

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

**Blue Sheet No. 20070518-UTL**

**1. ACTION REQUESTED/PURPOSE:**

Developer Contributed Asset: Approve final acceptance, by Resolution, as a donation of water main and gravity main extensions along *Majestic Fountains Entry Road* to provide potable water and sanitary sewer service to Majestic Fountains, a recently constructed multi-family residential development. This is a Developer Contributed asset project located on the north side of Kelly Road between McGregor Boulevard and San Carlos Boulevard.

**2. FUNDING SOURCE:**

No funds required.

**3. WHAT ACTION ACCOMPLISHES:**

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

**4. MANAGEMENT RECOMMENDATION:** Approval.

<b>5. Departmental Category:</b> 10 - Utilities <b>CIOM</b>		<b>6. Meeting Date:</b> APR 24 2007
<b>7. Agenda:</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	<b>8. Requirement/Purpose: (specify)</b> <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input type="checkbox"/> Admin. Code <input checked="" type="checkbox"/> Other <b>Approval</b>	<b>9. Request Initiated:</b> <b>Commissioner</b> _____ <b>Department</b> <u>Public Works</u> <b>Division</b> <u>Utilities</u> <b>By:</b> <i>Douglas L. Meurer</i> <u>4-5-2007</u> <b>Douglas L. Meurer, P.E., Director</b>

**10. Background:**

The Board granted permission to construct on 04/19/05, Blue Sheet #20050359.  
 The installation has been inspected for conformance to the Lee County Utilities Operations Manual.  
 Satisfactory pressure and bacteriological testing has been completed.  
 Satisfactory closed circuit television inspection of the gravity collection system has been performed.  
 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.  
 There was no capacity reserved in association with this portion of the project therefore, there were no connection fees required. Connection fees were paid with the on-site phases of the project.  
 No funds required.

SECTION 31 TOWNSHIP 45S RANGE 24E DISTRICT # 3 COMMISSIONER JUDAH

**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: <u>4/5/07</u>	N/A Date:	N/A Date:	<i>T. Osterhout</i> Date: <u>4/5</u>	<i>S. Coovert</i> Date: <u>4/9/07</u>	<i>RK</i> 4/11	<i>MR</i> 4/11/07	<i>MY</i> 4/10/07	<i>MR</i> 4-11-07	<i>J. Lavender</i> Date: <u>4/9/07</u>

**12. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
COUNTY ADMIN: <i>RK</i>
<u>4-10-07</u>
<u>10pm</u>
COUNTY ADMIN
FORWARDED TO: <i>PK</i>
<u>4-11-07</u>
<u>11 AM</u>

Rec. by CoAtty
Date: <u>4/9/07</u>
Time: <u>10:30am</u>
Forwarded To:
<u>Admin.</u>
<u>4/9/07 4pm</u>

RESOLUTION NO.

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

WHEREAS, it is the desire of "PULTE HOME CORPORATION" owner of record, to make a contribution to Lee County Utilities of water facilities (a water main extension,) and sewer facilities (gravity main connection), serving "MAJESTIC FOUNTAINS ENTRY ROAD"; 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 **\$136,791.96** 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 20070518 - UTL**

**COPY**

LETTER OF COMPLETION

DATE: 12/5/2006

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

Gentlemen:

This is to certify that the **water distribution and gravity collection systems** located in  
**Majestic Fountains Entry Roadway Phase 1 and Phase 2**  
(Name of Development/Project)

were designed by me and have been constructed in conformance with:  
**the approved plans and the approved specifications**

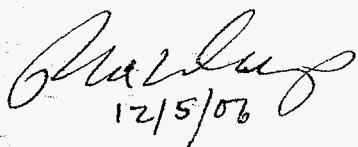
Upon completion of the work, we observed the following successful tests of the facilities:  
**Bacteriological Test and Pressure Test(s) - Water Main , Low Pressure Test(s) - Gravity Main  
and TV Inspection, Mandrill - Gravity Main**

Very truly yours,

Ronald Waldrop / Waldrop Engineering, P.A.  
(Owner or Name of Corporation/Firm)

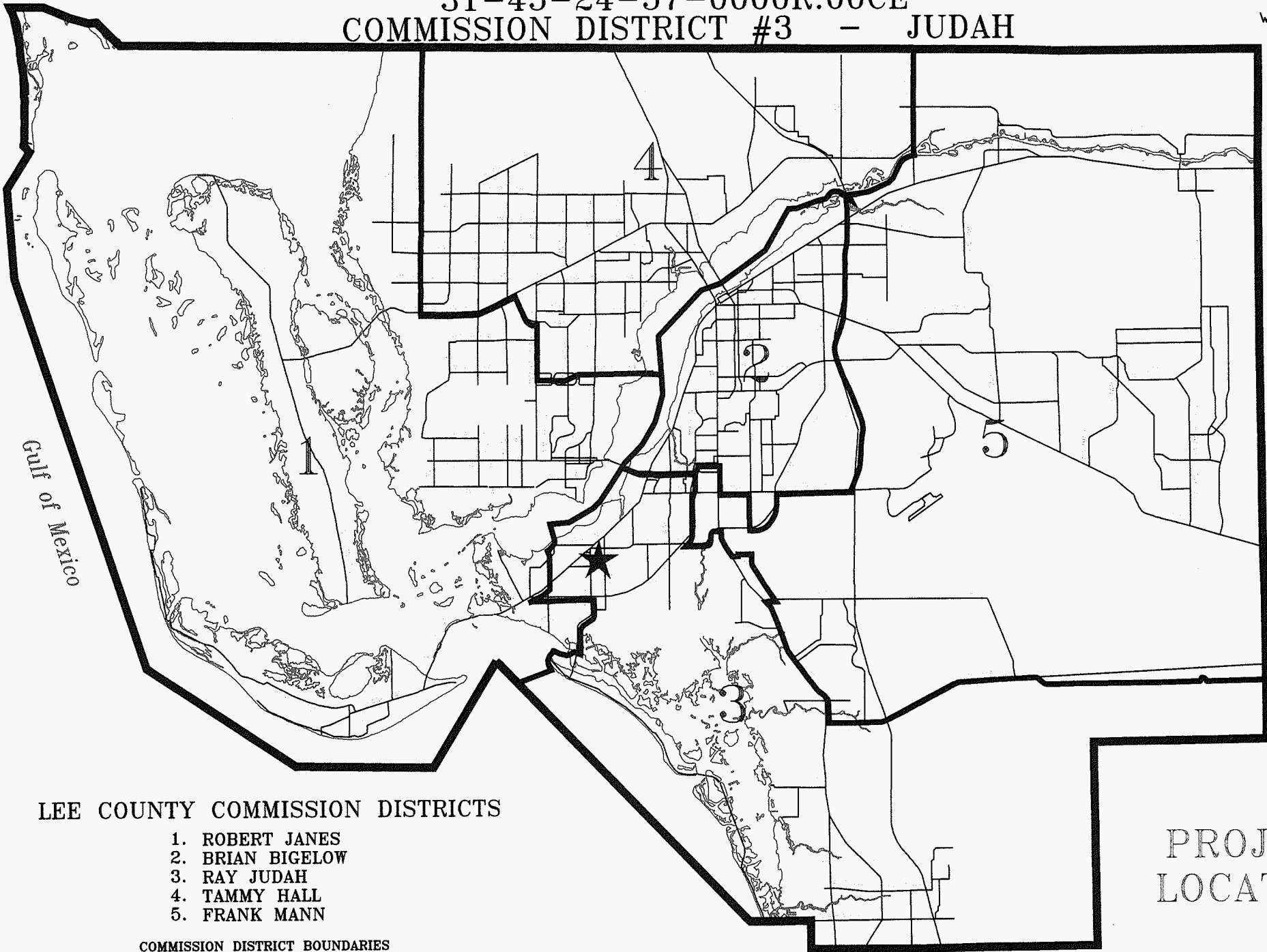
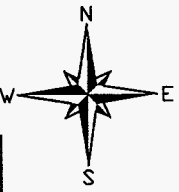
  
(Signature)

Ronald Waldrop  
President  
(Name and Title)

  
(Seal of Engineering Firm)



MAJESTIC FOUNTAINS ENTRY ROAD  
31-45-24-57-0000R.00CE  
COMMISSION DISTRICT #3 - JUDAH



LEE COUNTY COMMISSION DISTRICTS

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

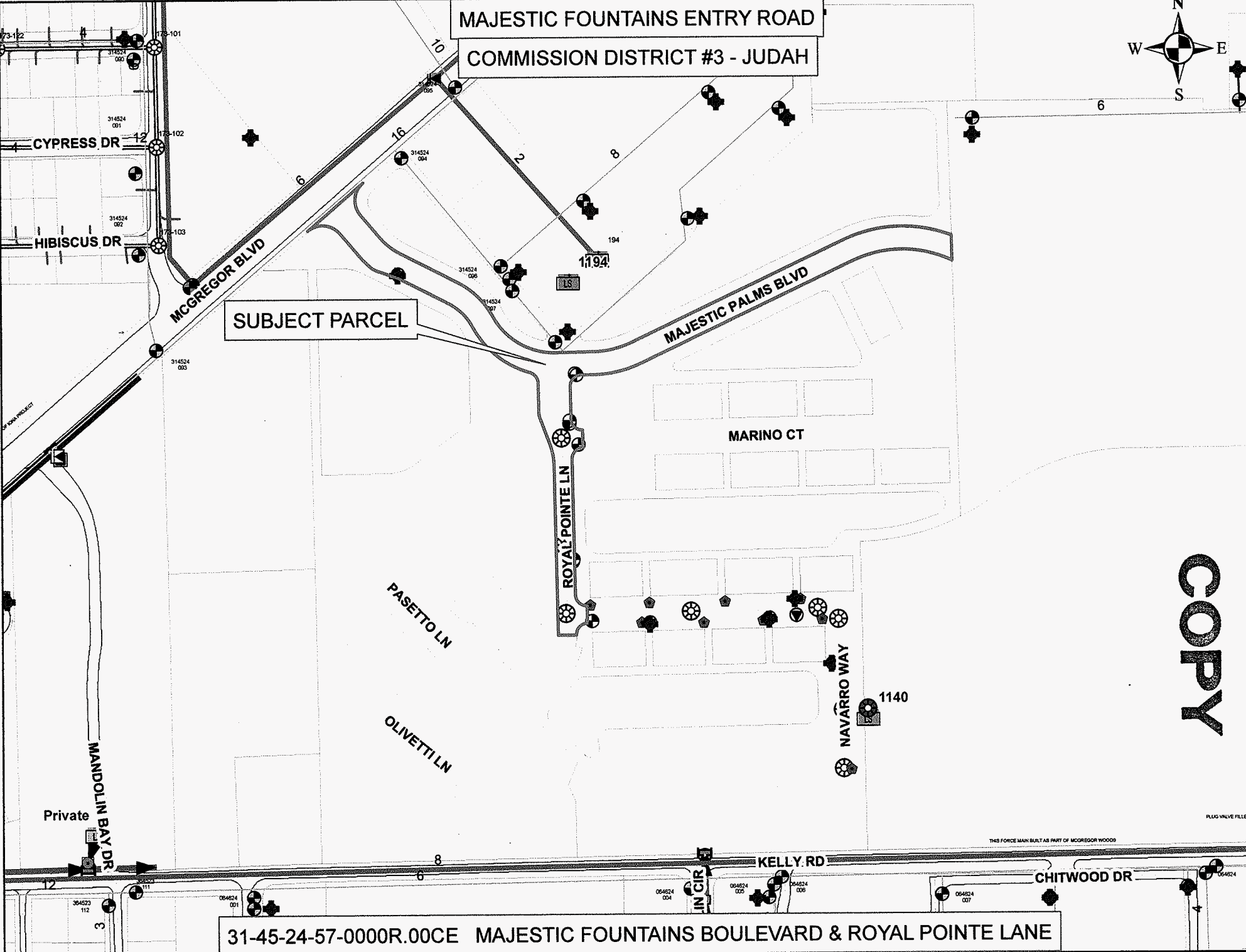
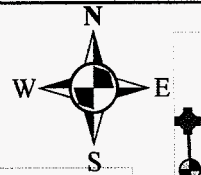
COMMISSION DISTRICT BOUNDARIES  
DECEMBER 2000

COPY

PROJECT  
LOCATION

MAJESTIC FOUNTAINS ENTRY ROAD

COMMISSION DISTRICT #3 - JUDAH



SUBJECT PARCEL

COPY

31-45-24-57-0000R.00CE MAJESTIC FOUNTAINS BOULEVARD & ROYAL POINTE LANE

PLUG VALVE FILLED

THIS FORCE MAIN BUILT AS PART OF MCGREGOR WOODS

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer system of Majestic Fountains Entry Roadway Phase 1 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.

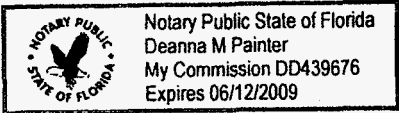
Guymann Construction of Florida Inc  
(Name of Owner/Contractor)

BY:   
(Signature of Owner/Contractor)

STATE OF FL )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 20 th day of MAR, 2006 by Aaron Hunt-Branch who is personally known to me - \_\_\_\_\_, and who did not take an oath.

  
Notary Public Signature



Deanna Painter  
Printed Name of Notary Public

(Notary Seal & Commission Number)

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer system of Majestic Fountains Entry Roadway Phase 2 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.

Guymann Construction of Florida Inc  
(Name of Owner/Contractor)

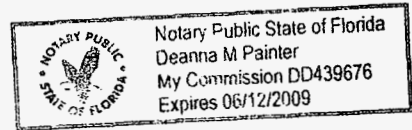
BY:   
(Signature of Owner/Contractor)

STATE OF FL )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 11 th day of AUG, 2006 by Fred Russell who is personally known to me - \_\_\_\_\_, and who did not take an oath.

  
Notary Public Signature

Deanna Painter  
Printed Name of Notary Public



(Notary Seal & Commission Number)

RECEIVED AUG 14 2006



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

The undersigned lienor, in consideration of the final payment in the amount of One hundred thirty-six thousand, seven hundred ninety-one dollars and ninety-six cents (\$136,791.96) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Pulte Home Corporation on the job of Majestic Fountains Entry Roadway Phase 1 and 2 to the following described property:

Majestic Fountains Entry Roadway Phase 1 and 2  
(Name of Development/Project)

Water Distribution System and Sanitary Sewer System  
(Facilities Constructed)

Majestic Fountains Blvd. and Royal Pointe Lane  
(Location)

31-45-24-57-0000R.00CE  
(Strap # or Section, Township & Range)

Dated on: November 20, 2006

By: [Signature]  
(Signature of Authorized Representative)

Guymann Construction of FL, Inc  
(Name of Firm or Corporation)

By: Fred Russell  
(Print Name of Authorized Representative)

5686 Youngquist Rd.  
(Address of Firm or Corporation)

Title: Vice President

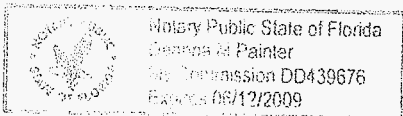
Fort Myers, FL 33912-  
(City, State & Zip Of Firm Or Corporation)

Phone #: (239)481-6545 Ext.

Fax#: (239)481-9255

STATE OF FL )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 20<sup>th</sup> day of November, 2006 by Fred Russell who is personally known to me - \_\_\_\_\_, and who did not take an oath.



(Notary Seal & Commission Number)

Deanna M Painter  
(Notary Public Signature)

Deanna Painter  
(Printed Name of Notary Public)





## CERTIFICATION OF CONTRIBUTORY ASSETS

**PROJECT NAME:** Majestic Fountains Entry Roadway Phase 1 and Phase 2

**STRAP NUMBER:** 31-45-24-57-0000R.00CE

**LOCATION:** Majestic Fountains Boulevard and Royal Pointe Lane

**OWNER'S NAME:** (as shown on Deed) Pulte Home Corporation

**OWNER'S ADDRESS:** 9240 Estero Park Commons Blvd.  
Estero, FL 33928

**OWNER'S ADDRESS:** Estero, FL 33928-

**OWNER'S TELEPHONE #:** (239) 498-7711

**TYPE UTILITY SYSTEM:** Potable Water

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

### DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
PVC C-900 DR-18	10"	469	LF	\$28.92	\$13,563.48
PVC C-900 DR-18	12"	1,464.0	LF	\$33.37	\$48,853.68
CL-50 DIP	10"	236.0	EA	\$27.70	\$6,537.20
CL-50 DIP	12"	144.0	EA	\$33.90	\$4,881.60
TAPPING SLEEVE W/VALVE	16"	1.0	EA	\$8,310.00	\$8,310.00
GATE VALVE	10"	10.0	EA	\$1,475.00	\$14,750.00
GATE VALVE	12"	3.0	EA	\$1,690.00	\$5,070.00
FIRE HYDRANT ASSEMBLY		3.0	EA	\$2,790.00	\$8,370.00
STEEL CASING	20"	68.0	LF	\$96.00	\$6,528.00
ASSORTED FITTINGS	10"	2.0	EA	\$410.00	\$820.00
ASSORTED FITTINGS	12"	2.0	EA	\$495.00	\$990.00
<b>TOTAL</b>					<b>\$118,673.96</b>

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

(Signature of Certifying Agent)

Bob Russell, Project Manger

(Name & Title of Certifying Agent)

Guymann Construction of Florida, Inc.

(Name of Firm or Corporation)

5686 Youngquist Road

(Address of Firm or Corporation)

Fort Myers, FL 33912 -

STATE OF FL )

) SS:

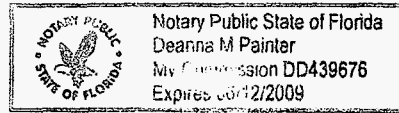
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 16 th day of January, 2007 by Bob Russell who is personally known to me - \_\_\_\_\_, and who did not take an oath.

Deanna M Painter  
Notary Public Signature

Deanna Painter  
Printed Name of Notary Public

DD439676  
Notary Commission Number



(NOTARY SEAL)



CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: Majestic Fountains Entry Roadway Phase 1 and Phase 2

STRAP NUMBER: 31-45-24-57-0000R.00CE

LOCATION: Majestic Fountains Boulevard and Royal Pointe Lane

OWNER'S NAME: (as shown on Deed) Pulte Home Corporation

OWNER'S ADDRESS: 9148 Bonita Beach Rd., Suite 102

OWNER'S ADDRESS: Bonita Springs, FL 34135-

OWNER'S TELEPHONE #: (239) 498-7711

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
PVC SDR-26 GRAVITY MAIN	8"	544	LF	\$22.00	\$11,968.00
MANHOLE	4'	3.0	EA	\$2,050.00	\$6,150.00
<b>TOTAL</b>					<b>\$18,118.00</b>

(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 *Bob Russell*  
(Signature of Certifying Agent)

Bob Russell, Project Manger  
(Name & Title of Certifying Agent)

Guymann Construction  
(Name of Firm or Corporation)

5686 Youngquist Road  
(Address of Firm or Corporation)

Fort Myers, FL 33912 -

STATE OF FL )  
                  ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 20<sup>th</sup> day of November, 2006 by Bob Russell who is personally known to me - \_\_\_\_\_, and who did not take an oath.

*Deanna M Painter*  
Notary Public Signature

Deanna Painter  
Printed Name of Notary Public

DD439676  
Notary Commission Number



(NOTARY SEAL)

