



**CONTRACT FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS  
AND INFRASTRUCTURE FOR**

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**THIS CONTRACT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between Palm City GA Homes, LLC, hereinafter referred to as Developer, and Martin County, a political subdivision of the State of Florida, hereinafter referred to as County.

**WITNESSETH:**

**WHEREAS**, the Developer has made application to County for approval and recordation of the plat of Magnolia Ridge of Palm City; and

**WHEREAS**, completion of certain improvements and infrastructure is required prior to plat recordation; and

**WHEREAS**, Section 4.913.B, Land Development Regulations, Martin County Code, provides that in lieu of completion of the required improvements and infrastructure prior to plat recordation, security may be posted to insure completion.

**NOW THEREFORE**, the Developer and County agree as follows:

1. By Palm City GA Homes, LLC, Developer shall complete the required improvements and infrastructure for the above referenced project pursuant to the final site plan approved on July 16, 2020, and construction plans accepted by the County Engineer or her designee, hereinafter referred to as the County Engineer. The itemized list of required improvements and infrastructure is more particularly set forth in Exhibit A, attached hereto and made a part hereof.

2. The Developer shall supply the County with security, in a form acceptable to the Board of County Commissioners, in the amount of \$ 86,830.00. Said security is attached as Exhibit B, which represents one hundred percent (100%) of the estimated cost of the completion of the required improvements and infrastructure as submitted by a professional engineer licensed in the State of Florida and accepted by the County Engineer and as shown on Exhibit A. The expiration date for any security provided shall be no sooner

than fifteen (15) months after the completion date for the required improvements as set forth in Paragraph 1 above, which is comprised of the warranty period plus three months.

3. The required improvements and infrastructure shall be constructed in full compliance with the specifications and requirements of the County under the supervision of Developer's Engineer. When complete, Developer's Engineer shall furnish an Engineer's Certification of Construction Completion to the County Engineer for acceptance.

4. Release of Security

- a. Upon receipt of the Engineer's Certification of Construction Completion and a request to release up to ninety percent (90%) of the posted security, the County Engineer will perform a site acceptance inspection of the constructed improvements and infrastructure with the Developer's Engineer. Should it be determined that all improvements and infrastructure are complete and acceptable to the County Engineer, up to ninety percent (90%) of the posted security shall be released accordingly. At the request of the Developer's Engineer in the form of a reduction schedule, partial releases may be authorized by the County Engineer up to ninety percent (90%) of the posted security as work is completed and accepted. The remaining ten percent (10%) shall be held as warranty security.
- b. In the event Developer's Engineer and the County Engineer agree that certain "punchlist" items remain outstanding, one-hundred (100%) of the value of said "punchlist" items shall be added to the ten percent (10%) and included as warranty security.
- c. The warranty security shall be held for the additional fifteen (15) months from the date of the site acceptance by the County Engineer, at which time the Developer's Engineer shall request its release and the County Engineer will perform a final inspection. If all improvements and infrastructure, including "punchlist" items, are free of defects due to faulty field engineering, construction, workmanship, or materials, the warranty security shall be released by the County Engineer.

5. In the event the required improvements and infrastructure are not completed by the date set forth in Paragraph 1, or Developer fails to maintain the required security as set forth in Paragraph 2, or the County is advised that the term of the required security will not be extended, County shall have, and is hereby granted, the right to cause the required improvements and infrastructure to be made and to use the security provided herewith for payment of all costs and expenses incurred in the construction thereof, including but not limited to, engineering, legal, and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Contract. County shall have the option to construct and install the required improvements with County employees and equipment, or pursuant to public advertisement and receipt of bids, in the event of Developer's failure or refusal to do so in accordance with the terms of this Contract. In the event that the total costs incurred in construction and full completion of the improvements exceeds the amount of security provided, such additional costs shall be paid by Developer on written demand by the County Engineer.

6. Developer designates the following person as its representative to be contacted and to receive all notices regarding this Contract:

Robert Johns

Name

2395 NW Fork Road

Address

Stuart, Florida 34994

City, State and Zip

(954) 444-8796

Telephone

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be made and entered into the day and year first written above. The date of this Contract shall be the date on which this Contract was approved by the Board of County Commissioners.

**Exhibit A** – Engineer's Opinion of Probable Cost

**Exhibit B** – Security Form

OWNER/DEVELOPER

WITNESSES:

Karen Krumbholz  
Name Karen Krumbholz  
Patricia Capra  
Name Patricia Capra

CORPORATION:

Palm City, GA Homes, LLC  
Name of Corporation  
By: Robert W. Johns  
Name Robert Johns  
Title: Manager  
Attest:

Secretary

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

Address: \_\_\_\_\_

STATE OF Florida

COUNTY OF Martin

The foregoing Contract for Construction of Required Improvements and Infrastructure was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization this 9th day of March, 20 23 by Robert W. Johns, Manager of Palm City, GA Homes, LLC who X is personally known to me or \_\_\_\_\_ produced \_\_\_\_\_ as identification.

[NOTARY STAMP]



NOTARY PUBLIC

Jennifer Costanza Preston  
Name: Jennifer Costanza Preston  
My Commission Expires: 10/11/2024

COUNTY

ATTEST

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

Carolyn Timmann, Clerk of the  
Circuit Court and Comptroller

Edward V. Ciampi, Chairman

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

Elysse A. Elder  
Deputy County Attorney



MARTIN COUNTY PUBLIC WORKS DEPARTMENT  
ENGINEER'S OPINION OF PROBABLE COST



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PROJECT NAME: Magnolia Ridge of Palm City PHASE/PARCEL/PLAT: On-Site and ROW

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
EARTHWORK/SITEWORK				
a) Mobilization (grading/sod/felt cut in ROW)	1	LS	\$1,200.00	1,200.00
b) Clearing, grading and grubbing	0.0	AC	\$3,000.00	0.00
c) Excavation (cut)	0	CY	\$7.00	0.00
d) Embankment (fill) east side berm	223	CY	\$12.50	2,787.50
e) Sod and seed/mulch 420	420	SY	\$2.00	840.00
f) Concrete disposal	0.0	TN	\$60.00	0.00
g) Erosion control	0	LS	\$0.00	0.00
h) Fencing/railing (silt fence)	1	LS	\$1,463.00	1,463.00
i) Materials testing	0	LS	\$0.00	0.00
			<b>Subtotal</b>	<b>6,290.50</b>
ROADWORK				
a) Asphalt milling, 1" avg.	0	SY	\$1.50	0.00
b) Stabilized subgrade, roll in place	0	SY	\$3.00	0.00
c) Stabilized subgrade, Type B, 12" thick	0	SY	\$7.50	0.00
d) Paving base, optional base group 6	0	SY	\$12.50	0.00
e) Paving base, optional base group 9	0	SY	\$15.50	0.00
f) Paving base, other	0	SY	\$0.00	0.00
g) Asphaltic concrete, SP-9.5, 1-1/2" thick	0	SY	\$15.00	0.00
h) Asphaltic concrete, SP-9.5, 2 1/2" thick	0	SY	\$25.00	0.00
i) Asphaltic concrete, SP-9.5, 3" thick	0	SY	\$30.00	0.00
j) Asphalt overlay, SP-9.5 (<= 150 tons)	0.0	TN	\$150.00	0.00
k) Asphalt overlay, SP-9.5 (> 150 tons)	0.0	TN	\$120.00	0.00
l) Pervious asphalt or concrete	0	SY	\$60.00	0.00
m) Concrete curb & gutters	0	LF	\$14.25	0.00
q) Sidewalk, 6' wide	576	LF	\$25.00	14,400.00
r) Maintenance of traffic (M.O.T.)	0	LS	\$0.00	0.00
			<b>Subtotal</b>	<b>14,400.00</b>
DRAINAGE				
a) Inlets / Manholes (<10' depth)	0	EA	\$3,000.00	0.00
b) Inlets / Manholes (10' or > depth)	0	EA	\$4,000.00	0.00
c) Control structures	0	EA	\$6,000.00	0.00
d) Endwalls	0	CY	\$700.00	0.00
e) Rip-rap	0	CY	\$80.00	0.00
f) Storm culvert, 15" dia. or equiv.	0	LF	\$28.00	0.00

g) Storm culvert, 18" dia. or equiv.	<u>0</u>	LF	\$34.00	0.00
h) Storm culvert, 24" dia. or equiv.	<u>0</u>	LF	\$48.00	0.00
i) Storm culvert, 30" dia. or equiv.	<u>0</u>	LF	\$65.00	0.00
j) Storm culvert, 36" dia. or equiv.	<u>0</u>	LF	\$88.00	0.00
k) Storm culvert, 48" dia. Or equiv.	<u>0</u>	LF	\$125.00	0.00
l) Exfiltration trench	<u>0</u>	LF	\$100.00	0.00
			<b>Subtotal</b>	<b>0.00</b>

#### UTILITIES

a) Water main, 4"	<u>0</u>	LF	\$13.00	0.00
b) Water main, 6"	<u>0</u>	LF	\$17.50	0.00
c) Water main, 8"	<u>0</u>	LF	\$23.50	0.00
d) Water main, 10"	<u>0</u>	LF	\$31.25	0.00
e) Water main, 12"	<u>0</u>	LF	\$40.00	0.00
f) Water service, single	<u>0</u>	EA	\$790.00	0.00
g) Water service, double	<u>0</u>	EA	\$930.00	0.00
h) Fire hydrant assembly	<u>0</u>	EA	\$3,600.00	0.00
i) Sewer main, 8" gravity (<=8' depth)	<u>0</u>	LF	\$28.00	0.00
j) Sewer main, 8" gravity (<8'-12' depth)	<u>0</u>	LF	\$43.00	0.00
k) Sewer main, 8" gravity (<12'-16' depth)	<u>0</u>	LF	\$88.00	0.00
l) Sewer main, 8" gravity (<16'-20' depth)	<u>0</u>	LF	\$104.00	0.00
m) Sewer main, force, (4")	<u>0</u>	LF	\$13.50	0.00
n) Sewer manhole (<=8' depth)	<u>0</u>	EA	\$2,900.00	0.00
o) Sewer manhole (<8'-12' depth)	<u>0</u>	EA	\$3,850.00	0.00
p) Sewer manhole (<12'-16' depth)	<u>0</u>	EA	\$5,500.00	0.00
q) Sewer manhole (<16'-20' depth)	<u>0</u>	EA	\$8,800.00	0.00
r) Sewer lateral, single	<u>0</u>	EA	\$900.00	0.00
s) Sewer lateral, double	<u>0</u>	EA	\$1,100.00	0.00
t) Lift Station	<u>0</u>	EA	\$0.00	0.00
u) Directional drill (<= 6" dia.)	<u>0</u>	LF	\$50.00	0.00
v) Directional drill (8"-10" dia.)	<u>0</u>	LF	\$88.00	0.00
w) Directional drill (12" or > dia.)	<u>0</u>	LF	\$140.00	0.00
			<b>Subtotal</b>	<b>\$0.00</b>

#### TRAFFIC

a) Signage	<u>0</u>	LS	\$0.00	0.00
b) Striping	<u>0</u>	LS	\$0.00	0.00
c) Control devices (signals)	<u>0</u>	EA	\$0.00	0.00
			<b>Subtotal</b>	<b>\$0.00</b>

#### SURVEY

a) Setting P.C.P.'s	<u>5</u>	LS	\$28.50	142.50
b) Setting and replacing all P.R.M.'s	<u>0</u>	LS	\$0.00	0.00
c) Setting all lot corners	<u>90</u>	LS	\$54.20	4,878.00
			<b>Subtotal</b>	<b>\$5,020.50</b>

#### MISCELLANEOUS

a) 10% of Original Bond (minus utilities)	<u>1</u>	LS	\$52,719.00	52,719.00
b) Roof Drains	<u>1</u>	LS	\$8,400.00	8,400.00
c)	<u>0</u>		\$0.00	0.00
			<b>Subtotal</b>	<b>\$61,119.00</b>

**TOTAL ESTIMATED COST OF IMPROVEMENTS**

**\$86,830.00**

**Is this related to a Development Order? Yes or No**

**YES**

If no, then the security shall be 110% of Engineers Opinion of Probable Cost

*110% of Engineers Opinion of Probable Cost*

**\*\*Disclaimer\*\***

- 1) Unit prices pre-entered on this spreadsheet reflect Martin County annual requirements contractors' unit prices and should not be modified without the approval of the County Engineer or his designee.

Prepared by:

Gary L. S. Jones, P.E.

Professional Engineer's Name

Professional Engineer's Signature / Seal

51985

P.E. No.

March 8, 2023

Date

CAPTEC Engineering, Inc. / EB0007657

Firm's Name and Licensed Business No. (if applicable)

301 NW Flagler Avenue, Stuart, Florida 34994

Firm's Address

(772) 692-4344

Phone No.

SPiche 3-9-2023  
County Engineer's (or designee) Acceptance

