

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20070482-UTL

1. ACTION REQUESTED/PURPOSE:

Developer Contributed Asset: Approve final acceptance, as a donation of a force main connection, to provide sewer service to *Ramey Commercial Site*, an existing commercial building. This is a Developer Contributed asset project located on the north side of Pondella Road approximately 1/4 mile west of Orange Grove Blvd.

2. FUNDING SOURCE:

No funds required.

3. WHAT ACTION ACCOMPLISHES:

Provides adequate utility infrastructure to support the redevelopment of the subject property and complies with the Lee County Utilities Operations Manual.

4. MANAGEMENT RECOMMENDATION: Approval.

5. Departmental Category: 10 - Utilities **C10D** **6. Meeting Date:** APR 24 2007

7. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	8. Requirement/Purpose: (specify)		9. Request Initiated: Commissioner _____ Department <u>Public Works</u> Division <u>Utilities</u> By: <i>Douglas L. Meurer</i> 3-29-2007 Douglas L. Meurer, P.E., Director
	<input type="checkbox"/> Statute	_____	
	<input type="checkbox"/> Ordinance	_____	
	<input type="checkbox"/> Admin. Code	_____	
	<input checked="" type="checkbox"/> Other	<u>Approval</u>	

10. Background:

Single sewer service connections do not require permission to construct by the Board, therefore, no previous Blue Sheet number is provided.
The installation has been inspected for conformance to the Lee County Utilities Operations Manual.
Satisfactory pressure testing of the force main has been completed.
Record drawings have been received.
Engineer's Certification of Completion has been provided—copy attached.
Project Location Map—copy attached.
Warranty has been provided—copy attached.
Waiver of Lien has been provided—copy attached.
Certification of Contributed Assets has been provided—copy attached.
100% of the connection fees have been paid.
Potable water service is provided by Lee County Utilities via existing infrastructure located within the right-of-way of Pondella Road.
No funds required

SECTION 04 TOWNSHIP 44S RANGE 24E DISTRICT # 4 COMMISSIONER HALL

11. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Res.	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>J. Lavender</i> Date: 3-30-07	N/A Date:	N/A Date:	<i>T.O.</i> T. Osterhout Date: 3/29	<i>S. Coovert</i> S. Coovert Date: 4/2/07	<i>RK</i> 4/3	<i>ME</i> 4/3/07	<i>BS</i> 4/3/07	<i>ML</i> 4/3	<i>J. Lavender</i> Date: 3.30.07

12. Commission Action:

- Approved**
- Deferred**
- Denied**
- Other**

RECEIVED BY COUNTY ADMIN: *RL*
4/2
4:30 pm
COUNTY ADMIN FORWARDED TO: *ML*
4-3
1:13pm

Rec. by CoAtty
Date: 4/2/07
Time: 1:15pm
Forwarded To: *Admin.*
4/2/07 3:30 pm

RESOLUTION NO.

RESOLUTION ESTABLISHING UTILITY ACCEPTANCE OF
DEVELOPER CONTRIBUTED ASSETS
IN LEE COUNTY, FLORIDA

WHEREAS, it is the desire of "Ramey Pondella LLC", owners of record, to make a contribution to Lee County Utilities of sewer facilities (a force main connection), serving "RAMEY COMMERCIAL SITE"; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a Warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of \$3,265.00 is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner _____ who moved for its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes: _____ (1)
- Commissioner Brian Bigelow: _____ (2)
- Commissioner Ray Judah: _____ (3)
- Commissioner Tammara Hall: _____ (4)
- Commissioner Frank Mann: _____ (5)

DULY PASSED AND ADOPTED this _____ day of _____, 2007.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
CHAIR

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

BS 20070482-UTL

COPY

LETTER OF COMPLETION

DATE: 2/1/2007

Department of Lee County Utilities
Division of Engineering
Post Office Box 398
Fort Myers, FL 33902

Gentlemen:

This is to certify that the **force main extension/connection** located at
Ramey Commercial Site
(Name of Development/Project)

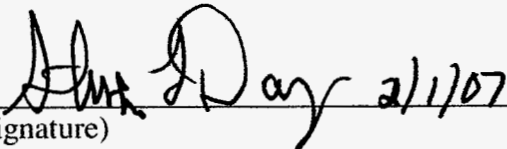
was designed by me and has been constructed in conformance with:
the approved plans and the approved specifications

Upon completion of the work, we observed the following successful tests of the facilities:

Pressure Test(s) - Force Main and Lift Station Start-up

Very truly yours,

Darby Engineering, Inc.
(Owner or Name of Corporation/Firm)

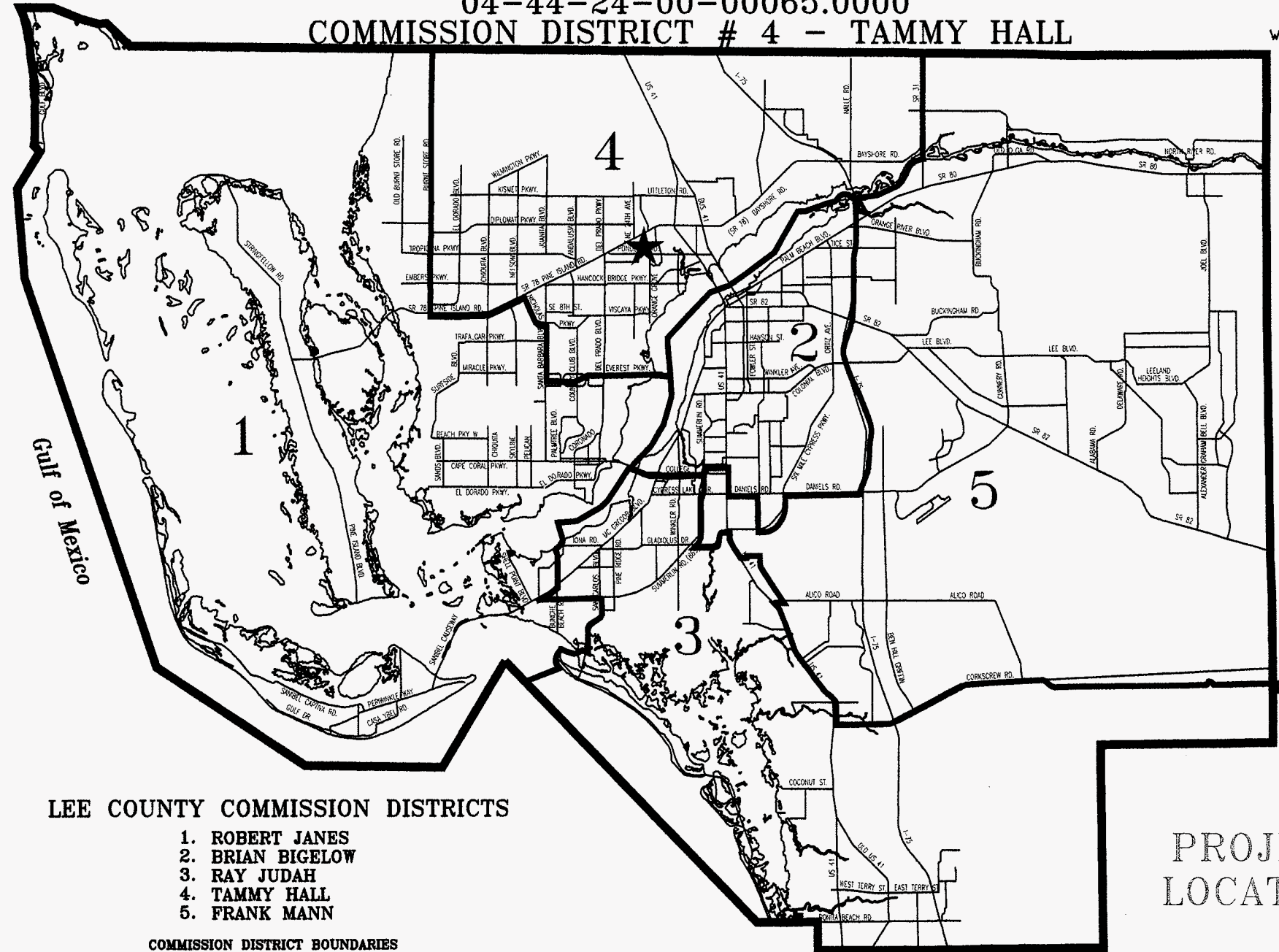
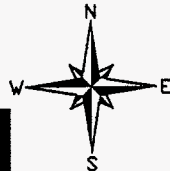


(Signature)

Steven L. Darby, P.E., President
(Name and Title)

(Seal of Engineering Firm)

RAMEY COMMERCIAL SITE
04-44-24-00-00065.0000
COMMISSION DISTRICT # 4 - TAMMY HALL



LEE COUNTY COMMISSION DISTRICTS

- 1. ROBERT JANES
- 2. BRIAN BIGELOW
- 3. RAY JUDAH
- 4. TAMMY HALL
- 5. FRANK MANN

COMMISSION DISTRICT BOUNDARIES
 DECEMBER 2000

PROJECT
 LOCATION

COPY

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the sewer system of Ramey Commercial Site to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

B.J. Enterprises, Inc.
(Contractor/Company Name)

Michael Sappah, President
(Authorized Representative, Title)

BY: [Signature]
(Signature)

STATE OF FL)
) SS:
COUNTY OF Lee)

The foregoing instrument was signed and acknowledged before me this 30 th day of January, 20 07 by Michael Sappah who is personally known to me - , and who did not take an oath.

[Notary Seal & Signature]

Notary Public Signature

Bruce Monnier
Printed Name of Notary Public

(Notary Seal & Commission Number)

COPY

**WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT**

The undersigned lienor, in consideration of the final payment in the amount of Three Thousand, Two Hundred and Sixty Five Dollars (\$3,265.00) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Ramey Pondella LLC on the job of Ramey Commercial Site to the following described property:

Ramey Commercial Site
(Name of Development/Project)

960 Pondella Rd. North Ft. Myers, Fla. 33903
(Location)

Force Main Extension/Connection

(Facilities Constructed)

04-44-24-00-00065.0000
(Strap # or Section, Township & Range)

Dated on: March 7, 2007

By: *Michael Sappah*
(Signature of Authorized Representative)

By: Michael Sappah
(Print Name of Authorized Representative)

Title: President

Phone #: (239)731-2333 Ext.

B.J. Enterprises, Inc.
(Name of Firm or Corporation)

8102 Grady Dr
(Address of Firm or Corporation)

N Fort Myers, FL 33917-
(City, State & Zip Of Firm Or Corporation)

Fax#: (239)731-5205

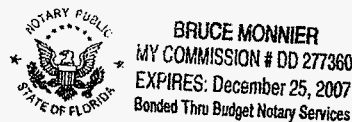
STATE OF FL)
) SS:
COUNTY OF Lee)

The foregoing instrument was signed and acknowledged before me this 7 th day of March, 2007 by Michael Sappah who is personally known to me - _____, and who did not take an oath.

Bruce Monnier
(Notary Public Signature)

(Notary Seal & Commission Number)

Bruce Monnier
(Printed Name of Notary Public)



CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: Ramey Commercial Site

STRAP NUMBER: 04-44-24-00-00065.0000

LOCATION: 960 Pondella Rd. North Ft. Myers, Fla.

OWNER'S NAME: (as shown on Deed) Ramey Pondella LLC (239) 543-9097

OWNER'S ADDRESS: 2449 Bridge Rd. North Ft. Myers, Fla.

OWNER'S ADDRESS: , 239-543-9097

TYPE UTILITY SYSTEM: SANITARY SEWER

(Please provide separate 'Certifications' for potable water, sanitary sewer and effluent reuse facilities.)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system from the drop-down list provided.

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
TAPPING SLEEVE W/VALVE	6" x 4"	1.0	EA	\$2,900.00	\$2,900.00
ASSORTED FITTINGS	4" x 2"	1.0	EA	\$275.00	\$275.00
PVC C-900 DR-18	4"	2.0	LF	\$45.00	\$90.00
TOTAL					\$3,265.00

(If more space is required, use additional forms(s).)

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

X *Michael Sappah*
(Signature of Certifying Agent)

Michael Sappah, President
(Name & Title of Certifying Agent)

B.J. Enterprises, Inc.
(Name of Firm or Corporation)

8102 Grady Dr
(Address of Firm or Corporation)

N Fort Myers, FL 33917 -

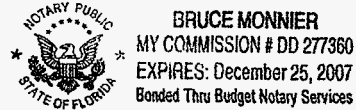
STATE OF FL)
) SS:
COUNTY OF Lee)

The foregoing instrument was signed and acknowledged before me this 7th day of March, 2007 by Mike Sappah who is personally known to me - _____, and who did not take an oath.

Bruce Monnier

Notary Public Signature

Bruce Monnier
Printed Name of Notary Public



Notary Commission Number

(NOTARY SEAL)