. Consideration of Matters re: Phase 2 Contract Award
- V. Consideration of Agreement with Atlantic Security for Fire Alarm Communicator Installation
- VI. Acceptance of the Minutes of the November 6, 2018 Landowners' Election
- VII. Approval of Minutes of the November 15, 2018 Meeting
- VIII. Other Business
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Requisition Summary
 - 2. Dicky Smith Change Order No. 9
 - C. District Manager
 - D. Amenity Manager – Report
- X. Financial Reports
 - A. Balance Sheet and Income Statement

B. Funding Request No. 33

XI. Supervisors' Requests and Audience Comments

XII. Next Scheduled Meeting – January 17, 2019 at 10:00 a.m. at the offices of GMS

XIII. Adjournment

THIRD ORDER OF BUSINESS

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

JON M. HALL COMPANY, LLC,

Protestor,

v.

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT,

BID PROTEST /
RFP FOR TOWNHOMES
SITE WORK PROJECT

Respondent.

_____ /

FINAL ORDER DISMISSING BID PROTEST

THIS CAUSE came before the Meadow View at Twin Creeks Community Development District's ("**District**") Board of Supervisors ("**Board**") pursuant to a bid protest ("**Bid Protest**") filed with the District on December 3, 2018 by Jon M. Hall Company, LLC ("**Protestor**"), and relating to the District's Request for Proposals for the Beacon Lakes Townhomes Civil Site Work Project ("**Townhomes RFP**"). Pursuant to Rule 3.11 of the District's Rules of Procedure, the Bid Protest is untimely and must be dismissed.

Findings of Fact

1. On September 24, 2018, the District issued its Townhomes RFP, requesting responses in connection with the construction of the District's Townhomes civil site work project. The responses were initially due on October 26, 2018, but the deadline was extended until November 8, 2018.

2. The District received two responses to the Townhomes RFP, one from Protestor, and the other from Hughes Brothers Construction. The District publicly opened the responses on November 8, 2018.

3. The District's Board then met in public on November 15, 2018 and scored and ranked the responses. That same day - on November 15, 2018, the District issued letters to the respondents informing them of the District's intent to award the contract to Hughes Brothers Construction, as the highest-ranked respondent.

4. The District's notice letter sent to Protestor stated, in pertinent part and with emphasis added:

Please note that a failure to file a written notice of protest of this decision within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after receipt of this Notice of Intent to Award, followed within seven (7) calendar days (inclusive of Saturdays, Sundays, and state holidays) by a formal written protest, stating with particularity the facts and law upon which such protest is based, as well as any required protest bond or other security, shall constitute a waiver of proceedings under Chapter 190, *Florida Statutes*, and the District's *Rules of Procedure*.

5. Similarly, Rule 3.11 of the District's Rules of Procedure – which were timely provided to the Protestor's counsel on November 20 in response to a public records request made that same day – states, with emphasis added:

Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

6. On November 20, 2018, the District received from Protestor a written notice of intent to protest the District's Townhomes RFP award. In the response letter, Protestor states, with emphasis added, that: "[a] formal written protest, with the required bond, will be timely filed within seven (7) calendar days in accordance with the time terms in your letter."

7. No such formal written protest was timely filed within the seven-day period required by the District's November 15, 2018 letter and Rule 3.11.

8. Instead, Protestor submitted a formal written protest delivered by hand on December 3, 2018, which was 13 days after the District's receipt of the initial notice of protest, and after the seven-day deadline.

Conclusions of Law

9. Because Protestor failed to timely file its formal written protest by the required deadline for submitting formal written responses as set forth in the District's November 15, 2018 letter and Rule 3.11, Protestor's formal written protest is untimely, Protestor waived its right to protest and abandoned the Bid Protest proceedings, the Bid Protest proceedings are terminated, and the Bid Protest is hereby DISMISSED with prejudice.

10. Further, because the Bid Protest was unsuccessful, and pursuant to District Rule 3.11(1)(c) and the applicable provisions of the Project Manual, District Staff is directed to apply the Protestor's protest bond toward the payment of the District's attorney's fees and expenses in connection with this Bid Protest.

DONE AND ORDERED at a public meeting held on December ____, 2018.

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

Chairperson

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT
DISTRICT BID PROTEST DOCUMENT FROM JON M. HALL
COMPANY, LLC.**

RECEIPT FOR DOCUMENTS

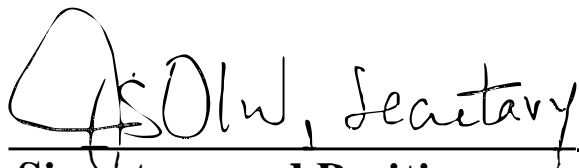
**The undersigned authority for the Meadow View At
Twin Creeks Community Development District Manager,
JIM OLIVER, located at**

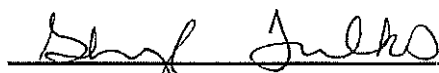
Governmental
**c/o ~~COMMERCIAL~~ MANAGEMENT SERVICES,
LLC**

**475 West Town Place, Suite 114
St. Augustine, Florida 32092**

**hereby acknowledges receipt of the December 3, 2018 Jon
M. Hall Company, LLC Bid Protest Documentation, by
HAND DELIVERY.**

Dated: December 3, 2018 at 1:05 p.m.


Signature and Position


Witness

Prepared by:
William Glenn Roy Jr.
Attorney for Jon M. Hall Company, LLC

WILLIAM GLENN ROY, JR.

ATTORNEY AT LAW
411 WEST CENTRAL PARKWAY
ALTAMONTE SPRINGS, FLORIDA 32714

TELEPHONE (407) 869-6167 • FAX (407) 869-9559
glenn@glenroylaw.com



December 3, 2018

Jim Oliver, District Manager
Meadow View at Twin Creek
Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

HAND DELIVERY

Email: joliver@gmsnf.com
Fax: 904-940-5899

**Re: Meadow View At Twin Creeks Community Development District;
BID PROTEST of Award Construction Services for Beacon
Lake Townhouses Civil Sitework Award Notification dated November
15, 2018, ETM Job No. E 17-085-01; by Jon M. Hall Company, LLC.**

Dear Mr. Oliver:

This law firm continues to represent Jon M. Hall Company, LLC; bidder with standing to protest.

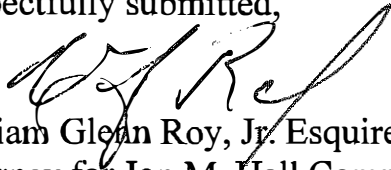
Please find attached to this letter, the listed Bid Bond and Bid Protest documentation by Jon M. Hall Company, LLC.:

1. Original Bid Protest Bond dated November 29, 2018; \$61,875.62; with Original Power of Attorney.
2. BID PROTEST DOCUMENT with Verification.
3. Exhibits:
 - A. Jon M. Hall Company November 19, 2018 Notice of Protest.

- B. Meadow View At Twin Creeks CDD November 15, 2018, Notice of Intent to Award Construction Services for Beacon Lake Townhomes Civil Sitework
- C. Beacon Lake Town Project Manual 09/28/18 in Redacted Format.
- D. Hall-Townhomes SOV, Bid Date 11/08/18.
- E. Hughes Bros. SOV Bid Date 09/26/18.
- F. TH Engineer Bid Tabulation, dated 11/15/18.
- G. Hall- Beacon Lake Subdivision Phase 2, SOV Bid Date 10/26/18.

Please sign the attached RECEIPT of HAND DELIVERY PACKAGE, and also acknowledge receipt of this Protest documentation and Protest Bond by email to: glenn@glenroylaw.com; and to kearson@jonmhallcompany.com

Respectfully submitted,



William Glenn Roy, Jr. Esquire
Attorney for Jon M. Hall Company, LLC

Cc: Keith Carson, President
Jon M. Hall Company, LLC

Jere L. Earlywine, Esquire
jearywine@hgslaw.com

Bid Protest Bond

Bond No. SUR0021313

KNOW ALL PERSONS BY THESE PRESENTS:

That Jon M. Hall Company, LLC, a corporation organized and existing under the laws of the State of FL and having their principal place of business at 1920 Boothe Circle, Suite 230 Longwood, FL 32750 as PRINCIPAL, and Argonaut Insurance Company, a SURETY company, organized under the laws of the State of IL, and duly authorized to do business in the State of Florida whose principal place of business is 225 W. Washington Street, 24th Floor Chicago, IL 60606, as Surety, are held and firmly bound unto the The Meadow View at Twin Creeks Community Development District as OBLIGEE, in the amount of Sixty One Thousand Eight Hundred Seventy Five and 62/100 Dollars (\$ \$61,875.62) for the payment of which sum we, as Principal and Surety, bind ourselves, our heirs, personal representative, successors and assigns, jointly and severally.

This bond is issued under the provisions of paragraph 287.04292 (c), Florida Statutes. The above-named principal has initiated an administrative protest regarding the OBLIGEE'S decision or intended decision pertaining to Beacon Lake Subdivision Phase 2. Said protest is conditioned upon the posting of a bond at the time of filing the formal written protest.

Now, therefore, the condition of this bond is that if the PRINCIPAL, after the administrative hearing process and/or any appellate court proceedings regarding the protest, shall satisfy all costs and charges allowed by final order and/or judgment, and interest thereon, in the event the OBLIGEE prevails, then the obligation shall be null and void; otherwise it shall remain in full force and effect.

The Oblgee may bring an action in a court of competent jurisdiction on this bond for the amount of such liability, including all costs and attorneys' fees.

Signed and Sealed this 29th day of November, 2018

Attest:

Cinda S. Keegan

Jon M. Hall Company, LLC

(Principal)

By:

(Seal)

Hunter F. Avery
Licensed Florida Resident Agent
Hunter F. Avery (FL License #P212545)

Argonaut Insurance Company

(Surety)

By:

Patricia L. Lewis

(Seal)
Attorney-in-fact

Mayah Walker-Taylor
Notary Public

Mayah Walker-Taylor



Mayah Olaniyi Walker-Taylor
Commonwealth of Virginia
Notary Public
Commission No. 7771963
My Commission Expires 12/31/2021

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint: **Patricia L. Lewis**

SuretyBond No.: SUR0021313

Principal: Jon M. Hall Company, LLC

Obligee: The Meadow View at Twin Creeks Community Development District

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$50,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.

Argonaut Insurance Company



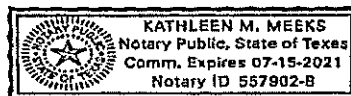
by:


Joshua C. Betz, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, depose and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

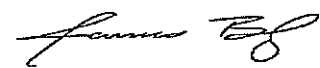



(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 29th day of November, 2018.




James Bluzard, Vice President-Surety

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT,
ST. JOHNS COUNTY, FLORIDA**

JON M. HALL COMPANY, LLC,)	
)	
Protester,)	
)	ETM Job No. E 17-085-01
v.)	
)	Townhomes Protest
MEADOW VIEW AT TWIN CREEKS)	
COMMUNITY DEVELOPMENT DISTRICT,)	
)	
Respondent.)	

PROTEST

Pursuant to its Notice of Protest, dated November 19, 2018¹, Meadow View at Twin Creeks Community Development District Resolution 2016-26 and its Rules of Procedure, as well as all applicable Florida law, and in response to the Beacon Lake Townhomes Civil Site Work Award Notification, dated November 15, 2018, ETM Job No. E 17-085-01, Jon M. Hall Company, LLC (“Hall”) submits this Protest.

Name and Address of Protestor

The name and address of the protestor is Jon M. Hall Company, LLC, 1920 Boothe Circle, Suite 230, Longwood, Florida 32750.

Parties

The Meadow View at Twin Creeks Community Development District (“District”) is a special purpose unit of local government established under Chapter 190, *Florida Statutes*. The District sought two proposals from firms to provide labor, materials, equipment and construction services necessary for the two phases of the District’s Beacon Lake Civil Site Work, (i) the Townhomes and (ii) Phase 2 (together, the “Project”), and issued the Notice of Intent at issue in

¹ Jon M. Hall Company, LLC’s Notice of Protest is attached as Exhibit A.

this Protest. Hall is a contractor that performs construction-related site work in Florida, including, but not limited to, roadways, utilities, etc. Hall submitted a proposal for each phase of the Project and now submits this Protest in connection with the Townhomes phase of the Project.

Standing

Hall has standing under the District's Rules of Procedure and applicable Florida law because it was adversely affected by the District's failure to award it the Townhomes contract for the Project due to the District's erroneous ranking of Hughes Brothers Construction ("Hughes Bros.") as the highest responsive and responsible proposer. A copy of the Notice of Intent to Award Construction Services for Beacon Hill Lake Townhomes Civil Sitework under protest is attached as Exhibit B. The District's ranking is in error because there are clear errors in the evaluation methodology. Moreover, the District's ranking has not been disclosed and may be arbitrary.²

Factual Summary and Basis for the Protest

I. Factual Summary.

Hall submitted to the District two proposals for construction services for the Project, one for the Townhomes and one for Phase 2. On November 15, 2018, the District issued its Notice of Intent to Award Construction Services to Hall for Phase 2 of the Project. On that same date, the District issued its Notice of Intent to Award Construction Services to Hughes Brothers Construction ("Hughes Bros.") for the Townhomes phase of the Project. The District determined that Hall was the highest responsive and responsible proposer for Phase 2, but that Hughes Bros. was the highest responsive and responsible proposer for the Townhomes phase. Hall is now forced to file this formal Protest with regard to the Townhomes phase of the Project.

² Because the District has not disclosed its full analysis and ranking of the proposers, in the manner set forth in the Project Manual for Construction Services for Beacon Lake Townhomes Civil Sitework, Hall can only speculate as to how the District deemed Hall the less responsive or responsible bidder.

II. Hall Meets the Pricing and Scheduling Requirements and is the Highest Responsive and Responsible Proposer on the Townhomes.

The evaluation criteria set forth certain requirements as to the price and schedule of the Townhomes, and Hall meets both of those requirements. A redacted copy of the District's Project Manual for Construction Services for the Townhomes (the "Project Manual") is attached as Exhibit C.

Hall submitted a proposal with a Total Bid Price of \$5,736,512.00. Hall's Schedule of Values is attached as Exhibit D. Hughes Bros., the proposer ranked the highest responsive and responsible proposer, submitted a proposal with a Total Bid Price of \$5,834,122.15. Hughes Bros. Schedule of Values is attached as Exhibit E. Comparison of the two Schedules of Values ("SOV") establishes that Hall submitted the lowest price for the Townhomes Site Work.

However, the District and/or its Engineer erroneously evaluated Hall's proposal, causing the District to err in its ranking and analysis of the two proposals. The District erred in three primary ways: (1) the District's Engineer incorrectly calculated Hall's price for the Underdrain; (2) the District's Engineer wrongly omitted Hall's alternate mobilization reduction; and (3) the District arbitrarily omitted Hall's proposed schedule from its ranking.

1. The District's Engineer Incorrectly Inflated the Price of Hall's Underdrain Proposal.

In its Bid Tabulation, at footnote 2, the District's Engineer noted, incorrectly, that Hall and Hughes Bros. both omitted the Underdrain from their proposals. The Engineer's Bid Tabulation is attached as Exhibit F. The Engineer undertook to calculate the price of the 5,000 LF Type A and 2,500 LF Type B Underdrain, using \$60.14 as Hall's unit price and \$43.51 as Hughes Bros.' unit price. Exhibit F at footnote 3. Using these calculations, the Engineer calculated that Hall's Underdrain is priced at \$451,050.00, and Hughes Bros.' Underdrain is priced at \$326,325.00

(Exhibit F at Line 25), rendering Hughes Bros.' total bid price lower than Hall's total bid price.

Exhibit F (Total with Underdrain).

The Engineer's calculation of Hall's price for the Underdrain is erroneous. Hall included 1,640 LF of Underdrain in its SOV at \$60.14/unit, for a total cost of \$98,629.60. See Exhibit D, 08 Storm Sewer, Item # 80405 at p. 4. Because Hall had already included the price of 1,640 LF of Underdrain in its proposal, the Engineer should have only calculated the remainder of the Underdrain, 5,860 LF (Types A and B). If the Engineer had taken Hall's 1,640 LF of Underdrain into account, the additional price for the Underdrain, shown at Line 25 of Exhibit F and priced at \$60.14/unit, should have been only \$352,420.40, rendering Hall's total bid price \$6,088,475.40, and lower than Hughes Bros.' total bid price.

2. *The District's Engineer Omitted Hall's Alternate Mobilization Reduction.*

The District's Engineer incorrectly asserted that both Hall and Hughes Bros. had failed to offer an alternate mobilization reduction. Exhibit F at Line 25 (sic) ("No Bid"). As stated above, Hall submitted two proposals in connection with the Project at the same time. Pursuant to the Project Manual, proposers were to offer an alternate mobilization price that would reduce the cost of mobilization should the same proposer be awarded both contracts. Exhibit C at Part III (I) (25). The District's inclusion of the alternate mobilization reduction line item indicates that the District intended to view and consider both proposals together. Accordingly, Hall, at the bottom of its Phase 2 bid form, clearly stated, "If both projects are awarded together & start at the same time, the deduct on the mobilization line item will be \$32,500.00." Hall's Beacon Lake Phase 2 Bid Form is attached as Exhibit G.³ Because the District *did* notice its intent to award Hall the work

³ It would have been nonsensical and confusing for Hall to have included the alternate mobilization reduction on both proposals. In accordance with the Project Manual, Hall offered to reduce the *total* price

for Phase 2, the Engineer should have taken the alternate mobilization reduction into account. This would have caused an additional decrease in Hall's total bid price for the Townhomes. The District's omission of Hall's alternate mobilization reduction provides a second way in which the District erred in evaluating Hall's proposal.

Both the correct cost of the Underdrain and Hall's alternate mobilization reduction provide the lowest total bid price. Thus, the District should have ranked Hall the highest responsive and responsible proposer on price.

3. *The District's Failure to Take Hall's Proposed Schedule into Account is Arbitrary.*

In addition to submitting the lower total bid price, Hall also proposed to complete the project 200 days before Hughes Bros.' completion date. See Exhibit F. The District has failed to provide its rankings. However, it appears that the District's failure to consider the schedule in its rankings, despite the fact that the schedule is a large part of the evaluation criteria, is arbitrary. See Exhibit C at p. 14 (allotting 20 possible points for the schedule).

III. Hall's Proposal is Responsive and Responsible and therefore, Hall Should be Awarded the Project.

The Engineer noted that Hall did not use the Proposal Summary forms or the schedule of values issued by the District. Exhibit F at footnote 1. On October 26, 2018, Hall informed the District that the formulas in the SOV spreadsheet provided by the District did not work. The District instructed Hall to submit another form or spreadsheet in lieu of using the District's forms, which Hall did. (See Verification below.)

Hall's SOV and Proposal Summary are responsive. The District's Resolution 2016-26, Rules of Procedure, defines a "responsive" bid or proposal as one that conforms in all material

for *both* phases of the Project by \$32,500 and did not want to mislead the District into thinking it offered to reduce the total price by double that amount.

respects to the specifications and conditions in the Invitation to Bid or Request for Proposal. Rule 3.0(3)(q). A bid or proposal is *not* responsive if the proposer fails to meet any material requirement relating to the qualifications, financial stability or licensing of the bidder. *Id.* Similarly, Florida law provides that a “responsive” bid or proposal is one that conforms in all “material” respects to the solicitation. Section 287.012(25), *Fla. Stat.* Hall was instructed by the District to use an alternative SOV. Hall’s forms provided all the required information, signatures and notarizations, and Hall met all material qualifications requirements, financial stability requirements and licensing requirements. Based on the proposal that Hall submitted, there is no question that Hall’s proposal was responsive. Hall cannot be found nonresponsive or not responsible on the basis of its forms.

Because Hall’s proposal conformed to the solicitation in all material respects, and because the District instructed Hall to use alternate forms, if the District determined that Hall’s proposal was not responsive or responsible because of the forms it submitted, then Florida law holds that the District’s failure to follow its own bid requirements renders the notice of intent to award arbitrary. In the public procurement and funding context, an arbitrary decision is one that is not governed by a fixed rule or standard, or one where the public entity fails to follow its own standards. *See Youth Crime Watch of America v. Dep’t. of Health and Rehabilitative Servs.*, 619 So. 2d 405, 406 (Fla. 3d DCA 1993); *Procacci v. Dep’t. of Health and Rehabilitative Servs.*, 603 So. 2d 1299, 1300 (Fla. 1st DCA 1992). Here, after Hall informed the District that its forms were faulty, the District instructed Hall to use alternate forms. Hall followed the District’s instructions. Moreover, the District provided Notice of Intent to Award Hall the construction work for Phase 2 of the Project, even though Hall also submitted alternate forms for that proposal. The District cannot apply one standard to its evaluation of Phase 2 and a different standard to its evaluation of

the Townhomes to find that Hall's proposal forms were not responsive or responsible. Such a change would be arbitrary.

Conclusion

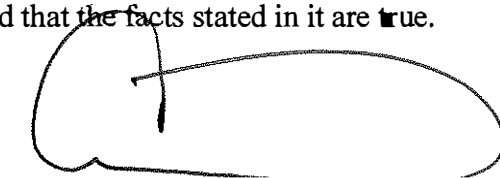
Under the District's evaluation criteria and all applicable Florida laws, Hall is the highest responsive and responsible bidder. The Notice of Intent to Award Construction Services for Beacon Lake Townhomes Civil Sitework to Hughes Brothers Construction should be voided, and the contract should be awarded to the highest responsive and responsible bidder – Jon M. Hall Company, LLC.

Verification by Declaration

I, Keith Carson, in my capacity as President of Jon M. Hall Company, LLC, having knowledge of the facts and circumstances of the request for proposal and subject bidding process by Jon M. Hall Company, LLC, verify and state as follows:

Under penalties of perjury, and pursuant to § 92.525, *Fla. Stat.*, I declare that I have read the foregoing *Townhomes Protest* and that the facts stated in it are true.

Dated: December 3rd, 2018



Keith Carson, President of Jon M. Hall Company, LLC
Declarant

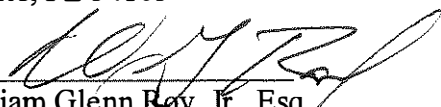
CERTIFICATE OF FILING AND SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via Hand Delivery and Email to Jim Oliver, District Manager, Meadow View at Twin Creek Community Development District, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, joliver@gmsnf.com; and to Jere L. Earlywine, Esquire, CDD Attorney, jearywine@hgslaw.com, on this 3rd day of December 2018.

Respectfully submitted,

/s/ Robert D. Pritt

Robert D. Pritt (Fla. Bar No.196571)
Edward L. Filer
Julia L. Mohan
Roetzel & Andress, LPA
850 Park Shore Drive
Trianon Center – 3rd Floor
Naples, FL 34103



William Glenn Roy, Jr., Esq.
411 West Central Parkway
Altamonte Springs, FL 32714
407-869-6167
Email: glenn@glennroylaw.com
FBN: 296775

Attorneys for Jon M. Hall Company, LLC

EXHIBIT A

WILLIAM GLENN ROY, JR.

ATTORNEY AT LAW
411 WEST CENTRAL PARKWAY
ALTAMONTE SPRINGS, FLORIDA 32714

TELEPHONE (407) 869-6167 • FAX (407) 869-9559
glenn@glenroylaw.com



November 19, 2018

Jim Oliver, District Manager
Meadow View at Twin Creek
Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Certified Mail Receipt #

70170660000072543240

Email: joliver@gmsnf.com
Fax: 904-940-5899

**Re: Meadow View of Twin Creeks Community Development District
NOTICE OF PROTEST of Award Construction Services for Beacon
Lake Townhouses Civil Sitework; by Jon M. Hall Company, LLC.**

Dear Mr. Oliver:

This law firm represents Jon M. Hall Company, LLC; bidder with standing to protest.

Please take notice that Jon M. Hall Company, LLC. respectfully protests the Beacon Lake Townhouses Civil Site Work Award Notification in your November 15, 2018, letter. A formal written protest, with the required bond, will be timely filed within seven (7) calendar days in accordance with the time terms in your letter.

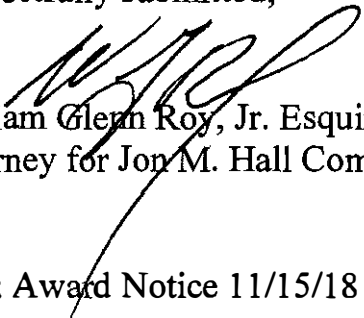
Please acknowledge receipt of this Notice of Protest, along with copies of all the related bid tabs, and copies of the Districts Rules of Procedures to:
glenn@glenroylaw.com; and to kcarson@jonmhallcompany.com

Notice of Protest; page 2

The District's web site did not show any Rules of Procedures, and the links to the Townhomes Civil Site Work RFP Documents and the Phase 2 Civil Site Work RFP Documents were both not working.

Jon M. Hall Company, LLC is protesting both November 15, 2018 awards. The Notice of Protest for Beacon Lake Townhouses Civil Site Work is under a separate letter of the same date as this letter.

Respectfully submitted,



William Glenn Roy, Jr. Esquire
Attorney for Jon M. Hall Company, LLC

Encl: Award Notice 11/15/18 Beacon Lake Townhouses

Cc: Keith Carson, President
Jon M. Hall Company, LLC

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St Augustine, Florida 32092

November 15, 2018

Via Mail & Facsimile

Keith Carson, President
Jon M. Hall Company, LLC
1920 Boothe Circle, Suite 230
Longwood, Florida 32750
Fax: (407) 215-0411

**Re: Meadow View at Twin Creeks Community Development District
Notice of Intent to Award Construction Services for Beacon Lake Townhomes Civil
Sitework**

Dear Mr. Carson:

The Meadow View at Twin Creeks Community Development District ("District") received two (2) proposals in response to its Request for Proposals for Construction Services for Beacon Lake Townhomes Civil Sitework ("RFP"). The proposals were reviewed on November 15, 2018, at a noticed public meeting of the District's Board of Supervisors ("Board"). The Board scored the submitted proposals in accordance with the evaluation criteria provided in the proposal documents:

Contractor	Ranking
Hughes Brothers Construction	1
Jon M. Hall Company, LLC	2

In accordance with the Board's scores, Hughes Brothers Construction ("Hughes Brothers") was ranked the highest responsive and responsible proposer. This letter shall serve as the District's notification of intent to enter into a contract with Hughes Brothers in accordance with the *Project Manual - Construction Services for Beacon Lake Townhomes Civil Sitework*.

Please note that a failure to file a written notice of protest of this decision within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after receipt of this Notice of Intent to Award, followed within seven (7) calendar days (inclusive of Saturdays, Sundays and state holidays) by a formal written protest, stating with particularity the facts and law upon which such protest is based, as well as any required protest bond or other security, shall constitute a waiver of proceedings under Chapter 190, *Florida Statutes*, and the District's *Rules of Procedure*.

The District appreciates the interest you have shown in this project and wants to thank you for your efforts related to this request for proposals.

Sincerely,


J. Oliver
District Manager

cc: Jere Earlywine, District Counsel

EXHIBIT B

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St Augustine, Florida 32092

November 15, 2018

Via Mail & Facsimile

Keith Carson, President
Jon M. Hall Company, LLC
1920 Boothe Circle, Suite 230
Longwood, Florida 32750
Fax: (407) 215-0411

**Re: Meadow View at Twin Creeks Community Development District
Notice of Intent to Award Construction Services for Beacon Lake Townhomes Civil
Sitework**

Dear Mr. Carson:

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The District appreciates the interest you have shown in this project and wants to thank you for your efforts related to this request for proposals.

Sincerely,

Jim Oliver
District Manager

cc: Jere Earlywine, District Counsel

EXHIBIT C

PROJECT MANUAL

**CONSTRUCTION SERVICES FOR
BEACON LAKE TOWNHOMES
CIVIL SITEWORK**

DUE TO:

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY
DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

C/O DISTRICT ENGINEER:



England-Thimms & Miller, Inc.

VISION • EXPERIENCE • RESULTS

Engineers – Planners – Surveyors – Landscape Architects
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Certificate of Authorization Number: 2584

Due Date: October 26, 2018 at 1:30 Pm

Date Issued: September 26, 2018
ETM Job Number: E 17-085-01

England-Thimms & Miller, Inc.

Phone: (904) 642-8990 • Fax: (904) 646-9485 • <http://www.etm-inc.com>

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR BEACON LAKE TOWNHOMES CIVIL SITE WORK**

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- VI. Information Only Documents (Note these documents are separate attachment)
 - A. Geotechnical Report – ECS, Inc. 35-26589 dated: 2-14-18.
 - B. Tree Mitigation / Landscape Plans – revised date: 9-13-2018

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR BEACON LAKE TOWNHOMES CIVIL SITE WORK
AND NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS**

St. Johns County, Florida

The Meadow View at Twin Creeks Community Development District (“**District**”) hereby requests proposals from firms to provide labor, materials, equipment and construction services necessary for the District’s BEACON LAKE TOWNHOMES CIVIL SITE WORK (“**Project**”). The Project includes Civil Site Work for Beacon Lake Phase 2, including but not limited to, earth moving, roadways, utilities, etc. (“**Phase 2**”). The Project is more particularly described in the project manual (“**Project Manual**”), which includes the plans and specifications for the Project prepared by England Thims & Miller, Inc. (“**Project Engineer**”). The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community of Beacon Lake.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in St. Johns County and the State of Florida. **TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

The Project Manual, consisting of the instructions to proposers, contract, proposal form, and other materials, will be available for download from <https://etminc.exavault.com/share/view/17uqv-86jvdune> and are expected to be available beginning **Wednesday, September 26, 2018 at 12:00 p.m.** The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by attending the pre-proposal conference (described herein) and registering at that meeting.

There will be a **mandatory pre-proposal conference Monday, October 1, 2018 at 1:00 pm** on site at Beacon Lake Parkway Amenity Center at Beacon Lake Parkway (or at an alternative location to be determined and announced). Attendance at the pre-proposal conference is mandatory, and all proposers must download a copy of the Project Manual no later than the time of the pre-proposal conference. **At the pre-proposal conference, proposers should be prepared to discuss potential value engineering options to save money and time on the Project, and the Project Engineer will be available to answer questions relating to the same.**

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format, Schedule of values in an Microsoft Excel and PDF format, all documents included on a USB flash drive) of the required proposal no later than **Friday, October 26, 1:00 p.m. (EST)**, at the District Engineer’s Office, at the offices of the District Engineer, England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258 (“**District Engineer’s Office**”) (or at an alternative location to be determined and announced). Additionally, each Proposer shall supply a bid bond, or cashier’s check, made payable to the District and in the amount of \$50,000 with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation “RESPONSE TO PROPOSAL FOR MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT BEACON LAKE TOWNHOMES CIVIL SITE WORK.” The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District’s best interests to do so.** Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of the mandatory pre-proposal conference, together with a protest bond in a form acceptable to the District and in the amount of \$50,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District’s costs, expenses and attorney’s fees associated with hearing and defending the protest. Failure

to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, *Florida Statutes*, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

The successful proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, *Florida Statutes*.

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, *Florida Statutes*, the proposals will be publicly opened at a special meeting of the District to be held on **Friday, October 26, 2018 at 1:00 p.m.** and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("**Board**") will be made at that time. A copy of the agenda for the meeting can be obtained from Scott Lockwood, P.E., District Engineer, at Lockwoods@etmnc.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 904-940-5850, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this Request for Proposals, the Project or the special meeting shall be directed in writing by e-mail only to Scott Lockwood, P.E., District Engineer, at Lockwoods@etmnc.com, with e-mail copies to Jim Oliver, District Manager, at joliver@amsnf.com, and Jere Earlywine, District Counsel, at jeree@hgslaw.com. No phone inquiries please.

Scott Jordan Lockwood, P.E.
District Engineer

PART I. GENERAL INFORMATION – (B) INSTRUCTIONS TO PROPOSERS

ANY PROTEST OF THIS PROJECT MANUAL MUST BE FILED WITH THE DISTRICT WITHIN 72 HOURS OF THE PRE-PROPOSAL CONFERENCE, TOGETHER WITH A PROTEST BOND IN A FORM ACCEPTABLE TO THE DISTRICT AND IN THE AMOUNT OF \$50,000, AND FOLLOWED WITHIN SEVEN (7) CALENDAR DAYS BY A FORMAL WRITTEN PROTEST STATING WITH PARTICULARITY THE FACTS AND LAW UPON WHICH SUCH PROTEST IS BASED. FAILURE TO TIMELY FILE A PROTEST, OR FAILURE TO TIMELY POST A PROTEST BOND, WILL RESULT IN A WAIVER OF PROCEEDINGS UNDER CHAPTER 190, *FLORIDA STATUTES*, AND OTHER LAW. ADDITIONAL REQUIREMENTS FOR FILING A PROTEST CAN BE FOUND IN THE DISTRICT'S RULES OF PROCEDURE, WHICH ARE AVAILABLE UPON REQUEST.

General Instructions

1. **OVERVIEW.** The Meadow View at Twin Creeks Community Development District (“District”) is seeking proposals (“**Proposal(s)**”) from firms (“**Proposer(s)**”) capable of providing labor, materials, equipment and construction services for its BEACON LAKE TOWNHOMES CIVIL SITE WORK construction project (“**Project**”). The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community of Beacon Lake, which is located in St. Johns County, Florida.

As described in more detail in the Project plans and specifications, the Project includes the construction and/or installation of site work improvements for the Beacon Lake Community, including roadways, utilities, etc. A bid form spreadsheet in Excel format has been provided for the contractor's use and should be returned completed along with their hard copy bid.

TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.

2. **DEFINITIONS:**

Proposal Documents include the Request for Proposal, Instructions to Proposers, the Official Proposal Form with attachments and the Contract Documents including all items outlined in the Project Manual Table of Contents and any Addenda issued prior to receipt of Proposals.

All definitions set forth in the General Conditions of the Contract for Construction or in other Contract Documents are applicable to the Proposal Documents.

Addenda are written, or graphic instruments issued prior to the time and date for receiving Proposals that modify or interpret the Proposal Documents by addition, deletion, clarification, or corrections.

Engineer of Record is an assignee of the Owner and will conduct periodic field observations and general review that the Contractor is substantially conforming to the terms of the Contract.

Developer is the owner of the real property over which the improvements will be made.

Total Lump Sum Price is a stipulated amount stated in the Proposal as a total price (not to exceed) for all labor, materials, equipment and services to complete the Work as described in the Contract Documents all-inclusive for the complete and functioning project from beginning to end.

Substantial Completion is defined within the Contract Documents as “Each portion of the work shall be considered to be substantially complete (“Substantial Completion”) on the date which all applicable governmental agencies having jurisdiction over the Work have issued unconditional certificates of completion and signed off on all final inspections with respect to each portion of the Work and the Owner is otherwise able to utilize each portion of the Work set forth in the Contract Documents for the intended

purpose. Notwithstanding anything to the contrary contained herein, Contractor shall be responsible for obtaining the final inspections and applicable written approvals from all governmental agencies with jurisdiction with respect to each portion of the Work, and in connection therewith, Owner and Engineer shall comply with all of its obligations required by the issuing authority in order to enable the Contractor to obtain such Certificate. The Contractor shall achieve Substantial Completion for each portion of the Work no later than the applicable date set forth in the Construction Schedule (the "Substantial Completion Dates").

3. DUE DATE. Sealed Proposals, including one (1) original and one (1) electronic copy (Schedule of Values on Excel as well as all documents in a PDF on a USB flash drive), must be received no later than **October 26, 2018 1:00 p.m.**, at England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258 ("District Engineer's Office"), attention: Scott Lockwood. Proposals will be publicly opened at that time, provided however that, subject to such public opening and announcements, all Proposals may be kept confidential for a period of time to the extent permitted by Florida law.

4. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE/TIME	EVENT
September 24, 2018	RFP Notice is issued.
September 26, 2018 at 12:00 pm	RFP package available for download.
October 1, 2018 at 1:00 pm	Mandatory Pre-proposal Conference.
October 1, 2018 at 1:00 pm through October 26, 2018 1:00 pm	Site inspections available. (Notify Owner)
October 22, 2018 at 12:00 pm	Deadline for questions.
October 26, 2018 1:00 pm	Proposals submittal deadline.

5. MANDATORY PRE-PROPOSAL CONFERENCE. A mandatory pre-proposal conference will be held regarding the Project on **October 1, 2016, at 1:00 p.m.** at the Amenity Site at Beacon Lake Parkway, as referenced above, (or at an alternative location to be determined and announced). The mandatory pre-proposal conference may include, but not be limited to, a discussion of contract requirements, inspections, evaluations and submittal requirements. Oral statements shall not be relied upon and will not be binding or legally effective.

6. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the Proposal in compliance with all such laws, ordinances and regulations.

7. INTERPRETATIONS AND ADDENDA; ZONE OF SILENCE. Any and all questions relative to this RFP or the Project shall be directed in writing by e-mail only to Scott Lockwood P.E., District Engineer, at Lockwoods@etm-inc.com, Jim Oliver, District Manager, at joliver@amsnf.com, and Jere Earlywine, District Counsel, at jeree@hgs-law.com. No phone inquiries please. All questions must be received no later than **October 22, 2018 12:00 p.m.** to be considered. Interpretations or clarifications considered necessary by the District in response to such questions will be issued by addenda e-mailed, faxed or otherwise delivered to all parties recorded as having received the Project Manual. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers via email with the email that was provided by the Proposers that registered at the mandatory pre-proposal meeting. **The failure to register and Provide a project contact and project email at the mandatory pre-proposal meeting may result in a Proposer being disqualified.**

Except as set forth in this Section, Proposers should not communicate with any District Supervisor, staff member, or other representative during the submission and evaluation process. **COMMUNICATION WITH ANY DISTRICT REPRESENTATIVE FOR ANY PURPOSE OTHER THAN THOSE EXPRESSLY DESCRIBED HEREIN MAY CAUSE AN INDIVIDUAL FIRM, OR TEAM, TO BE DISQUALIFIED FROM PARTICIPATING.**

Completing the Proposal

8. **PROPOSAL FORM.** All blanks in the Project Manual must be completed in ink or typewritten. The Proposal shall contain an acknowledgement of receipt of all documents and addenda (the number of which must be filled in on the Affidavit Regarding Proposal). In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents.

9. **PROPOSAL REQUIREMENTS.** All Proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. A narrative description of the Proposer's approach to completing the Project described in the scope of work provided herein.
- B. A completed Proposal Form, including but not limited to, the forms addressing: General Information, Personnel & Equipment, Experience & Capacity, Pricing, Construction Schedule, Sworn Statement on Public Entity Crimes, Sworn Statement Regarding Scrutinized Companies, and Affidavit Regarding Proposal.
- C. In connection with completing the Proposal Form, Proposer shall:
 - 1. List position or title and corporate responsibilities of key management or supervisory personnel. For each manager and/or supervisor who will work on the Project:
 - i. Proposer should include resumes with applicable certifications.
 - ii. Proposer should supply information regarding the Project manager's / supervisor's background and experience with projects similar to the Project. (Supply at least 3 examples of experience on similar projects.)
 - iii. Proposer should supply at least 3 references for each Project manager / supervisor from someone other than individuals affiliated with the Proposer.
 - 2. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, required for the Project. Identify the amount of each person's time that will be devoted to the Project.
 - 3. Describe proposed equipment that will be used for the Project. Among other things, provide the following:
 - i. The age of the equipment
 - ii. Whether the equipment is owned or leased/rented
 - iii. Whether the equipment will be pledged to only the Project or also to other projects and, if the latter, what percentage of time the equipment will be available to the Project
 - 4. Provide a list of all subcontractors and suppliers that will be hired by Proposer for the Project. For each subcontractor / supplier, provide the following:
 - i. A description of the subcontractor / supplier's role in the Project.
 - ii. A description of the subcontractor / supplier's background and experience, as it relates to the Project.
 - iii. The subcontractor / supplier's geographic location.
 - 1. For suppliers, identify also the location where the goods will be produced and shipped.
 - iv. At least three references, including identifying the name, address and phone number for the reference.
 - v. For all major subcontractors / suppliers, information regarding the financial capability of the subcontractor / supplier.

5. Describe how the proposed staffing and equipment will be used in order to meet the construction schedule, as proposed by Proposer.
6. Describe at least three projects of similar size and scope to the Project that Proposer has undertaken.
7. Describe previous or currently contracted work with other community development districts.
- D. Information regarding the financial capability of the Proposer. In particular, Proposer should supply the following:
 1. Copies of financial statements for the past three years, and an interim balance sheet not more than 60 days old.
 2. Information regarding current contracts on hand.
 3. Information regarding contracts completed during the last three years.
 4. Information regarding personnel hired by, and equipment owned by, the Proposer.
- E. Pricing for all work, with unit pricing.
- F. Detailed construction schedules for all work, as well as descriptions of how the Proposer intends to use its equipment and personnel to meet those schedules.
- G. Proposed insurance and bonding levels, above and beyond the minimum proposed under the forms of contract. Include Certificate of Insurance and proof that the Proposer is able to obtain payment and performance bonds for 100% of the amount of the Project.
- H. Copies of all major material warranties (e.g., for all large purchases), and proof of assignability.
- I. Bid bond or other form of security permitted under the Project Manual.
- J. Copies of all applicable business licenses.
- K. Completed copies of all other forms / documents, and all other information, required under the Project Manual.
10. [Reserved.]

11. QUALIFICATIONS OF THE PROPOSER. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

12. INSURANCE. All Proposers shall include as part of the Proposal a current Certificate of Insurance detailing the company's insurance coverage, or some other evidence of insurance or insurability. In the event the Proposer is notified of award, it shall provide proof of insurance in the form required under the form of contract, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant.

The form of contract sets forth certain minimum insurance requirements, including but not limited to commercial general liability insurance at a minimum of \$2,000,000.00, and umbrella liability insurance at a minimum of \$5,000,000.00. Moreover, these insurance policies shall list, as additional insureds, the following: the District, Heartwood 23, LLC, and their respective members, parents, partners, subsidiaries, affiliates, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, agents, subcontractors and employees. PROPOSERS ARE ENCOURAGED TO PROVIDE INSURANCE AMOUNTS HIGHER THAN WHAT IS CALLED FOR IN THE MINIMUM REQUIREMENTS. Proposers who are unable to meet the insurance requirements set forth in the form of contract may still apply, but the failure to meet such requirements may result in the District's rejection of the Proposal or deductions in scoring.

13. **WARRANTIES.** The form of contract includes various warranties that shall be provided by the successful Proposer (“Contractor”) to the District. Among other requirements, any warranties provided by material suppliers must be assignable to the District. If an assignment of warranty requires the material supplier to consent to same, then the selected Proposer agrees that it will secure the material supplier’s consent to assign said warranties to the District. As part of its Proposal, each Proposer should provide copies of any major material warranties to the District (e.g., for all large purchases).

14. **FINANCIALS.** The Proposer shall include as part of its Proposal proof of financial capability. In the event the Proposer is notified of award, it shall provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years, as required in the sole discretion of the District.

15. **SIGNATURE ON PROPOSAL.** In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the Proposer must correctly sign the Affidavit Regarding Proposals. If the Proposer is a corporation, the Proposal should bear the seal of the corporation. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his or her authority to do so.

16. **PROPOSAL GUARANTY.** A certified or cashier’s check on any national or state bank, or a proposal bond, in the amount of \$50,000, and payable to the District, must accompany each Proposal as a guarantee that the Proposer will promptly enter into an agreement to do the work following award of the contract. The proposal guaranty shall be submitted with the understanding that the Proposer will not withdraw its Proposal for a period of one hundred twenty (120) days after the due date for the Proposals.

17. **SUBMISSION OF PROPOSALS.** Submit one original and one (1) electronic copy (PDF format on a USB flash drive) of a completed Project Manual, including any Addenda thereto, at the time and place indicated herein. Such Proposal shall be enclosed in an opaque, sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation, “RESPONSE TO PROPOSAL FOR MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT PHASE 2 CIVIL SITE WORK.”

18. **SUBMISSION OF ONLY ONE PROPOSAL.** Proposers may be disqualified and their Proposals rejected if the District has reason to believe that collusion may exist among Proposers, the Proposer has defaulted on any previous contract, or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

19. **PROPOSAL MODIFICATION; INQUIRIES BY THE DISTRICT; WITHDRAWAL.** Proposals may be modified by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time Proposals are due. The District reserves the right to ask clarification questions and seek additional information from any of the Proposers at any time. No proposal may be withdrawn for a period of one hundred and twenty (120) days from the due date for the Proposals.

Acknowledgments

20. **SITE INSPECTIONS & CONDITIONS.** Proposers may, and should, visit the project site from **October 1, 2018 at 1:00 pm to October 26, 2018 at 1:00 pm.** Please contact the District Engineer, using the information herein, to schedule a time to visit the site. Proposers should inform District Engineer in writing prior to conducting any explorations, investigations, tests, and studies of the site, and shall be responsible for filling all holes and restoring the site to its former condition upon completion of such activities.

By submitting its Proposal, the Proposer acknowledges that they have visited the project site and have become familiar with the existing site conditions. Among other things, Proposer agrees to obtain and carefully study all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions at or contiguous to the site which may affect cost, progress, or performance of the work. By submitting its Proposal, Proposer agrees to take responsibility for any and all issues arising from the site conditions, including

but not limited to any unsuitable soils, varying soil conditions, etc. No additional costs or time will be charged by Proposer for matters associated with unsuitable soils or any other matters associated with the site conditions.

21. ACKNOWLEDGMENTS. In addition to any other requirements set forth in the Project Manual, and with the signature on the Affidavit Regarding Proposal, the Proposer acknowledges the following:

- A. The Proposer has carefully reviewed the Project Manual, including the forms of the contract, the specifications, any and all subsurface reports and data (if any), and all other documentation included within the Project Manual. The documents contained within the Project Manual, including the form of agreement, are complementary, and what is called for by one is binding as if called for by all. If the Proposer finds a conflict, errors, ambiguities or discrepancies with the Project Documents and / or Project Manual, he/she shall call it to the District's and/or the District's designees' attention in writing within the time period allotted for asking questions as part of the procurement process.
- B. The Contractor is required to perform all testing and retesting, if necessary, and as required by the State of Florida, St. Johns County, the St. Johns River Water Management District and all other regulatory agencies prior to Project acceptance. The entire site is available to any Proposer for surface or subsurface investigation, upon request of the District.
- C. The Proposer is responsible for inspecting the entire site prior to submitting a Proposal and notifying the District and/or its designee of discrepancies in the Project Manual that may affect the construction and its costs, timing, etc.
- D. The Contractor shall be responsible for coordinating the work necessary to complete and obtain all final approvals and acceptances.
- E. The Contractor shall complete the work herein defined and detailed in a professional and workmanlike manner typical of the industry. There shall be no sections or parts missing. Furthermore, each portion of the work shall be complete and able to function for its intended use. The work must be continuous unless otherwise directed by the District. The work, including punch list items, must be acceptable to and accepted by applicable regulatory authorities.
- F. All storm drainage must be maintained to each property adjacent to the Project during construction. If this does not occur, the Contractor will be responsible for any damage that may result.
- G. The Contractor shall be responsible for coordinating the work necessary with all utility companies and other on-site contractors or subcontractors performing work for the District and others on site. The Contractor shall be responsible for locating, removing and relocating utilities, both aerial and underground, if required for the performance of the work. This shall also include the coordination of, safety and protection associated with all aerial and underground facilities related to the work.
- H. The Contractor shall be responsible for all costs associated with traffic control and maintenance during the Project.
- I. The Contractor shall work with the District to identify an acceptable staging area or areas, but will be required to control and protect such area(s) with fencing and other means.
- J. All existing trees to remain, sod, irrigation and other landscaping must be protected and replaced to the extent damaged by the Project.
- K. Contractor shall provide turbidity barriers throughout the Project as required to ensure compliance with all NPDES and other legal requirements.

- L. The Proposer's attention is called to the fact that any estimate of quantities of work to be done and materials to be furnished to the successful Contractor is for illustrative purposes only. The District and/or its designee do not assume any responsibility that the final quantities shall remain in strict accordance with the estimated quantities or of the character, location of the work or other conditions pertaining thereto. The Proposer shall be solely responsible for computing quantities for the preparation of its Proposal and the execution of the work.
- M. All necessary survey work must be provided by the Contractor.
- N. All materials and services provided for by the contractor shall be performed in strict compliance with all applicable governmental regulations, permits required, 2010 American with Disabilities Act ("ADA") Accessibility Guidelines, and local, state and federal laws.
- O. Reference is made to the Information Only Documents for identification of geotechnical reports of explorations and tests of subsurface conditions at or contiguous to the site, which have been utilized by Engineer in preparation of the Contract Documents. The technical data contained in such reports is provided as information only. The data, interpretations, opinions or information contained in such reports or otherwise relating to the subsurface conditions at the site, or the completeness thereof for the purposes of bidding or construction is not guaranteed. In all cases, the Proposer shall comply with geotechnical report recommendations.
- P. Proposer is responsible for any interpretation or conclusion drawn from any technical data or any such data, interpretations, opinions or information.

Permits

18. PERMITS. Upon award of the contract, Contractor shall obtain and pay for all construction permits and licenses. The District shall assist Contractor, when necessary, in obtaining such permits and licenses. Contractor shall pay all governmental charges and inspection fees necessary for the prosecution of the work which are applicable at the time of the submission of Proposal (or when Contractor becomes bound under a negotiated contract).

Direct Purchasing

19. OWNER DIRECT PURCHASES. The District reserves the right to require the selected Proposer to assign some, or all, of its subcontracts or other agreements with material suppliers directly to the District. This saves the amount of the sales tax, when the District purchases material/equipment required for a construction project directly from the manufacturer/supplier (material/equipment cost only), and simultaneously decreases the amount of the contract for the cost of the materials/equipment, plus the sales tax. The contract cost reduction is accomplished through the construction change order process. To facilitate this process, each Proposer shall include the cost of all construction materials and equipment in its Proposal and shall separately identify all sales taxes normally applicable to such materials and equipment. Moreover, each Proposer, in its subcontract agreements, shall ensure that such agreements are assignable for the purposes of direct purchasing. The Contractor's warranties and performance bonds shall extend to cover all direct purchased materials, as though Contractor had selected and purchased the materials itself.

Contract Award & Protests

20. EVALUATION OF PROPOSALS. Each Proposal shall be separately ranked based on the evaluation of the Proposal, any information obtained through reference checks, and any information generally known to the District, and according to the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the Proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced Proposal.

The District's Board intends to appoint itself to evaluate the Proposals, with advice from the Project Engineer and/or District Engineer. The District's Board of Supervisors shall review and evaluate the bids in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112, *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

21. DISTRICT'S RIGHT TO TAKE ACTIONS IN ITS BEST INTERESTS. The District reserves the right to reject any and all Proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the Project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. Subsequent to the award of the contract, the District, in its sole and absolute discretion, may direct that the Project be delivered in multiple phases rather than all at once or not at all. Such direction may be specified in one or multiple Notices to Proceed, which Notices to Proceed may include, in the District's sole and absolute discretion, any portion of the Project. Such option, if exercised, shall in no way impact the pricing of the Project, nor constitute a delay. Moreover, any portion of the Project that the District does not direct for delivery in one or more Notices to Proceed may be, in the District's sole discretion, removed from the scope of the Project and Contractor shall have no recourse or claim whatsoever for damages against the District for such removal.

22. CONTRACT AWARD. Within seven (7) days of receipt of the Notice of Award from the District, or longer period if extended by the District in its sole discretion, the Proposer shall enter into and execute the contract in the form included in the Project Manual, unless requested otherwise by the District. No contract to perform the Project shall exist between the District and any Proposer until the contract is signed, and any work provided and any cost incurred by the Proposer prior to receiving the Notice of Award, an executed contract, and the Notice to Proceed will be at the Proposer's risk unless specifically agreed to in writing by the District.

23. PAYMENT & PERFORMANCE BOND. At the time the contract is executed, the Contractor will be required to furnish a payment and performance bond for one hundred percent (100%) of the amount of the work, with a surety acceptable to the District, and in accordance with Section 255.05, *Florida Statutes*. As part of the Proposal, Proposer shall provide evidence showing that Proposer is able to furnish a bond in the amount of the Proposer's total contract price.

24. INDEMNIFICATION. To the fullest extent permitted by law, Proposer shall indemnify, hold harmless, and defend the District, Heartwood 23, LLC, and their respective members, parents, partners, subsidiaries, affiliates, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the Proposer's Proposal and/or this RFP and to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Proposer or those acting on Proposer's behalf. In the event that any indemnification, defense or hold harmless provision of this Project Manual is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. Additional indemnification, defense, and hold harmless obligations are as set forth in the forms of contract.

25. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

26. PUBLIC RECORDS. The District is a governmental entity, and, accordingly, the Proposals will be publicly opened as stated above. Additionally, it is likely that the Proposals are or will become public record at some point in the procurement process. That said, Florida law does recognize certain exceptions from the public records laws. For example, financial statements submitted as part of a response to a proposal for a public works project may be exempt from disclosure. See s. 119.071(c), Fla. Stat. In the event that the Proposer believes that any particular portion of the Proposer's Proposal is exempt from disclosure, the Proposer shall mark the exempt pages as "CONFIDENTIAL – EXEMPT FROM DISCLOSURE." In the event that the District receives a public records request relating to such records, the District will notify the Proposer. In the event that the District

reasonably and in good faith believes that the Proposer's information is not confidential or exempt under Florida law, the District may provide the information in response to the request and will not be responsible for any liability, claims, damages or losses arising from such disclosure. In the event that a claim of any kind is filed challenging the confidentiality of the Proposer's information, the District may require the Proposer to indemnify, defend and hold harmless the Indemnitees from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the claim.

27. MANDATORY AND PERMISSIVE REQUIREMENTS. The only mandatory requirements contained within the Project Manual are that: (i) an interested firm must hold all required local, state and federal licenses in good standing, (ii) be authorized to do business in St. Johns County and the State of Florida, and (iii) attend the mandatory pre-proposal conference listed in this proposal. All of the requirements or provisions set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead may be taken into account in the evaluation and scoring of the Proposal.

28. PROTESTS. Any protest regarding the Project Manual, including but not limited to, the evaluation criteria and process, specifications or other requirements contained in the Project Manual, must be filed in writing at the District Engineer's Office, within seventy-two (72) hours after the receipt of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest, failure to timely file a formal written protest, or failure to timely post a protest bond, shall constitute a waiver of any right to object or protest with respect to any matter relating to the Project Manual.

Any person who files a notice of protest regarding the Project Manual, or regarding any ranking or intended award by the District, or any other matter, shall post a protest bond in a form acceptable to the District and in the amount of \$50,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor. REGARDLESS OF WHETHER A PROTEST OF ANY KIND IS FILED, AND IN ORDER TO AVOID AN IMMEDIATE DANGER TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY, AND/OR ADVERSE FINANCIAL CONSEQUENCES TO THE DISTRICT AND THE DISTRICT'S PROJECT, THE PROPOSER AGREES THAT THE DISTRICT MAY PROCEED WITH THE PROJECT PURSUANT TO A CONTRACT WITH THE PROPOSER SELECTED BY THE DISTRICT.

29. SUBSTITUTIONS, The materials, products and equipment described in the Proposal Documents establish a standard of required function, dimension, appearance and quality to be met by any proposed substitution. No substitution will be considered unless written request for approval has been submitted by the Proposer and has been received by the Engineer at least ten (10) working days prior to the date for receipt of Proposals. Each such request shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitute, including drawings, cuts, performance and test data and any other information necessary for an evaluation. A statement setting forth any changes in other materials, equipment or work that incorporation of the substitute would require shall be included. The burden of proof of the merit of the proposed substitute is upon the Proposer. The Engineer's decision of approval or disapproval of a proposed substitution shall be final.

If the Engineer approves any proposed substitution, such approval will be set forth in an Addenda. Proposers shall not rely upon approval made in any other manner.

30. SUBCONTRACTORS, SUPPLIERS AND OTHERS, Each Proposer shall submit to Owner a list of Subcontractors and major materials suppliers to be used if awarded the contract. A copy of the form to be submitted is provided in the Proposal Documents and shall be attached to the Proposer's Bid. Such listing shall include the name of each Subcontractor where the amount of their work exceeds five percent (5%) of the Contract Price. If no Subcontractors are required, so state thereon.

Upon request by the Engineer, the Successful Proposer shall submit, within five (5) days thereafter, all data required to establish to the satisfaction of the Engineer and Owner, the reliability and responsibility of the proposed Subcontractors to furnish and perform the work described in the Sections of the Specifications pertaining to such proposed Subcontractor's respective trades.

Subcontractors and other persons and organizations proposed by the Proposer and accepted by the Owner and the Engineer must be used on the work for which they were proposed and accepted and shall not be changed except with the written approval of the Owner and Engineer. **Contractor shall not subcontract more than fifty percent (50%) of the Proposal amount without prior approval of the Owner and Engineer.**

31. SCHEDULE OF VALUES AND PROJECT SCHEDULE, Proposer shall submit a Schedule of Values for the proposed Work for review and approval by the Owner and / or Engineer.

A blank schedule of values is provided with these documents. The Schedule of Values attachment (Excel format) must be filled out by the proposer and this information must be submitted electronically by the Proposer in Excel format. The Contractor may add line items in the excel form if additional items are required for the schedule of values.

The Schedule of Values for all of the Work will include quantities and prices of items derived by the Proposer aggregating the Total Lump Sum Price. Each section shall contain integral component parts of the Work in sufficient detail to serve as the basis for future progress payments and shall be utilized as the basis for additions and deletions to the Work during construction. Such prices will include an appropriate amount of overhead and profit applicable to each main section.

Any or all Proposals in which the prices are obviously unbalanced, nonconforming, nonresponsive or conditional are subject to rejection.

If the Proposer does not provide an acceptable Schedule of Values to meet the requirements established herein, the Owner reserves the right to disqualify the Proposal.

An Initial Project Schedule that outlines time frames for major work items shall be submitted with the Proposal in accordance with the Contract Documents and shall not exceed the time stipulated as the Contract Time. The Owner reserves the right to base the award of the Contract subject to the submission of a schedule which is not qualified and identifies the duration of the Work all inclusive of the complete and functioning project from beginning to end, within the prescribed Contract Times.

32. FLORIDA TRENCH SAFETY ACT, Proposers shall complete and submit the Florida Trench Safety Act Statements in accordance with the requirements of Chapter 553, Florida Statutes. If trenching is not required for this project, state so thereon. Contractor shall be responsible for compliance with all trenching shoring safety requirements. All subcontractors (if any) must complete and sign the Trench Safety Act Statement prior to the Notice to Proceed.

33. TESTING, The Owner shall be responsible to pay for Material testing to be performed by the Owner's Geotechnical Engineer. The Proposer shall be responsible for coordination with Owner's independent materials testing service (refer to specification for additional information). The Proposer shall also be responsible to pay for and perform all testing required by St. Johns County Utility Department (SJCUD) and the Florida Department of Environmental Protection (FDEP) in order to induce SJCUD and FDEP to accept the utility system for service. The Proposer will be responsible for coordination with the testing service. The Proposer shall pre-qualify for approval by the Engineer the testing company and unit price schedule prior to commencement of any required testing

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR BEACON LAKE TOWNHOMES CIVIL SITE WORK
PART I. GENERAL INFORMATION – (C) EVALUATION CRITERIA**

1. PRELIMINARY REQUIREMENTS (Pass / Fail)

An interested firm must hold all required local, state and federal licenses in good standing, and be authorized to do business in St. Johns County and the State of Florida.

2. PERSONNEL & EQUIPMENT (15 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; present ability to staff, equip and manage the Project; proposed staffing levels; proposed equipment; capability of performing the work; geographic location; inventory of all equipment; etc.

3. EXPERIENCE (20 Points Possible)

This category addresses past & current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past performance in any other contracts; etc.

4. UNDERSTANDING SCOPE OF WORK (10 Points Possible)

This category addresses whether the Proposer demonstrated an understanding of the District's needs for the work requested, demonstrated the ability to perform such work in a feasible manner, and identified any suggestions for "best practices" or other innovative approaches.

5. FINANCIAL CAPACITY (10 Points Possible)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Also, this category includes an evaluation of the Proposer's insurance and warranties offered, above and beyond what is required under the contract documents. The Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or other similar information.

6. PRICE (25 Points Possible)

This category addresses overall pricing for the construction work, as well as consideration of unit prices and the overall reasonableness of the pricing.

7. SCHEDULE (20 Points Possible)

This category addresses the timeliness of the construction schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule.

100 Total Points Possible

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR BEACON LAKE TOWNHOMES CIVIL SITE WORK
PART III. PROPOSAL FORM – (I) PROPOSAL SUMMARY FORM**

Part I - Base Proposal

Item	Total
1. Mobilization	\$ _____
2. Maintenance of Traffic	\$ _____
3. Prevention, Control, and Abatement of Erosion and Water Pollution	\$ _____
4. Storm Water Pollution Prevention Plan	\$ _____
5. Payment and Performance Bond	\$ _____
6. Earthwork	\$ _____
7. Storm Water Management Facilities 10 and 10A	\$ _____
8. Neighborhood Grading (Mass Grading) Asbuilts	\$ _____
9. Paving, Curb and Gutter	\$ _____
10. Common Area Sidewalk	\$ _____
11. Signing and Marking	\$ _____
12. Storm Drainage Collection	\$ _____
13. Roadway Underdrain Types A and B	\$ _____
14. Paving and Drainage Asbuilts	\$ _____
15. Water Transmission and Distribution System (SJCUD)	\$ _____
16. Gravity Sanitary Sewer Collection System (SJCUD)	\$ _____
17. Reuse Distribution System (SJCUD)	\$ _____
18. Lift Station (SJCUD)	\$ _____
19. Force Main (SJCUD)	\$ _____
20. Water, Sewer & Reuse As-Builts (SJCUD)	\$ _____
21. Sodding	\$ _____
22. Seeding and Mulching	\$ _____
23. Irrigation Sleeves, CATV Conduit & As-Builts	\$ _____
24. Retaining Walls	\$ _____
Part I - Base Proposal Total (Items 1 – 24)	\$ _____

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR BEACON LAKE TOWNHOMES CIVIL SITE WORK
PART III. PROPOSAL FORM – (I) PROPOSAL SUMMARY FORM**

DESCRIPTION

PART I BASE PROPOSAL

1. MOBILIZATION

This item includes, but is not limited to all labor, equipment, materials and all cost complete to perform any site preparation necessary for operations, mobilization to start work and demobilization upon completion of the work in accordance with Contract Drawings and Specifications. This work includes, but not limited to, those operations necessary for the movement of personnel, equipment, supplies, and incidentals to and from the project site and, safety equipment, first aid supplies, sanitary and other facilities as maybe required by the Proposer. This item also includes but is not limited to the costs of any required insurance and any other preconstruction expense necessary for the start of the work, excluding the cost of construction materials. All pre-construction and construction survey costs and project stakeout are included in the mobilization. **This item will be paid for on a percentage of total construction complete basis**

TOTAL LUMP SUM PRICE ITEM 1:

\$ _____ (Numerals)

_____ (Written)

2. MAINTENANCE OF TRAFFIC

This item includes, but is not limited to all labor, equipment, materials and all cost complete that are associated with implementing the Maintenance of Traffic as may be required for ingress and egress to the project site. It shall the Proposer's responsibility to determine what, if any, Maintenance of Traffic, is required to construct the project. All Maintenance of Traffic shall be implemented in accordance with the St. Johns County and FDOT Standards and Specifications. This item may include but is not limited to off-duty law enforcement officers, flaggers, work zone signs, barricades, advance warning, high intensity flashing lights, access for residences and businesses, and coordination with emergency service providers as may be required. Furthermore, the Proposer shall maintain continuous access for the construction access as may be required. **This item will be paid for on a percentage of total construction complete basis.**

TOTAL LUMP SUM PRICE ITEM 2:

\$ _____ (Numerals)

_____ (Written)

3. PREVENTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION

Note: Currently the Townhome Site is being cleared and graded by others. The Proposer shall assume that all filter barriers along the wetlands and outer limits of the grading shall be installed by others. The Engineer shall notify the Proposer that the Filter Barriers have been installed. After this notice the Proposer shall review the site conditions in the field. The Proposer shall have 5 working days from the Notice from the Engineer to review and provide comments, once these comments are addressed the Proposer shall accept the filter barriers in writing. Thereafter, the Proposer shall be responsible to maintain the filter barriers throughout the Construction until final acceptance by the Owner and other Agencies that have jurisdiction. If required, the Engineer of Record shall make determination of the Site Conditions to determine if the Site is acceptable.

This item includes, but is not limited to all labor, equipment, materials and all cost complete to take all measures that are required to comply with the St. Johns River Water Management District and the Florida Department of Environmental Protection water quality standards. This includes all such measures that shall prevent the discharge of turbid waters from the site and minimize erosion of all graded areas. This item includes but is not limited to artificial coverings, sand bagging, slope drains (temporary), sediment basins, settling ponds, sediment basin cleanouts, rock bags, coir bales (18"x18"x36"), temporary grassing, sodding, turbidity barrier floating, turbidity barrier staked, filter barrier staked (type III), staked filter barrier (type IV), soil tracking prevention devices, plan implementation, inspection and maintenance, plastic erosion control mat, or any other measures necessary to prevent erosion from exiting the site. **Because these items must be maintained throughout the duration of the project and all measures removed prior to final completion, this item will be paid for on a percentage of total construction complete basis.**

TOTAL LUMP SUM PRICE ITEM 3:

\$ _____ (Numerals)
_____ (Written)

4. STORM WATER POLLUTION PREVENTION PLAN

This item includes, but is not limited to all labor, equipment, materials and all cost complete to accomplish the following: The Proposer shall file NOI and completion documentation with FDEP, including applicable fee, if required, and is responsible for adhering to all Federal rules and regulations regarding the National Pollutant Discharge Elimination System (NPDES) for construction and ground water discharge. The Storm Water Pollution Prevention Plan (SWPPP) included in these plans shall establish the minimum requirements allowed. The Proposer shall implement additional measures, as required, to ensure compliance with the NPDES requirements. This item does not include erosion controls item shown on the erosion and turbidity control plans or erosion and turbidity controls required by St. Johns County or the St. Johns River Water Management District listed in item 6. Note: Proposer shall also obtain and have analyzed dewatering discharge samples after the commencement of construction in accordance with the FDEP Generic Permit for the Discharge of Produced Groundwater. **Because these items must be maintained throughout the duration of the project and all measures removed prior to final completion, this item will be paid for on a percentage of total construction complete basis.**

TOTAL LUMP SUM PRICE ITEM 4:

\$ _____ (Numerals)
_____ (Written)

5. PAYMENT AND PERFORMANCE BOND

This item includes but is not limited and all cost complete for providing payment and performance bond in accordance with project specifications. **This Item shall be for Base Proposal Only and shall not include Alternates.**

TOTAL LUMP SUM PRICE ITEM 5:

\$ _____ (Numerals)

_____ (Written)

6. EARTHWORK

Note: Currently the Townhome Site is being cleared and graded by others. The Proposer shall assume that all grades shall be graded by others to within 0.2' +/- with the exception of the Building Pads which shall be graded by others to 8" below the finished floor elevation shown on the Engineering Plans to within 0.1' +/- . Prior to Acceptance, the Engineer shall send the Proposer "Notice" along with Grading Asbuilts (signed, sealed, prepared and supplied by others). After this Notice, the Proposer shall review the site conditions in the field along with the Grading Asbuilts. The Proposer shall have 5 working days after the "Notice" to review and provide comments, once these comments are addressed (by others) the Proposer shall accept the site in writing. After the Proposer accepts the Site Grading, the Proposer shall be responsible to complete the final grading for the site as shown on the Engineering Plans. If required, the Engineer of Record shall make determination of the Site Conditions to determine if the Site is acceptable.

This item includes, but is not limited to all labor, equipment, materials and all cost complete for all dewatering, excavation, cut, fill, grading, compaction, suitable fill placement for the roadways, easements, placement, lots, building pads and compaction of suitable fill throughout the entire project are, and stilling basins, and any additional work necessary to construct the project as shown on the Engineering Plans. **This item only includes cost for the transport and placement only and assumes that the fill materials will be provided from the on-site excavation of Storm Water Management Facilities listed in item 10 below. The Proposer shall provide a schedule of values to identify volume of in situ material place. This item excludes all work that is included as part of the work for Storm Water Management Facilities listed as item 10 below.** This item also includes but is not limited to removal of all unsuitable material encountered, naturally occurring or otherwise, as required for roadway, drainage and utility construction and replacement of removed unsuitable material with suitable fill in accordance with project specifications and Project Geotechnical recommendations. This item also includes but is not limited to placement of topsoil, removal of strippings, stockpiling of excess suitable materials, all fine grading and dress-up work necessary to complete the project. Also includes but is not limited to all grading and dress up work necessary to allow Florida Power and Light and all other utility companies working within the project, including utility sub-contractors, to install the underground utilities, in a manner and schedule that is in the best interest of the project and prior to substantial completion. Placement of fill material shall be in accordance with St. Johns County standards and specifications and / or the Project Geotechnical Report specifications, whichever is more stringent. Suitable material from the onsite Storm Water Management Facilities may be used as fill, provided it meets the structural fill requirements as specified in the Geotechnical Report. This item includes, but is not limited to all labor, equipment, materials and all cost complete for the installation of suitable fill material for all building pads for each lot. The Pad size shall be assumed to be the size as shown on the Neighborhood Grading Plan for each lot. All Pads shall be compacted and placed in accordance with St. Johns County standards and specifications and / or the Project Geotechnical Report specifications, whichever is more stringent. The elevations of the pads shall be 8" below the finished floor elevation shown on the Engineering Plans. This item also includes but is not limited to grading from each pad to the adjacent grade for 5' minimum. This item shall also include but is not limited to all labor, equipment,

materials and all cost complete to provide Asbuilts showing grades at all spots shown for lots on the neighborhood site plan with a spot located within the pad to show the pad elevation. Furthermore, the Final Asbuilts shall be signed and sealed by a Professional Florida Registered Surveyor and signed by the Proposer. It shall be the Proposer responsibility to coordinate with the Project Geotechnical Engineer that will perform the in-place density testing in accordance with the Project Geotechnical Report specifications and St. Johns County Specifications.

TOTAL LUMP SUM PRICE ITEM 6:

\$ _____ (Numerals)
_____ (Written)

7. STORM WATER MANAGEMENT FACILITIES 10 AND 10A

This item includes, but is not limited to all labor, equipment, materials and all cost complete for the dewatering, excavation, cut, fill, grading, compaction, berm construction fill placement for the construction of the storm water management facilities (Smfs) numbers 10 and 10A. This item excludes all work for Earthworks listed in item 9 above listed as part of this Proposal. All suitable material from these Smfs shall be property of the Owner. However, it shall be the Proposer responsibility to remove all unsuitable material encountered, naturally occurring or otherwise.

TOTAL LUMP SUM PRICE ITEM 7:

\$ _____ (Numerals)
_____ (Written)

8. NEIGHBORHOOD GRADING AS-BUILTS

This item includes, but is not limited to all materials, labor, equipment and all cost complete for the preparation and submittal of all Neighborhood grading as-builts as required by St. Johns County and the St. Johns River Water Management District and project Engineer including all revisions necessary to address comments for the Engineer of Record as well as each agency comments and final acceptance by the referenced agencies as well as the Owner. Final Asbuilts shall be signed and sealed by a Professional Florida Registered Surveyor and signed by the Proposer. Owner copies of the Asbuilts and format to be provided in accordance with the Contract Documents.

TOTAL LUMP SUM PRICE ITEM 8:

\$ _____ (Numerals)
_____ (Written)

9. PAVING, CURB AND GUTTER

This item includes, but is not limited all material, labor, equipment and all cost complete to construct roadways within the project as shown on the Engineering Plans and in accordance St Johns County requirements and project specifications. This item includes but is not limited to all stabilization, subgrade, base, compaction, prime coat and paving complete; curb and gutter, transitions to inlets and all other work required to construct roadways. This item also includes all work required to connect pavement curb and gutter to County Road 210 as may be required to provide a smooth transition to the existing pavement. **Note: This item shall include only the first lift of Pavement for both the Typical Pavement Section and the Heavy-Duty Pavement Section. The second lift of Pavement for both sections shall be by others and are not included in this proposal.**

TOTAL LUMP SUM PRICE ITEM 9:

\$ _____ (Numerals)
_____ (Written)

10. COMMON AREA SIDEWALKS

This item includes, but is not limited all material, labor, equipment and all cost complete to construct all common area sidewalks and handicap ramps complete as shown on the Engineering Plans and in accordance St Johns County requirements and project specifications. Common area sidewalks include all sidewalks that do not front lots and includes all sidewalks and concrete pads that are located adjacent to and/or within park tracts. Sidewalks that front lots are specifically excluded from this line item.

TOTAL LUMP SUM PRICE ITEM 10:

\$ _____ (Numerals)
_____ (Written)

11. SIGNING AND MARKING

This item includes, but is not limited to all materials, labor, equipment and all cost complete required to install roadway signing and marking as shown on the Engineering Plans and in accordance with all standards and specifications for Florida Department of Transportation, Manual Uniform Traffic Control Devices and St. Johns County. This item includes but is not limited to sign panel, sign post, and sign foundations, delineators, object markers, reflective pavement markers, striping (thermoplastic), pavement messages and directional arrows (thermoplastic) and reflective island nose paint. The Proposer shall adhere to all Florida Department of Transportation and St. Johns County Specifications for placement of striping and signage. All striping shall be paint in accordance with St. Johns County Specifications.

TOTAL LUMP SUM PRICE ITEM 11:

\$ _____ (Numerals)
_____ (Written)

12. STORM DRAINAGE COLLECTION AND CONVEYANCE SYSTEM

This item includes, but is not limited to all materials, labor, equipment and all cost complete to install the storm drainage system, including all dewatering, structures, inlets, manholes, head walls, mitered end sections, pipes ditch paving, control structures and spillways. Moreover, this item includes but is not limited to the removal, replacement and disposal of any unsuitable material encountered in the regular excavation and all other work necessary to complete the installation as shown on the Engineering Plans. This item will also include installation of the Control Structures for Smf 10 as depicted in the Engineering Plans. Furthermore, this item also includes but is not limited to (2) 10' underdrain stubouts in each direction per drainage inlet and the backfill and compaction as required by the contract documents, Geotechnical recommendations, St. Johns County and FDOT Standards and Specifications

TOTAL LUMP SUM PRICE ITEM 12:

\$ _____ (Numerals)
_____ (Written)

13. ROADWAY UNDERDRAIN TYPES A and B

This item includes, but is not limited to all labor, equipment, materials and all cost complete that are associated to perform installation of the underdrain piping as shown on plans including all cleanouts, fittings and other items in accordance with the Engineering Plans and details as shown and standards as set forth by St. Johns County. These costs are exclusive of the 10' stubouts required for each of the inlets which are included in other items below. Final quantity and location of underdrain to be determined in the field during construction. **Payment shall be based on the actual quantity installed.**

Type A Basis of Proposal 5 000 L.F. Unit Price \$ _____ per linear foot
Type B Basis of Proposal 2,500 L.F. Unit Price \$ _____ per linear foot

TOTAL LUMP SUM PRICE ITEM 13:

\$ _____ (Numerals)
_____ (Written)

14. PAVING AND DRAINAGE AS-BUILTS

This item includes, but is not limited to all materials, labor, equipment and all cost complete for the preparation and submittal of all paving and drainage as-builts as required by St. Johns County and the St. Johns River Water Management District and project Engineer including all revisions necessary to address comments for the Engineer of Record as well as each agency comments and final acceptance by the referenced agencies as well as the Owner. Note that these asbuilts shall include signage and striping in accordance with St. Johns County requirements as well as all information required for each storm water management facility along with all asbuilt information both elevations and dimensions of each control structure. Asbuilt shall include but not be limited to information noted on the plans as well as additional information required in the project manual. Final Asbuilts shall be signed and sealed by a Professional Florida Registered Surveyor and signed by the Proposer. Owner copies of the Asbuilts and format to be provided in accordance with the Contract Documents.

TOTAL LUMP SUM PRICE ITEM 15:

\$ _____ (Numerals)
_____ (Written)

15. WATER TRANSMISSION AND DISTRIBUTION SYSTEM (SJCUD)

This work includes, but is not limited to all materials, labor, equipment and all cost complete for the construction of the water system complete including all pipes, valves, hydrants, services, fittings, connections, flushing hydrants, restraining joints, and the removal, disposal and replacement of any unsuitable material encountered, and all other work necessary to complete the installation of the system as shown on the Engineering Plans and including acceptance by St Johns County Utility Department (SJCUD) for service in accordance with SJCUD, Florida Department of Environmental Protection (FDEP) and St. Johns County standards and specifications. This item also includes all materials, labor, equipment and all cost complete for the testing, disinfection, flushing, SJCUD warranty and maintenance and other items not specifically mentioned, but necessary for the complete and operable system as shown on the Engineering Plans in accordance with the SJCUD and FDEP Specifications and Standards requirements.

TOTAL LUMP SUM PRICE ITEM 15:

\$ _____ (Numerals)

_____ (Written)

16. GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD)

This item includes, but is not limited to all materials, labor, equipment and all cost complete for the construction of the gravity sanitary sewer collection system complete, including all work necessary to secure service as specified on the Engineering Plans. The work includes but is not limited to all piping (gravity mains and services, etc.), all manholes, plugs, markers, appurtenances, all required dewatering, removal, disposal and replacement of all unsuitable material encountered and all other work necessary to complete the installation of the system as shown on the Engineering Plans including acceptance by SJCUD and FDEP for service in accordance with St Johns County, SJCUD and FDEP Specifications and Standards. This item also includes all materials, labor, equipment and all cost complete for the testing, lamping, television inspection, flushing, SJCUD warranty and maintenance and other items not specifically mentioned, but necessary for complete and operable system as shown on the Engineering Plans in accordance with the SJCUD and FDEP Specifications and Standards requirements.

TOTAL LUMP SUM PRICE ITEM 16:

\$ _____ (Numerals)

_____ (Written)

17. REUSE DISTRIBUTION SYSTEM (SJCUD)

This item includes, but is not limited to all materials, labor, equipment and all cost complete for the construction of the reuse main transmission system including but not limited to all pipes, valves, services, fittings, utility sleeves, restraining joints, connection to existing reuse mains, pressure testing, flushing, locate wires and appurtenances, plugs, and the removal, disposal and replacement of any unsuitable material encountered and all other work (including dewatering) necessary to complete the installation of the system as shown on the Engineering Plans and including acceptance by SJCUD and FDEP for service in accordance with SJCUD, Florida Department of Environmental Protection and St. Johns County Specifications and Standards. This item also includes all materials, labor, equipment and all cost complete for the testing, flushing, SJCUD warranty and maintenance and other items not specifically mentioned, but necessary for complete and operable system as shown on the Engineering Plans in accordance with the SJCUD and FDEP Specifications and Standards requirements.

TOTAL LUMP SUM PRICE ITEM 17:

\$ _____ (Numerals)

_____ (Written)

18. LIFT STATION (SJCUD)

This item includes but is not limited to the construction of the SJCUD sanitary lift station complete, furnishing and installing pumping station, pumps, concrete wet well, concrete slab, concrete driveway to lift station, piping, force main valves, fittings, lift station site fencing, accessories necessary to complete the installation as shown on the Engineering Plans; provide electrical service from FPL installed transformer, obtain and pay for electrical power meter and pay electric costs until final acceptance by the SJCUD and/or Owner, obtain all permits and pay permit fees, replacement of unsuitable backfill, access road, dewatering, concrete work, site grading, sodding, fencing, erosion control, protection of other utilities, satisfactory pump station start up (pre-final and final), testing and SJCUD warranty and maintenance and other items not specifically mentioned, but necessary for complete and operable system as shown on the Engineering Plans in accordance with the SJCUD and FDEP Specifications and Standards requirements. Furthermore, the Contractor shall be responsible to provide equipment and manpower required to test the lift station and pump in accordance with St. Johns County Utility Departments standards and specifications as well as in accordance with the pump manufacturer's recommendations including but not limited to pressure testing pipes, pump start up testing including dealing with force main valving as may be required and providing water for the pump start up as may be required.

This item shall exclude payment to SJCUD within 60 days of the pre-construction meeting with SJCUD for the telemetry system equipment, including RTU, antenna and antenna mast shall be provided and installed by SJCUD. Contractor shall coordinate with SJCUD as required for installation.

TOTAL LUMP SUM PRICE ITEM 18:

\$ _____ (Numerals)

_____ (Written)

19. FORCE MAIN (SJCUD)

This item includes but is not limited to the construction of the on-site SJCUD sanitary sewer force main from the project boundary / force main connection point to the sanitary lift station, including but not limited to all pipes, valves, services, fittings, utility sleeves, connection to the existing sanitary sewer force main system as shown on the engineering plans, wire locate testing, pressure testing, flushing, air release valves, restraining joints, locate wires and appurtenances, plugs, and the removal, disposal and replacement of any unsuitable material encountered and all other work (including dewatering) necessary to complete the installation of the system as shown on the Engineering Plans. This work also includes the testing, SJCUD warranty and maintenance and other items not specifically mentioned, but necessary for complete and operable system as shown on the Engineering Plans in accordance with the SJCUD and FDEP Specifications and Standards requirements.

TOTAL LUMP SUM PRICE ITEM 19:

\$ _____ (Numerals)

_____ (Written)

20. WATER, SEWER & REUSE AS-BUILTS (SJCUD)

This item includes, but is not limited to all materials, labor, equipment and all cost complete for the preparation and submittal of all water, sewer, reuse as-builts as required by SJC, SJCUD, Florida Power and Light, FDEP and project Engineer and this item shall include all revisions necessary to address agency comments and final acceptance by the referenced agencies as well as the Owner. As-builts shall be in accordance with SJC, SJCUD, and FDEP Standards and Specifications. Final Asbuilts must be signed and sealed by a Professional Florida Registered Surveyor and signed by the Proposer. Owner copies of the Asbuilts and format to be provided in accordance with the Contract Documents.

TOTAL LUMP SUM PRICE ITEM 20:

\$ _____ (Numerals)

_____ (Written)

21. SODDING

This item includes but is not limited to all materials, labor, equipment and all cost complete to sod all areas indicated on the Engineering Plans and includes the items listed below but is not limited to:

1. The complete Bahia sodding of all roadway embankments with slopes equal to or greater than 4 feet horizontal to 1 foot vertical.
2. Bahia sodding all rear yard embankments with slopes steeper than 4 feet horizontal to 1 foot vertical.
3. 16" wide strip Bahia sod behind curb.
4. The complete Bahia sodding of the Storm Water Management Facilities from the Normal Water Elevation (NWL) and the 10' top of bank (maintenance area) and shall include sodding the back slope from top of back to existing grade along portion that is not adjacent to lots.

***The Proposer will be responsible for ensuring that all sod areas have a viable stand of grass at time of final acceptance including the removal and replacement of sod that fails to establish itself during this period.** Any areas found to be deficient by the Owner and / or Engineer shall be re-sodded at Proposer's expense.

TOTAL LUMP SUM PRICE ITEM 21:

\$ _____ (Numerals)

_____ (Written)

22. SEEDING AND MULCHING

This item includes but is not limited to all materials, labor, equipment and all cost complete to install seed and mulch on all disturbed areas that are not indicated on the Engineering Plans to be paved or sodded, including but not limited to the complete seeding and mulching of all disturbed areas, all grading areas, easements (including FPL) and rights-of-way that are not sodded building pad areas, lots, back slopes that are not scheduled to be sodded.

*The Proposer will be responsible for ensuring that all seeded and mulched areas have a stable stand of grass at time of final acceptance. Any areas found to be deficient by the Owner and / or Engineer shall be re-seeded and mulched at Proposer's expense.

TOTAL LUMP SUM PRICE ITEM 22:

\$ _____ (Numerals)

_____ (Written)

23. IRRIGATION SLEEVES, CATV CONDUIT & AS-BUILTS

This item includes, but is not limited to all labor, equipment, materials and all cost complete that are associated to the provision and / or installation all irrigation and cable television sleeves as shown by detail included with this bid. For a portion of the Items listed below the Proposer shall supply the materials and install the sleeves, for the other portion listed below the Proposer shall not supply the materials but shall install the sleeves. This item also includes as-builts showing elevations and locations of each sleeve for future use. The exact locations will be determined at a later date and provided to the Proposer prior to installation. These unit prices will be used once the Sleeving Plan is developed. **Payment shall be based on the actual quantity installed.**

SUB-TOTALS (Numerals)

SCH 40 PVC materials and installation:

• 2" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.
• 3" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.
• 4" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.
• 6" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.
• 8" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.

Installation only:

• 2" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.
• 3" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.
• 4" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.
• 6" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.
• 8" Basis of Proposal 1000 L.F.	Unit Price	\$ _____	per L.F.

TOTAL LUMP SUM PRICE ITEM 23:

\$ _____ (Numerals)

_____ (Written)

24. RETAINING WALLS

This item includes but is not limited to all materials, labor, equipment and all cost complete to install the retaining walls to the elevations and length as indicated on the Engineering Plans. This also includes the provision and responsibility of the Contractor to provide signed/sealed design shop drawings of the retaining walls to the Engineer for approval prior to construction.

_____ L.F. Unit Price \$ _____ per L.F.

TOTAL LUMP SUM PRICE ITEM 24:

\$ _____ (Numerals)

_____ (Written)

TOTAL BASE PROPOSAL (ITEMS 1 – 24) \$ _____ (Numerals)

25. ALTERNATE MOBILIZATION REDUCTION

If the Proposer is successful and awarded both the Beacon Lake Phase 2 Project and Beacon Lake Townhomes Project, a single Mobilization would be anticipated because both projects will be constructed concurrently. Therefore, it is anticipated that there would be a deduction in cost for this item. This item should be a positive amount, which means the positive amount will be subtracted from the Total Base Proposal.

TOTAL LUMP SUM PRICE ITEM 25:

\$ _____ (Numerals)

_____ (Written)

GENERAL NOTES FOR THE PROPOSAL FORM

1. The Owner will provide the following survey stakeout work for the PROPOSER on a one-time basis. The PROPOSER must provide all other necessary survey work.
 - (1) Project Benchmark
 - (2) Roadway Centerline
2. The PROPOSER shall be responsible for coordinating with all utility companies to allow for the timely and efficient installation of their services. Includes providing finish grade in rights of ways and easement for all such installations and finish grade with stabilization following all utility company installations.
3. The PROPOSER is required to provide and perform all systems testing as required by St. Johns County and applicable project specifications prior to project acceptance. PROPOSER is responsible for coordination with Owner's independent materials testing service. The PROPOSER is also responsible to pay for and perform all testing required by St. Johns County Utility Department (SJCUD) and the Florida Department of Environmental Protection (FDEP) in order to induce SJCUD and FDEP to accept the utility system for service.
4. The PROPOSER shall be responsible for coordinating the work necessary to complete all final approvals and acceptances of the systems installed by the PROPOSER.
5. PROPOSER shall complete all work in a professional and workman like manner typical of the construction industry. There shall be no sections or parts missing. Further, the work shall be complete and able to function for its intended use. The work must be continuous.
6. All existing storm drainage and utility must be maintained to each adjacent property owner during construction. If this does not occur, the PROPOSER will be responsible for any damage that may result. The PROPOSER acknowledges that access to the Work shall be restricted to the Temporary Access Road "Construction Entrance" only and is responsible for management of equipment and labor access at all times.
7. Water, Reuse and Sewer As-Builts must include elevation on all water/storm, water/sanitary, water/force main, water/irrigation, water/reuse, reuse/force main, reuse/storm, reuse/sanitary, crossings.
8. PROPOSER shall secure and pay for all paving and drainage construction permits, building permits, right-of-way construction permits, county "clearance sheet" permit, electrical permit, water and electrical meters (if applicable), installation fees, electrical inspection fees, as maybe required.
9. Where so indicated in this Proposal, lump sum prices shall be expressed (printed or typed) in words and numerals.
10. Where used within the Proposal Documents "Mass Grading Areas" include all areas outside of the rights of ways, storm water management facilities, upland buffer areas, jurisdictional wetlands, preservation areas, and drainage ditches within the project boundary.
11. PROPOSER accepts all of the terms and conditions of the Request for Proposal and Instructions to PROPOSER's, including without limitation those dealing with the disposition of Proposal Security. This Proposal will remain subject to acceptance for ninety (90) calendar days after the day of Proposal opening. PROPOSER will execute and deliver the required number of counterparts of the Contract with the Bonds and other documents required by the Proposal requirements within five (5) calendar days after the date of Owner's Notice of Award.

12. In submitting this Proposal, PROPOSER represents, as more fully set forth in the Contract, that:

- (a) PROPOSER has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the Work.
- (b) PROPOSER is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
- (c) PROPOSER has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site which have been identified in the Contract Documents. PROPOSER has obtained, carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site, and has been given adequate access to the property to perform any additional testing, survey or geotechnical explorations deemed necessary satisfy the PROPOSER of existing conditions which may affect cost progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by PROPOSER and the safety precautions and programs incident thereto. PROPOSER does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Proposal for performance and furnishing of the Work in accordance with the times, price and other terms and conditions of the Contract Documents. PROPOSER acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Proposal Documents with respect to Underground Facilities at or contiguous to the site.
- (d) Geotechnical Reports (refer to index for references) are provided as information only. Actual conditions may vary. However, in all cases the PROPOSER shall comply with Geotechnical Report recommendations.
- (e) The Tree Mitigation Plans / Landscape Plans (refer to index for references) are provided as information only. Actual conditions may vary however in all cases the PROPOSER shall be responsible for protection of the existing improvements.
- (h) PROPOSER has correlated the information known to PROPOSER, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
- (i) PROPOSER has given Engineer written notice of all conflicts, errors, ambiguities or discrepancies that PROPOSER has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to PROPOSER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Proposal is submitted.
- (j) PROPOSER certifies that the Proposer has carefully examined the foregoing Proposal after the same was completed and has verified every item placed thereon; and agrees to indemnify, defend and save harmless the Owner and/or Engineer against any cost, damage or expense which may be incurred by any error in his preparation of same.

13. The Owner reserves the right to reject any or all Proposals, waive informalities in any Proposal, make award in part or whole with or without cause, and to the award in what is deemed to be the best interest of the Owner.

14. If awarded the Contract, the undersigned agrees to begin work within ten (10) calendar days after executing the Contract and complete the improvements in accordance with the schedule as submitted.
15. PROPOSER agrees that the Work will be Substantially Complete as defined by the Contract Documents and as indicated within the Proposal Contract Times commencing per the Notice to Proceed and be Finally Completed as defined by the Contract Documents and ready for Final Payment within thirty (30) calendar days after the date in which the work is deemed Substantially Completed. "Substantial Completion" for each portion of the work shall be considered to be on the date which all applicable governmental agencies having jurisdiction over the Work have issued unconditional certificates of completion and have signed off on all final inspections with respect to each portion of the Work and the Owner is able to utilize the Work set forth in the Contract Documents for the intended purpose. Notwithstanding anything to the contrary contained herein, PROPOSER shall be responsible for obtaining the final inspections and applicable written approvals from all governmental agencies with jurisdiction with respect to each portion of the Work, and in connection therewith, Owner and Engineer shall comply with all of its obligations required by the issuing authority in order to enable the PROPOSER to obtain such Certificate. The PROPOSER shall achieve Substantial Completion for each portion of the Work no later than the applicable date set forth in the Construction Schedule (the "Substantial Completion Dates"). **Should the PROPOSER or, in case of the Proposer's default, the Surety fail to complete the work within the time stimulated in the contract, or within such extra time as may have been granted by the Owner, the PROPOSER, in case of his default, the Surety shall pay to the Owner, not as a penalty but as liquidated damages, the amount of \$1,000.00 per calendar day beyond substantial completion.**

END OF SECTION

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
1. MOBILIZATION				
Mobilization		Ls		\$ -
General Conditions		Ls		\$ -
Project Management & Project Supervision		Ls		\$ -
Demobilization		Ls		\$ -
Clean up & Maintenance		Ls		\$ -
Surveying and Stakeout		Ls		\$ -
MOBILIZATION TOTAL				\$ -

2. MAINTENANCE OF TRAFFIC				
Maintenance Of Traffic		Ls		\$ -
Construction Entrance & Maintenance		Ls		\$ -
MAINTENANCE OF TRAFFIC TOTAL				\$ -

3. PREVENTION OF EROSION AND WATER POLLUTION				
Prevention, Control, and Abatement of Erosion & Water Pollution		Ls		\$ -
Coir Bales		Ea		\$ -
Gravel and Wire Sediment Filter		Ea		\$ -
Tree Fencing		Lf		\$ -
Floating Turbidity Barrier		Lf		\$ -
Filter Barrier		Lf		\$ -
PREVENTION OF EROSION AND WATER POLLUTION TOTAL				\$ -

4. STORM WATER POLLUTION PREVENTION PLAN				
Storm Water Pollution Prevention Plan		Ls		\$ -
Npdes Monitoring		Ls		\$ -
STORM WATER POLLUTION PREVENTION PLAN TOTAL				\$ -

5. PAYMENT & PERFORMANCE BOND				
Payment & Performance Bond		Ea		\$ -
PAYMENT AND PERFORMANCE BONDS TOTAL				\$ -

6 EARTHWORKS				
Hauling of Fill from Smfs		Ls		\$ -
Placement of Fill from Smfs		Ls		\$ -
Storm Water Mgm't Fac. (Smf) Excavation Cut, Fill, Balance		Cy		\$ -
Compaction For Fill Placed From Smfs To Lots		Cy		\$ -
Site Cut, Fill, Balance & Stripped Material		Cy		\$ -
Fine Grade Lots		Sy		\$ -
Fine Grade R/W		Sy		\$ -
Finish Grade Smfs Slopes		Sy		\$ -
Fine Grade Dist. Areas		Sy		\$ -
EARTHWORKS TOTAL				\$ -

7. STORM WATER MANAGEMENT FACILITIES 10 & 10A				
Hauling of Fill from Smfs		Cy		\$ -
Placement of Fill from Smfs		Cy		\$ -
Dewatering		Ls		\$ -
Storm Water Mgm't Fac. (Smf) Excavation Cut, Fill, Balance		Cy		\$ -
STORM WATER MANAGEMENT FACILITIES 10 & 10A				\$ -

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
8. NEIGHBORHOOD GRADING AS-BUILTS				
Neighborhood Grading Asbuilts		Ea	\$	-
NEIGHBORHOOD GRADING AS-BUILTS TOTAL			\$	-

9. PAVING CURB & GUTTER				
12" Stabilized Subgrade LBR 40		Sy	\$	-
8" Limerock Base LBR 100 - 98% Max Density Mod Proctor		Sy	\$	-
6" Limerock Base LBR 100 - 98% Max Density Mod Proctor		Sy	\$	-
Asphaltic Concrete Paving (1" 12.5 Super Pave 1st Lift Only)		Sy	\$	-
Asphaltic Concrete Paving (1-1/2" 12.5 Super Pave 1st Lift Only)		Sy	\$	-
Asphaltic Concrete Paving Section - Multi-Path (1-9.5 Super Pave)		Sy	\$	-
4" Crushed Conc Base LBR 120 100 Max Density Mod Proctor		Sy	\$	-
Miami Curb And Gutter		Lf	\$	-
Standard Curb And Gutter		Lf	\$	-
Type "C" Curb And Gutter		Lf	\$	-
Header Curb And Gutter		Lf	\$	-
FDOT R/A Curb and Gutter		Lf	\$	-
12' Stabilized Fire Access Drive		Sy	\$	-
Concrete Valley Gutter		Lf	\$	-
Bike Rack		Ea	\$	-
Ribbon Curb		Lf	\$	-
FDOT Type F Curb and Gutter		Lf	\$	-
PAVING CURB & GUTTER TOTAL			\$	-

10. COMMON AREA SIDEWALKS				
Common Area Sidewalk		Sy	\$	-
ADA Curb Ramps with Detectable Warnings		Ea	\$	-
COMMON AREA SIDEWALKS TOTAL			\$	-

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
11. SIGNAGE AND MARKINGS				
Keep Right Sign R4-7		Ea	\$	-
Pedestrian Crossing Ahead Sign W11-2 & W16-9P		Ea	\$	-
Roundabout Warning Sign 22-6 W16-17P		Ea	\$	-
Stop / Street Name Combo Sign		Ea	\$	-
Speed Limit Sign R2-1		Ea	\$	-
Temporary 18" x 18" End of Road Markers		Ea	\$	-
Street Name Sign		Ea	\$	-
Reuse Warning Signs (locations to be determined)	7	Ea	\$	-
24" White Stop Bar		Ea	\$	-
12" White Crosswalk Stripings (per intersection)		Ea	\$	-
Special Emphasis Pedestrian Crosswalk (per intersection)		Ea	\$	-
Fire Access Sign		Ea	\$	-
End Sign (Fire Lane)		Ea	\$	-
Left Lane Ends Sign R4-2L		Ea	\$	-
Left Lane Must Turn Left Sign R3-7L		Ea	\$	-
Right Lane Must Turn Right Sign R3-7R		Ea	\$	-
6" White Solid		Lf	\$	-
Handicap Parking Sign		Ea	\$	-
Parking Space Striping (each space)		Ea	\$	-
Handicap Parking Space Striping (each space)		Ea	\$	-
White Traffic Arrow		Ea	\$	-
Compact Parking Sign		Ea	\$	-
Bi Directional Yellow with Rpms		Lf	\$	-
SIGNAGE AND MARKINGS TOTAL			\$	-

12. STORM DRAINAGE COLLECTION AND CONVEYANCE SYSTEM				
12" Ads Pipe		Lf	\$	-
15" Ads Pipe		Lf	\$	-
12" HP Pipe		Lf	\$	-
15" HP Pipe		Lf	\$	-
15" RCP		Lf	\$	-
18" RCP		Lf	\$	-
24" RCP		Lf	\$	-
30" RCP		Lf	\$	-
36" RCP		Lf	\$	-
42" RCP		Lf	\$	-
48" RCP		Lf	\$	-
15" Mes		Ea	\$	-
18" Mes		Ea	\$	-
24" Mes		Ea	\$	-
30" Mes		Ea	\$	-
36" Mes		Ea	\$	-
42" Mes		Ea	\$	-
48" Mes		Ea	\$	-
Type C Inlet		Ea	\$	-
Type E Inlet		Ea	\$	-
Type J-1 Mh		Ea	\$	-
Type J-1A Mh		Ea	\$	-
Type J-1B Mh		Ea	\$	-
Type J-1C Mh		Ea	\$	-
Type J-1D Mh		Ea	\$	-
Type J-1E Mh		Ea	\$	-

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
Type J-1F Mh		Ea	\$	-
Type J-1 Mh		Ea	\$	-
Single Curb Inlet 4' ID - Type A		Ea	\$	-
Single Curb Inlet 5' ID - Type A		Ea	\$	-
Double Curb Inlet 4' ID - Type B		Ea	\$	-
Double Curb Inlet 5' ID - Type B		Ea	\$	-
Triple Curb Inlet 5' ID		Ea	\$	-
Modified C Inlet		Ea	\$	-
Yard Drain (Nyloplast)		Ea	\$	-
Dispersion Basin		Sy	\$	-
Control Structure CS-1 (Mod H Inlet)		Ea	\$	-
Valley Gutter Inlet		Ea	\$	-
38" x 60" ERCP Pipe		Lf	\$	-
38" x 60" MES		Lf	\$	-
Storm Sewer Type B Inlet		Ea	\$	-
Headwall		Lf	\$	-
Storm Sewer Testing (Video)		Ls	\$	-
STORM DRAINAGE COLLECTION AND CONVEYANCE SYSTEM TOTAL			\$	-

13. ROADWAY UNDERDRAIN TYPES A & B

Type A Underdrain	5,000	Lf	\$	-
Type B Underdrain	2,500	Lf	\$	-
Roadway Underdrain		Lf	\$	-
Underdrain Clean-Out		Ea	\$	-
ROADWAY UNDERDRAIN TYPES A & B TOTAL			\$	-

14. PAVING & DRAINAGE AS-BUILTS

Paving & Drainage Asbuilts		Ea	\$	-
PAVING & DRAINAGE AS-BUILTS TOTAL			\$	-

15. WATER TRANSMISSION & DISTRIBUTION SYSTEM (SICUD)

2" Hdpde Cts (Sdr 9)		Lf	\$	-
4" Pvc (Dr18)		Lf	\$	-
4" Hdpe (Sdr 11)		Lf	\$	-
6" Pvc (Dr18)		Lf	\$	-
6" Hdpe (Sdr 11)		Lf	\$	-
8" Pvc (Dr18)		Lf	\$	-
8" Hdpe (Sdr 11)		Lf	\$	-
10" Pvc (Dr18)		Lf	\$	-
10" Hdpe (Sdr 11)		Lf	\$	-
12" Pvc (Dr18)		Lf	\$	-
12" Hdpe (Sdr 11)		Lf	\$	-
12" Hdpe (Sdr 11)		Lf	\$	-
16" Hdpe (Sdr 11)		Lf	\$	-
4" Gate Valve		Ea	\$	-
6" Gate Valve		Ea	\$	-
8" Gate Valve		Ea	\$	-
10" Gate Valve		Ea	\$	-
12" Gate Valve		Ea	\$	-
10" x 8" Cross		Ea	\$	-
12" Cross		Ea	\$	-
4" Tee		Ea	\$	-
6" Tee		Ea	\$	-

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
8" Tee		Ea	\$	-
8" x 4" Tee		Ea	\$	-
10" x 8" Tee		Ea	\$	-
10" x 6" Tee		Ea	\$	-
12" Tee		Ea	\$	-
4" 11.25 Bend		Ea	\$	-
4" 22.5 Bend		Ea	\$	-
4" 45 Bend		Ea	\$	-
6" 11.25 Bend		Ea	\$	-
6" 22.5 Bend		Ea	\$	-
6" 45 Bend		Ea	\$	-
8" 11.25 Bend		Ea	\$	-
8" 22.5 Bend		Ea	\$	-
8" 45 Bend		Ea	\$	-
10" 11.25 Bend		Ea	\$	-
10" 22.5 Bend		Ea	\$	-
10" 45 Bend		Ea	\$	-
12" 11.25 Bend		Ea	\$	-
12" 22.5 Bend		Ea	\$	-
12" 45 Bend		Ea	\$	-
4" Cap Tapped 2"		Ea	\$	-
6" x 4" Reducer		Ea	\$	-
8" x 6" Reducer		Ea	\$	-
8" x 4" Reducer		Ea	\$	-
10" x 8" Reducer		Ea	\$	-
12" x 10" Reducer		Ea	\$	-
12" x 6" Reducer		Ea	\$	-
8" Plug		Ea	\$	-
10" Plug		Ea	\$	-
12" Plug		Ea	\$	-
Fire Hydrant Assembly		Ea	\$	-
Single Water Service		Ea	\$	-
Double Water Service		Ea	\$	-
Lift Station Water Service		Ea	\$	-
Air Relief Valve		Ea	\$	-
2" Flushing Hydrant Assy.		Ea	\$	-
Bacteriological Sample Point		Ea	\$	-
Misc Fittings Potable Water		Ls	\$	-
Testing Potable Water		Ls	\$	-
Locate Wire Potable Water		Lf	\$	-
WATER TRANSMISSION & DISTRIBUTION SYSTEM (SJCUD) TOTAL			\$	-

16. GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD)				
0/6 8" Pvc (Sdr 26) San		Lf	\$	-
6/8 8" Pvc (Sdr 26) San		Lf	\$	-
8/10 8" Pvc (Sdr 26) San		Lf	\$	-
10/12 8" Pvc (Sdr 26) San		Lf	\$	-
12/14 8" Pvc (Sdr 26) San		Lf	\$	-
14/16 8" Pvc (Sdr 26) San		Lf	\$	-
8/10 10" Pvc (Sdr 26) San		Lf	\$	-
10/12 10" Pvc (Sdr 26) San		Lf	\$	-
12/14 10" Pvc (Sdr 26) San		Lf	\$	-
14/16 10" Pvc (Sdr 26) San		Lf	\$	-

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
16/18 10" Pvc (Sdr 26) San		Lf	\$	-
0/6 San Mh - Type A		Ea	\$	-
0/6 San Mh - Type A W/ Liner		Ea	\$	-
6/8 San Manhole		Ea	\$	-
6/8 San Mh Type A W/ Liner		Ea	\$	-
8/10 San Mh Type A		Ea	\$	-
8/10 San Mh Type A W/ Liner		Ea	\$	-
10/12 San Mh Type A		Ea	\$	-
10/12 San Mh Type A W/ Liner		Ea	\$	-
10/12 San Mh Type A W/ Liner (Drop Mh Type A)		Ea	\$	-
12/14 San Mh Type A		Ea	\$	-
12/14 San Mh Type A W/ Liner		Ea	\$	-
12/14 San Mh Type A W/ Liner (Drop Mh Type A)		Ea	\$	-
14/16 San Mh Type A		Ea	\$	-
12/14 Sewer Mh Type A W/ Liner (Drop Mh Type B)		Ea	\$	-
Sanitary Asbuilts		Ls	\$	-
Single Service San		Ea	\$	-
Testing (Video, Lamping) San		Ls	\$	-
GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD) TOTAL			\$	-

17. REUSE DISTRIBUTION SYSTEM (SJCUD)

2" Hpd Cts (Sdr 9)		Lf	\$	-
4" Pvc (Dr18)		Lf	\$	-
4" Hdpe (Sdr 11)		Lf	\$	-
6" Pvc (Dr18)		Lf	\$	-
6" Hdpe (Sdr 11)		Lf	\$	-
8" Pvc (Dr18)		Lf	\$	-
8" Hdpe (Sdr 11)		Lf	\$	-
10" Pvc (Dr18)		Lf	\$	-
10" Hdpe (Sdr 11)		Lf	\$	-
12" Pvc (Dr18)		Lf	\$	-
12" Hdpe (Sdr 11)		Lf	\$	-
12" Hdpe (Sdr 11)		Lf	\$	-
16" Hdpe (Sdr 11)		Lf	\$	-
4" Gate Valve		Ea	\$	-
6" Gate Valve		Ea	\$	-
8" Gate Valve		Ea	\$	-
10" Gate Valve		Ea	\$	-
12" Gate Valve		Ea	\$	-
10" x 8" Cross		Ea	\$	-
12" Cross		Ea	\$	-
4" Tee		Ea	\$	-
6" Tee		Ea	\$	-
8" Tee		Ea	\$	-
8" x 4" Tee		Ea	\$	-
10" x 8" Tee		Ea	\$	-
10" x 6" Tee		Ea	\$	-
12" x 10" Tee		Ea	\$	-
12" Tee		Ea	\$	-
4" 11.25 Bend		Ea	\$	-
4" 22.5 Bend		Ea	\$	-
4" 45 Bend		Ea	\$	-
6" 11.25 Bend		Ea	\$	-

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
6" 22.5 Bend		Ea	\$	-
6" 45 Bend		Ea	\$	-
8" 11.25 Bend		Ea	\$	-
8" 22.5 Bend		Ea	\$	-
8" 45 Bend		Ea	\$	-
10" 11.25 Bend		Ea	\$	-
10" 22.5 Bend		Ea	\$	-
10" 45 Bend		Ea	\$	-
12" 11.25 Bend		Ea	\$	-
12" 22.5 Bend		Ea	\$	-
12" 45 Bend		Ea	\$	-
4" Cap Tapped 2"		Ea	\$	-
6" x 4" Reducer		Ea	\$	-
8" x 6" Reducer		Ea	\$	-
8" x 4" Reducer		Ea	\$	-
10" x 8" Reducer		Ea	\$	-
12" x 10" Reducer		Ea	\$	-
12" x 6" Reducer		Ea	\$	-
8" Plug		Ea	\$	-
10" Plug		Ea	\$	-
12" Plug		Ea	\$	-
Single Reuse Service		Ea	\$	-
Double Reuse Service		Ea	\$	-
2" Flushing Hydrant Assy.		Ea	\$	-
Air Relief Valve		Ea	\$	-
Misc. Reuse Fittings		Ls	\$	-
Locate Wire - Reuse		Lf	\$	-
Testing Reuse Water		Ls	\$	-
REUSE DISTRIBUTION SYSTEM (SJCUD) TOTAL			\$	-

18. LIFT STATION (SJCUD)				
Lift Station SJCUD Standard		L5	\$	-
LIFT STATION (SJCUD) TOTAL			\$	-

19. FORCE MAIN (SJCUD)				
4" Pvc (Dr18)		Lf	\$	-
4" Hdpe (Sdr 11)		Lf	\$	-
6" Pvc (Dr18)		Lf	\$	-
6" Hdpe (Sdr 11)		Lf	\$	-
8" Hdpe (Sdr 11)		Lf	\$	-
10" Hdpe (Sdr 11)		Lf	\$	-
4" Gate Valve		Ea	\$	-
6" Gate Valve		Ea	\$	-
8" Gate Valve		Ea	\$	-
10" Gate Valve		Ea	\$	-
12" Gate Valve		Ea	\$	-
10" x 8" Cross		Ea	\$	-
12" Cross		Ea	\$	-
4" Tee		Ea	\$	-
6" Tee		Ea	\$	-
8" Tee		Ea	\$	-
8" x 4" Tee		Ea	\$	-
4" 11.25 Bend		Ea	\$	-

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
4" 22.5 Bend		Ea	\$	-
4" 45 Bend		Ea	\$	-
4" 90 Bend		Ea	\$	-
6" 11.25 Bend		Ea	\$	-
6" 22.5 Bend		Ea	\$	-
6" 45 Bend		Ea	\$	-
8" 11.25 Bend		Ea	\$	-
8" 22.5 Bend		Ea	\$	-
8" 45 Bend		Ea	\$	-
6" x 4" Reducer		Ea	\$	-
8" x 6" Reducer		Ea	\$	-
8" x 4" Reducer		Ea	\$	-
8" Plug		Ea	\$	-
Air Release Valve		Ls	\$	-
Misc Fittings Force Main		Ls	\$	-
Testing Force Main		Ls	\$	-
Locate Wire Force Main		Lf	\$	-
FORCE MAIN (SJCUD) TOTAL			\$	-

20. WATER, SEWER & REUSE AS-BUILTS (SJCUD)

Water, Sewer & Reuse Asbuilts		Ea	\$	-
WATER, SEWER & REUSE AS-BUILTS (SJCUD) TOTAL			\$	-

21. SODDING

Sod 2' Back Of Curb		Sy	\$	-
Sod Smfs Slopes / Top / Backslope		Sy	\$	-
Sod Slopes steeper than 4:1		Sy	\$	-
Sod (General Areas)		Sy	\$	-
SODDING TOTAL			\$	-

22. SEEDING AND MULCHING

Seed & Mulch Disturbed Areas		Sy	\$	-
Seed & Mulch Lots		Sy	\$	-
Seed & Mulch R/W		Sy	\$	-
SEEDING AND MULCHING TOTAL			\$	-

23. IRRIGATION SLEEVES, CATV CONDUIT & AS-BUILTS

2" SCH 40 Pvc materials and installation	1,000	Lf	\$	-
3" SCH 40 Pvc materials and installation	1,000	Lf	\$	-
4" SCH 40 Pvc materials and installation	1,000	Lf	\$	-
6" SCH 40 Pvc materials and installation	1,000	Lf	\$	-
8" SCH 40 Pvc materials and installation	1,000	Lf	\$	-
2" SCH 40 Pvc materials and installation	1,000	Lf	\$	-
2" SCH 40 Pvc materials and installation	1,000	Lf	\$	-
3" SCH 40 Pvc installation only	1,000	Lf	\$	-
4" SCH 40 Pvc installation only	1,000	Lf	\$	-
6" SCH 40 Pvc installation only	1,000	Lf	\$	-
8" SCH 40 Pvc installation only	1,000	Lf	\$	-
2" SCH 40 Pvc installation only	1,000	Lf	\$	-
Sleeving Asbuilts		Ls	\$	-
IRRIGATION SLEEVES, CATV CONDUIT & AS-BUILTS TOTAL			\$	-

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
24. RETAINING WALLS				
Retaining Wall 1' High		Lf		\$ -
Retaining Wall 2' High		Lf		\$ -
Retaining Wall 3' High		Lf		\$ -
Retaining Wall 4' High		Lf		\$ -
Retaining Wall 5' High		Lf		\$ -
Retaining Wall 6' High		Lf		\$ -
RETAINING WALL TOTAL				\$ -

OVERALL TOTAL				\$ -
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MISCELLANEOUS ITEMS				
Clearing & Grubbing		Ac		\$ -

EXHIBIT D



JON M. HALL COMPANY

Site Preparation & Grading Experts

1920 Boothe Circle, Suite 230

Longwood, FL 32750

Phone: (407) 215-0410 Fax: (407) 215-0411

www.jonmhallcompany.com

To:	England-Thims & Miller, Inc.	Contact:	Scott Lockwood
Address:	14775 Old St. Augustine Road Jacksonville, FL 32258	Phone:	904-642-8990
		Fax:	904-646-9485
Project Name:	Beacon Lake Town Homes - 10-26-18	Bid Number:	
Project Location:	CR210 & HWY 1, St. Johns County, FL	Bid Date:	11/8/2018

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01 MOBILIZATION & GENERAL CONDITIONS					
10100	Payment & Performance Bond	1.00	LS	\$123,486.00	\$123,486.00
10300	Jobsite Facilities	1.00	LS	\$24,539.79	\$24,539.79
10400	Traffic Control	1.00	LS	\$38,747.65	\$38,747.65
10500	Supervision	1.00	LS	\$177,766.65	\$177,766.65
10600	Geotechnical Testing (By Others)	1.00	LS	\$0.00	\$0.00
10710	Survey & As-Builts	1.00	LS	\$159,204.85	\$159,204.85
10800	Mobilization	1.00	LS	\$120,085.92	\$120,085.92
Total Price for above 01 MOBILIZATION & GENERAL CONDITIONS Items:					\$643,830.86

05 PAVING ON SITE

56060	2" SCH-40 PVC Installation Only	1,000.00	LF	\$3.08	\$3,080.00
56060	2" SCH-40 PVC Material And Installation	1,000.00	LF	\$5.81	\$5,810.00
56060	2" SCH-40 PVC Material And Installation	1,000.00	LF	\$5.81	\$5,810.00
56060	2" SCH-40 PVC Material And Installation	1,000.00	LF	\$5.81	\$5,810.00
56080	3" SCH-40 PVC Installation Only	1,000.00	LF	\$3.08	\$3,080.00
56080	3" SCH-40 PVC Material And Installation	1,000.00	LF	\$7.01	\$7,010.00
56080	4" SCH-40 PVC Installation Only	1,000.00	LF	\$3.08	\$3,080.00
56080	4" SCH-40 PVC Material And Installation	1,000.00	LF	\$7.72	\$7,720.00
56090	6" SCH-40 PVC Installation Only	1,000.00	LF	\$4.40	\$4,400.00
56090	6" SCH-40 PVC Material And Installation	1,000.00	LF	\$11.43	\$11,430.00
56090	8" SCH-40 PVC Installation Only	1,000.00	LF	\$4.67	\$4,670.00
56090	8" SCH-40 PVC Material And Installation	1,000.00	LF	\$15.79	\$15,790.00
Total Price for above 05 PAVING ON SITE Items:					\$77,690.00

Total Price for above Items: \$721,520.86

Entry Road

03 EARTHWORK

33500	Rough Grade Pavement Box (Entry Road)	5,659.00	SY	\$0.87	\$4,923.33
Total Price for above 03 EARTHWORK Items:					\$4,923.33

06 PAVING OFF SITE

51040	8" Limerock Base (Entry Road)	4,836.00	SY	\$13.99	\$67,655.64
60540	12" Stabilized Subgrade (LBR-40)(Entry Road)(Subgrade To Be Left Down To Accept Volume Of Stabilizer To With-In +/- .20')	5,559.00	SY	\$7.23	\$40,191.57
62100	1-1/2" Type SP-12.5 Asphalt (Bottom Lift)(30%)(Entry Road)	4,836.00	SY	\$12.80	\$61,900.80
65000	Striping & Signs (Entry Road)(Paint)	1.00	LS	\$10,816.48	\$10,816.48
Total Price for above 06 PAVING OFF SITE Items:					\$180,564.49

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
07 SANITARY SEWER					
70200	Connect To Existing 4" Forcemain (Entry Road)	1.00	EACH	\$1,466.23	\$1,466.23
73000	4" PVC Force Main (Entry Road)	1,460.00	LF	\$11.58	\$16,906.80
73005	6" DR-18 HDPE Force Main (Entry Road)	80.00	LF	\$26.13	\$2,090.40
73500	Fittings & Restraints (Forcemain)(Entry Road)	1.00	LS	\$15,112.41	\$15,112.41
73510	4" Plug Valve (Entry Road)	2.00	EACH	\$1,059.69	\$2,119.38
73520	Air Release Valve (Entry Road)	6.00	EACH	\$5,921.57	\$35,529.42
76050	Pressure Test Force Main (Entry Road)	1,160.00	LF	\$1.33	\$1,542.80
77500	6" Directional Bore Force Main (Entry Road)	475.00	LF	\$105.37	\$50,050.75
Total Price for above 07 SANITARY SEWER Items:					\$124,818.19
08 STORM SEWER					
80050	Dewater Storm (Entry Road)	1.00	LS	\$17,642.30	\$17,642.30
80910	15" RCP 0'-6' Deep (Entry Road)	352.00	LF	\$30.13	\$10,605.76
81010	18" RCP 0'-6' Deep (Entry Road)	488.00	LF	\$34.36	\$16,767.68
81130	24" RCP 6'-10' Deep (Entry Road)	184.00	LF	\$51.20	\$9,420.80
83500	Type "A" Curb Inlet (Entry Road)	8.00	EACH	\$5,593.89	\$44,751.12
84010	Type J-1 Storm Manhole (Entry Road)	2.00	EACH	\$4,234.59	\$8,469.18
86010	Clean, Flush & TV (Entry Road)	1,024.00	LF	\$3.86	\$3,952.64
Total Price for above 08 STORM SEWER Items:					\$111,609.48
09 WATER SYSTEM					
90200	Connect To Existing 10" Water Line (Entry Road)	1.00	EACH	\$1,127.87	\$1,127.87
90810	10" PVC Watermain	2,440.00	LF	\$32.05	\$78,202.00
91100	12" DR-11 (Entry Road)	100.00	LF	\$63.61	\$6,361.00
92000	Fire Hydrant Assembly (Entry Road)	2.00	EACH	\$4,522.18	\$9,044.36
92500	Fittings & Restraints - Water (Entry Road)	1.00	LS	\$28,796.54	\$28,796.54
92550	10" Gate Valve (Entry Road)(Water)	9.00	EACH	\$2,891.83	\$26,026.47
92570	Air Release Valve (Entry Road)	6.00	EACH	\$3,954.62	\$23,727.72
92575	2" Flushing Hydrant Assembly (Entry Road)(Water)	2.00	EACH	\$5,003.50	\$10,007.00
96010	Temp Jumper (Entry Road)	1.00	EACH	\$1,426.34	\$1,426.34
96020	Sample Point (Entry Road)	2.00	EACH	\$447.64	\$895.28
96030	Test And Chlorinate (Entry Road)	3,025.00	LF	\$1.35	\$4,083.75
97000	12" Directional Drill - Water (Entry Road)	485.00	LF	\$153.64	\$74,515.40
Total Price for above 09 WATER SYSTEM Items:					\$264,213.73
10 RECLAIM WATER SYSTEM					
92575	2" Flushing Hydrant Assembly (Entry Road)(Reuse)	1.00	EACH	\$5,003.50	\$5,003.50
100200	Connect To Existing 10" Reuse (Entry Road)	1.00	EACH	\$777.10	\$777.10
100810	10" PVC Reclaim Watermain (Entry Road)	2,600.00	LF	\$50.88	\$132,288.00
101110	12" DR-11 (Entry Road)	80.00	LF	\$114.84	\$9,187.20
102500	Fittings And Restraints - Reuse (Entry Road)	1.00	LS	\$29,220.20	\$29,220.20
102530	10" Gate Valve (Entry Road)(Reuse)	8.00	EACH	\$2,575.67	\$20,605.36
102560	2" Blow Off Valve (Entry Road)	1.00	EACH	\$644.01	\$644.01
102570	Air Release Valve (Entry Road)	6.00	EACH	\$3,940.86	\$23,645.16
106010	Testing (Entry Road)	3,155.00	LF	\$0.89	\$2,807.95
107000	12" Direction Drill - Reuse (Entry Road)	475.00	LF	\$151.13	\$71,786.75
Total Price for above 10 RECLAIM WATER SYSTEM Items:					\$295,965.23
11 CONCRETE WORK					
110530	Type "F" Curb (Entry Road)	2,657.00	LF	\$18.96	\$50,376.72
111030	12' Wide X 6" Thick Sidewalk (Non Re-enforced)(Entry Road)	1,520.00	SY	\$57.26	\$87,035.20
111030	6' Wide X 6" Thick Sidewalk (Non Re-enforced)(Entry Road)	787.00	SY	\$57.26	\$45,063.62
111500	Handicap Ramp W/ Detectable Warning (12' Wide) (Entry Road)	4.00	EACH	\$2,056.61	\$8,226.44
Total Price for above 11 CONCRETE WORK Items:					\$190,701.98

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
12 GRASSING					
120030	Sod 2 Strips Behind Curbs (Entry Road)	747.00	SY	\$3.21	\$2,397.87
Total Price for above 12 GRASSING Items:					\$2,397.87
Total Price for above Entry Road Items:					\$1,175,194.30
Off-Site Utilities					
03 EARTHWORK					
32550	Offsite Grading (Off-Site Utilities)	6,537.00	SY	\$1.83	\$11,962.71
Total Price for above 03 EARTHWORK Items:					\$11,962.71
07 SANITARY SEWER					
25000	Remove & Replace Existing Curb (Off-Site Utilities)	30.00	LF	\$35.91	\$1,077.30
68050	Cut & Patch Roadway (Off-Site Utilities)	65.00	SY	\$68.83	\$4,473.95
70099	Connect To Existing 12" Forcemain (Off-Site Utilities)	1.00	EACH	\$1,880.92	\$1,880.92
73000	4" PVC Force Main (Off-Site Utilities)	2,240.00	LF	\$11.11	\$24,886.40
73005	6" DR-11 Force Main (Off-Site Utilities)	220.00	LF	\$26.91	\$5,920.20
73500	Fittings & Restraints (Forcemain)(Off-Site)(Off-Site Utilities)	1.00	LS	\$6,709.92	\$6,709.92
73520	Air Release Valve (Off-Site Utilities)	2.00	EACH	\$5,921.57	\$11,843.14
76050	Pressure Test Force Main (Off-Site Utilities)	2,460.00	LF	\$1.33	\$3,271.80
Total Price for above 07 SANITARY SEWER Items:					\$60,063.63
09 WATER SYSTEM					
25000	Remove & Replace Existing Curb (Off-Site Utilities)	30.00	LF	\$35.91	\$1,077.30
68050	Cut & Patch Roadway (Off-Site Utilities)	65.00	SY	\$68.83	\$4,473.95
90200	Connect To Existing 12" Watermain (Off-Site Utilities)	1.00	EACH	\$1,368.56	\$1,368.56
90810	10" PVC Watermain (Off-Site Utilities)	1,320.00	LF	\$32.05	\$42,306.00
91110	12" DR-11 (Off-Site Utilities)	320.00	LF	\$96.45	\$30,864.00
92500	Fittings & Restraints - Water (Off-Site Utilities)	1.00	LS	\$10,577.35	\$10,577.35
92550	10" Gate Valve (Off-Site Utilities)(Water)	4.00	EACH	\$2,605.78	\$10,423.12
92565	2" Blow Off Valve (Off-Site Utilities)	1.00	EACH	\$644.01	\$644.01
92570	Air Release Valve (Off-Site Utilities)	1.00	EACH	\$3,954.62	\$3,954.62
92575	2" Flushing Hydrant Assembly (Off-Site Utilities)	1.00	EACH	\$5,000.75	\$5,000.75
96010	Temp Jumper (Off-Site Utilities)	1.00	EACH	\$1,426.34	\$1,426.34
96020	Sample Point (Off-Site Utilities)	2.00	EACH	\$447.64	\$895.28
96030	Test And Chlorinate (Off-Site Utilities)	1,800.00	LF	\$1.68	\$3,024.00
97000	12" Directional Drill - Water (Off-Site Utilities)	90.00	LF	\$156.78	\$14,110.20
Total Price for above 09 WATER SYSTEM Items:					\$130,145.48
10 RECLAIM WATER SYSTEM					
25000	Remove & Replace Existing Curb (Off-Site Utilities)	30.00	LF	\$35.91	\$1,077.30
68050	Cut & Patch Roadway (Off-Site Utilities)	65.00	SY	\$68.83	\$4,473.95
100200	Connect To Existing 10" Reuse (Off-Site Utilities)	1.00	EACH	\$1,162.26	\$1,162.26
100810	10" PVC Reclaim Watermain (Off-Site Utilities)	1,320.00	LF	\$31.68	\$41,817.60
101110	12" DR-11 Reclaim (Off-Site Utilities)	320.00	LF	\$96.70	\$30,944.00
102500	Fittings And Restraints - Reuse (Off-Site Utilities)	1.00	LS	\$7,328.66	\$7,328.66
102530	10" Gate Valve (Off-Site Utilities)(Reuse)	4.00	EACH	\$2,575.67	\$10,302.68
102570	Air Release Valve (Off-Site Utilities)	1.00	EACH	\$3,954.62	\$3,954.62
106010	Testing (Off-Site Utilities)	1,730.00	LF	\$0.89	\$1,539.70
107000	12" Direction Drill - Reuse (Off-Site Utilities)	90.00	LF	\$156.78	\$14,110.20
Total Price for above 10 RECLAIM WATER SYSTEM Items:					\$116,710.97
12 GRASSING					
120015	Sod Right Of Way, Bahia (Off-Site Utilities)	6,537.00	SY	\$3.21	\$20,983.77
Total Price for above 12 GRASSING Items:					\$20,983.77
Total Price for above Off-Site Utilities Items:					\$339,866.56

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
On-Site					
01 MOBILIZATION & GENERAL CONDITIONS					
10904	Construction Entrance (On-Site)	1.00	EACH	\$9,614.33	\$9,614.33
10910	Silt Fence (On-Site)	11,080.00	LF	\$1.29	\$14,293.20
10920	SWPPP Permit & Monitoring (On-Site)	1.00	LS	\$8,322.83	\$8,322.83
Total Price for above 01 MOBILIZATION & GENERAL CONDITIONS Items:					\$32,230.36
03 EARTHWORK					
32510	Finegrade Pond(s) (For Storm Installation Areas)(On-Site)	2,500.00	SY	\$1.02	\$2,550.00
32520	Backfill Curbs / Grade ROW (Subdiv)(On-Site)	22,182.00	SY	\$0.85	\$18,854.70
32530	Finegrade Disturbed Areas	14,759.00	SY	\$1.09	\$16,087.31
33000	Grade Lots (Subdiv)	190.00	EACH	\$174.24	\$33,105.60
33500	Rough Grade Pavement Box (On-Site)	15,151.00	SY	\$0.71	\$10,757.21
35005	Segmental Block Retaining Walls (On-Site)	2,638.00	LF	\$196.79	\$519,132.02
Total Price for above 03 EARTHWORK Items:					\$600,486.84
05 PAVING ON SITE					
50160	12" Stabilized Fire Access Drive (LBR-40)(No Rock Base Or Asphalt Top Course)(On-Site)	1,815.00	SY	\$13.54	\$24,575.10
50160	12" Stabilized Subgrade (LBR-40) (On-Site)(Subgrade To Be Left Down To Accept Volume Of Stabilizer To With-In +/- .20')	15,151.00	SY	\$6.98	\$105,753.98
51010	6" Limerock Base (On-Site)	12,464.00	SY	\$11.37	\$141,715.68
52100	1" Type SP-9.5 Asphalt (Bottom Lift) (On-Site)	12,371.00	SY	\$10.80	\$133,606.80
55000	Striping & Signs (On-Site)(Paint)	1.00	LS	\$25,489.09	\$25,489.09
Total Price for above 05 PAVING ON SITE Items:					\$431,140.65
07 SANITARY SEWER					
70050	Dewater Sanitary (On-Site)	1.00	LS	\$63,186.62	\$63,186.62
70505	8" PVC Gravity Sewer Main (0'-6') (On-Site)	938.00	LF	\$17.69	\$16,593.22
70510	8" PVC Gravity Sewer Main (6'-8') (On-Site)	1,274.00	LF	\$19.33	\$24,626.42
70515A	8" PVC Gravity Sewer Main (8'-10') (On-Site)	672.00	LF	\$20.96	\$14,085.12
70520A	8" PVC Gravity Sewer Main (10'-12') (On-Site)	392.00	LF	\$27.94	\$10,952.48
70525	8" PVC Gravity Sewer Main (12'-14') (On-Site)	546.00	LF	\$36.37	\$19,858.02
70530	8" PVC Gravity Sewer Main (14'-16') (On-Site)	224.00	LF	\$75.85	\$16,990.40
71000	4' Diameter Manhole (0'-6') (On-Site)	6.00	EACH	\$3,688.44	\$22,130.64
71005	4' Diameter Manhole (6'-8') (On-Site)	7.00	EACH	\$4,567.03	\$31,969.21
71010	4' Diameter Manhole (8'-10') (On-Site)	2.00	EACH	\$5,484.13	\$10,968.26
71013	4' Diameter Manhole (10'-12') (On-Site)	1.00	EACH	\$6,518.13	\$6,518.13
71020	4' Diameter Manhole (12'-14') (On-Site)	3.00	EACH	\$7,400.85	\$22,202.55
71025	5' Diameter Manhole (14'-16') (On-Site)	1.00	EACH	\$15,167.23	\$15,167.23
71027	5' Diameter Manhole (14'-16') (Lined) (On-Site)	1.00	EACH	\$17,946.83	\$17,946.83
71500	Single Service (On-Site)	190.00	EACH	\$877.56	\$166,736.40
72000	Sanitary Lift Station (24.5' Deep)(Flygt 11 HP Pumps) (RTU)(No Generator)(Includes Fence & Gate) (On-Site)	1.00	LS	\$285,607.45	\$285,607.45
73000	4" PVC Force Main (On-Site)	660.00	LF	\$10.68	\$7,048.80
73010	6" DR-11 HDPE	80.00	LF	\$22.30	\$1,784.00
73500	Fittings & Restraints (Forcemain)(On-Site)	1.00	LS	\$7,418.21	\$7,418.21
73510	4" Plug Valve (On-Site)	1.00	EACH	\$1,059.69	\$1,059.69
76000	Gravity Main Air Testing (On-Site)	4,046.00	LF	\$1.50	\$6,069.00
76010	Gravity Main TV Testing (On-Site)	4,046.00	LF	\$3.86	\$15,617.56
76050	Pressure Test Force Main (On-Site)	660.00	LF	\$1.33	\$877.80
Total Price for above 07 SANITARY SEWER Items:					\$785,414.04
08 STORM SEWER					
80050	Dewater Storm (On-Site)	1.00	LS	\$84,563.33	\$84,563.33
80405	6" Underdrain At Curb Inlets (20 LF Each Side Only)	1,640.00	LF	\$60.14	\$98,629.60
80800	12" HDPE 6'-10' Deep (On-Site)	1,400.00	LF	\$22.20	\$31,080.00
80900	15" HDPE 6'-8' Deep (On-Site)	540.00	LF	\$28.25	\$15,255.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
80910	15" RCP 0'-6' Deep (On-Site)	248.00	LF	\$29.98	\$7,435.04
80920	15" RCP 6'-10' Deep (On-Site)	320.00	LF	\$31.35	\$10,032.00
81030	18" RCP 6'-10' Deep (Entry Road)	312.00	LF	\$35.18	\$10,976.16
81130	24" RCP 6'-10' Deep (On-Site)	592.00	LF	\$51.22	\$30,322.24
81210	30" RCP 0'-8' Deep (On-Site)	1,016.00	LF	\$60.91	\$61,884.56
81310	36" RCP 6'-10' Deep (On-Site)	904.00	LF	\$80.55	\$72,817.20
81320	36" RCP 10'-16' Deep (On-Site)	168.00	LF	\$111.47	\$18,726.96
81410	42" RCP 10'-12' Deep (On-Site)	200.00	LF	\$112.96	\$22,592.00
81420	42" RCP 12'-14' Deep (On-Site)	176.00	LF	\$145.45	\$25,599.20
81430	42" RCP 14'-16' Deep (On-Site)	200.00	LF	\$151.34	\$30,268.00
81510	48" RCP 0'-8' Deep (On-Site)	32.00	LF	\$131.11	\$4,195.52
81750	38" X 60" RCP 6'-10' Deep (On-Site)	416.00	LF	\$225.85	\$93,953.60
83040	Control Structure (On-Site)	1.00	EACH	\$7,164.55	\$7,164.55
83500	Type "A" Curb Inlet (On-Site)	27.00	EACH	\$5,593.89	\$151,035.03
84010	Type J-1 Storm Manhole (On-Site)	12.00	EACH	\$4,415.44	\$52,985.28
84200	15" MES (On-Site)	1.00	EACH	\$1,267.60	\$1,267.60
84204	18" MES (On-Site)	1.00	EACH	\$1,525.21	\$1,525.21
84218	30" MES (On-Site)	1.00	EACH	\$2,853.51	\$2,853.51
84222	30" Headwall (Index 250)	2.00	EACH	\$2,854.91	\$5,709.82
84230	42" MES (On-Site)	3.00	EACH	\$6,039.08	\$18,117.24
84232	48" MES (On-Site)	1.00	EACH	\$7,660.62	\$7,660.62
84235	38" X 60" MES (On-Site)	1.00	EACH	\$4,546.68	\$4,546.68
84500	Yard Drain (On-Site)	14.00	EACH	\$832.39	\$11,653.46
86010	Clean, Flush & TV (On-Site)	6,400.00	LF	\$3.86	\$24,704.00
Total Price for above 08 STORM SEWER Items:					\$907,553.41

09 WATER SYSTEM

90510	2" PVC Watermain (On-Site)	100.00	LF	\$5.07	\$507.00
90520	4" PVC Watermain (On-Site)	280.00	LF	\$12.98	\$3,634.40
90810	8" PVC Watermain (On-Site)	440.00	LF	\$32.36	\$14,238.40
91010	10" PVC Watermain (On-Site)	3,440.00	LF	\$39.66	\$136,430.40
91110	12" DR-11 (On-Site)	240.00	LF	\$63.61	\$15,266.40
92000	Fire Hydrant Assembly (On-Site)	12.00	EACH	\$4,522.17	\$54,266.04
92500	Fittings & Restraints - Water (On-Site)	1.00	LS	\$55,547.66	\$55,547.66
92560	10" Gate Valve (On-Site)	7.00	EACH	\$3,432.22	\$24,025.54
92565	2" Blow Off Valve (On-Site)	2.00	EACH	\$644.01	\$1,288.02
92570	Air Release Valve (On-Site)	1.00	EACH	\$3,954.62	\$3,954.62
92575	2" Flushing Hydrant Assembly (On-Site)	2.00	EACH	\$5,003.50	\$10,007.00
93020	Double Service (On-Site)	95.00	EACH	\$412.65	\$39,201.75
93030	Water Service To Lift Station (On-Site)	1.00	EACH	\$1,347.95	\$1,347.95
93035	1" Dry Line With Sleeve To Telemetry Base (On-Site)	1.00	EACH	\$1,279.18	\$1,279.18
96010	Temp Jumper (On-Site)	1.00	EACH	\$1,426.34	\$1,426.34
96020	Sample Point (On-Site)	6.00	EACH	\$447.64	\$2,685.84
96030	Test And Chlorinate (On-Site)	4,320.00	LF	\$1.20	\$5,184.00
Total Price for above 09 WATER SYSTEM Items:					\$370,290.54

11 CONCRETE WORK

110510	Type "C" Curb (On-Site)	839.00	LF	\$18.00	\$15,102.00
110520	Type "D" Curb (Trench Curb)	60.00	LF	\$32.13	\$1,927.80
110540	2' Miami Curb (On-Site)	7,281.00	LF	\$17.67	\$128,655.27
110550	Valley Gutter (On-Site)	219.00	LF	\$28.28	\$6,193.32
111030	4" Thick Sidewalk Variable Width (Non Re-enforced) (On-Site)	1,447.00	SY	\$45.12	\$65,288.64
111500	Handicap Ramp W/ Detectable Warning (5' Wide) (On-Site)	11.00	EACH	\$1,156.84	\$12,725.24
112010	6" Thick Lift Station Driveway (Non Re-enforced) (On-Site)	388.00	SY	\$60.41	\$23,439.08
112050	6" Thick Lift Station Yard Concrete (Non Re-enforced)	1,524.00	SY	\$60.41	\$92,064.84
Total Price for above 11 CONCRETE WORK Items:					\$345,396.19

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
12 GRASSING					
120010	Seed & Mulch ROW & Disturbed Areas (On-Site)	36,941.00	SY	\$0.31	\$11,451.71
120020	Sod Pond Slopes (From Storm Installation)(Bahia) (On-Site)	2,500.00	SY	\$3.21	\$8,025.00
120030	Sod 2 Strips Behind Curbs (On-Site)	2,474.00	SY	\$3.21	\$7,941.54
Total Price for above 12 GRASSING Items:					<u>\$27,418.25</u>
Total Price for above On-Site Items:					<u>\$3,499,930.28</u>

Total Bid Price: \$5,736,512.00

Payment Terms:

Payment terms are net 30 days. Overdue amounts will collect interest at 18% APR. Customer agrees to pay any attorney fees associated with collecting unpaid amounts.

<p>ACCEPTED:</p> <p>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:</p> <p>Jon M. Hall Company</p> <p>Authorized Signature: _____</p> <p>Estimator: Jeff Lyle 407-215-0410 jlyle@jonmhallcompany.com</p>
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EXHIBIT E

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
1. MOBILIZATION				
Mobilization	1	Ls	\$ 67,500.00	\$ 67,500.00
General Conditions	1	Ls		\$ -
Project Management & Project Supervision	1	Ls	\$ 237,600.00	\$ 237,600.00
Demobilization	1	Ls	\$ 5,760.00	\$ 5,760.00
Clean up & Maintenance	1	Ls		\$ -
Surveying and Stakeout	1	Ls	\$ 104,480.00	\$ 104,480.00
MOBILIZATION TOTAL				\$ 415,340.00

2. MAINTENANCE OF TRAFFIC				
Maintenance Of Traffic		Ls	\$ 1.00	\$ 6,960.00
Construction Entrance & Maintenance		Ls	\$ 1.00	\$ 3,420.00
MAINTENANCE OF TRAFFIC TOTAL				\$ 10,380.00

3. PREVENTION OF EROSION AND WATER POLLUTION				
Prevention, Control, and Abatement of Erosion & Water Pollution	1	Ls	\$ 9,000.00	\$ 9,000.00
Coir Bales	47	Ea	\$ 680.00	\$ 31,960.00
Gravel and Wire Sediment Filter	3	Ea	\$ 1,440.00	\$ 4,320.00
Tree Fencing		Lf		\$ -
Floating Turbidity Barrier	730	Lf	\$ 11.95	\$ 8,723.50
Filter Barrier	15,175	Lf	\$ 2.00	\$ 30,350.00
PREVENTION OF EROSION AND WATER POLLUTION TOTAL				\$ 84,353.50

4. STORM WATER POLLUTION PREVENTION PLAN				
Storm Water Pollution Prevention Plan	1	Ls	\$ 1,920.00	\$ 1,920.00
Npdes Monitoring	1	Ls	\$ 9,000.00	\$ 9,000.00
STORM WATER POLLUTION PREVENTION PLAN TOTAL				\$ 10,920.00

5. PAYMENT & PERFORMANCE BOND				
Payment & Performance Bond	1	EA	\$ 97,095.00	\$ 97,095.00
PAYMENT AND PERFORMANCE BONDS TOTAL				\$ 97,095.00

6 EARTHWORKS				
Hauling of Fill from Smfs		Ls		\$ -
Placement of Fill from Smfs		Ls		\$ -
Storm Water Mgm't Fac. (Smf) Excavation Cut, Fill, Balance		Cy		\$ -
Compaction For Fill Placed From Smfs To Lots		Cy		\$ -
Site Cut, Fill, Balance & Stripped Material		Cy		\$ -
Fine Grade Lots	82,886	Sy	\$ 0.55	\$ 45,587.30
Fine Grade R/W	15,440	Sy	\$ 0.60	\$ 9,264.00
Finish Grade Smfs Slopes	30,220	Sy	\$ 0.55	\$ 16,621.00
Fine Grade Dist. Areas	30,078	Sy	\$ 0.50	\$ 15,039.00
EARTHWORKS TOTAL				\$ 86,511.30

7. STORM WATER MANAGEMENT FACILITIES 10 & 10A				
Hauling of Fill from Smfs		Cy		\$ -
Placement of Fill from Smfs		Cy		\$ -
Dewatering	1	Ls	\$ 70,200.00	\$ 70,200.00
Storm Water Mgm't Fac. (Smf) Excavation Cut, Fill, Balance	35,295	Cy	\$ 1.50	\$ 52,942.50
STORM WATER MANAGEMENT FACILITIES 10 & 10A				\$ 123,142.50

8. NEIGHBORHOOD GRADING AS-BUILTS				
Neighborhood Grading Asbuilts	1	Ea	\$ 9,000.00	\$ 9,000.00
NEIGHBORHOOD GRADING AS-BUILTS TOTAL				\$ 9,000.00

9. PAVING CURB & GUTTER				
12" Stabilized Subgrade LBR 40	22,334	Sy	\$ 10.95	\$ 244,557.30
8" Limerock Base LBR 100 - 98% Max Density Mod Proctor	4,832	Sy	\$ 20.15	\$ 97,364.80

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
6" Limerock Base LBR 100 - 98% Max Density Mod Proctor	12,350	Sy	\$ 14.20	\$ 175,370.00
Asphaltic Concrete Paving (1" 12.5 Super Pave 1st Lift Only)	12,350	Sy	\$ 7.60	\$ 93,860.00
Asphaltic Concrete Paving (1-1/2" 12.5 Super Pave 1st Lift Only)	4,832	Sy	\$ 9.50	\$ 45,904.00
Asphaltic Concrete Paving Section - Multi-Path (1-9.5 Super Pave)		Sy		\$ -
Concrete Path	13,315	Sy	\$ 6.80	\$ 90,542.00
Miami Curb And Gutter	7,799	Lf	\$ 15.60	\$ 121,664.40
Standard Curb And Gutter	2,285	Lf	\$ 16.80	\$ 38,388.00
Type "C" Curb And Gutter	1,345	Lf	\$ 16.80	\$ 22,596.00
Header Curb And Gutter		Lf		\$ -
Valley Gutter	230	Lf	\$ 18.00	\$ 4,140.00
12' Stabilized Fire Access Drive	1,975	Sy	\$ 10.95	\$ 21,626.25
Concrete Valley Gutter		Lf		\$ -
Bike Rack	5	Ea	\$ 4,200.00	\$ 21,000.00
Ribbon Curb	1,000	Lf	\$ 15.30	\$ 15,300.00
FDOT Type F Curb and Gutter	2,265	Lf	\$ 16.75	\$ 37,938.75
PAVING CURB & GUTTER TOTAL				\$ 1,030,251.50

10. COMMON AREA SIDEWALKS				
Common Area Sidewalk	1,878	Sy	\$ 40.50	\$ 76,059.00
ADA Curb Ramps with Detectable Warnings	14	Ea	\$ 1,260.00	\$ 17,640.00
COMMON AREA SIDEWALKS TOTAL				\$ 93,699.00

11. SIGNAGE AND MARKINGS				
Keep Right Sign R4-7	2	Ea	\$ 290.00	\$ 580.00
Pedestrian Crossing Ahead Sign W11-2 & W16-9P	8	Ea	\$ 315.00	\$ 2,520.00
Roundabout Warning Sign 22-6 W16-17P	2	Ea	\$ 315.00	\$ 630.00
Stop / Street Name Combo Sign	11	Ea	\$ 625.00	\$ 6,875.00
Speed Limit Sign R2-1	3	Ea	\$ 230.00	\$ 690.00
Temporary 18" x 18" End of Road Markers	17	Ea	\$ 195.00	\$ 3,315.00
Street Name Sign	11	Ea	\$ 225.00	\$ 2,475.00
Reuse Warning Signs (locations to be determined)	7	Ea	\$ 315.00	\$ 2,205.00
24" White Stop Bar	9	Ea	\$ 695.00	\$ 6,255.00
12" White Crosswalk Stripings (per intersection)	6	Ea	\$ 510.00	\$ 3,060.00
Special Emphasis Pedestrian Crosswalk (per intersection)	1	Ea	\$ 695.00	\$ 695.00
Fire Access Sign	20	Ea	\$ 450.00	\$ 9,000.00
End Sign (Fire Lane)	20	Ea	\$ 354.00	\$ 7,080.00

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
White Striping	1	Ea	\$ 3,840.00	\$ 3,840.00
Double Yellow Striping	1	Ea	\$ 1,800.00	\$ 1,800.00
Right Lane Must Turn Right Sign R3-7R	1	Ea	\$ 330.00	\$ 330.00
6" White Solid	11,000	Lf	\$ 1.14	\$ 12,540.00
Handicap Parking Sign	3	Ea	\$ 570.00	\$ 1,710.00
Parking Space Striping (each space)	3	Ea	\$ 570.00	\$ 1,710.00
Left Lane Ends Sign R4-2L	1	Ea	\$ 342.00	\$ 342.00
Left Lane Must Turn Left Sign R3-71	1	Ea	\$ 390.00	\$ 390.00
Compact Parking Sign		Ea		\$ -
Bi Directional Yellow with Rpms	4,500	Lf	\$ 0.65	\$ 2,925.00
SIGNAGE AND MARKINGS TOTAL				\$ 70,967.00

12. STORM DRAINAGE COLLECTION AND CONVEYANCE SYSTEM				
12" Ads Pipe		Lf		\$ -
15" Ads Pipe		Lf		\$ -
12" HP Pipe	1,646	Lf	\$ 39.55	\$ 65,099.30
15" HP Pipe	260	Lf	\$ 42.85	\$ 11,141.00
15" RCP	1,056	Lf	\$ 44.55	\$ 47,044.80
18" RCP	648	Lf	\$ 50.50	\$ 32,724.00
24" RCP	1,016	Lf	\$ 63.15	\$ 64,160.40
30" RCP	732	Lf	\$ 78.90	\$ 57,754.80
36" RCP	1,064	Lf	\$ 100.05	\$ 106,453.20
42" RCP	610	Lf	\$ 120.75	\$ 73,657.50
48" RCP	60	Lf	\$ 150.05	\$ 9,003.00
12" Mes	1	Ea	\$ 695.00	\$ 695.00
15" Mes	2	Ea	\$ 755.00	\$ 1,510.00
24" Mes		Ea		\$ -
30" Mes	1	Ea	\$ 2,230.00	\$ 2,230.00
36" Mes		Ea		\$ -
42" Mes	2	Ea	\$ 2,580.00	\$ 5,160.00
48" Mes	1	Ea	\$ 3,730.00	\$ 3,730.00
Type C Inlet		Ea		\$ -
Type E Inlet		Ea		\$ -
Type J-1 Mh	6	Ea	\$ 3,750.00	\$ 22,500.00
Type J-1A Mh	4	Ea	\$ 3,750.00	\$ 15,000.00
Type J-1B Mh	2	Ea	\$ 3,750.00	\$ 7,500.00
Type J-1C Mh	1	Ea	\$ 3,750.00	\$ 3,750.00
Type J-1D Mh		Ea		\$ -
Type J-1E Mh		Ea		\$ -
Type J-1F Mh		Ea		\$ -
Type J-1 Mh		Ea		\$ -
Single Curb Inlet 4' ID - Type A	19	Ea	\$ 4,560.00	\$ 86,640.00
Single Curb Inlet 5' ID - Type A	7	Ea	\$ 9,075.00	\$ 63,525.00
Single Curb Inlet 6' ID - Type A	3	Ea	\$ 7,665.00	\$ 22,995.00
Double Curb Inlet 6' ID - Type B	2	Ea	\$ 12,515.00	\$ 25,030.00
Triple Curb Inlet 5' ID		Ea		\$ -
Modified C Inlet		Ea		\$ -
Yard Drain (Nyloplast)	15	Ea	\$ 3,175.00	\$ 47,625.00
Dispersion Basin		Sy		\$ -
Control Structure CS-1 (Mod H Inlet)	1	Ea	\$ 8,225.00	\$ 8,225.00
Valley Gutter Inlet		Ea		\$ -
38" x 60" ERCP Pipe	422	Lf	\$ 275.00	\$ 116,050.00
38" x 60" MES	1	Lf	\$ 3,875.00	\$ 3,875.00
Storm Sewer Type B Inlet		Ea		\$ -
30" Headwall	2	Lf	\$ 3,960.00	\$ 7,920.00
Storm Sewer Testing (Video)	1	Lf	\$ 31,560.00	\$ 31,560.00
STORM DRAINAGE COLLECTION AND CONVEYANCE SYSTEM TOTAL				\$ 942,558.00

13. ROADWAY UNDERDRAIN TYPES A & B				
Type A Underdrain	620	Lf	\$ 22.70	\$ 14,074.00

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
Type B Underdrain		Lf		\$ -
Roadway Underdrain		Lf		\$ -
Underdrain Clean-Out	20	Ea	\$ 645.00	\$ 12,900.00
ROADWAY UNDERDRAIN TYPES A & B TOTAL				\$ 26,974.00

14. PAVING & DRAINAGE AS-BUILTS				
Paving & Drainage Asbuilts	1	Ea	\$ 9,000.00	\$ 9,000.00
PAVING & DRAINAGE AS-BUILTS TOTAL				\$ 9,000.00

15. WATER TRANSMISSION & DISTRIBUTION SYSTEM (SJCUD)				
2" Hpde Cts (Sdr 9)		Lf		\$ -
4" Pvc (Dr18)	400	Lf	\$ 11.20	\$ 4,480.00
4" Hdpe (Sdr 11)		Lf		\$ -
6" Pvc (Dr18)		Lf		\$ -
6" Hdpe (Sdr 11)		Lf		\$ -
8" Pvc (Dr18)	440	Lf	\$ 22.45	\$ 9,878.00
8" Hdpe (Sdr 11)		Lf		\$ -
10" Pvc (Dr18)	7,498	Lf	\$ 28.50	\$ 213,693.00
10" Hdpe (Sdr 11)	1,615	Lf	\$ 70.80	\$ 114,342.00
12" Pvc (Dr18)		Lf		\$ -
12" Hdpe (Sdr 11)		Lf		\$ -
12" Hdpe (Sdr 11)		Lf		\$ -
16" Hdpe (Sdr 11)		Lf		\$ -
4" Gate Valve		Ea		\$ -
6" Gate Valve		Ea		\$ -
8" Gate Valve	2	Ea	\$ 1,455.00	\$ 2,910.00
10" Gate Valve	19	Ea	\$ 2,145.00	\$ 40,755.00
12" Gate Valve		Ea		\$ -
10" x 8" Cross		Ea		\$ -
12" Cross		Ea		\$ -
4" Tee		Ea		\$ -
6" Tee		Ea		\$ -
8" Tee		Ea		\$ -
8" x 4" Tee		Ea		\$ -
10" x 8" Tee		Ea		\$ -
10" x 6" Tee		Ea		\$ -
12" Tee		Ea		\$ -
4" 11.25 Bend	2	Ea	\$ 265.00	\$ 530.00
4" 22.5 Bend	8	Ea	\$ 260.00	\$ 2,080.00
4" 45 Bend		Ea		\$ -
6" 11.25 Bend		Ea		\$ -
6" 22.5 Bend		Ea		\$ -
6" 45 Bend		Ea		\$ -
8" 11.25 Bend		Ea		\$ -
8" 22.5 Bend		Ea		\$ -
8" 45 Bend		Ea		\$ -
10" 11.25 Bend	44	Ea	\$ 535.00	\$ 23,540.00
10" 22.5 Bend	4	Ea	\$ 535.00	\$ 2,140.00
10" 45 Bend	14	Ea	\$ 535.00	\$ 7,490.00
12" 11.25 Bend		Ea		\$ -
12" 22.5 Bend		Ea		\$ -
12" 45 Bend		Ea		\$ -
4" Cap Tapped 2"	2	Ea	\$ 335.00	\$ 670.00
6" x 4" Reducer		Ea		\$ -
8" x 6" Reducer		Ea		\$ -
8" x 4" Reducer	1	Ea	\$ 325.00	\$ 325.00
10" x 8" Reducer	1	Ea	\$ 435.00	\$ 435.00
12" x 10" Reducer		Ea		\$ -
12" x 6" Reducer		Ea		\$ -
8" Plug		Ea		\$ -

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
10" Plug	1	Ea	\$ 280.00	\$ 280.00
12" Plug		Ea		\$ -
Fire Hydrant Assembly	13	Ea	\$ 4,540.00	\$ 59,020.00
Single Water Service		Ea		\$ -
Double Water Service	98	Ea	\$ 1,225.00	\$ 120,050.00
Lift Station Water Service	2	Ea	\$ 1,840.00	\$ 3,680.00
Air Relief Valve	9	Ea	\$ 5,215.00	\$ 46,935.00
2" Flushing Hydrant Assy.	3	Ea	\$ 1,835.00	\$ 5,505.00
Bacteriological Sample Point	11	Ea	\$ 565.00	\$ 6,215.00
Misc Fittings Potable Water	1	Ls	\$ 23,385.00	\$ 23,385.00
Testing Potable Water	1	Ls	\$ 26,440.00	\$ 26,440.00
Locate Wire Potable Water	9,953	Lf	\$ 0.95	\$ 9,455.35
WATER TRANSMISSION & DISTRIBUTION SYSTEM (SJCUD) TOTAL				\$ 724,233.35

16. GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD)				
0/6 8" Pvc (Sdr 26) San	1,126	Lf	\$ 36.95	\$ 41,605.70
6/8 8" Pvc (Sdr 26) San	1,216	Lf	\$ 38.85	\$ 47,241.60
8/10 8" Pvc (Sdr 26) San	820	Lf	\$ 41.40	\$ 33,948.00
10/12 8" Pvc (Sdr 26) San	322	Lf	\$ 44.95	\$ 14,473.90
12/14 8" Pvc (Sdr 26) San	364	Lf	\$ 50.30	\$ 18,309.20
14/16 8" Pvc (Sdr 26) San	160	Lf	\$ 59.30	\$ 9,488.00
8/10 10" Pvc (Sdr 26) San		Lf		\$ -
10/12 10" Pvc (Sdr 26) San		Lf		\$ -
12/14 10" Pvc (Sdr 26) San		Lf		\$ -
14/16 10" Pvc (Sdr 26) San		Lf		\$ -
16/18 10" Pvc (Sdr 26) San		Lf		\$ -
0/6 San Mh - Type A	2	Ea	\$ 3,350.00	\$ 6,700.00
0/6 San Mh - Type A W/ Liner	4	Ea	\$ 6,865.00	\$ 27,460.00
6/8 San Manhole	6	Ea	\$ 3,820.00	\$ 22,920.00
6/8 San Mh Type A W/ Liner	1	Ea	\$ 7,755.00	\$ 7,755.00
8/10 San Mh Type A	1	Ea	\$ 4,550.00	\$ 4,550.00
8/10 San Mh Type A W/ Liner	1	Ea	\$ 11,020.00	\$ 11,020.00
10/12 San Mh Type A		Ea		\$ -
10/12 San Mh Type A W/ Liner	1	Ea	\$ 5,290.00	\$ 5,290.00
10/12 San Mh Type A W/ Liner (Drop Mh Type A)		Ea		\$ -
12/14 San Mh Type A	3	Ea	\$ 6,415.00	\$ 19,245.00
12/14 San Mh Type A W/ Liner		Ea		\$ -
12/14 San Mh Type A W/ Liner (Drop Mh Type A)		Ea		\$ -
14/16 San Mh Type A W/ Liner	1	Ea	\$ 11,275.00	\$ 11,275.00
14/16 Sewer Mh Type B W/ Liner	1	Ea	\$ 14,745.00	\$ 14,745.00
Sanitary Asbuilts		Ls		\$ -
Single Service San	196	Ea	\$ 1,195.00	\$ 234,220.00
Testing (Video, Lamping) San	4,008	Ls	\$ 4.40	\$ 17,635.20
GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD) TOTAL				\$ 547,881.60

17. REUSE DISTRIBUTION SYSTEM (SJCUD)				
2" Hpde Cts (Sdr 9)		Lf		\$ -
4" Pvc (Dr18)		Lf		\$ -
4" Hdpe (Sdr 11)		Lf		\$ -
6" Pvc (Dr18)		Lf		\$ -
6" Hdpe (Sdr 11)		Lf		\$ -
8" Pvc (Dr18)		Lf		\$ -
8" Hdpe (Sdr 11)		Lf		\$ -
10" Pvc (Dr18)	4,430	Lf	\$ 29.95	\$ 132,678.50
10" Hdpe (Sdr 11)	787	Lf	\$ 72.60	\$ 57,136.20
12" Pvc (Dr18)		Lf		\$ -
12" Hdpe (Sdr 11)		Lf		\$ -
12" Hdpe (Sdr 11)		Lf		\$ -
16" Hdpe (Sdr 11)		Lf		\$ -
4" Gate Valve		Ea		\$ -

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
6" Gate Valve		Ea		\$ -
8" Gate Valve		Ea		\$ -
10" Gate Valve	12	Ea	\$ 2,145.00	\$ 25,740.00
12" Gate Valve		Ea		\$ -
10" x 8" Cross		Ea		\$ -
12" Cross		Ea		\$ -
4" Tee		Ea		\$ -
6" Tee		Ea		\$ -
8" Tee		Ea		\$ -
8" x 4" Tee		Ea		\$ -
10" x 8" Tee		Ea		\$ -
10" x 6" Tee		Ea		\$ -
12" x 10" Tee		Ea		\$ -
12" Tee		Ea		\$ -
4" 11.25 Bend		Ea		\$ -
4" 22.5 Bend		Ea		\$ -
4" 45 Bend		Ea		\$ -
6" 11.25 Bend		Ea		\$ -
6" 22.5 Bend		Ea		\$ -
6" 45 Bend		Ea		\$ -
8" 11.25 Bend		Ea		\$ -
8" 22.5 Bend		Ea		\$ -
8" 45 Bend		Ea		\$ -
10" 11.25 Bend	20	Ea	\$ 425.00	\$ 8,500.00
10" 22.5 Bend		Ea		\$ -
10" 45 Bend	11	Ea	\$ 535.00	\$ 5,885.00
12" 11.25 Bend		Ea		\$ -
12" 22.5 Bend		Ea		\$ -
12" 45 Bend	1	Ea	\$ 620.00	\$ 620.00
10" Cap Tapped 2"	2	Ea	\$ 305.00	\$ 610.00
6" x 4" Reducer		Ea		\$ -
8" x 6" Reducer		Ea		\$ -
8" x 4" Reducer		Ea		\$ -
10" x 8" Reducer		Ea		\$ -
12" x 10" Reducer		Ea		\$ -
12" x 6" Reducer		Ea		\$ -
8" Plug		Ea		\$ -
10" Plug		Ea		\$ -
12" Plug		Ea		\$ -
Single Reuse Service		Ea		\$ -
Double Reuse Service		Ea		\$ -
2" Flushing Hydrant Assy.	2	Ea	\$ 1,555.00	\$ 3,110.00
Air Relief Valve	7	Ea	\$ 5,005.00	\$ 35,035.00
Misc. Reuse Fittings	1	Ls	\$ 10,890.00	\$ 10,890.00
Locate Wire - Reuse	5,217	Lf	\$ 1.85	\$ 9,651.45
Testing Reuse Water	1	Ls	\$ 6,930.00	\$ 6,930.00
REUSE DISTRIBUTION SYSTEM (SJCUD) TOTAL				\$ 296,786.15

18. LIFT STATION (SJCUD)

Lift Station SJCUD Standard	1	LS	\$ 343,635.00	\$ 343,635.00
LIFT STATION (SJCUD) TOTAL				\$ 343,635.00

19. FORCE MAIN (SJCUD)

4" Pvc (Dr18)	2,505	Lf	\$ 10.55	\$ 26,427.75
4" Hdpe (Sdr 11)	675	Lf	\$ 33.80	\$ 22,815.00
6" Pvc (Dr18)		Lf		\$ -
6" Hdpe (Sdr 11)		Lf		\$ -
8" Hdpe (Sdr 11)		Lf		\$ -
10" Hdpe (Sdr 11)		Lf		\$ -
4" Gate Valve	3	Ea	\$ 880.00	\$ 2,640.00

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
6" Gate Valve		Ea		\$ -
8" Gate Valve		Ea		\$ -
10" Gate Valve		Ea		\$ -
12" Gate Valve		Ea		\$ -
10" x 8" Cross		Ea		\$ -
12" Cross		Ea		\$ -
4" Tee		Ea		\$ -
6" Tee		Ea		\$ -
8" Tee		Ea		\$ -
8" x 4" Tee		Ea		\$ -
4" 11.25 Bend	9	Ea	\$ 390.00	\$ 3,510.00
4" 22.5 Bend	22	Ea	\$ 395.00	\$ 8,690.00
4" 45 Bend	4	Ea	\$ 395.00	\$ 1,580.00
4" 90 Bend	2	Ea	\$ 395.00	\$ 790.00
6" 11.25 Bend		Ea		\$ -
6" 22.5 Bend		Ea		\$ -
6" 45 Bend		Ea		\$ -
8" 11.25 Bend		Ea		\$ -
8" 22.5 Bend		Ea		\$ -
8" 45 Bend		Ea		\$ -
6" x 4" Reducer		Ea		\$ -
8" x 6" Reducer		Ea		\$ -
8" x 4" Reducer		Ea		\$ -
8" Plug		Ea		\$ -
Air Release Valve	6	Ls	\$ 15,415.00	\$ 92,490.00
Misc Fittings Force Main	1	Ls	\$ 4,205.00	\$ 4,205.00
Testing Force Main	1	Ls	\$ 6,690.00	\$ 6,690.00
Locate Wire Force Main	3,180	Lf	\$ 1.15	\$ 3,657.00
FORCE MAIN (SJCUD) TOTAL				\$ 173,494.75

20. WATER, SEWER & REUSE AS-BUILTS (SJCUD)				
Water, Sewer & Reuse Asbuilts	1	Ea	\$ 8,280.00	\$ 8,280.00
WATER, SEWER & REUSE AS-BUILTS (SJCUD) TOTAL				\$ 8,280.00

21. SODDING				
Sod 2' Back Of Curb	3,805	Sy	\$ 2.60	\$ 9,893.00
Sod Smfs Slopes / Top/ Backslope	11,898	Sy	\$ 2.60	\$ 30,934.80
Sod Slopes steeper than 4:1	18,322	Sy	\$ 2.60	\$ 47,637.20
Sod (General Areas)	1,975	Sy	\$ 2.60	\$ 5,135.00
SODDING TOTAL				\$ 93,600.00

22. SEEDING AND MULCHING				
Seed & Mulch Disturbed Areas	30,080	Sy	\$ 0.25	\$ 7,520.00
Seed & Mulch Lots	82,886	Sy	\$ 0.25	\$ 20,721.50
Seed & Mulch R/W	15,440	Sy	\$ 0.25	\$ 3,860.00
SEEDING AND MULCHING TOTAL				\$ 32,101.50

23. IRRIGATION SLEEVES, CATV CONDUIT & AS-BUILTS				
2" SCH 40 Pvc materials and installation	1,000	Lf	\$ 7.50	\$ 7,500.00
3" SCH 40 Pvc materials and installation	1,000	Lf	\$ 8.85	\$ 8,850.00
4" SCH 40 Pvc materials and installation	1,000	Lf	\$ 9.55	\$ 9,550.00
6" SCH 40 Pvc materials and installation	1,000	Lf	\$ 12.95	\$ 12,950.00
8" SCH 40 Pvc materials and installation	1,000	Lf	\$ 15.50	\$ 15,500.00
2" SCH 40 Pvc materials and installation	1,000	Lf		\$ -
2" SCH 40 Pvc materials and installation	1,000	Lf		\$ -
3" SCH 40 Pvc Installation only	1,000	Lf	\$ 7.10	\$ 7,100.00
4" SCH 40 Pvc installation only	1,000	Lf	\$ 7.10	\$ 7,100.00
6" SCH 40 Pvc Installation only	1,000	Lf	\$ 8.50	\$ 8,500.00
8" SCH 40 Pvc installation only	1,000	Lf	\$ 8.50	\$ 8,500.00
2" SCH 40 Pvc installation only	1,000	Lf	\$ 6.55	\$ 6,550.00

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKE TOWNHOMES - SCHEDULE OF VALUES - PART III (J)**

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
Sleeving Asbuilts	1	Ls	\$ 9,000.00	\$ 9,000.00
IRRIGATION SLEEVES, CATV CONDUIT & AS-BUILTS TOTAL				\$ 101,100.00

24. RETAINING WALLS				
Retaining Wall 1' High		Lf		\$ -
Retaining Wall 2' High	60	Lf	\$ 175.00	\$ 10,500.00
Retaining Wall 3' High	790	Lf	\$ 186.00	\$ 146,940.00
Retaining Wall 4' High	1,196	Lf	\$ 198.00	\$ 236,808.00
Retaining Wall 5' High	517	Lf	\$ 210.00	\$ 108,570.00
Retaining Wall 6' High		Lf		\$ -
RETAINING WALL TOTAL				\$ 502,818.00

OVERALL TOTAL				\$ 5,834,122.15
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MISCELLANEOUS ITEMS				
Clearing & Grubbing		Ac		\$ -

EXHIBIT F

Meadow View at Twin Creeks Community Development District Beacon Lake Townhomes Civil Site Work - Bid Tabulation

Etm Job No. E 17-085-1		Date: November 15, 2018		
No.	Criteria	Hughes	Jon M Hall	
Part I - Base Bid				
1	Mobilization	\$ 415,340.00	\$ 451,597.21	
2	Maintenance Of Traffic	\$ 10,380.00	\$ 38,747.65	
3	Prevention, Control, & Abatement of Erosion / Water Poll.	\$ 84,353.50	\$ 23,907.53	
4	Storm Water Pollution Prevention Plan	\$ 10,920.00	\$ 8,322.83	
5	Payment And Performance Bond	\$ 97,095.00	\$ 123,486.00	
6	Earthworks	\$ 86,511.30	\$ 95,690.86	
7	Storm Water Mgm't Fac 10-10A	\$ 123,142.50	\$ 2,550.00	
8	Neighborhood Grading Mass Grading Asbuilt	\$ 9,000.00	\$ 10,000.00	
9	Paving, Curb and Gutter	\$ 1,030,251.50	\$ 777,654.68	
10	Common Area Sidewalk	\$ 93,699.00	\$ 218,339.14	
11	Signing and Marking	\$ 70,967.00	\$ 36,305.57	
12	Storm Drainage Collection	\$ 942,558.00	\$ 1,019,162.89	
13	Roadway Underdrain (Types A&B)	\$ 26,974.00	No Bid	
14	Paving and Drainage Asbuilts	\$ 9,000.00	\$ 10,000.00	
15	Water Transmission and Distribution System	\$ 724,233.35	\$ 764,649.75	
16	Gravity Sanitary Sewer Collection System	\$ 547,881.60	\$ 483,402.09	
17	Reuse Distribution System	\$ 296,786.15	\$ 412,676.20	
18	Lift Station (SJCUD)	\$ 343,635.00	\$ 401,111.37	
19	Force Main (SJCUD)	\$ 173,494.75	\$ 201,286.32	
20	Water, Sewer & Reuse Asbuilts	\$ 8,280.00	\$ 10,000.00	
21	Sodding	\$ 93,600.00	\$ 39,348.18	
22	Seeding and Mulching	\$ 32,101.50	\$ 11,451.81	
23	Irrigation Sleeves (CATV Conduit & Asbuilts)	\$ 101,100.00	\$ 77,690.00	
24	Retaining Walls	\$ 502,818.00	\$ 519,132.02	
	Base Proposal Summary (Items 1-24)	\$ 5,834,122.15	\$ 5,736,512.10	
25	Basis of Bid Underdrain times Unit Price	\$ 326,325.00	\$ 451,050.00	
	Total with Underdrain	\$ 6,160,447.15	\$ 6,187,562.10	
	Project Schedule Completion	January 21, 2020	July 5, 2019	
	8-Nov-18	439	239	
25	Alternate Mobilization Reduction	No Bid	No Bid	

Notes:

- Jon M Hall- did not use Proposal Summary forms nor schedule of values.
Numbers shown above are based on using schedule of values and plugging them into each item as a comparison.
- Jon Hall and Hughes Brothers left out one main component - Underdrain as a basis of Bid. They only include stubouts at inlet structures
- Underdrain Basis of Bid - 5000 Lf Type A and 2500 Lf Type B - Hall Unit Price \$60.14, Hughes Unit Price+ cleanouts = \$43.51

EXHIBIT G



JON M. HALL C O M P A N Y

Site Development Since 1974

1920 Boothe Circle, Suite 230

Longwood, FL 32750

Phone: (407) 215-0410 Fax: (407) 215-0411

www.jonmhallcompany.com

To:	England-Thims & Miller, Inc.	Contact:	Scott Lockwood
Address:	14775 Old St. Augustine Road Jacksonville, FL 32258	Phone:	904-642-8990
		Fax:	904-646-9485
Project Name:	Beacon Lake Subdivision Phase 2 - SFR 266 Units 132 AC	Bid Number:	
Project Location:	CR 210 & Hwy 1, St. Johns County, FL	Bid Date:	10/26/2018

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01 MOBILIZATION & GENERAL CONDITIONS					
10100	Payment & Performance Bond	1.00	LS	\$123,042.00	\$123,042.00
10300	Jobsite Facilities	1.00	LS	\$11,675.97	\$11,675.97
10400	Traffic Control	1.00	LS	\$5,611.90	\$5,611.90
10500	Supervision	1.00	LS	\$110,451.15	\$110,451.15
10600	Geotechnical Testing (By Others)	1.00	LS	\$0.00	\$0.00
10710	Sleeving As-Builts	1.00	LS	\$4,222.93	\$4,222.93
10710	Survey & As-Builts	1.00	LS	\$98,996.91	\$98,996.91
10800	Mobilization	1.00	LS	\$44,728.89	\$44,728.89
10904	Construction Entrance	1.00	EACH	\$18,507.68	\$18,507.68
10910	Silt Fence	25,562.00	LF	\$1.23	\$31,441.26
10920	SWPPP Permit & Monitoring	1.00	LS	\$26,512.03	\$26,512.03
10940	Gravel & Wire Sediment Filter For Heavy Flow Areas	5.00	EACH	\$1,003.91	\$5,019.55
10950	Floating Turbidity Barrier	710.00	LF	\$11.06	\$7,852.60
10955	Filter Barrier With Coir Bales	5,500.00	LF	\$5.80	\$31,900.00
Total Price for above 01 MOBILIZATION & GENERAL CONDITIONS Items:					\$519,962.87

02 CLEAR, GRUB & STRIP

20005	Tree Protection	3,000.00	LF	\$3.58	\$10,740.00
20010	Clear And Grub (Haul Off-Site)	93.02	ACRE	\$6,535.95	\$607,974.07
20500	Stripping (Place On-Site)	31,890.00	BCY	\$3.07	\$97,902.30
Total Price for above 02 CLEAR, GRUB & STRIP Items:					\$716,616.37

03 EARTHWORK

30100	Dewatering	439,583.00	CY	\$0.50	\$219,791.50
30500	Site Excavation (Cut To Fill)	1,333.00	BCY	\$2.41	\$3,212.53
31000	Excavate & Grade Dispersion Basins (Includes Filter Fabric & Filter Stone)	890.00	BCY	\$44.07	\$39,222.30
31000	Pond Excavation (Cut To Fill)	439,583.00	BCY	\$2.71	\$1,191,269.93
31500	Haul, Place, Grade And Compact On-Site Fill	158,967.00	LCY	\$1.83	\$290,909.61
32510	Finegrade Pond(s)	23,075.00	SY	\$1.11	\$25,613.25
32520	Backfill Curbs / Grade ROW (Subdiv)	24,533.00	SY	\$0.65	\$15,946.45
32530	Finegrade Tracts & Easements	35,961.00	SY	\$0.28	\$10,069.08
33000	Grade Lots	268.00	EACH	\$167.16	\$44,798.88
33500	Rough Grade Pavement Box	38,498.00	SY	\$0.62	\$23,868.76
Total Price for above 03 EARTHWORK Items:					\$1,864,702.29

05 PAVING ON SITE

50160	12" Stabilized Subgrade (LBR-40)(Includes Multi-Use Path)	35,375.00	SY	\$7.05	\$249,393.75
51010	6" Limerock Base (Includes Multi-Use Path)	27,898.00	SY	\$10.72	\$299,066.56
S1040	8" Limerock Base	4,800.00	SY	\$13.28	\$63,744.00
S2000	1-1/2" Type SP 12.5 Asphalt (First Lift)(Heavy Duty)	4,800.00	SY	\$12.22	\$58,656.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
52100	(40% RAP) 2" Type SP 9.5 Asphalt (First Lift)(Regular Duty)(40% RAP)	27,513.00	SY	\$9.54	\$262,474.02
52200	1" Type SP 9.5 Asphalt (Multi-Use Path)(40% RAP)	2,292.00	SY	\$9.47	\$21,705.24
55000	Striping & Signs (On-Site)(Does Not Include Any Wetland Conservation Signs)	1.00	LS	\$26,822.05	\$26,822.05
56060	2" SCH-40 PVC Installation Only	1,000.00	LF	\$3.92	\$3,920.00
56060	2" SCH-40 PVC Materials And Installation	1,000.00	LF	\$5.57	\$5,570.00
56060	2" SCH-40 PVC Materials And Installation	1,000.00	LF	\$5.57	\$5,570.00
56060	2" SCH-40 PVC Materials And Installation	1,000.00	LF	\$5.57	\$5,570.00
56080	3" SCH-40 PVC Installation Only	1,000.00	LF	\$2.96	\$2,960.00
56080	3" SCH-40 PVC Materials And Installation	1,000.00	LF	\$6.73	\$6,730.00
56080	4" SCH-40 PVC Installation Only	1,000.00	LF	\$2.96	\$2,960.00
56080	4" SCH-40 PVC Materials And Installation	1,000.00	LF	\$7.41	\$7,410.00
56090	6" SCH-40 PVC Installation Only	1,000.00	LF	\$4.22	\$4,220.00
56090	6" SCH-40 PVC Materials And Installation	1,000.00	LF	\$10.97	\$10,970.00
56090	8" SCH-40 PVC Installation Only	1,000.00	LF	\$4.48	\$4,480.00
56090	8" SCH-40 PVC Materials And Installation	1,000.00	LF	\$13.63	\$13,630.00
Total Price for above 05 PAVING ON SITE Items:					\$1,055,851.62

07 SANITARY SEWER

70050	Dewater Sanitary	1.00	LS	\$102,760.07	\$102,760.07
70099	Connect To Existing 8" Forcemain	1.00	EACH	\$983.12	\$983.12
70505	8" PVC Gravity Sewer Main (0'-6')	1,078.00	LF	\$17.03	\$18,358.34
70510	8" PVC Gravity Sewer Main (6'-8')	2,016.00	LF	\$18.55	\$37,396.80
70515A	8" PVC Gravity Sewer Main (8'-10')	1,974.00	LF	\$20.06	\$39,598.44
70520A	8" PVC Gravity Sewer Main (10'-12')	1,120.00	LF	\$25.11	\$28,123.20
70525	8" PVC Gravity Sewer Main (12'-14')	784.00	LF	\$32.39	\$25,393.76
70575	10" PVC Gravity Sewer Main (10'-12')	1,316.00	LF	\$30.75	\$40,467.00
70580	10" PVC Gravity Sewer Main (12'-14')	1,274.00	LF	\$35.12	\$44,742.88
70585	10" PVC Gravity Sewer Main (14'-16')	462.00	LF	\$60.28	\$27,849.36
71000	4' Diameter Manhole (0'-6')	6.00	EACH	\$3,644.57	\$21,867.42
71002	4' Diameter Manhole (0'-6')(Lined)	4.00	EACH	\$5,628.19	\$22,512.76
71005	4' Diameter Manhole (6'-8')	10.00	EACH	\$4,553.06	\$45,530.60
71005	4' Diameter Manhole (6'-8')(Lined)	2.00	EACH	\$6,536.68	\$13,073.36
71010	4' Diameter Manhole (8'-10')	7.00	EACH	\$5,401.85	\$37,812.95
71010	4' Diameter Manhole (8'-10')(Lined)	2.00	EACH	\$8,732.06	\$17,464.12
71013	4' Diameter Manhole (10'-12')	14.00	EACH	\$6,387.37	\$89,423.18
71015	4' Diameter Manhole (10'-12')(Lined)	1.00	EACH	\$10,082.03	\$10,082.03
71024	5' Diameter Manhole (12'-14')	7.00	EACH	\$6,529.16	\$45,704.12
71024	5' Diameter Manhole (12'-14')(Lined)	1.00	EACH	\$11,457.58	\$11,457.58
71025	5' Diameter Manhole (14'-16')	3.00	EACH	\$8,257.56	\$24,772.68
71500	Single Service	268.00	EACH	\$889.20	\$238,305.60
72000	Sanitary Lift Station (24' Deep)(Flygt 23 HP Pumps) (Includes Fence & Gates)(RTU)(No Generator)	1.00	LS	\$287,072.66	\$287,072.66
73000	4" PVC Force Main	3,860.00	LF	\$9.97	\$38,484.20
73005	6" HDPE SDR-11 Force Main	100.00	LF	\$31.86	\$3,186.00
73010	8" PVC DR-18 Force Main	900.00	LF	\$16.92	\$15,228.00
73011	10" HDPE SDR-11 Force Main	40.00	LF	\$64.52	\$2,580.80
73500	Fittings & Restraints (Forcemain)	1.00	LS	\$19,983.51	\$19,983.51
73520	Air Release Valve	3.00	EACH	\$8,118.32	\$24,354.96
76000	Gravity Main Air Testing	10,024.00	LF	\$1.25	\$12,530.00
76010	Gravity Main TV Testing	10,024.00	LF	\$3.08	\$30,873.92
76050	Pressure Test Force Main	4,900.00	LF	\$1.28	\$6,272.00
Total Price for above 07 SANITARY SEWER Items:					\$1,384,245.42

08 STORM SEWER

80050	Dewater Storm	1.00	LS	\$64,882.09	\$64,882.09
80400	18" Edge Drain Behind Modified Type "F" Curb At Landscape Island Only	365.00	LF	\$32.96	\$12,030.40
80405	6" Underdrain At Curb Inlets (10 LF Each Side Only)	900.00	LF	\$57.70	\$51,930.00

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
80800	12" HPDE 6'-10' Deep	80.00	LF	\$23.38	\$1,870.40
80900	15" HDPE 6'-10' Deep	140.00	LF	\$27.58	\$3,861.20
80910	15" RCP 0'-6' Deep	296.00	LF	\$29.09	\$8,610.64
80920	15" RCP 6'-10' Deep	104.00	LF	\$30.48	\$3,169.92
81010	18" RCP 0'-6' Deep	944.00	LF	\$32.89	\$31,048.16
81030	18" RCP 6'-10' Deep	392.00	LF	\$34.63	\$13,574.96
81050	18" RCP 10'-12' Deep	400.00	LF	\$38.82	\$15,528.00
81060	18" RCP 12'-16' Deep	128.00	LF	\$20.91	\$2,676.48
81110	24" RCP 0'-6' Deep	248.00	LF	\$47.64	\$11,814.72
81130	24" RCP 6'-10' Deep	232.00	LF	\$48.94	\$11,354.08
81140	24" RCP 10'-12' Deep	96.00	LF	\$53.21	\$5,108.16
81210	30" RCP 6'-10' Deep	1,288.00	LF	\$59.12	\$76,146.56
81240	30" RCP 10'-14' Deep	424.00	LF	\$61.03	\$25,876.72
81310	36" RCP 6'-10' Deep	872.00	LF	\$79.16	\$69,027.52
81320	36" RCP 10'-16' Deep	1,320.00	LF	\$82.32	\$108,662.40
81410	42" RCP 6'-10' Deep	1,008.00	LF	\$106.50	\$107,352.00
81520	48" RCP 8'-10' Deep	112.00	LF	\$134.71	\$15,087.52
83000	Type "C" Inlet (With Galvanized Bars On Both Sides Of Weir Openings)	5.00	EACH	\$2,660.18	\$13,300.90
83030	Type "J-2" Control Structure (With Aluminum Skimmer) (Concrete Splash Pads)	4.00	EACH	\$7,169.98	\$28,679.92
83500	Single Curb Inlet	32.00	EACH	\$3,475.39	\$111,212.48
83510	Double Curb Inlet	8.00	EACH	\$4,197.41	\$33,579.28
83525	Triple Curb Inlet	1.00	EACH	\$5,175.73	\$5,175.73
84010	Type "J" Manhole	17.00	EACH	\$3,441.31	\$58,502.27
84204	18" MES	5.00	EACH	\$1,463.29	\$7,316.45
84213	24" MES	1.00	EACH	\$1,697.45	\$1,697.45
84218	30" MES	6.00	EACH	\$2,505.43	\$15,032.58
84224	36" MES	7.00	EACH	\$3,144.31	\$22,010.17
84232	48" MES	1.00	EACH	\$4,383.45	\$4,383.45
84260	Concrete Overflow Spillway (No Skimmer)(No Fabric-form)	1.00	EACH	\$9,349.62	\$9,349.62
86010	Clean, Flush & TV	7,988.00	LF	\$3.70	\$29,555.60
Total Price for above 08 STORM SEWER Items:					\$979,407.83

09 WATER SYSTEM

90200	Remove Blow-Off And Connect To Existing Watermain	4.00	EACH	\$831.35	\$3,325.40
90510	2" SDR 9 Watermain	1,300.00	LF	\$6.51	\$8,463.00
90520	4" PVC Watermain	860.00	LF	\$11.33	\$9,743.80
90610	6" PVC Watermain	760.00	LF	\$16.26	\$12,357.60
90710	8" PVC Watermain	5,240.00	LF	\$19.87	\$104,118.80
90810	10" PVC Watermain	2,660.00	LF	\$28.51	\$75,836.60
91010	12" PVC Watermain	960.00	LF	\$37.55	\$36,048.00
92000	Fire Hydrant Assembly	16.00	EACH	\$4,595.90	\$73,534.40
92500	Fittings & Restraints - Water	1.00	LS	\$56,111.84	\$56,111.84
92520	4" Gate Valve	1.00	EACH	\$908.46	\$908.46
92530	6" Gate Valve	2.00	EACH	\$1,197.45	\$2,394.90
92540	8" Gate Valve	13.00	EACH	\$1,683.19	\$21,881.47
92550	10" Gate Valve	5.00	EACH	\$2,757.28	\$13,786.40
92560	12" Gate Valve	1.00	EACH	\$3,457.81	\$3,457.81
92565	2" Blow Off Valve	6.00	EACH	\$1,079.70	\$6,478.20
92575	2" Flushing Hydrant (Water)	9.00	EACH	\$1,504.21	\$13,537.89
93010	Single Service	150.00	EACH	\$536.84	\$80,526.00
93020	Double Service	59.00	EACH	\$703.35	\$41,497.65
93030	Water Service To Lift Station	1.00	EACH	\$1,404.07	\$1,404.07
96010	Temp Jumper	4.00	EACH	\$2,396.34	\$9,585.36
96020	Sample Point	16.00	EACH	\$330.51	\$5,288.16
96030	Test And Chlorinate	11,780.00	LF	\$1.16	\$13,664.80
Total Price for above 09 WATER SYSTEM Items:					\$593,950.61

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
10 RECLAIM WATER SYSTEM					
90510	2" SDR 9 Reuse	1,140.00	LF	\$6.52	\$7,432.80
92575	2" Flushing Hydrant (Reclaim)	2.00	EACH	\$1,504.21	\$3,008.42
100200	Remove Blow-Off And Connect To Existing Reclaim Main	4.00	EACH	\$831.35	\$3,325.40
100510	4" PVC Reclaim Watermain	2,380.00	LF	\$11.28	\$26,846.40
100610	6" PVC Reclaim Watermain	3,960.00	LF	\$16.07	\$63,637.20
100710	8" PVC Reclaim Watermain	2,340.00	LF	\$19.91	\$46,589.40
100810	10" PVC Reclaim Watermain	1,020.00	LF	\$28.66	\$29,233.20
101010	12" PVC Reclaim Watermain	900.00	LF	\$38.50	\$34,650.00
102500	Fittings And Restraints - Reuse	1.00	LS	\$46,304.75	\$46,304.75
102510	4" Gate Valve	4.00	EACH	\$937.33	\$3,749.32
102522	6" Gate Valve	8.00	EACH	\$1,197.45	\$9,579.60
102525	8" Gate Valve	6.00	EACH	\$1,683.19	\$10,099.14
102530	10" Gate Valve	1.00	EACH	\$2,453.96	\$2,453.96
102535	12" Gate Valve	1.00	EACH	\$3,457.81	\$3,457.81
102560	2" Blow Off Valve	6.00	EACH	\$1,079.70	\$6,478.20
103000	Single Service	159.00	EACH	\$527.60	\$83,888.40
103010	Double Service	59.00	EACH	\$696.74	\$41,107.66
106010	Testing	11,740.00	LF	\$0.85	\$9,979.00
Total Price for above 10 RECLAIM WATER SYSTEM Items:					\$431,820.66

11 CONCRETE WORK

110535	18" Modified Type "F" Curb	4,085.00	LF	\$18.19	\$74,306.15
110540	2' Miami Curb	18,400.00	LF	\$16.96	\$312,064.00
111030	4" Thick Sidewalk Variable Width (Non Re-enforced)	2,111.00	SY	\$43.28	\$91,364.08
111500	12' Handicap Ramp W/ Detectable Warning	4.00	EACH	\$1,973.12	\$7,892.48
111500	Handicap Ramp W/ Detectable Warning	23.00	EACH	\$1,109.88	\$25,527.24
112010	10" Thick Concrete Lift Station Driveway (Non Re-enforced)	54.00	SY	\$96.62	\$5,217.48
112050	6" Thick Concrete For Lift Station Yard (Re-enforced With WWM)	119.00	SY	\$57.96	\$6,897.24
Total Price for above 11 CONCRETE WORK Items:					\$523,268.67

12 GRASSING

120002	Temp Seed & Mulch Lots	220,568.00	SY	\$0.37	\$81,610.16
120010	Seed & Mulch ROW, Tracts & Easements	60,494.00	SY	\$0.37	\$22,382.78
120020	Sod Pond Slopes (Bahia)	23,075.00	SY	\$3.08	\$71,071.00
120030	Sod 2 Strips Behind Curbs (Bahia)	5,459.00	SY	\$3.08	\$16,813.72
Total Price for above 12 GRASSING Items:					\$191,877.66

Total Bid Price: \$8,261,704.00

Payment Terms:

Payment terms are net 30 days. Overdue amounts will collect interest at 18% APR. Customer agrees to pay any attorney fees associated with collecting unpaid amounts.

If both projects are awarded together & start at the same time, the deduct on the mobilization line item will be \$32,500.00.

<p>ACCEPTED:</p> <p>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:</p> <p>Jon M. Hall Company</p> <p>Authorized Signature: _____</p> <p>Estimator: Jeff Lyle 407-215-0410 jlyle@jonmhallcompany.com</p>
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FIFTH ORDER OF BUSINESS

FIRE ALARM CELLULAR COMMUNICATOR

FIRE ALARM CATEGORY

BEACON LAKE AMENITY

850 BEACON LAKES PKWY 32092

08-20-18

*	FIRE ALARM CONTROL PANEL	MODEL - EXISTING
*	FIRE ALARM ANNUNCIATOR	MODEL - EXISTING
1	FIRE ALARM DUAL PATH CELLULAR COMMUNICATOR	MODEL - TELGUARD-TG7FS04
1	COMMUNICATOR INSTALLATION & PROGRAMMING	
1	FIRE ALARM PERMIT	

Special Notes

NOTE: ONE 120v. RECEPTACLE IS REQUIRED FOR SYSTEM POWER, **OWNER PROVIDED.**

NOTE: THE ABOVE LISTED COMMUNICATOR IS ACCEPTED AND APPROVED FOR PRIMARY MEANS OF COMMUNICATION FOR FIRE ALARM SYSTEMS. HARDWIRED PHONE LINES ARE NOT REQUIRED WITH USE OF THIS EQUIPMENT. THIS QUOTE IS TO PROVIDE ALTERNATE MEANS OF COMMUNICATION FOR AN EXISTING FIRE ALARM SYSTEM.

TOTAL FIRE ALARM COMMUNICATOR INSTALLATION
CELLULAR FIRE MONTHLY MONITORING FEE (REQUIRES DIRECT DEBIT)

\$ 900.00
\$ 79.00 + TAX


***NON - DIRECT DEBIT - ADDITIONAL \$5.00 PER INVOICE**

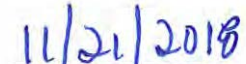
FL 904-743-8444

ATLANTIC COMPANIES - TERRY HILL

GA 912-264-8679


PURCHASER
LIC. EF0001226


PRINT NAME
LIC. LU405163


DATE
LIC. EF20000570

Secretary
Meadow View @ Twin Creeks CDD

SIXTH ORDER OF BUSINESS

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The landowners meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Tuesday, November 6, 2018 at 10:00 a.m. at the Offices of Governmental Management Services, 475 West Town Place, St. Augustine, Florida 32092.

Present were:

Shelby Stephens
Jim Oliver
Jere Earlywine

Proxy Holder
District Manager
District Counsel (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

Determination of Number of Voting Units

Mr. Oliver stated I have a proxy representing 629 voting units

THIRD ORDER OF BUSINESS

**Election of a Chairman for the Purpose of
the Landowners Meeting**

Mr. Oliver stated if there are no objections, I will conduct the landowners' meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Positions of Supervisor

Ms. Stephens nominated Daniel Blanchard, Aaron Lyman and Ben Bishop.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Daniel Blanchard received 200 votes, Aaron Lyman received 200 votes and Ben Bishop received 100 votes.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots

Daniel Blanchard received 200 votes, Aaron Lyman received 200 votes and Ben Bishop received 100 votes.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 10:05 a.m.

SEVENTH ORDER OF BUSINESS

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, November 15, 2018 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Bruce Parker	Chairman
Aaron Lyman	Supervisor
Ben Bishop	Supervisor
Daniel Blanchard	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer
Ernesto Torres	GMS
Misty Taylor	Bryant Miller Olive
Lauren Gentry	Hopping Green & Sams
Danielle Simpson	Riverside Management Services
Stacey Johnson	US Bank
Rhonda Mossing	MBS Capital Markets

The following is a summary of the discussions and actions taken at the November 15, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Organizational Matters

Mr. Oliver stated we had a landowners' election on November 6th and we had three candidates that were nominated by the landowner and those candidates are our current supervisors, Aaron Lyman, Ben Bishop and Daniel Blanchard. Resolution 2019-02 shows that

Daniel and Aaron each received 200 votes and Ben Bishop received 100 votes. With that, Daniel and Aaron will serve four-year terms and Ben will serve a two-year term.

On MOTION by Mr. Lyman seconded by Mr. Blanchard with all in favor Resolution 2019-02 was approved.

B. Oath of Office for Newly Elected Supervisors

Mr. Oliver administered an oath of office to the newly elected supervisors.

C. Consideration of Resolution 2019-03, Designating Officers

The slate of officers remained the same.

On MOTION by Mr. Lyman seconded by Mr. Blanchard with all in favor Resolution 2019-02 was approved.

FOURTH ORDER OF BUSINESS

Bond Financing Matters

A. Consideration of Resolution 2019-04, Approving the Form of and Authorizing Execution and Delivery of a First Amendment to the Second Supplemental Trust Indenture for the Series 2016B Bonds

Ms. Taylor stated resolution 2019-04 relates to the 2016B bonds that you issued back in November of 2016. In order to issue the bonds that we are going to issue on Friday we needed to pay down the assessments securing the B Bonds and in order to do that and allow for redemption on a date other than a quarterly redemption date that is to redeem bonds in 30 days versus waiting until February, we needed to amend the supplemental trust indenture. We got the consent of all of the 2016B bondholders to do that and the resolution just approves the amendment to that indenture.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor Resolution 2019-04 was approved.

B. Presentation of Bond Pricing for Series 2018A-1 and A-2 Special Assessment Revenue Bonds

Ms. Mossing stated you have in your package the page from our pricing schedule that shows all of the term bonds that sold for both the 2018 and 2019 series. The average coupon for the A1-term bond occurring in 2049 for the 2018A-1 bonds was 5.52%. The 2018A-2

bonds maturing in 2049, which is our single term bond, is an average of 5.6% and then the 2019A-1 bond average coupon is 5.73% and the 2019A-2 bond average coupon is 5.8%. We were very happy with the outcome of the pricing.

C. Presentation of First Amendment to the Supplemental Report for the Series 2018A-1 and A-2 Special Assessment Revenue Bonds

Mr. Earlywine stated you guys have seen this report already and it's based on the final pricing numbers that Rhonda just reviewed. You can see the key table is toward the back of the report on page 5 and it sets the assessment levels for the A-1 and A-2 bonds.

D. Consideration of Resolution 2019-05, Supplementing Resolution 2018-07 to Set Forth the Terms of the Series 2018A-1 and A-2 Special Assessment Revenue Bonds

Mr. Earlywine stated if you recall we went through an assessment process previously where we declared assessments, sent out notice to the landowners, held a public hearing and established the maximum assessment levels in connection with these bonds and the 2019s and now we're coming back and essentially bringing those down to the pricing levels we just described.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor Resolution 2019-05 was approved.

E. Consideration of Issuer Documents

- 1. Form of 2018 Amendment to the Collateral Assignment and Assumption Agreement (2016 Bonds)**
- 2. Form of 2018 Amendment to the Completion Agreement (2016 Bonds)**
- 3. Form of True-Up Agreement (2018 Bonds / 2018 Assessment Area)**
- 4. Form of Declaration of Consent (2018 Bonds / 2018 Assessment Area)**
- 5. Form of Supplemental Disclosure of Public Finance (2018 Bonds / 2018 Assessment Area)**
- 6. Form of Notice of Special Assessments (2018 Bonds / 2018 Assessment Area)**
- 7. Form of Notice of Release of Lien (2016 Debt Assessments)**

Mr. Earlywine stated if you recall back in 2016 we entered into an agreement with the developer where essentially if there is a default in the assessments then the developer pledges to assign all of their development rights in the project over to the District and the trustee so they can complete the project. That is the collateral assignment document. The completion

agreement for the 2018 bonds is really an amendment to the original completion agreement that we entered into in 2016 and it basically says if we run out of money to complete the project with the bonds then the developer agrees to complete that project. The true-up agreement says that the developer has promised to develop a certain amount of lots in phase two and the townhomes phase. If they are short a number of lots then they are going to owe us a payment in the amount of the debt assessments that would have been put on those missing lots. The next item is a declaration of consent for the 2018 assessment area. It basically says that the developer has agreed that the assessments are levied and that all of the financing documents are in order and they don't have any objection to the transaction. The next document is our supplemental disclosure of public finance. This is a document that is required to be provided to the developer who is in turn supposed to provide it to all of the homeowners and potentially builders. It just discloses the fact that we've overtaken this financing and sets forth the fact that we have assessments levied and that there is a capital improvement plan under way. Item six is our form of notice of special assessments, which just notifies folks that the assessments have been levied. Item seven is a notice of release of lien for our 2016B assessments. The trustee has confirmed that the 2016B assessments on phase two and the townhomes phase have been paid off so that we can undertake this transaction.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the issuer documents were approved with authorization for the Chair to execute.
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V. Construction Related Matters

A. Consideration of Construction Requisition No. 2 from 2018 Bonds Addressing Developer Funded Phase 1 Work

Mr. Earlywine stated because our project is the master project and it was financed with the 2016 bonds and we ran out of money a couple of months ago the developer picked up the tab at that point. Normally what happens is the District is supposed to reach out and ask for funding to complete those contracts and request that funding on an as-needed basis. In this case the developer paid the bills directly, which is fine. We've got an affidavit showing that BBX paid approximately \$2.8 million in bills directly and what we need to do is pay them back because those were all the District's contracts.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor construction requisition number two was approved subject to review by the District Engineer.

B. Consideration of Proposals for Beacon Lake Phase 2 Civil Site Work RFP

The Board and staff discussed the proposals received in response to the civil site work RFP for phase two and ranked Jon M. Hall number one with 96 points, Hughes Brothers number two with 87 points and Barco Duval number three with 45 points.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor to rank Jon. M. Hall Company as the number one bidder and authorize staff to enter into a contract with Jon M. Hall.

C. Consideration of Proposals for Beacon Lake Townhomes Civil Site Work RFP

The Board and staff discussed the proposals received in response to the civil site work RFPs for the townhome phase and ranked Hughes Brothers number one with 93 points and Jon M. Hall number two with 86 points.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor to rank Hughes Brothers Company as the number one bidder and authorize staff to enter into a contract with Hughes Brothers.

D. Consideration of Construction Easement for Phase 2 / Townhomes

Mr. Earlywine stated the construction easement is similar to what we did for phase one and the construction easements basically disappear as you plat.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the construction easement for phase two and the townhome phase was approved in substantial form.

E. Consideration of Construction Cost Share Agreement

Mr. Earlywine stated this is a form of cost share that will accompany the different contracts to the extent that there are private items such as earthwork that work will be

separated out through this cost share agreement. It's also a similar agreement to what we've done in the past.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the construction easement for phase two and the townhome phase was approved in substantial form.

SIXTH ORDER OF BUSINESS

**Consideration of Additional FF&E Services
with Micamy Design Studio**

Mr. Oliver stated there is a copy of the proposal that has already been executed in your agenda package in the amount of \$18,474.40. I conferred with the vice chair on this.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the proposal from Micamy Design Studio was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with Comcast

Mr. Oliver stated this is a business service order agreement.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the agreement with Comcast was approved.

EIGHTH ORDER OF BUSINESS

**Approval of Minutes of the October 18,
2018 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the minutes of the October 18, 2018 meeting were approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine stated we are set to pre close on the bond issue right after this meeting with closing to happen Monday.

B. District Engineer

1. Requisition Summary 223 & 224

Mr. Lockwood gave an overview of requisition numbers 242-256

2. Consideration of Change Order Nos. 14-16

Mr. Lockwood gave an overview of the change orders.

On MOTION by Mr. Lyman seconded by Mr. Parker requisitions 242-256 and change order numbers 14-16 were approved.

C. District Manager

There being none, the next item followed.

D. Amenity Manager – Report

A copy of the amenity manager's report was included in the agenda package.

Ms. Simpson stated I met with Joe Butler of Black Creek Outfitters who Janice has recommended for the kayak and canoe launch. He said the lake house that is there is not enough for storage. He gave us some pricing on kayaks, canoes, paddles and boards. It's a la carte so you can pick and choose what's needed but he is recommending two two-person kayaks, a single-person and then two paddleboards. They also recommended staffing it, which we agree with having someone like an instructor out there at least for the first year so residents have some assistance and guidance.

Mr. Bishop suggested contacting North Guana Outpost for a cost comparison.

Mr. Oliver stated RMS provided a work authorization to provide field operations services in an amount of \$22,000 a year.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the work authorization from Riverside Management Services for field operations services was approved.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Mr. Oliver stated there are no unusual variances.

B. Consideration of Funding Request No. 32

A copy of the funding request was included in the agenda package for a total of \$31,919.36.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor funding request number 32 was approved.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – December 20, 2018 at 10:00 a.m. at the Offices of GMS

Mr. Oliver stated the next scheduled meeting is December 20, 2018 at 10:00 a.m.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Parker seconded by Mr. Blanchard with all in favor the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

NINTH ORDER OF BUSINESS

B.

1.

MEADOW VIEW AT TWIN CREEKS CDD**2018 Bond Series****REQUISITION SUMMARY**
December 20, 2018**2016B SPECIAL ASSESSMENT BONDS (2016 PROJECT) REQUISITIONS**

<u>Date of Requisition</u>	<u>Reg #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
TO BE APPROVED				
12/20/2018	16	Hughes Brothers Construction, Inc.	Contractor Application for Payment #4 - Beacon Townhomes Mass Grading	\$469,390.72
12/20/2018	17	Meadow View at Twin Creeks CDD	Repayment to General Fund (St. Johns County water and sewer connection fees)	\$6,504.86
12/20/2018	18	Basham Lucas	Beacon Lake Design Services - Invoice 7639	\$3,000.00
12/20/2018	19	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 189018	\$756.50
12/20/2018	20	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 189015	\$845.50
12/20/2018	21	ETM	Beacon Lake Amenity Phase 1 - Invoice 189028	\$552.50
12/20/2018	22	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 189026	\$17,974.60
12/20/2018	23	ETM	Beacon Lake Townhomes Design (WA#3) Invoice 188859	\$3,263.13
Requisitions to be Approved-2016B Special Assessment Bonds (2016 Project)				\$502,287.81
TOTAL REQUISITIONS TO BE APPROVED December 20, 2018				\$502,287.81

2.

CHANGE ORDER

AIA DOCUMENT G701

PROJECT: 17-14

Beacon Lake Amenity
850 Beacon Lake Parkway
St. Johns, FL 32095

TO CONTRACTOR:
O.R. Dicky Smith & Co., Inc.
12740 Atlantic Boulevard, Suite 7
Jacksonville, FL 32225

OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
ENGINEER ☐
OTHER ☐

CHANGE ORDER NUMBER: 9 NINE
DATE: 12/3/2018

ARCH. PROJECT NO.: 15-63
CONTRACT DATE: 11/16/2017
CONTRACT FOR: Amenity Center & Related Elements

The contract is changed as follows:

1) PCO : 63	Landscape Modifications #3	0 days	\$12,373
2) PCO : 64	Credit Crew House Lake Fountain Install	0 days	(\$543)
3) PCO : 65	Pavilion Pendant Fixture	0 days	\$733
4) PCO : 66	Added Circuit & Data - Fitness Wing	0 days	\$886

Time: 0 days Cost: \$13,449

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was.....	\$	5,959,724.00
Net change by previously authorized Change Orders.....	\$	332,204.00
The Contract Sum prior to this Change Order was.....	\$	6,291,928.00
The Contract Sum will be <u>increased</u> by this Change Order in the amount of.....	\$	13,449.00
The new Contract Sum including this Change Order will be.....	\$	6,305,377.00
The Contract Time will be <u>unchanged</u>		0 days
The date of Substantial Completion as of the date of this Change Order therefore is.....		March 3, 2019

Note: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price, which have been authorized by Construction Change Directive.

Basham & Lucas Design Group, Inc.
ARCHITECT - Michael Lucas

7645 Gate Parkway, Suite 201
ADDRESS

Jacksonville, Florida 32256

BY 

DATE 12/4/18

O.R. Dicky Smith & Co., Inc.
CONTRACTOR - Stuart Maxwell

12740-7 Atlantic Boulevard
ADDRESS
Jacksonville, Florida 32225

BY

DATE
12/3/2018

Meadow View at Twin Creeks CDD
OWNER - Bruce Parker

475 West Town Place, Suite 114
ADDRESS
St. Augustine, Florida 32902

BY

DATE

TENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Statements

as of

November 30, 2018

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

November 30, 2018

	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>Totals</i>
<u>Assets:</u>				
Cash	\$40,346	---	---	\$40,346
Investments:				
<u>Series 2016 A1 & A2</u>				
Reserve A1	---	\$133,318	---	\$133,318
Reserve A2	---	\$68,870	---	\$68,870
Interest A1	---	\$0	---	\$0
Interest A2	---	\$0	---	\$0
Revenue A1	---	\$72,238	---	\$72,238
Revenue A2	---	\$51,131	---	\$51,131
Prepayment A1	---	\$1	---	\$1
Prepayment A2	---	\$799,254	---	\$799,254
Construction	---	---	\$253	\$253
COI	---	---	---	\$0
<u>Series 2016 B</u>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$809	---	\$809
Sinking Fund	---	---	---	\$0
Revenue	---	\$25,328	---	\$25,328
Prepayment	---	\$3,400,000	---	\$3,400,000
Construction	---	---	\$447	\$447
COI	---	---	---	\$0
Due From Developer	\$81,041	---	---	\$81,041
Due From Other	\$3,330	---	---	\$3,330
Due From Capital	\$6,505	---	---	\$6,505
Total Assets	\$131,222	\$4,833,098	\$700	\$4,965,019
<u>Liabilities:</u>				
Accounts Payable	\$66,250	---	---	\$66,250
Retainage Payable	---	---	\$602,868	\$602,868
Contract Payable	---	---	\$1,358,806	\$1,358,806
<u>Fund Balances:</u>				
Restricted for Capital Projects	---	---	(\$1,960,974)	(\$1,960,974)
Restricted for Debt Service	---	\$4,833,098	\$0	\$4,833,098
Unassigned	\$64,972	\$0	\$0	\$64,972
Total Liabilities & Fund Equity	\$131,222	\$4,833,098	\$700	\$4,965,019

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending November 30, 2018

	<i>Adopted Budget</i>	<i>Prorated 11/30/18</i>	<i>Actual Thru 11/30/18</i>	<i>Variance</i>
<u>REVENUES:</u>				
Developer Contributions	\$539,752	\$44,384	\$44,384	\$0
Assessments - Tax Roll	\$99,262	\$0	\$0	\$0
Assessments - Direct	\$301,988	\$80,260	\$80,260	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$941,002	\$124,644	\$124,644	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$12,000	\$2,000	\$7,730	(\$5,730)
Attorney Fees	\$30,000	\$5,000	\$4,217	\$783
Annual Audit	\$4,000	\$0	\$0	\$0
Artbitrage	\$1,200	\$0	\$0	\$0
Dissemination	\$5,000	\$1,333	\$1,333	\$0
Trustee Fees	\$10,000	\$1,667	\$1,580	\$86
Management Fees	\$45,000	\$7,500	\$7,500	\$0
Information Technology	\$2,000	\$333	\$333	(\$0)
Telephone	\$250	\$42	\$73	(\$31)
Postage	\$1,000	\$167	\$78	\$89
Insurance	\$6,171	\$6,171	\$5,610	\$561
Printing and Binding	\$4,000	\$667	\$1,845	(\$1,178)
Legal Advertising	\$3,000	\$500	\$444	\$56
Other Current Charges	\$500	\$83	\$435	(\$352)
Office Supplies	\$500	\$83	\$47	\$36
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$124,796	\$25,721	\$31,402	(\$5,681)
<u>AMENITY CENTER:</u>				
Utilities				
Telephone	\$6,000	\$1,000	\$0	\$1,000
Electric	\$55,000	\$9,167	\$1,746	\$7,421
Water/Irrigation	\$20,000	\$3,333	\$0	\$3,333
Cable	\$3,200	\$533	\$0	\$533
Gas	\$400	\$67	\$102	(\$35)
Trash Removal	\$6,000	\$1,000	\$0	\$1,000
Security				
Security Monitoring	\$1,200	\$200	\$0	\$200
Access Cards	\$1,000	\$167	\$0	\$167
Contracted Security	\$20,000	\$3,333	\$0	\$3,333
Management Contracts				
Facility Management	\$125,000	\$20,833	\$0	\$20,833
Pool Attendants	\$48,000	\$8,000	\$0	\$8,000
Canoe Launch Attendant	\$28,800	\$4,800	\$0	\$4,800
Snack Bar Attendant	\$16,640	\$2,773	\$0	\$2,773
Field Mgmt / Admin	\$25,000	\$4,167	\$1,667	\$2,500
Pool Maintenance	\$30,000	\$5,000	\$0	\$5,000
Pool Chemicals	\$15,000	\$2,500	\$0	\$2,500
Janitorial	\$12,000	\$2,000	\$0	\$2,000
Facility Maintenance	\$15,000	\$2,500	\$0	\$2,500

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending November 30, 2018

	<i>Adopted Budget</i>	<i>Prorated 11/30/18</i>	<i>Actual Thru 11/30/18</i>	<i>Variance</i>
<i>AMENITY CENTER CONTINUED</i>				
Repairs & Maintenance	\$10,000	\$1,667	\$0	\$1,667
Maintenance Reserves	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0
Food Service License	\$250	\$42	\$0	\$42
Special Events	\$30,000	\$5,000	\$0	\$5,000
Holiday Decorations	\$9,000	\$1,500	\$0	\$1,500
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0
Office Supplies	\$500	\$83	\$0	\$83
ASCAP/BMI Licenses	\$1,000	\$167	\$0	\$167
Property Insurance	\$40,000	\$3,378	\$3,378	\$0
<i>AMENITY CENTER EXPENDITURES</i>	\$518,990	\$83,210	\$6,893	\$76,317
<i>GROUND MAINTENANCE EXPENDITURES</i>				
Hydrology Quality/Mitigation	\$6,400	\$1,067	\$0	\$1,067
Electric	\$2,200	\$367	\$1,037	(\$671)
Landscape Maintenance	\$125,000	\$20,833	\$40,731	(\$19,897)
Landscape Contingency	\$5,000	\$833	\$0	\$833
Lake Maintenance	\$12,000	\$2,000	\$0	\$2,000
Grounds Maintenance	\$12,000	\$2,000	\$0	\$2,000
Pump Repairs	\$2,500	\$417	\$0	\$417
Streetlighting	\$20,000	\$3,333	\$3,090	\$243
Streetlight Repairs	\$5,000	\$833	\$0	\$833
Irrigation Repairs	\$7,500	\$1,250	\$0	\$1,250
Miscellaneous	\$5,000	\$833	\$0	\$833
Contingency	\$94,616	\$15,769	\$0	\$15,769
<i>GROUNDS MAINTENANCE EXPENDITURES</i>	\$297,216	\$49,536	\$44,858	\$4,678
<i>TOTAL EXPENDITURES</i>	\$941,002	\$158,467	\$83,153	\$75,314
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$41,491	
<i>FUND BALANCE - Beginning</i>	\$0		\$23,480	
<i>FUND BALANCE - Ending</i>	\$0		\$64,972	

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions	\$15,543	\$28,841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,384
Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessments - Direct	\$56,676	\$23,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,260
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$72,219	\$52,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,644
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$2,276	\$5,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,730
Attorney Fees	\$4,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,217
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$917	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,333
Trustee Fees	\$1,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,580
Management Fees	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Information Technology	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Telephone	\$20	\$53	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73
Postage	\$24	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78
Insurance	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
Printing and Binding	\$1,654	\$191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,845
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444
Other Current Charges	\$426	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435
Office Supplies	\$24	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative Expenditures	\$21,284	\$10,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,402
<u>Amenity Center</u>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,340	\$406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,746
Water/Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gas	\$102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102
Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$1,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
Pool Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center Continued</i>													
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$3,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,378
<i>Total Amenity Center Expenditures</i>	\$6,487	\$406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,893
<i>Ground Maintenance Expenditures</i>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$370	\$667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,037
Landscape Maintenance	\$10,231	\$30,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,731
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$1,545	\$1,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,090
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Total Administrative</i>	\$12,146	\$32,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,858
<i>Total Expenses</i>	\$39,917	\$43,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,153
<i>Excess Revenues (Expenditures)</i>	\$32,302	\$9,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,491

*Meadow View at Twin Creeks
Community Development District
Funding Requests*

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2017</i>	<i>Requested Funding Amount FY 2018</i>	<i>Requested Funding Amount FY 2019</i>	<i>Balance Due From Developer</i>
17	9/7/17	10/25/17	\$10,290.67	\$4,680.67	\$5,610.00	\$0.00	\$0.00
18	10/11/17	11/15/17	\$18,604.64	\$13,987.40	\$4,617.24	\$0.00	\$0.00
19	11/7/17	12/14/17	\$7,652.98	\$2,871.22	\$4,781.76	\$0.00	\$0.00
20	12/14/17	1/19/18	\$8,640.92	\$1,440.45	\$7,200.47	\$0.00	\$0.00
21	1/10/18	2/2/18	\$20,253.47	\$0.00	\$20,253.47	\$0.00	\$0.00
22	2/5/18	3/26/18	\$6,876.84	\$0.00	\$6,876.84	\$0.00	\$0.00
23	3/5/18	4/20/18	\$5,818.30	\$0.00	\$5,818.30	\$0.00	\$0.00
24	4/5/18	6/7/18	\$5,618.75	\$0.00	\$5,618.75	\$0.00	\$0.00
25	5/4/18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
26	5/9/18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dep*		6/1/18	\$0.00	\$0.00	\$23,461.60	\$0.00	\$0.00
27	6/11/18	8/10/18	\$15,723.53	\$0.00	\$15,723.53	\$0.00	\$0.00
28	7/11/18	8/10/18	\$25,010.84	\$0.00	\$25,010.84	\$0.00	\$0.00
29	8/8/18	9/20/18	\$16,049.17	\$0.00	\$16,049.17	\$0.00	\$0.00
30	9/11/18			\$0.00	\$25,160.68	\$8,988.00	\$34,148.68
31	10/10/18			\$0.00	\$8,417.99	\$6,555.19	\$14,973.18
32	11/7/18			\$0.00	\$3,078.35	\$28,841.01	\$31,919.36
33	12/12/18			\$0.00	\$3,269.35	\$31,743.04	\$35,012.39
TOTAL			\$145,267.26	\$95,222.67	\$180,948.34	\$76,127.24	\$116,053.61

*County Materials Corp Dep

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1 & A2

Statement of Revenues & Expenditures
For The Period Ending November 30, 2018

<i>Adopted Budget</i>	<i>Prorated Thru 11/30/18</i>	<i>Actual Thru 11/30/18</i>	<i>Variance</i>
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REVENUES:

<i>Special Assessments - 2016 A1</i>	\$443,376	\$68,775	\$68,775	\$0
<i>Special Assessments - 2016 A2</i>	\$229,350	\$59,194	\$59,194	\$0
<i>Prepayments A2</i>	\$0	\$0	\$772,046	\$772,046
<i>Interest Income</i>	\$600	\$100	\$941	\$841

TOTAL REVENUES

\$673,326	\$128,069	\$900,955	\$772,887
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EXPENDITURES:

Series 2016 A1

<i>Interest Expense - 11/01</i>	\$169,125	\$169,125	\$169,125	\$0
<i>Interest Expense - 05/01</i>	\$169,125	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$105,000	\$0	\$0	\$0

Series 2016 A2

<i>Interest Expense - 11/01</i>	\$92,510	\$92,510	\$92,510	\$0
<i>Principal - Prepayment 11/1</i>	\$0	\$0	\$1,475,000	(\$1,475,000)
<i>Interest Expense - 05/01</i>	\$92,510	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$45,000	\$0	\$0	\$0

TOTAL EXPENDITURES

\$673,270	\$261,635	\$1,736,635	(\$1,475,000)
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$57)	(\$57)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$57)	(\$57)
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EXCESS REVENUES (EXPENDITURES)

\$56	(\$835,737)
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FUND BALANCE - Beginning

\$322,305	\$1,960,548
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FUND BALANCE - Ending

\$322,361	\$1,124,811
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Meadow View at Twin Creeks
Community Development District
Debt Service Fund Series 2016 B
Statement of Revenues & Expenditures
For The Period Ending November 30, 2018

<i>Adopted Budget</i>	<i>Prorated Thru 11/30/18</i>	<i>Actual Thru 11/30/18</i>	<i>Variance</i>
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REVENUES:

<i>Special Assessments - 2016 B</i>	\$564,300	\$25,328	\$25,328	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$3,400,000	\$3,400,000
<i>Interest Income</i>	\$600	\$100	\$211	\$111

<i>TOTAL REVENUES</i>	\$564,900	\$25,428	\$3,425,539	\$3,400,111
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EXPENDITURES:

<i>Interest Expense - 11/01</i>	\$282,150	\$282,150	\$282,150	\$0
<i>Interest Expense - 05/01</i>	\$282,150	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

<i>TOTAL EXPENDITURES</i>	\$564,300	\$282,150	\$282,150	\$0
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$141)	(\$141)
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<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	(\$141)	(\$141)
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<i>EXCESS REVENUES (EXPENDITURES)</i>	\$600	\$3,143,247		
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<i>FUND BALANCE - Beginning</i>	\$0	\$565,039		
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<i>FUND BALANCE - Ending</i>	<u>\$600</u>	<u>\$3,708,286</u>		
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Meadow View at Twin Creeks
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues & Expenditures
For The Period Ending November 30, 2018

	Series 2016 A1/A2	Series 2016 B
<u>REVENUES:</u>		
<i>Interest Income</i>	\$0	\$69
<i>TOTAL REVENUES</i>	\$0	\$69
<u>EXPENDITURES:</u>		
<i>Capital Outlay</i>	\$0	\$218,576
<i>TOTAL EXPENDITURES</i>	\$0	\$218,576
<u>OTHER SOURCES/(USES)</u>		
<i>Interfund Transfer In (Out)</i>	\$57	\$141
<i>TOTAL OTHER SOURCES/(USES)</i>	\$57	\$141
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$58	(\$218,366)
<i>FUND BALANCE - Beginning</i>	(\$1,961,479)	\$218,813
<i>FUND BALANCE - Ending</i>	(\$1,961,421)	\$447

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2016A-2 DEBT SERVICE NET	SERIES 2016B DEBT SERVICE NET	FY19 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	727	140,085.67	120,570.83	564,300.00	163,313.64	988,270.14
MATTAMY JACKSONVILLE, LLC	91	138,636.33	-	-	63,389.23	202,025.56
DREAM FINDERS HOMES, LLC	114	164,653.53	-	-	75,285.00	239,938.53
SUBTOTAL SERIES 2016 LOTS	932	443,375.53	120,570.83	564,300.00	301,987.87	1,430,234.23
TAX ROLL ASSESSED	0	-	-	-	-	-
TOTAL ASSESSED	932	443,375.53	120,570.83	564,300.00	301,987.87	1,430,234.23

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2016A-2 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	795,888.67	68,774.67	59,193.83	-	64,412.97	192,381.47
MATTAMY JACKSONVILLE, LLC	186,178.25	-	-	-	15,847.31	15,847.31
DREAM FINDERS HOMES, LLC	239,938.53	-	-	-	-	-
DIRECT RECEIPTS	1,222,005.45	68,774.67	59,193.83	-	80,260.28	208,228.78
TAX ROLL RECEIPTS	-	-	-	-	-	-
TOTAL RECEIPTS	1,222,005.45	68,774.67	59,193.83	-	80,260.28	208,228.78

NO LOTS PLATTED IN TIME TO BE PLACED ON 2018 PROPERTY TAX BILLS. ASSESSMENTS INVOICED

DIRECTLY WITH PAYMENTS DUE IN INSTALLMENTS DUE 10/1/18, 1/1/19, 4/1/19, 7/1/19 FOR O&M AND 4/15/19, 10/15/19 FOR D/S

THERE IS AN ADDITIONAL \$639,014.06 DUE FOR DEVELOPER CONTRIBUTION

PERCENT COLLECTED DIRECT	16%	49%	0%	26.6%	14.6%
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Meadow View at Twin Creeks
Community Development District
Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,318.04
 Bonds outstanding - 10/26/2016	 \$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
 Current Bonds Outstanding	 \$6,540,000

Series 2016 A2 Special Assessment Bonds	
Interest Rate:	5.8%%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$114,483.00
Reserve Balance:	\$68,870.00
 Bonds outstanding - 10/26/2016	 \$5,390,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$70,000)
Less: May 1, 2018 (Prepayment)	(\$1,075,000)
Less: August 1, 2018 (Prepayment)	(\$1,055,000)
Less: November 1, 2018 (Prepayment)	(\$1,475,000)
 Current Bonds Outstanding	 \$1,715,000

Series 2016 B Special Assessment Bonds	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$282,150.00
Reserve Balance:	\$282,150.00
 Bonds outstanding - 10/26/2016	 \$9,405,000
Less: May 1, 2017	\$0
 Current Bonds Outstanding	 \$9,405,000

B.

Meadow View at Twin Creeks

Community Development District

Funding Request #33

December 12, 2018

PAYEE	GENERAL FUND	
	FY18	FY19
1 England Thims & Miller October Professional Services Inv #188566 11/5/18	\$	2,276.28
2 Governmental Management Services, LLC December Management Fees Inv #36 12/1/18	\$	4,729.19
3 Hopping Green & Sams October General Counsel Inv 103923 11/27/18	\$	4,216.72
4 Riverside Management Services Inc Operations Manangement Services Nov18 Inv #1 11/28/18 Operations Manangement Services Dec18 Inv #2 12/1/18	\$	1,666.67
	\$	1,666.67
5 St. Augustine Record Notice of Meeting 10/18/18 I03097637-10112018	\$	85.27
6 TECO Peoples Gas October Gas Security Service	\$	102.14
7 West Orange Nurseries, Inc. Monthly Lawn Maintenance Inv #11481 11/13/18 Revised Add'tl Maintenance Areas Added Sept and Oct 2018	\$ 3,269.35	\$ 10,230.75
	\$	6,769.35
	\$ 3,269.35	\$ 31,743.04
Total Funding Request	\$ 35,012.39	

Please make check payable to:

Meadow View at Twin Creeks CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary



Meadow View at Twin Creeks Community
Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092

November 5, 2018
Project No: 17348.00000
Invoice No: 0188566

Project 17348.00000 Meadow View at Twin Creek CDD - 2017/2018 General Consulting
Services (WA#8)

Professional Services rendered through October 31, 2018

Professional Personnel

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	10/6/2018	2.00	178.00	356.00	
Lockwood, Scott	10/13/2018	1.50	178.00	267.00	
Lockwood, Scott	10/20/2018	6.25	178.00	1,112.50	
Lockwood, Scott	10/27/2018	1.75	178.00	311.50	
Administrative Support					
Blair, Shelley	10/13/2018	1.00	81.00	81.00	
Blair, Shelley	10/20/2018	1.00	81.00	81.00	
Blair, Shelley	10/27/2018	.50	81.00	40.50	
Totals		14.00		2,249.50	
Total Labor					2,249.50

Expenses

Reproductions			5.00	
Delivery / Messenger Svc			18.29	
Total Expenses		1.15 times	23.29	26.78

Invoice Total this Period \$2,276.28

Outstanding Invoices

Number	Date	Balance
0188210	8/31/2018	3,317.06
0188494	9/30/2018	3,078.35
Total		6,395.41

Total Now Due \$8,671.69

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 36

Invoice Date: 12/1/18

Due Date: 12/1/18

Case:

P.O. Number:

Bill To:

Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

**BY:**

Description	Hours/Qty	Rate	Amount
Management Fees - December 2018		3,750.00	3,750.00
Information Technology - December 2018		166.67	166.67
Dissemination Agent Services - December 2018		416.67	416.67
Office Supplies		23.81	23.81
Postage		5.17	5.17
Copies		351.30	351.30
Telephone		15.57	15.57

Total \$4,729.19**Payments/Credits** \$0.00**Balance Due** \$4,729.19

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

November 27, 2018

Meadow View at Twin Creeks Community Development
District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 103923
Billed through 10/31/2018

RECEIVED
NOV 28 2018

General Counsel

MVTCDD 00001

JLE

BY:

FOR PROFESSIONAL SERVICES RENDERED

10/02/18	JLE	Conference call regarding pool operating permit; follow-up.	0.40 hrs
10/09/18	JLE	Analyze tax issue; confer with Taylor regarding tax question; review and prepare comments on lease agreement; confer with Torres regarding the same; prepare draft letter regarding operating permit; prepare safety plan; revise amenity rules; email correspondence regarding the same.	3.60 hrs
10/16/18	JLE	Conference call regarding pool operating permit; email correspondence to DOH.	0.70 hrs
10/16/18	JEM	Continued work on form of dock easement agreement.	0.50 hrs
10/17/18	JLE	Review and revise dock easement documents; email correspondence regarding the same.	0.70 hrs
10/17/18	JEM	Revise dock easement agreements; review community declaration of covenants regarding regulation of dock structures.	2.70 hrs
10/18/18	JLE	Confer with Torres regarding lease agreement; review email correspondence regarding the same; confer with Oliver regarding Board meeting; prepare for and attend Board meeting; email correspondence, and phone conference, with insurance carrier regarding lease agreement.	1.10 hrs
10/18/18	JEM	Review issues regarding form of dock easement.	0.10 hrs
10/18/18	LMG	Email to Rudez regarding CDD insurance coverage.	0.60 hrs
10/19/18	JLE	Confer with Rudez regarding lease agreement and insurance related items; review edits to contract regarding the same; follow-up call with vendor; email correspondence.	0.70 hrs
10/19/18	LMG	Draft additional language for Crestmark contract.	0.40 hrs
10/22/18	JLE	Review law governing comparative negligence; confer with vendor regarding lease agreement; confer with Board Supervisor regarding the same.	0.80 hrs
10/22/18	LMG	Draft additional indemnification language for Crestmark agreement.	0.40 hrs

10/23/18	JLE	Follow-up on vendor agreement; email correspondence.	0.20 hrs
10/24/18	JLE	Review RFP inquiry; review statutes governing confidentiality of audited financial statements; prepare email regarding the same; confer with Lockwood regarding bid opening meeting; follow-up email correspondence; review revised language from vendor; email correspondence to vendor regarding the same.	1.30 hrs
10/25/18	KEM	Review special district fee invoice form.	0.10 hrs
10/26/18	LMG	Review Crestmark agreement, send email regarding same.	0.40 hrs
10/30/18	LMG	Obtain signature and email signed version of lease purchase agreement.	0.20 hrs
10/30/18	KEM	Research assessment levy resolution.	0.20 hrs
Total fees for this matter			\$4,191.50

DISBURSEMENTS

Conference Calls	25.22
Total disbursements for this matter	\$25.22

MATTER SUMMARY

Merritt, Jason E.	3.30 hrs	335 /hr	\$1,105.50
Earlywine, Jere L.	9.50 hrs	275 /hr	\$2,612.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	145 /hr	\$43.50
Gentry, Lauren M.	2.00 hrs	215 /hr	\$430.00

TOTAL FEES	\$4,191.50
TOTAL DISBURSEMENTS	\$25.22

TOTAL CHARGES FOR THIS MATTER	\$4,216.72
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BILLING SUMMARY

Merritt, Jason E.	3.30 hrs	335 /hr	\$1,105.50
Earlywine, Jere L.	9.50 hrs	275 /hr	\$2,612.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	145 /hr	\$43.50
Gentry, Lauren M.	2.00 hrs	215 /hr	\$430.00

TOTAL FEES	\$4,191.50
TOTAL DISBURSEMENTS	\$25.22

TOTAL CHARGES FOR THIS BILL	\$4,216.72
------------------------------------	-------------------

Please include the bill number on your check.

Riverside Management Services, Inc.
9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
11/28/2018	1

Bill To
Meadow View @ Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

RECEIVED
DEC 10 2018

BY:

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Operations Management Services - November 2018 320,538,4600	1,666.67	1,666.67
Total			\$1,666.67

RHW
11, 28, 18

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
12/1/2018	2

Bill To
Meadow View @ Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

RECEIVED
DEC 10 2018

BY:

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Operations Management Services - December 2018 320,538,4600	1,666.67	1,666.67
		Total	\$1,666.67

RMV
12, 6, 18

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
09/30		Balance Forward						\$5,506.18	
10/22	P51530	Payment - Lockbox 143						\$-5,640.79	
10/10 10/17	I03093203-10102018	Notice of Landowners Meeting	SA St Augustine Record	2.00 x 5.0000	10	2	\$8.98	\$179.60	
10/10 10/17	I03093203-10102018	Notice of Landowners Meeting	SA St Aug Record Online	2.00 x 5.0000	10	2	\$8.97	\$179.40	
10/11 10/11	I03097637-10112018	NOTICE OF MEETING 10/18/18	SA St Augustine Record	1.00 x 4.7500	4.75	1	\$8.98	\$42.66	
10/11 10/11	I03097637-10112018	NOTICE OF MEETING 10/18/18	SA St Aug Record Online	1.00 x 4.7500	4.75	1	\$8.97	\$42.61	

PREVIOUS AMOUNT OWED: \$5,506.18

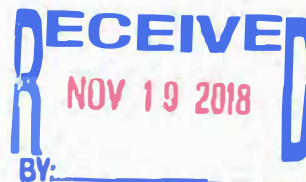
NEW CHARGES THIS PERIOD: \$444.27

CASH THIS PERIOD: (\$5,640.79)

DEBIT ADJUSTMENTS THIS PERIOD: \$0.00

CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$444.27		\$0.00	\$0.00	\$0.00	\$134.61		\$309.66
SALES REP/PHONE #		ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
		10/01/2018 - 11/04/2018		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

		1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME											
				10/01/2018 - 11/04/2018				MEADOW VIEW AT TWIN CREEKS CDD											
COMPANY		23		TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT									
SA 7				\$309.66		\$134.61				NET 15 DAYS									
21				CURRENT NET AMOUNT		22		30 DAYS		60 DAYS		OVER 90 DAYS							
				\$444.27				\$0.00		\$0.00		\$0.00							
4		PAGE #		5		BILLING DATE		6		BILLED ACCOUNT NUMBER		7		ADVERTISER/CLIENT NUMBER		24		STATEMENT NUMBER	
						11/04/2018				15651				15651				0000029860	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



11
8 - 3829

MEADOW VIEW AT TWIN CREEKS CDD
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649

The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261



Tue, Nov 6, 2018
7:40:51AM

Legal Ad Invoice

The St. Augustine Record

Acct: 15651
Phone: 9049405850

E-Mail:

Client: MEADOWVIEW AT TWIN CREEKS (

Name: MEADOW VIEW AT TWIN CREEKS CDD
Address: 475 WEST TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003109215-01

Start: 11/06/2018

Placement: SA Legals

Copy Line: NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The regular meetin

Caller: COURTNEY HOGGE

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 11/06/2018

Lines 56
Depth 4.75
Columns 1

Price \$85.27

NOTICE OF MEETING MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be held on Thursday, November 15, 2018 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
0003109215 November 6, 2018

RECEIVED
NOV 26 2018
BY: _____

THE ST. AUGUSTINE RECORD
Affidavit of Publication

MEADOW VIEW AT TWIN CREEKS CDD
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15651
AD# 0003109215-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **NOVEMBER MEETING** was published in said newspaper on 11/06/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF MEETING
MEADOWVIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District will be held on Thursday, November 15, 2018 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this meeting may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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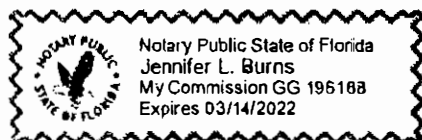
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James Oliver
District Manager
0003109215 November 6, 2018

Sworn to and subscribed before me this _____ day of **NOV 06 2018**

by Jamie Williams who is personally known to me
or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)





ACCOUNT INVOICE

peoplesgas.com



MEADOW VIEW AT TWIN CREEKS CDD BEACON LAKES
AMENITY CENTER
BEACON LAKES AMENITY CENTER
850 BEACON LAKES PKWY
ST AUGUSTINE, FL 32095

Statement Date: 11/07/2018

Account: 221004398311

Past Due – Pay Immediately \$49.87

Current month's charges: \$52.27

Total amount due: \$102.14

Payment Due By: 11/28/2018

Your Account Summary

Previous Amount Due	\$601.50
Payment(s) Received Since Last Statement	-\$551.63
Past Due – Pay Immediately	\$49.87
Current Month's Charges	\$52.27
Total Amount Due	\$102.14



Help us avoid service interruptions



Know what's below.
Call before you dig.

Call 811 two days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or peoplesgas.com/callbeforeyoudig.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Endless hot water from this small unit?

Get one for \$24.99/month or a rebate up to \$675 after installation.

Learn more at peoplesgas.com/tanklessoffer.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004398311

Past Due – Pay Immediately \$49.87

Current month's charges: \$52.27

Total amount due: \$102.14

Payment Due By: 11/28/2018

Amount Enclosed \$

642741064759

00000513 01 AV 0.37 32092 FTECO111071823365310 00000 05 01000000 007 06 2809 002



MEADOW VIEW AT TWIN CREEKS CDD BEACON LAKES AMENITY



CENTER

BEACON LAKES AMENITY CENTER
475 W TOWN PLACE, SUITE 114
ST AUGUSTINE, FL 32092-3649

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6427410647592210043983110000000102148



ACCOUNT INVOICE



Account: 221004398311
 Statement Date: 11/07/2018
 Current month's charges due 11/28/2018

Details of Current Month's Charges – Service from - 10/06/2018 to 11/01/2018

Service for: 850 BEACON LAKES PKWY, ST AUGUSTINE, FL 32095

Rate Schedule: General Service 2 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ALQ12613	11/01/2018	0	0	0 CCF	1.049	1.1168	0.0 Therms	27 Days

Customer Charge

\$50.00

Peoples Gas Usage History

Natural Gas Service Cost

\$50.00

Therms Per Day
(Average)

Other Fees and Charges

Deposit Payment(Receipt #100000948171*)

\$450.00

NOV 0.0
2018
OCT 0.0
SEP 0.0

Keep this receipt as proof of payment for deposit

Gas Late Payment Fee

\$2.27

Total Other Fees and Charges

\$2.27

Total Current Month's Charges

\$52.27

00000513-0001026-Page 3 of 4



Invoice



**WEST ORANGE
NURSERIES, INC.**

4001 Avalon Road . Winter Garden, FL 34787
T 407.877.2930
www.westorangenurseries.com

DATE
11/1/2018

INVOICE #
11481

BILL TO:

Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

SHIP TO:

November 2018
Revised 11/13/18

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			11/1/2018			
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : November 2018			20,461.29	20,461.29



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NOV 19 2018
BY: _____

TOTAL \$20,461.29



296791



WEST ORANGE
NURSERIES, INC.

4001 Avalon Road . Winter Garden, FL 34787
T 407.877.2930
www.westorangenurseries.com

Invoice

DATE	INVOICE #
11/13/2018	11484

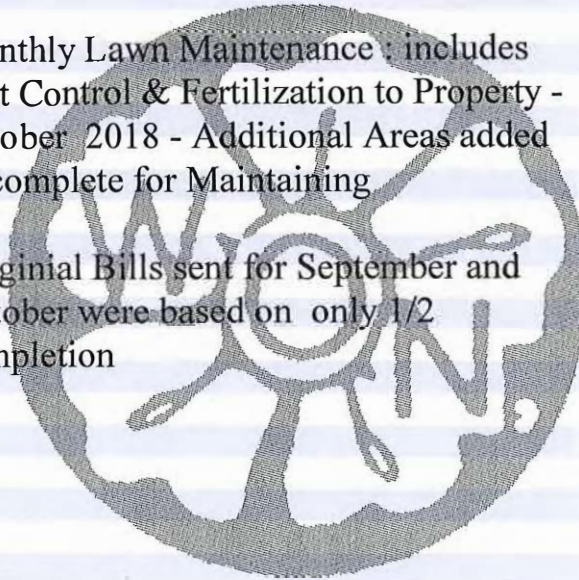
BILL TO:

Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

SHIP TO:

Maintenance areas added
September & October
2018

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			11/13/2018			
QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT		
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property - September 2018 - Additional areas added as complete for maintaining.	3,269.35	3,269.35		
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property - October 2018 - Additional Areas added as complete for Maintaining Original Bills sent for September and October were based on only 1/2 completion	6,769.35	6,769.35		
				RECEIVED NOV 19 2018 BY _____		



296791