Biscayne Drive Estates Community Development District

First Supplemental
Engineer's Report for the Expansion Area
Infrastructure Improvements

Prepared for
Biscayne Drive Estates Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
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Accepted
June 26, 2026

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Tables (Estimate of Construction Costs Details)

I. Introduction.

The Biscayne Drive Community Development District (the "District") was established by the enactment of Miami-Dade County Ordinance No. 21-101 (the "Establishment Ordinance") on October 5, 2021 by the Board of County Commissioners of Miami-Dade County (the "BOCC"). Such Ordinance became effective ten days later on October 15, 2021. The District measured approximately 64.02 acres and contained 148 single family residential units (the "Original District"). The public infrastructure supporting the development within the Original District was described in the District Engineer's Report dated November 19, 2021 (the "Initial Engineer's Report"). As of the date of this First Supplemental Report (the "Report"), construction of the infrastructure described in the Initial Engineer's Report has been completed.

The Board of Supervisors of the District petitioned the BOCC to expand the boundaries of the CDD by adding approximately 54.43 acres to the Original District and to plan for 166 additional single family residential units (the "Expansion Area"). The expansion was approved by the BOCC by enacting Miami-Dade County Ordinance No. 26-40 on June 2, 2026. Such Ordinance became effective ten days later on June 12, 2026 (the "Expansion Ordinance").

The Expansion Area is contained within two plats, one to the north of SW 286 Street (the "Abess" plat), and the other to the south of SW 286 Street (the "Abess South" plat). Both plats lie wholly within unincorporated Miami-Dade County, Florida (the "County"), in an area bounded by SW 177 Avenue/Krome Avenue on the west, SW 284 Street on the north, SW 172 Avenue on the east, and SW 292 Street on the south (Refer to Exhibits 1 and 2). The District will partially finance the public infrastructure that supports the residential development within the Expansion Area (the "Development"). The developer of the Development is Lennar Homes LLC (the "Developer"). The current owners of the land within the Expansion Area are listed in the Master Assessment Methodology report prepared by Governmental Management Services-South Florida, LLC ("GMS".)

The Abess plat measures 26.28 acres and contains 78 single family residential units. The Abess South plat measures 28.15 acres and contains 88 single family residential units. Together, the two plats constitute the 166-residential-unit Development located within the 54.43-acre Expansion Area of the District.

The Abess plat was recorded on September 29, 2025 in Plat Book 179, on Page 29, and the Abess South plat was recorded on May 22, 2026 in Plat Book 179, on Page 97 of the Public Records of Miami-Dade County.

The Development within the Expansion Area consists of the construction of the 166 residential units with associated roadway improvements, stormwater drainage, potable water, and sanitary sewer collection systems. The roads, drainage, water, and sewer systems constitute the improvements to be partially financed by the District and are hereinafter referred to as the "Public Infrastructure." Such Public Infrastructure is estimated to cost approximately $12,316,000.

II. Purpose of this Engineer's Report.

The District will partially finance the acquisition or construction of the Public Infrastructure that supports the Development. This Report was prepared for the purpose of describing the following: **(i)** the composition of the land within the District and the intended future ownership of the Public Infrastructure tracts, and easements to be granted; **(ii)** the Public Infrastructure; **(iii)** the future ownership and entity responsible for operating and maintaining of the Public Infrastructure; **(iv)** the current status of construction permits; **(v)** the intended schedule of construction and; **(vi)** the estimated Public Infrastructure construction costs.

III. Composition of the Land Within the Expansion Area, Intended Future Ownerships and Easements to be Granted to the CDD.

The Expansion Area of the District is subdivided by plat into 166 residential lots, landscape buffers, sanitary pump station, mailbox facility, dog park, road rights of way, and common space tracts as shown in Tables 1 and 2 below. It is intended that the HOA own the landscape buffers, the mail facilities, and the common space tracts, and utilities tracts.. The sanitary pump station and the road rights of way have been dedicated to the County by plat for ownership and maintenance.

It is intended that the Landowners grant the drainage easement to the CDD indicated in Tables 1 and 2 at no cost.

Table 1. CDD Area Composition, Future Ownership and CDD Easements - Abess.

Abess	Use	Square Footage	Acreage	Future Ownership				CDD Drainage Easements
				CDD	HOA	County	Private	
A	Landscape Buffer	4,266	0.10		X			X
B	Landscape Buffer	1,639	0.04		X			X
C	Sanitary Pump Station	3,375	0.08			X		
D	USPS Mailboxes	6,694	0.15		X			X
E	Dog Park	10,084	0.23		X			X
ROW	County-dedicated Road ROWs	281,398	6.46			X		
78	Single Family Residential Lots	837,301	19.22				X	
Total Abess Plat		1,144,756	26.28					

Table 2. CDD Area Composition, Future Ownership and CDD Easements - Abess South.

Abess South	Use	Square Footage	Acreage	Future Ownership				CDD Drainage Easements
				CDD	HOA	County	Private	
A	Common Space and Utilities	12,457	0.29		X			X
ROW	County-dedicated Road ROWs	202,356	4.65			X		
88	Single Family Residential Lots	1,011,401	23.22				X	
Total Abess South		1,226,214	28.15					

IV. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Report, consists of roadway improvements, stormwater management and drainage, and water and sanitary sewer improvements that will give service and access to the Development located within the Expansion Area. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the Expansion Area and provides a direct and special benefit to the assessable lots within the Expansion Area. All of the Public Infrastructure will be constructed on land owned by units of local government, or on land subject to a perpetual easement in favor of the District or other units of local government.

a. Roadway Improvements.

The roadway improvements to be financed by the District comprise the construction of roads in County right of ways, including the payment of Miami-Dade County Mobility Impact fees. The onsite and offsite roadway improvements will be constructed in accordance with County-approved paving, grading and drainage plans prepared by Hadonne Corp. for Abess and for Abess South..

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of CDD roadway improvements. The Developer intends to advance the funds to pay for such impact fees on behalf of the District.

The District will not finance the cost of any earthwork that involves transportation to, or the spreading or grading on, the private lots.

b. Stormwater Management and Drainage Facilities.

The District will fund the construction or the acquisition of the drainage system that supports the Development. Once the drainage system is completed and conveyed to the District, the District will transfer to the County the portion of the drainage system that is located within County-owned right of ways for permanent ownership and maintenance and will retain the remainder of the drainage facilities for ownership and maintenance.

The onsite and offsite stormwater management and drainage improvements will be constructed in accordance with County-approved paving, grading and drainage plans prepared by Hadonne Corp. for the Abess and Abess South plats.

The Developer intends to grant the CDD the drainage easements on the open tracts indicated in Tables 1 and 2 to construct or acquire the drainage improvements mentioned above.

c. Water Distribution and Sewer Collection Systems.

The construction of the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with County facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for accessing these improvements. The District intends to convey to the County the completed water distribution and sewer collection systems for future ownership and maintenance.

The Connection Charges for water and sewer are included in the estimated costs of the Public Infrastructure improvements. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

The onsite and offsite water and sewer improvements will be constructed in accordance with County-approved water and sewer plans prepared by Hadonne Corp. for the Abess and Abess South plats.

d. Property to be Transferred, and Easements to be Granted, to the CDD.

The Developer intends to grant the CDD at no cost, the easements identified in Tables 1 and 2 above.

V. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer certain of the improvements to the following agencies for ownership and maintenance:

Table 3

Description	Future Ownership	Future Maintenance
Road Improvements in County Right of Ways	County	County
Stormwater Drainage Systems in County Right of Ways	County	County
Stormwater Drainage Systems in Common Tracts and Buffers	CDD	CDD
Water Distribution System	County	County
Sanitary Sewer	County	County

VI. Permitting Status.

Table 4 reflects the permitting status of the Development as of the date of this Report.

Table 4

Permit	Agency	In Process	Approved	Date/Anticipated
Ordinance to Create CDD	County		X	June 12, 2026
Recorded Plat for Abess PB 179, PG 29	County		X	September 29, 2025
Recorded Plat for Abess South PB 179, PG 97	County		X	May 22, 2026
Abess Plat Approvals:				
Paving, Drainage Section	County		X	April 9, 2025
Env. Monitoring and Restoration Division.	County		X	April 10, 2025
Highway Division - Roadway	County		X	April 9, 2025
Traffic Engineering Division	County		X	April 10, 2025
Tree and Forest Resources Section	County		X	April 10, 2025
Water Control Section	County		X	April 10, 2025
RER-DERM Water	County		X	June 12, 2025
RER Sewerage Facilities	County		X	June 12, 2025
FL. Dept. of Health	County		X	July 2, 2025
Water and Sewer Dept. (WASD)	County		X	June 11, 2025
Storm Drainage Design Section	County		X	April 9, 2025
Abess South Plat Approvals:				
Paving, Drainage Section	County		X	November 17, 2025
Env. Monitoring and Restoration Division.	County		X	September 24, 2025
Highway Division - Roadway	County		X	November 17, 2025
Traffic Engineering Division	County		X	November 18, 2025
Tree and Forest Resources Section	County		X	November 17, 2025
Water Control Section	County		X	November 17, 2025
RER-DERM Water	County		X	December 19, 2025

Table 4				
Permit	Agency	In Process	Approved	Date/Anticipated
RER Sewerage Facilities	County		X	December 23, 2025
FL. Dept. of Health	County		X	December 23, 2025
Water and Sewer Dept. (WASD)	County		X	December 18, 2025
Fire Department	County		X	December 22, 2025
Pollution Remediation Section	County		X	November 17, 2025

VII. Schedule of Construction.

Table 4 reflects the intended schedule of construction of the Development as of the date of this Engineer's Report.

Table 5						
Development	**Earthwork and Drainage**		**Roads**		**Water and Sewer**	
	Start	**End**	**Start**	**End**	**Start**	**End**
Entire Site	Q3/2025	Q3/2026	Q3/2025	Q3/2026	Q3/2025	Q3/2026

VIII. Estimate of Public Infrastructure Costs.

Table 6	
Infrastructure Component (1)	**Total ($)**
Roadway Improvements (2)	4,195,000
Stormwater Management	2,036,000
Water System (3)	2,279,000
Sanitary Sewers (4)	3,806,000
Total	12,316,000

(1) Rounded Up to Nearest $1,000.
(2) Includes County Mobility Impact Fees (f.k.a. Road Impact Fees) for 166 Single Family Residential Units.
(3) Includes Water connection Fees for 166 Single Family Residential Units.
(4) Includes Sewer connection Fees for 166 Single Family Residential Units

Details of the estimates of costs may be found in the cost tables in the Appendix.

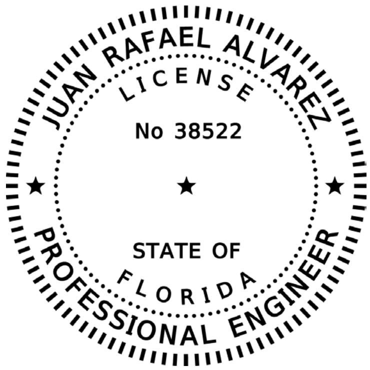
IX. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents that will live or own residential units within the Expansion Area within the District will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprised of the Public Infrastructure can be permitted, constructed, and installed at the costs described in this Report. The District will pay the actual cost or fair market value of the Public Infrastructure, whichever is less.

I hereby certify that the foregoing is a true and correct copy of the First Supplemental Engineer's Report for the Biscayne Drive Estates Community Development District.

Juan R Alvarez

Digitally signed by Juan R Alvarez
Date: 2026.06.26 14:32:53 -04'00'

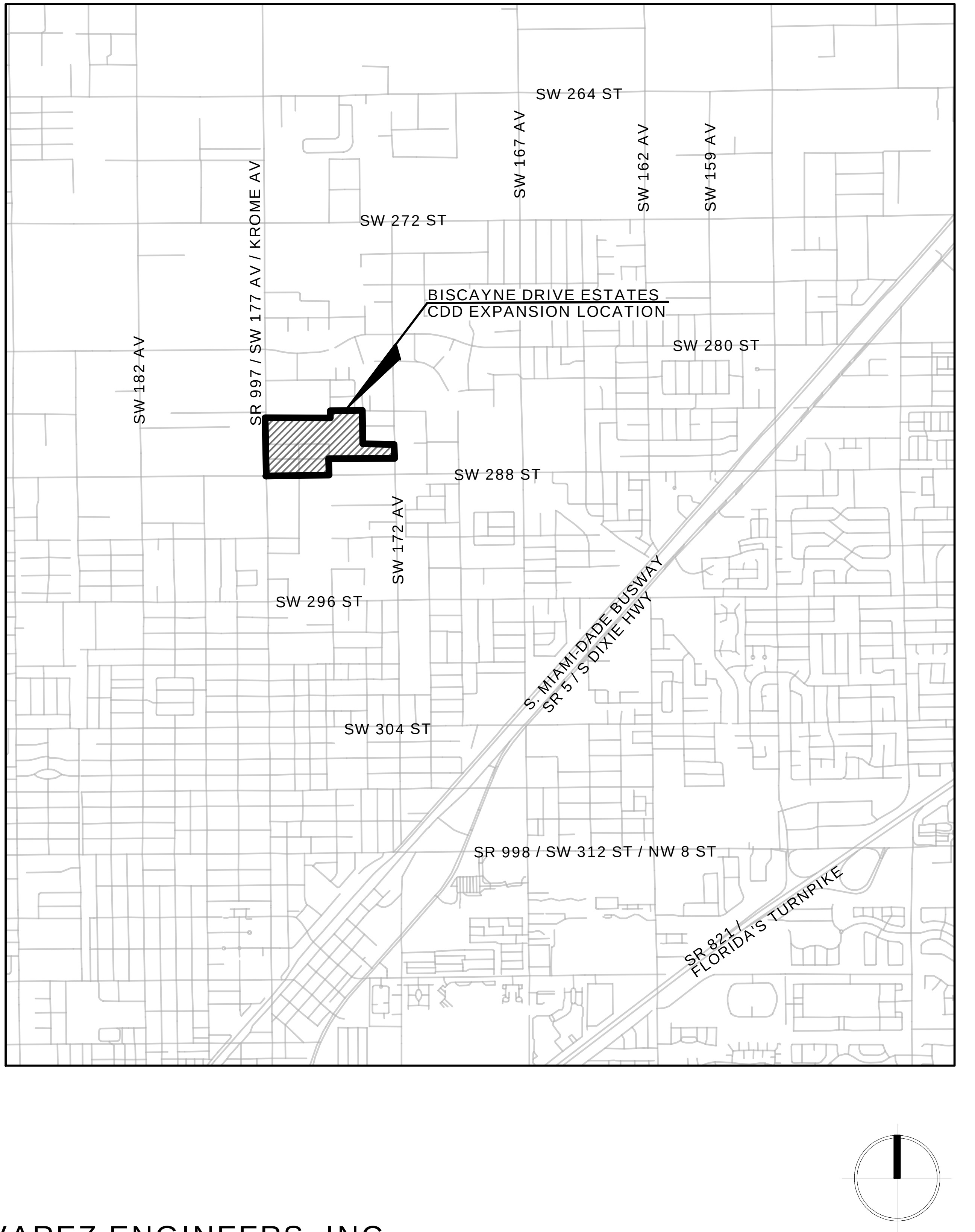


Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
June 26, 2026

This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

APPENDIX

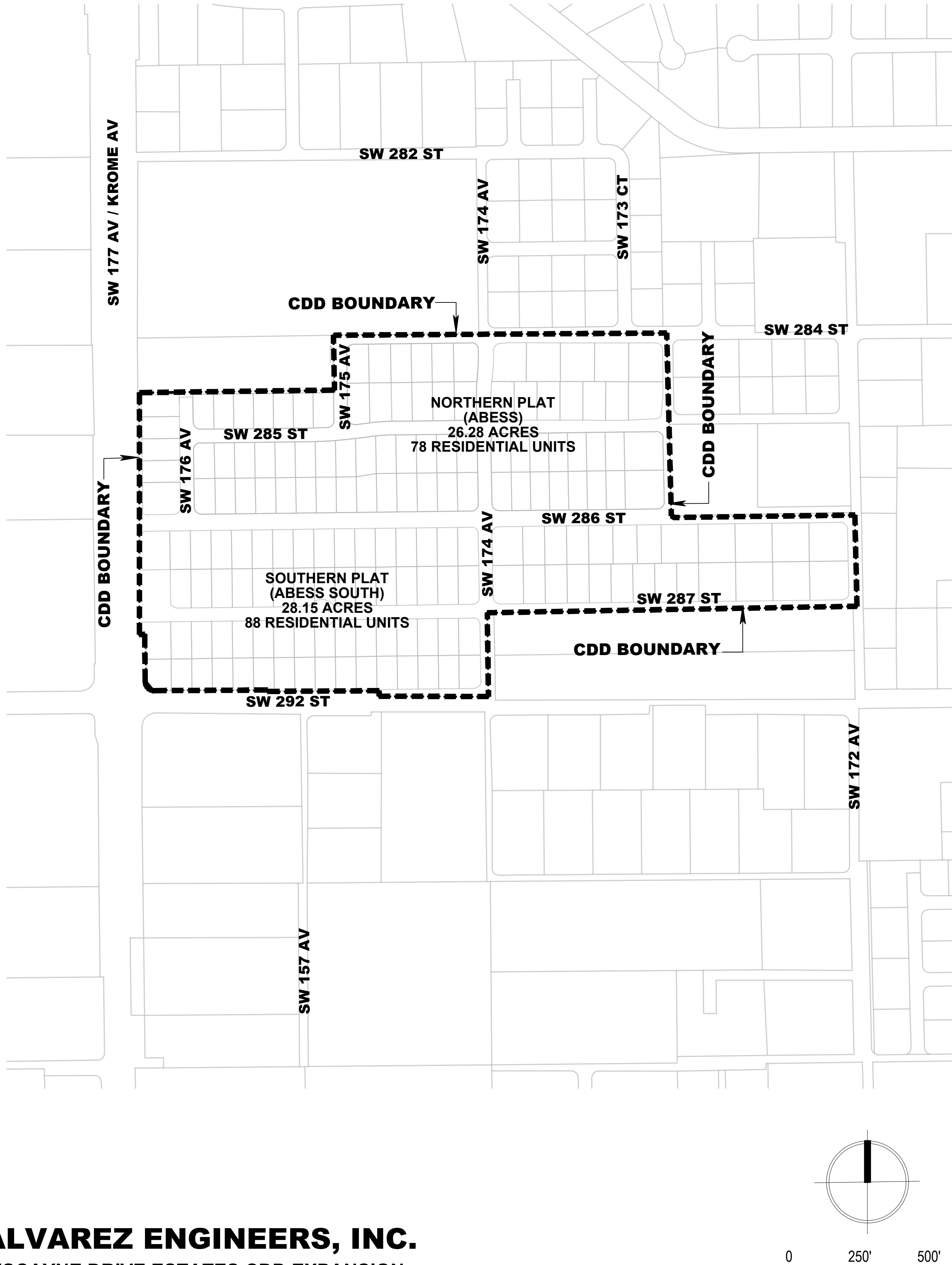


ALVAREZ ENGINEERS, INC.

BISCAYNE DRIVE ESTATES CDD EXPANSION

LOCATION MAP

EXHIBIT 1



ALVAREZ ENGINEERS, INC.

BISCAYNE DRIVE ESTATES CDD EXPANSION

CDD BOUNDARY MAP

EXHIBIT 2

Summary of BISCAYNE DRIVE CDD Expansion Area
Estimated Construction Costs and Schedule of Construction

Description	Estimated Costs (4) ($)	Estimated Construction Schedule (Quarter/Year)		
Infrastructure Component		Begin	End	Remarks
Roadway Improvements (1)	4,195,000	Q3/2025	Q3/2026	
Stormwater Management System	2,036,000	Q3/2025	Q3/2026	
Water Distribution System (2)	2,279,000	Q3/2025	Q3/2026	
Sanitary Sewer System (3)	3,806,000	Q3/2025	Q3/2026	
Total	**12,316,000**			

(1) Includes Miami-Dade County Mobility Impact Fees for 166 SFH

(2) Includes Water Connection Fees for 166 SFH

(3) Includes Sanitary Sewer Connection Fees for 166 SFH

(4) Rounded up to the nearest $1000.00

ALVAREZ ENGINEERS, INC.

Biscayne Drive Estates CDD Expansion Area
Estimate of Construction Costs
Abess Plat

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
	DEMOLITION								
1	Asphalt Removal	90.00	SY	$5.00	24.58	75.42	110.62	339.38	450.00
2	Sawcut Existing	1.00	LS	$515.00	24.58	75.42	126.59	388.41	515.00
3	Remove Existing Sign	10.00	EA	$50.00	24.58	75.42	122.91	377.09	500.00
4	MOT & Traffic Control	1.00	LS	$100.00	24.58	75.42	24.58	75.42	100.00
Total DEMOLITION							**384.70**	**1,180.30**	**1,565.00**
	EARTHWORK								
1	Disc Site	26.00	AC	$412.00	24.58	75.42	2,633.16	8,078.84	10,712.00
2	Silt Fence (No Maintenance)	5,245.00	LF	$1.96	100.00	-	10,280.20	-	10,280.20
3	Washed Rock Entrance	1.00	EA	$3,610.00	100.00	-	3,610.00	-	3,610.00
4	Proof Roll Site	123,940.00	SY	$0.11	24.58	75.42	3,351.29	10,282.11	13,633.40
5	Strip ROW 6" & Stockpile	4,605.00	CY	$1.85	24.58	75.42	2,094.15	6,425.10	8,519.25
6	Move to Site (Outside ROW)	4,605.00	CY	$2.60	24.58	75.42	2,943.14	9,029.86	11,973.00
7	Import Fill	51,770.00	TN	$21.93	24.58	75.42	279,077.04	856,239.06	1,135,316.10
8	Miscellaneous Landscape Grading	389,225.00	SF	$0.06	24.58	75.42	5,740.63	17,612.87	23,353.50
9	Laser Grade Building Pad @ +12.00 NGVD	658,215.00	SF	$0.06	-	100.00	-	39,492.90	39,492.90
10	Survey	1.00	LS	$15,850.00	24.58	75.42	3,896.16	11,953.84	15,850.00
Total EARTHWORK							**313,625.76**	**959,114.59**	**1,272,740.35**
	PAVEMENT: ASPHALT								
1	12" Compacted Subgrade	14,280.00	SY	$1.09	100.00	-	15,565.20	-	15,565.20
2	8" Rock Base	13,535.00	SY	$15.82	100.00	-	214,123.70	-	214,123.70
3	1" Type SP-9.5 Asphalt (1st Lift)	12,825.00	SY	$7.50	100.00	-	96,187.50	-	96,187.50
4	1" Type FC-9.5 Asphalt (2nd Lift)	12,825.00	SY	$7.50	100.00	-	96,187.50	-	96,187.50
5	MOT & Traffic Control	1.00	LS	$2,000.00	100.00	-	2,000.00	-	2,000.00
6	Survey	1.00	LS	$8,580.00	100.00	-	8,580.00	-	8,580.00
Total PAVEMENT: ASPHALT							**432,643.90**	**-**	**432,643.90**
	CONCRETE								
1	2' Valley Gutter	9,525.00	LF	$14.25	100.00	-	135,731.25	-	135,731.25
2	6" x 18" Type "D" Curb	85.00	LF	$10.50	100.00	-	892.50	-	892.50
3	Survey	1.00	LS	$3,580.00	100.00	-	3,580.00	-	3,580.00
Total CONCRETE							**140,203.75**	**-**	**140,203.75**
	SIGNS & MARKINGS								
1	R1-1	2.00	EA	$196.00	100.00	-	392.00	-	392.00
2	R1-1 w/ (2) D3-1	8.00	EA	$232.00	100.00	-	1,856.00	-	1,856.00
3	R1-1 w/ (2) D3-1, R3-5R & R6-1R	1.00	EA	$285.00	100.00	-	285.00	-	285.00
4	R1-1 w/ (2) D3-1 & R5-1	1.00	EA	$285.00	100.00	-	285.00	-	285.00
5	R1-1 w/ (2) D3-1 & R3-2	2.00	EA	$285.00	100.00	-	570.00	-	570.00
6	R5-1	1.00	EA	$196.00	100.00	-	196.00	-	196.00
7	R5-1 w/ (2) R6-1R	2.00	EA	$232.00	100.00	-	464.00	-	464.00
8	R6-1R	2.00	EA	$196.00	100.00	-	392.00	-	392.00
9	W1-1R	1.00	EA	$196.00	100.00	-	196.00	-	196.00
10	W1-2	1.00	EA	$196.00	100.00	-	196.00	-	196.00
11	W1-6R w/ OM-1 (Yellow Reflectors)	2.00	EA	$196.00	100.00	-	392.00	-	392.00
12	OM-1 w/ Red Reflectors	3.00	EA	$196.00	100.00	-	588.00	-	588.00
13	OM-1 w/ Yellow Reflectors	4.00	EA	$196.00	100.00	-	784.00	-	784.00
14	6" Yellow 2' - 4' Skip (P)	30.00	LF	$0.80	100.00	-	24.00	-	24.00
15	6" Yellow 10' - 30' Skip (P)	415.00	LF	$0.80	100.00	-	332.00	-	332.00
16	6" Double Yellow (P)	890.00	LF	$1.20	100.00	-	1,068.00	-	1,068.00
17	6" White (P)	835.00	LF	$0.80	100.00	-	668.00	-	668.00
18	6" White (P) *6" White At SW 286th Street Not Shown*	1,890.00	LF	$0.80	100.00	-	1,512.00	-	1,512.00
19	6" Yellow (P)	805.00	LF	$0.80	100.00	-	644.00	-	644.00

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
20	12" White (P)	985.00	LF	$1.55	100.00	-	1,526.75	-	1,526.75
21	18" Yellow (P)	95.00	LF	$1.95	100.00	-	185.25	-	185.25
22	24" White (P)	205.00	LF	$2.20	100.00	-	451.00	-	451.00
23	6" Yellow 2' - 4' Skip (T)	30.00	LF	$1.10	100.00	-	33.00	-	33.00
24	6" Yellow 10' - 30' Skip (T)	415.00	LF	$1.10	100.00	-	456.50	-	456.50
25	6" Double Yellow (T)	890.00	LF	$1.66	100.00	-	1,477.40	-	1,477.40
26	6" White (T)	835.00	LF	$1.10	100.00	-	918.50	-	918.50
27	6" White (T)	1,890.00	LF	$1.10	100.00	-	2,079.00	-	2,079.00
28	6" Yellow (T)	805.00	LF	$1.10	100.00	-	885.50	-	885.50
29	12" White (T)	985.00	LF	$2.15	100.00	-	2,117.75	-	2,117.75
30	18" Yellow (T)	95.00	LF	$2.95	100.00	-	280.25	-	280.25
31	24" White (T)	205.00	LF	$3.30	100.00	-	676.50	-	676.50
32	White Directional Arrow (T)	6.00	EA	$69.00	100.00	-	414.00	-	414.00
33	Pavement Message "ONLY" (P)	1.00	EA	$100.00	100.00	-	100.00	-	100.00
34	Double Parking Stall (P)	2.00	EA	$7.00	100.00	-	14.00	-	14.00
35	Handicap Stall w/ Sign & Logo (P)	1.00	EA	$315.00	100.00	-	315.00	-	315.00
36	Handicap Walkway (P)	1.00	EA	$70.00	100.00	-	70.00	-	70.00
37	Concrete Wheelstops (no paint)	3.00	EA	$45.00	100.00	-	135.00	-	135.00
38	Loading Zone (P)	1.00	EA	$200.00	100.00	-	200.00	-	200.00
39	RPMs Amber / Amber	62.00	EA	$6.00	100.00	-	372.00	-	372.00
40	RPMs Blue	14.00	EA	$6.00	100.00	-	84.00	-	84.00
41	Hydro Blasting	1.00	LS	$4,500.00	100.00	-	4,500.00	-	4,500.00
42	MOT & Traffic Control	1.00	LS	$2,500.00	100.00	-	2,500.00	-	2,500.00
43	Survey	1.00	LS	$2,440.00	100.00	-	2,440.00	-	2,440.00
Total SIGNS & MARKINGS							**33,075.40**	**-**	**33,075.40**
				STORM DRAIN					
1	18" French Drain w/ P-HDPE (3.5' x 15' Trench)	1,260.00	LF	184.50	100.00	-	232,470.00	-	232,470.00
2	18" HDPE *Solid Pipe Added Between Structure #60 And Structure #61*	4,535.00	LF	52.29	100.00	-	237,135.15	-	237,135.15
3	Pipe Bedding	1,250.00	TN	30.83	100.00	-	38,537.50	-	38,537.50
4	Catch Basin 48" Dia. w/ USF 4155-6210	28.00	EA	3,750.00	100.00	-	105,000.00	-	105,000.00
5	Catch Basin 60" Dia. w/ USF 4155-6210	2.00	EA	5,650.00	100.00	-	11,300.00	-	11,300.00
6	Valley Inlet 48" Dia.w/ USF 5105-6148	32.00	EA	3,650.00	100.00	-	116,800.00	-	116,800.00
7	Valley Inlet 60" Dia.w/ USF 5105-6148	2.00	EA	4,500.00	100.00	-	9,000.00	-	9,000.00
8	Ditch Bottom Inlet 48" Dia. w/ USF 6607 PTD	1.00	EA	6,300.00	100.00	-	6,300.00	-	6,300.00
9	Storm Manhole 48" Dia. w/ USF 310	8.00	EA	3,850.00	100.00	-	30,800.00	-	30,800.00
10	Storm Manhole 60" Dia. w/ USF 310	1.00	EA	4,200.00	100.00	-	4,200.00	-	4,200.00
11	Concrete Apron for Catch Basin	29.00	EA	385.00	100.00	-	11,165.00	-	11,165.00
12	Concrete Collar for Catch Basin	1.00	EA	385.00	100.00	-	385.00	-	385.00
13	PRB's for 18" FD (CMP) *Per Sheet C-16, Structure Table*	23.00	EA	670.00	100.00	-	15,410.00	-	15,410.00
14	18" Endcap HDPE	1.00	EA	250.00	100.00	-	250.00	-	250.00
15	Coredrill & Connect	1.00	EA	850.00	100.00	-	850.00	-	850.00
16	Excavate & Connect to Existing	1.00	EA	750.00	100.00	-	750.00	-	750.00
17	Trench Box	1.00	LS	57,950.00	100.00	-	57,950.00	-	57,950.00
18	Filter Fabric in Grates	65.00	EA	25.00	100.00	-	1,625.00	-	1,625.00
19	Filter Fabric in Existing Grates	4.00	EA	25.00	100.00	-	100.00	-	100.00
20	Vacuum Structures For Derm Walk-through	74.00	EA	250.00	100.00	-	18,500.00	-	18,500.00
21	Vacuum Existing Structures at Final	4.00	EA	250.00	100.00	-	1,000.00	-	1,000.00
22	Steel Plate Rental	1.00	LS	1,890.00	100.00	-	1,890.00	-	1,890.00
23	Survey	1.00	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Total STORM DRAIN							**907,267.65**	**-**	**907,267.65**

ALVAREZ ENGINEERS, INC.

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
	WATER								
1	8" DIP	6,250.00	LF	72.00	100.00	-	450,000.00	-	450,000.00
2	6" DIP	150.00	LF	58.00	100.00	-	8,700.00	-	8,700.00
3	8" Sleeves	4.00	EA	1,250.00	100.00	-	5,000.00	-	5,000.00
4	Blueline Paint Water Main	6,400.00	LF	0.40	100.00	-	2,560.00	-	2,560.00
5	Pipe Bedding for Water Main	2,250.00	TN	30.83	100.00	-	69,367.50	-	69,367.50
6	Fire Hydrant w/ Mega Lug	14.00	EA	4,550.00	100.00	-	63,700.00	-	63,700.00
7	8" Gate Valve & Box w/ Mega Lug	22.00	EA	2,850.00	100.00	-	62,700.00	-	62,700.00
8	6" Gate Valve & Box w/ Mega Lug	13.00	EA	2,100.00	100.00	-	27,300.00	-	27,300.00
9	8" x 8" Cross w/ Mega Lug	1.00	EA	1,075.00	100.00	-	1,075.00	-	1,075.00
10	8" x 8" Tee w/ Mega Lug	9.00	EA	1,450.00	100.00	-	13,050.00	-	13,050.00
11	8" x 6" Tee w/ Mega Lug	13.00	EA	1,250.00	100.00	-	16,250.00	-	16,250.00
12	8" 90 Bend w/ Mega Lug	3.00	EA	890.00	100.00	-	2,670.00	-	2,670.00
13	8" 45 Bend w/ Mega Lug	8.00	EA	890.00	100.00	-	7,120.00	-	7,120.00
14	8" 45 Offset Bend w/ Mega Lug	76.00	EA	890.00	100.00	-	67,640.00	-	67,640.00
15	8" 11 Bend w/ Mega Lug	8.00	EA	$890.00	100.00	-	7,120.00	-	7,120.00
16	6" 45 Offset Bend w/ Mega Lug	30.00	EA	$480.00	100.00	-	14,400.00	-	14,400.00
17	8" Cap Tap 2" w/ Mega Lug	3.00	EA	$450.00	100.00	-	1,350.00	-	1,350.00
18	2" FVO Ass'y.	3.00	EA	$1,250.00	100.00	-	3,750.00	-	3,750.00
19	Air Release Valve Ass'y. (manual)	9.00	EA	$3,250.00	100.00	-	29,250.00	-	29,250.00
20	1" Double Water Service *Meter Box Not Included*	23.00	EA	$1,220.00	100.00	-	28,060.00	-	28,060.00
21	1" Single Water Service *Meter Box Not Included*	32.00	EA	$1,220.00	100.00	-	39,040.00	-	39,040.00
22	Wood Stakes	78.00	EA	$11.00	100.00	-	858.00	-	858.00
23	8" Pipe Joint Restraint	111.00	EA	$280.00	100.00	-	31,080.00	-	31,080.00
24	8" x 6" Tapping Sleeve & Valve	1.00	EA	$11,850.00	100.00	-	11,850.00	-	11,850.00
25	Tie-In To Existing (Active 8" WM) *Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment*	2.00	EA	$12,850.00	100.00	-	25,700.00	-	25,700.00
26	8" Fill & Flush Connection	2.00	EA	$1,850.00	100.00	-	3,700.00	-	3,700.00
27	HRS & Sample Points	1.00	LS	$1,890.00	100.00	-	1,890.00	-	1,890.00
28	Sawcut Existing	1.00	LS	$515.00	100.00	-	515.00	-	515.00
29	Steel Plate Rental	1.00	LS	$1,890.00	100.00	-	1,890.00	-	1,890.00
30	Base & Subgrade Restoration w/ CLR	1.00	LS	$3,500.00	100.00	-	3,500.00	-	3,500.00
31	Pavement Restoration	1.00	LS	$3,500.00	100.00	-	3,500.00	-	3,500.00
32	MOT & Traffic Control	1.00	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
33	Survey	1.00	LS	$7,850.00	100.00	-	7,850.00	-	7,850.00
Total WATER							**1,013,935.50**	**-**	**1,013,935.50**
	SAN. SEWER								
1	6" DIP Epoxy Coated *(1,755' LF)Plan View + (8' LF)(78 EA) = 2,380' LF*	2,380.00	LF	33.00	100.00	-	78,540.00	-	78,540.00
2	8" DIP Epoxy Coated 12/14	523.00	LF	$145.00	100.00	-	75,835.00	-	75,835.00
3	8" DIP Epoxy Coated 14/16	2,133.00	LF	$153.00	100.00	-	326,349.00	-	326,349.00
4	8" DIP Epoxy Coated 16/18	2,433.00	LF	$164.00	100.00	-	399,012.00	-	399,012.00
5	8" DIP Epoxy Coated 18/20	481.00	LF	$175.00	100.00	-	84,175.00	-	84,175.00
6	10" DIP Epoxy Coated 18/20	105.00	LF	$222.00	100.00	-	23,310.00	-	23,310.00
7	Pipe Bedding for Sewer Laterals	360.00	TN	$30.83	100.00	-	11,098.80	-	11,098.80
8	Manhole 12/14	5.00	EA	$5,500.00	100.00	-	27,500.00	-	27,500.00
9	Manhole 14/16	8.00	EA	$7,000.00	100.00	-	56,000.00	-	56,000.00

ALVAREZ ENGINEERS, INC.

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
10	Manhole 16/18	8.00	EA	$9,300.00	100.00	-	74,400.00	-	74,400.00
11	Manhole 18/20	3.00	EA	$11,250.00	100.00	-	33,750.00	-	33,750.00
12	Shrink Wrap/ PPC	24.00	EA	$620.00	100.00	-	14,880.00	-	14,880.00
13	8" Coupling DIP	44.00	EA	$975.00	100.00	-	42,900.00	-	42,900.00
14	10" Coupling DIP	4.00	EA	$1,550.00	100.00	-	6,200.00	-	6,200.00
15	8" Manhole Adaptor DIP	44.00	EA	$1,050.00	100.00	-	46,200.00	-	46,200.00
16	10" Manhole Adaptor DIP	4.00	EA	$2,150.00	100.00	-	8,600.00	-	8,600.00
17	8" x 6" Wye DIP	78.00	EA	$1,860.00	100.00	-	145,080.00	-	145,080.00
18	6" 45 Bend PVC C-900	195.00	EA	$275.00	100.00	-	53,625.00	-	53,625.00
19	6" Cap PVC C-900	78.00	EA	$120.00	100.00	-	9,360.00	-	9,360.00
20	6" Cleanout Ass'y. PVC C-900	78.00	EA	$955.00	100.00	-	74,490.00	-	74,490.00
21	Rainstoppers	24.00	EA	$90.00	100.00	-	2,160.00	-	2,160.00
22	Wood Stakes	78.00	EA	$11.00	100.00	-	858.00	-	858.00
23	Trench Box	1.00	LS	$47,708.00	100.00	-	47,708.00	-	47,708.00
24	Clean & TV Sanitary Sewer (1 time only)	5,675.00	LF	$1.55	100.00	-	8,796.25	-	8,796.25
25	Steel Plate Rental	1.00	LS	$1,890.00	100.00	-	1,890.00	-	1,890.00
26	MOT & Traffic Control	1.00	LS	$2,000.00	100.00	-	2,000.00	-	2,000.00
27	Survey	1.00	LS	$6,850.00	100.00	-	6,850.00	-	6,850.00
Total SAN. SEWER							**1,661,567.05**	**-**	**1,661,567.05**
	FORCE MAIN								
1	8" DIP Epoxy	4,145.00	LF	$105.00	100.00	-	435,225.00	-	435,225.00
2	8" Sleeves	2.00	EA	$1,250.00	100.00	-	2,500.00	-	2,500.00
3	Paint for Forcemain Pipe	4,145.00	LF	$0.40	100.00	-	1,658.00	-	1,658.00
4	Pipe Bedding	1,450.00	TN	$30.83	100.00	-	44,703.50	-	44,703.50
5	Dump Truck	5.00	WK	$4,000.00	100.00	-	20,000.00	-	20,000.00
6	8" Gate Valve & Box w/ Mega Lug	1.00	EA	$2,850.00	100.00	-	2,850.00	-	2,850.00
7	8" Plug Valve w/ Box w/ Mega Lug	1.00	EA	$3,250.00	100.00	-	3,250.00	-	3,250.00
8	8" x 8" Tee w/ Mega Lug	1.00	EA	$1,450.00	100.00	-	1,450.00	-	1,450.00
9	8" x 6" Reducer w/ Mega Lug	1.00	EA	$1,350.00	100.00	-	1,350.00	-	1,350.00
10	8" 90 Bend w/ Mega Lug	6.00	EA	$1,450.00	100.00	-	8,700.00	-	8,700.00
11	8" 45 Bend w/ Mega Lug	4.00	EA	$1,450.00	100.00	-	5,800.00	-	5,800.00
12	8" 45 Offset Bend w/ Mega Lug	40.00	EA	$1,450.00	100.00	-	58,000.00	-	58,000.00
13	2" ARV Assembly (Automatic)	3.00	EA	$6,850.00	100.00	-	20,550.00	-	20,550.00
14	Tie-In To Existing (Active 8" WM) *Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment For 3 Days*	1.00	EA	$12,850.00	100.00	-	12,850.00	-	12,850.00
15	8" Pipe Joint Restraint	39.00	EA	$280.00	100.00	-	10,920.00	-	10,920.00
16	Flush Test	1.00	LS	$1,890.00	100.00	-	1,890.00	-	1,890.00
17	Steel Plate Rental	1.00	LS	$1,890.00	100.00	-	1,890.00	-	1,890.00
18	Sawcut Existing	6,080.00	LF	$1.10	100.00	-	6,688.00	-	6,688.00
19	Pavement Restoration (4' Wide) *Milling & Overlay Not Shown, Not Included*	1,355.00	SY	$19.00	100.00	-	25,745.00	-	25,745.00
20	Subgrade & Base Restoration w/ CLR (4' Wide)	1,355.00	SY	$13.00	100.00	-	17,615.00	-	17,615.00
21	Pavement Marking Restoration	1.00	LS	$2,500.00	100.00	-	2,500.00	-	2,500.00
22	MOT & Traffic Control	1.00	LS	$4,500.00	100.00	-	4,500.00	-	4,500.00
23	Survey	1.00	LS	$5,850.00	100.00	-	5,850.00	-	5,850.00
Total FORCE MAIN							**696,484.50**	**-**	**696,484.50**
	LIFT STATION								
1	Lift Station *No Generator or Building*	1.00	LS	785,000.00	100.00	-	785,000.00	-	785,000.00
Total LIFT STATION							**785,000.00**	**-**	**785,000.00**
	LENNAR DISCOUNT								
1	Lennar discount on Sanitary Sewers	1.00	LS	-$346,705.00	100.00	-	(346,705.00)	-	(346,705.00)

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
Total LENNAR DISCOUNT							(346,705.00)	-	(346,705.00)
TOTAL CONTRACT							5,637,483.21	960,294.89	6,597,778.10
CHANGE ORDERS									
CHANGE ORDER 1									
1	Cut & Stockpile	535.00	CY	$1.85	24.58	75.42	243.29	746.46	989.75
2	Load, Haul & Place	535.00	CY	$2.60	24.58	75.42	341.93	1,049.07	1,391.00
3	Import Fill	1,975.00	TN	$21.93	24.58	75.42	10,646.65	32,665.10	43,311.75
4	Milling	1.00	LS	$4,000.00	24.58	75.42	983.26	3,016.74	4,000.00
5	Laser Grade	279,000.00	SF	$0.06	24.58	75.42	4,114.93	12,625.07	16,740.00
6	Survey	1.00	LS	$15,850.00	24.58	75.42	3,896.16	11,953.84	15,850.00
Total CHANGE ORDER 1 EARTHWORK							20,226.22	62,056.28	82,282.50
CHANGE ORDER 2									
1	6" PVC SDR-26	972.00	LF	27.50	100.00	-	26,730.00	-	26,730.00
2	8" PVC SDR-26 12/14	286.00	LF	$77.00	100.00	-	22,022.00	-	22,022.00
3	8" PVC C-900 12/14	242.00	LF	$88.50	100.00	-	21,417.00	-	21,417.00
4	8" PVC C-900 14/16	2,149.00	LF	$96.00	100.00	-	206,304.00	-	206,304.00
5	8" PVC C-900 16/18	2,371.00	LF	$111.60	100.00	-	264,603.60	-	264,603.60
6	8" PVC C-900 18/20	521.00	LF	$118.50	100.00	-	61,738.50	-	61,738.50
7	10" PVC C-900 18/20	113.00	LF	$161.00	100.00	-	18,193.00	-	18,193.00
8	8" Coupling SDR-26	4.00	EA	$240.00	100.00	-	960.00	-	960.00
9	8" Coupling C-900	40.00	EA	$280.00	100.00	-	11,200.00	-	11,200.00
10	10" Coupling C-900	4.00	EA	$950.00	100.00	-	3,800.00	-	3,800.00
11	8" Manhole Adaptor SDR-26	4.00	EA	$210.00	100.00	-	840.00	-	840.00
12	8" Manhole Adaptor C-900	40.00	EA	$275.00	100.00	-	11,000.00	-	11,000.00
13	10" Manhole Adaptor C-900	4.00	EA	$1,250.00	100.00	-	5,000.00	-	5,000.00
14	8" x 6" Wye SDR-26	5.00	EA	$280.00	100.00	-	1,400.00	-	1,400.00
15	8" x 6" Wye C-900	79.00	EA	$555.00	100.00	-	43,845.00	-	43,845.00
16	6" SDR-26 / C-900 Adaptor	39.00	EA	$220.00	100.00	-	8,580.00	-	8,580.00
17	6" 45 Bend PVC SDR-26	85.00	EA	$100.00	100.00	-	8,500.00	-	8,500.00
18	6" Cap PVC SDR-26	34.00	EA	$54.00	100.00	-	1,836.00	-	1,836.00
19	6" Cleanout Ass'y. PVC SDR-26	34.00	EA	$510.00	100.00	-	17,340.00	-	17,340.00
Subtotal							*735,309.10*	-	*735,309.10*
1	6" PVC C-900	(800.00)	LF	$33.00	100.00	-	(26,400.00)	-	(26,400.00)
2	8" DIP Epoxy Coated 12/14	(523.00)	LF	$145.00	100.00	-	(75,835.00)	-	(75,835.00)
3	8" DIP Epoxy Coated 14/16	(2,133.00)	LF	$153.00	100.00	-	(326,349.00)	-	(326,349.00)
4	8" DIP Epoxy Coated 16/18	(2,433.00)	LF	$164.00	100.00	-	(399,012.00)	-	(399,012.00)
5	8" DIP Epoxy Coated 18/20	(481.00)	LF	$175.00	100.00	-	(84,175.00)	-	(84,175.00)
6	10" DIP Epoxy Coated 18/20	(105.00)	LF	$222.00	100.00	-	(23,310.00)	-	(23,310.00)
7	8" Coupling DIP	(44.00)	EA	$975.00	100.00	-	(42,900.00)	-	(42,900.00)
8	10" Coupling DIP	(4.00)	EA	$1,550.00	100.00	-	(6,200.00)	-	(6,200.00)
9	8" Manhole Adaptor DIP	(44.00)	EA	$1,050.00	100.00	-	(46,200.00)	-	(46,200.00)
10	10" Manhole Adaptor DIP	(4.00)	EA	$2,150.00	100.00	-	(8,600.00)	-	(8,600.00)
11	8" x 6" Wye DIP	(78.00)	EA	$1,860.00	100.00	-	(145,080.00)	-	(145,080.00)
12	6" 45 Bend PVC C-900	(70.00)	EA	$275.00	100.00	-	(19,250.00)	-	(19,250.00)
13	6" Cap PVC C-900	(28.00)	EA	$120.00	100.00	-	(3,360.00)	-	(3,360.00)
14	6" Cleanout Ass'y. PVC C-900	(28.00)	EA	$955.00	100.00	-	(26,740.00)	-	(26,740.00)
Subtotal							*(1,233,411.00)*	-	*(1,233,411.00)*
1	*3% ADJUSTMENT*	*1.00*	*LS*	*$14,943.06*	*100.00*	-	*14,943.06*	-	*14,943.06*
Total CHANGE ORDER 2 SAN. SEWER							(483,158.84)	-	(483,158.84)
CHANGE ORDER 3									
1	Trash Haul Off	18.00	LD	$1,500.00	24.58	75.42	6,636.99	20,363.01	27,000.00
2	Tire Haul Off	1.00	LD	$1,500.00	24.58	75.42	368.72	1,131.28	1,500.00
Total CHANGE ORDER 3 EARTHWORK							7,005.71	21,494.29	28,500.00
CHANGE ORDER 4									

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
1	12" Compacted Subgrade	60.00	SY	$1.09	100.00	-	65.40	-	65.40
2	8" Rock Base	60.00	SY	$15.82	100.00	-	949.20	-	949.20
3	1" Type SP-9.5 Asphalt (1st Lift)	60.00	SY	$7.50	100.00	-	450.00	-	450.00
4	1" Type FC-9.5 Asphalt (2nd Lift)	60.00	SY	$7.50	100.00	-	450.00	-	450.00
Subtotal PAVEMENT: ASPHALT							***1,914.60***	***-***	***1,914.60***
1	18" HDPE *Solid Pipe Added Between Structure #60 And Structure #6 / Structures 16-16A - (Sheet C-10)*	20.00	LF	$52.29	100.00	-	1,045.80	-	1,045.80
2	Pipe Bedding	5.00	TN	$30.83	100.00	-	154.15	-	154.15
3	Valley Inlet 48" Dia.w/ USF 5105-6148	1.00	EA	$3,650.00	100.00	-	3,650.00	-	3,650.00
4	PRB's for 18" FD (CMP) *Per Sheet C-16, Structure Table*	5.00	EA	$670.00	100.00	-	3,350.00	-	3,350.00
5	Filter Fabric in Grates	1.00	EA	$25.00	100.00	-	25.00	-	25.00
6	Vacuum Structures For Derm Walk-through	1.00	EA	$250.00	100.00	-	250.00	-	250.00
Subtotal STORM DRAIN							***8,474.95***	***-***	***8,474.95***
1	Valley Inlet 60" Dia.w/ USF 5105-6148	1.00	EA	$4,500.00	100.00	-	4,500.00	-	4,500.00
2	Valley Inlet 48" Dia.w/ USF 5105-6148	(1.00)	EA	$3,650.00	100.00	-	(3,650.00)	-	(3,650.00)
Subtotal STORM DRAIN: STRUCTURE SIZE INCREASE - MARKED UP SHOP DRAWING							***850.00***	***-***	***850.00***
Grand total CHANGE ORDER 4							**11,239.55**	**-**	**11,239.55**
CHANGE ORDER 5									
1	10" DIP Epoxy Coated 18/20	60.00	LF	$222.00	100.00	-	13,320.00	-	13,320.00
2	10" Coupling DIP	2.00	EA	$1,550.00	100.00	-	3,100.00	-	3,100.00
3	10" Manhole Adaptor DIP	2.00	EA	$2,150.00	100.00	-	4,300.00	-	4,300.00
Subtotal							***20,720.00***	***-***	***20,720.00***
1	10" PVC C-900 18/20	(60.00)	LF	$161.00	100.00	-	(9,660.00)	-	(9,660.00)
2	10" Coupling C-900	(2.00)	EA	$950.00	100.00	-	(1,900.00)	-	(1,900.00)
3	10" Manhole Adaptor C-900	(2.00)	EA	$1,250.00	100.00	-	(2,500.00)	-	(2,500.00)
Subtotal							***(14,060.00)***	***-***	***(14,060.00)***
Grand total CHANGE ORDER 5 SAN. SEWER: SCOPE FROM MANHOLE #5 TO LIFT STATION							**6,660.00**	**-**	**6,660.00**
CHANGE ORDER 6									
1	Trenching	7,220.00	LF	$4.72	100.00	-	34,078.40	-	34,078.40
2	Marking Wire	9,780.00	LF	$0.40	100.00	-	3,912.00	-	3,912.00
3	3" PVC Conduit (Sched. 80)	670.00	LF	$6.81	100.00	-	4,562.70	-	4,562.70
4	3" PVC Conduit (Sched. 40)	1,325.00	LF	$5.81	100.00	-	7,698.25	-	7,698.25
5	2" PVC Conduit (Sched. 80)	605.00	LF	$5.55	100.00	-	3,357.75	-	3,357.75
6	2" PVC Conduit (Sched. 40)	7,180.00	LF	$4.55	100.00	-	32,669.00	-	32,669.00
7	3" 90º Bends	15.00	EA	$38.00	100.00	-	570.00	-	570.00
8	2" 90º Bends	55.00	EA	$25.00	100.00	-	1,375.00	-	1,375.00
9	3" Coupling	30.00	EA	$10.00	100.00	-	300.00	-	300.00
10	2" Coupling	110.00	EA	$8.00	100.00	-	880.00	-	880.00
11	Survey	1.00	LS	$2,598.30	100.00	-	2,598.30	-	2,598.30
Subtotal PRIMARY: (FURNISH & INSTALL)							***92,001.40***	***-***	***92,001.40***
1	Trenching	505.00	LF	$4.72	100.00	-	2,383.60	-	2,383.60
2	Marking Wire	7,320.00	LF	$0.40	100.00	-	2,928.00	-	2,928.00
3	2" PVC Conduit (Sched. 40)	7,320.00	LF	$4.55	100.00	-	33,306.00	-	33,306.00
4	2" 90º Bends	156.00	EA	$25.00	100.00	-	3,900.00	-	3,900.00
5	2" Coupling	312.00	EA	$8.00	100.00	-	2,496.00	-	2,496.00
6	Survey	1.00	LS	$500.00	100.00	-	500.00	-	500.00
Subtotal SECONDARY: (FURNISH & INSTALL)							***45,513.60***	***-***	***45,513.60***
Grand total CHANGE ORDER 6							**137,515.00**	**-**	**137,515.00**
CHANGE ORDER 7									
1	Import Fill (Sand Fill)	4,658.27	TN	$13.16	24.58	75.42	15,069.12	46,233.71	61,302.83
Grand total CHANGE ORDER 7 EARTHWORK							**15,069.12**	**46,233.71**	**61,302.83**
CHANGE ORDER 9									
1	8" DIP	10.00	LF	$72.00	100.00	-	720.00	-	720.00

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
2	6" DIP	40.00	LF	$58.00	100.00	-	2,320.00	-	2,320.00
3	Fire Hydrant w/ Mega Lug	2.00	EA	$4,550.00	100.00	-	9,100.00	-	9,100.00
4	6" Gate Valve & Box w/ Mega Lug	1.00	EA	$2,100.00	100.00	-	2,100.00	-	2,100.00
5	8" x 6" Tee w/ Mega Lug	1.00	EA	$1,250.00	100.00	-	1,250.00	-	1,250.00
6	8" 45 Offset Bend w/ Mega Lug	4.00	EA	$890.00	100.00	-	3,560.00	-	3,560.00
7	2" Sleeves	2.00	EA	$950.00	100.00	-	1,900.00	-	1,900.00
8	8" x 6" Tapping Sleeve & Valve	1.00	EA	$11,850.00	100.00	-	11,850.00	-	11,850.00
Subtotal WATER							***32,800.00***	***-***	***32,800.00***
1	6" PVC SDR-26	40.00	LF	$27.50	100.00	-	1,100.00	-	1,100.00
2	8" PVC C-900 12/14	287.00	LF	$88.50	100.00	-	25,399.50	-	25,399.50
3	8" x 6" Wye C-900	5.00	EA	$555.00	100.00	-	2,775.00	-	2,775.00
4	6" 45 Bend PVC SDR-26	13.00	EA	$100.00	100.00	-	1,300.00	-	1,300.00
5	6" Cap PVC SDR-26	5.00	EA	$54.00	100.00	-	270.00	-	270.00
6	6" Cleanout Ass'y. PVC SDR-26	5.00	EA	$510.00	100.00	-	2,550.00	-	2,550.00
7	Wood Stakes	5.00	EA	$11.00	100.00	-	55.00	-	55.00
8	Manhole 18/20	1.00	EA	$11,250.00	100.00	-	11,250.00	-	11,250.00
Subtotal SAN. SEWER							***44,699.50***	***-***	***44,699.50***
1	8" PVC C-900 14/16	(55.00)	LF	$96.00	100.00	-	(5,280.00)	-	(5,280.00)
2	8" PVC C-900 16/18	(14.00)	LF	$111.60	100.00	-	(1,562.40)	-	(1,562.40)
3	8" PVC C-900 18/20	(217.00)	LF	$118.50	100.00	-	(25,714.50)	-	(25,714.50)
4	Manhole 14/16	(1.00)	EA	$7,000.00	100.00	-	(7,000.00)	-	(7,000.00)
Subtotal SAN. SEWER							***(39,556.90)***	***-***	***(39,556.90)***
1	8" 45 Offset Bend w/ Mega Lug	4.00	EA	$1,450.00	100.00	-	5,800.00	-	5,800.00
Subtotal FORCE MAIN							***5,800.00***	***-***	***5,800.00***
Grand total CHANGE ORDER 9							**43,742.60**	**-**	**43,742.60**
Grand total CHANGE ORDERS							**(241,700.64)**	**129,784.28**	**(111,916.36)**
TOTAL CONTRACT & CHANGE ORDERS							**5,395,782.57**	**1,090,079.17**	**6,485,861.74**
				OTHER COSTS					
1	CDD Soft Cost and Contingency	0.15	%	6,485,861.74	83.19	16.81	809,367.39	163,511.87	972,879.26
2	Water Conn. Fee (78 SFH@ 210 GPD)	16,380.00	GPD	1.39	100.00		22,768.20	-	22,768.20
3	Sewer Conn Fees (78 SFH@ 210 GPD)	16,380.00	GPD	5.60	100.00		91,728.00	-	91,728.00
4	Mobility Fees for 78 SFH	78.00	EA	10,625.00	100.00		828,750.00	-	828,750.00
Sub-total Other Costs							**1,752,613.59**	**163,511.87**	**1,916,125.46**
GRAND TOTAL							**7,148,396.16**	**1,253,591.04**	**8,401,987.20**

Summary of Biscayne Drive Estates CDD Expansion Area (the Abess Plat) Estimate of Construction Costs (Rounded to $1K)

Item Description	Cost ($)	Begin Quarter/Year	End Quarter/Year
Roadway Improvements Including Miami-Dade Mobility Fees for 78 SFH	2,096,000	Q3/2025	Q3/2026
Stormwater Management and Drainage	1,055,000	Q3/2025	Q3/2026
Water Distribution System, Including Water Connection Fees for 78 SFH	1,227,000	Q3/2025	Q3/2026
Sanitary Sewer System, Including Connection Fees for 78 SFH	2,773,000	Q3/2025	Q3/2026
Total	**7,151,000**		

Biscayne Drive Estates CDD Expansion Area
Estimate of Construction Costs
Abess South Plat

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
	DEMOLITION								
1	Asphalt Removal	3,950.00	SF	1.55	16.50	83.50	1,010.37	5,112.13	6,122.50
2	Sawcut Existing	1,615.00	LF	1.10	16.50	83.50	293.17	1,483.33	1,776.50
3	MOT & Traffic Control	1.00	EA	500.00	16.50	83.50	82.51	417.49	500.00
Total DEMOLITION							**1,386.05**	**7,012.95**	**8,399.00**
	EARTHWORK								
1	Disc Site	30.00	AC	412.00	16.50	83.50	2,039.71	10,320.29	12,360.00
2	Silt Fence (No Maintenance)	6,625.00	LF	1.96	100.00	-	12,985.00	-	12,985.00
3	Washed Rock Entrance	1.00	EA	3,610.00	100.00	-	3,610.00	-	3,610.00
4	Proof Roll Site	134,760.00	SY	0.11	16.50	83.50	2,446.27	12,377.33	14,823.60
5	Cut & Balance	2,375.00	CY	1.55	16.50	83.50	607.50	3,073.75	3,681.25
6	Import Fill	104,985.00	TN	21.93	16.50	83.50	379,940.60	1,922,380.45	2,302,321.05
7	Miscellaneous Landscape Grading	375,605.00	SF	0.06	16.50	83.50	3,719.05	18,817.25	22,536.30
8	Laser Grade Building Pad @ 12" Below FFE	804,470.00	SF	0.06	-	100.00	-	48,268.20	48,268.20
9	MOT & Traffic Control	1.00	LS	3,500.00	16.50	83.50	577.59	2,922.41	3,500.00
10	Survey	1.00	LS	55,550.00	16.50	83.50	9,167.14	46,382.86	55,550.00
Grand total EARTHWORK							**415,092.85**	**2,064,542.55**	**2,479,635.40**
	PAVEMENT: ASPHALT								
1	12" Compacted Subgrade	15,645.00	SY	1.09	100.00	-	17,053.05	-	17,053.05
2	8" Rock Base	14,830.00	SY	15.82	100.00	-	234,610.60	-	234,610.60
3	1" Type S-III Asphalt (1st Lift)	9,415.00	SY	7.50	100.00	-	70,612.50	-	70,612.50
4	1" Type S-III Asphalt (2nd Lift)	9,415.00	SY	7.50	100.00	-	70,612.50	-	70,612.50
5	2" Type S-III Asphalt (1st Lift)	4,640.00	SY	15.00	100.00	-	69,600.00	-	69,600.00
6	1" Type S-III Asphalt (2nd Lift)	4,640.00	SY	7.50	100.00	-	34,800.00	-	34,800.00
7	1" Milling Existing Asphalt	4,605.00	SY	1.55	100.00	-	7,137.75	-	7,137.75
8	1" Type S-III Asphalt Overlay *Overlay At SW 287th Street (1,705 SY) And SW 288th Street (2,900 SY)*	4,605.00	SY	7.50	100.00	-	34,537.50	-	34,537.50
9	Traffic Loop Restoration	3.00	EA	3,000.00	100.00	-	9,000.00	-	9,000.00
10	MOT & Traffic Control	1.00	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
11	Survey	1.00	LS	10,850.00	100.00	-	10,850.00	-	10,850.00
Grand total PAVEMENT: ASPHALT							**561,313.90**	**-**	**561,313.90**
	CONCRETE: SIDEWALK NOT INCLUDED								
1	2' Valley Gutter	9,265.00	LF	14.25	100.00	-	132,026.25	-	132,026.25
2	6" x 12" Type "D" Curb	95.00	LF	10.50	100.00	-	997.50	-	997.50
3	MOT & Traffic Control	1.00	LS	500.00	100.00	-	500.00	-	500.00
4	Survey	1.00	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Grand total CONCRETE: SIDEWALK NOT INCLUDED							**139,373.75**	**-**	**139,373.75**
	SIGNS & MARKINGS: 2nd LIFT - ONE TIME ONLY								
1	R1-1 w/ (2) D3-1	8.00	EA	212.00	100.00	-	1,696.00	-	1,696.00
2	R1-1 w/ R3-5R	1.00	EA	212.00	100.00	-	212.00	-	212.00
3	R4-7B	4.00	EA	196.00	100.00	-	784.00	-	784.00
4	R1-2	2.00	EA	196.00	100.00	-	392.00	-	392.00
5	6" White 2' - 4' Skip (P)	785.00	LF	0.80	100.00	-	628.00	-	628.00
6	6" Yellow 10' - 30' Skip (P)	1,340.00	LF	0.80	100.00	-	1,072.00	-	1,072.00
7	6" Double Yellow (P)	790.00	LF	1.66	100.00	-	1,311.40	-	1,311.40
8	6" White (P)	4,565.00	LF	0.80	100.00	-	3,652.00	-	3,652.00
9	6" Yellow (P)	2,325.00	LF	0.80	100.00	-	1,860.00	-	1,860.00
10	12" White (P)	615.00	LF	1.55	100.00	-	953.25	-	953.25
11	18" Yellow (P)	315.00	LF	1.95	100.00	-	614.25	-	614.25
12	24" White (P)	210.00	LF	2.20	100.00	-	462.00	-	462.00
13	6" White 2' - 4' Skip (T)	785.00	LF	1.10	100.00	-	863.50	-	863.50

Biscayne Drive Estates CDD Expansion Area Estimate of Construction Costs Abess South Plat									
Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
14	6" Yellow 10' - 30' Skip (T)	1,340.00	LF	1.10	100.00	-	1,474.00	-	1,474.00
15	6" Double Yellow (T)	790.00	LF	1.66	100.00	-	1,311.40	-	1,311.40
16	6" White (T)	4,565.00	LF	1.10	100.00	-	5,021.50	-	5,021.50
17	6" Yellow (T)	2,325.00	LF	1.10	100.00	-	2,557.50	-	2,557.50
18	12" White (T)	615.00	LF	2.15	100.00	-	1,322.25	-	1,322.25
19	18" Yellow (T)	315.00	LF	2.95	100.00	-	929.25	-	929.25
20	24" White (T)	210.00	LF	3.30	100.00	-	693.00	-	693.00
21	White Directional Arrow (T)	27.00	EA	69.00	100.00	-	1,863.00	-	1,863.00
22	Double Parking Stall (P)	4.00	EA	7.00	100.00	-	28.00	-	28.00
23	Handicap Stall w/ Sign & Logo (P)	1.00	EA	315.00	100.00	-	315.00	-	315.00
24	Handicap Walkway (P)	1.00	EA	70.00	100.00	-	70.00	-	70.00
25	Pavement Symbol "BICYCLE" (P)	3.00	EA	320.00	100.00	-	960.00	-	960.00
26	Pavement Message "ONLY" (P)	5.00	EA	100.00	100.00	-	500.00	-	500.00
27	RPMs Amber / Amber	68.00	EA	6.00	100.00	-	408.00	-	408.00
28	RPMs Blue	10.00	EA	6.00	100.00	-	60.00	-	60.00
29	MOT & Traffic Control	1.00	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
30	Survey	1.00	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Grand total SIGNS & MARKINGS: 2nd LIFT - ONE TIME ONLY							39,363.30	-	39,363.30
STORM DRAIN: STRUCTURE TABLE NEED TO BE UPDATED									
1	18" French Drain w/ P-HDPE (3.5' x 15' Trench)	1,605.00	LF	184.50	100.00	-	296,122.50	-	296,122.50
2	24" French Drain w/ P-PP (4' x 15' Trench)	555.00	LF	195.00	100.00	-	108,225.00	-	108,225.00
3	24" PP	285.00	LF	85.00	100.00	-	24,225.00	-	24,225.00
4	18" HDPE	335.00	LF	52.29	100.00	-	17,517.15	-	17,517.15
5	Pipe Bedding	850.00	TN	30.83	100.00	-	26,205.50	-	26,205.50
6	Catch Basin 48" Dia. w/ USF 4155-6210	6.00	EA	3,450.00	100.00	-	20,700.00	-	20,700.00
7	Valley Inlet 48" Dia.w/ USF 5112-6143	43.00	EA	3,650.00	100.00	-	156,950.00	-	156,950.00
8	Concrete Collar for Catch Basin	1.00	EA	385.00	100.00	-	385.00	-	385.00
9	Concrete Collar for Existing Catch Basin	1.00	EA	385.00	100.00	-	385.00	-	385.00
10	Concrete Apron for Catch Basin	4.00	EA	385.00	100.00	-	1,540.00	-	1,540.00
11	PRB's for 24" FD (CMP)	8.00	EA	870.00	100.00	-	6,960.00	-	6,960.00
12	PRB's for 18" FD (CMP)	46.00	EA	670.00	100.00	-	30,820.00	-	30,820.00
13	18" Endcap HDPE	46.00	EA	250.00	100.00	-	11,500.00	-	11,500.00
14	Trench Box	1.00	LS	56,769.42	100.00	-	56,769.42	-	56,769.42
15	Coredrill & Connect	1.00	EA	850.00	100.00	-	850.00	-	850.00
16	Excavate & Connect to Existing	1.00	EA	850.00	100.00	-	850.00	-	850.00
17	Adjust Existing Rim w/ Brick & Motar	1.00	EA	550.00	100.00	-	550.00	-	550.00
18	Filter Fabric in Grates	49.00	EA	25.00	100.00	-	1,225.00	-	1,225.00
19	Filter Fabric in Existing Grates	20.00	EA	25.00	100.00	-	500.00	-	500.00
20	Vacuum Structures For Derm Walk-through	49.00	EA	250.00	100.00	-	12,250.00	-	12,250.00
21	Steel Plate Rental	1.00	LS	1,890.00	100.00	-	1,890.00	-	1,890.00
22	Base & Subgrade Restoration w/ CLR	1.00	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
23	Pavement Restoration	1.00	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
24	Sawcut Existing	1.00	LS	515.00	100.00	-	515.00	-	515.00
25	MOT & Traffic Control	1.00	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
26	Survey	1.00	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Grand total STORM DRAIN: STRUCTURE TABLE NEED TO BE UPDATED							788,874.57	-	788,874.57
WATER									
1	16" DIP	665.00	LF	154.00	100.00	-	102,410.00	-	102,410.00
2	12" DIP	1,315.00	LF	102.00	100.00	-	134,130.00	-	134,130.00
3	8" DIP	2,130.00	LF	72.00	100.00	-	153,360.00	-	153,360.00
4	6" DIP	180.00	LF	58.00	100.00	-	10,440.00	-	10,440.00
5	Blueline Paint Water Main	4,290.00	LF	0.40	100.00	-	1,716.00	-	1,716.00
6	Pipe Bedding for Water Main	2,050.00	TN	30.83	100.00	-	63,201.50	-	63,201.50

Biscayne Drive Estates CDD Expansion Area Estimate of Construction Costs Abess South Plat									
Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
7	Fire Hydrant w/ Mega Lug	10.00	EA	4,550.00	100.00	-	45,500.00	-	45,500.00
8	16" Gate Valve & Box w/ Mega Lug	3.00	EA	10,850.00	100.00	-	32,550.00	-	32,550.00
9	12" Gate Valve & Box w/ Mega Lug	1.00	EA	5,550.00	100.00	-	5,550.00	-	5,550.00
10	8" Gate Valve & Box w/ Mega Lug	3.00	EA	2,850.00	100.00	-	8,550.00	-	8,550.00
11	6" Gate Valve & Box w/ Mega Lug	10.00	EA	2,100.00	100.00	-	21,000.00	-	21,000.00
12	16" x 12" Tee w/ Mega Lug	1.00	EA	11,250.00	100.00	-	11,250.00	-	11,250.00
13	16" x 8" Tee w/ Mega Lug	2.00	EA	9,000.00	100.00	-	18,000.00	-	18,000.00
14	12" x 6" Tee w/ Mega Lug	4.00	EA	2,350.00	100.00	-	9,400.00	-	9,400.00
15	8" x 8" Tee w/ Mega Lug	1.00	EA	1,865.00	100.00	-	1,865.00	-	1,865.00
16	8" x 6" Tee w/ Mega Lug	6.00	EA	1,763.00	100.00	-	10,578.00	-	10,578.00
17	12" 90 Bend w/ Mega Lug	2.00	EA	1,565.00	100.00	-	3,130.00	-	3,130.00
18	8" 90 Bend w/ Mega Lug	8.00	EA	1,240.00	100.00	-	9,920.00	-	9,920.00
19	8" 45 Offset Bend w/ Mega Lug	14.00	EA	1,240.00	100.00	-	17,360.00	-	17,360.00
20	6" 45 Offset Bend w/ Mega Lug	16.00	EA	745.00	100.00	-	11,920.00	-	11,920.00
21	16" Cap Tap 2" w/ Mega Lug	2.00	EA	1,350.00	100.00	-	2,700.00	-	2,700.00
22	2" FVO Ass'y.	2.00	EA	1,250.00	100.00	-	2,500.00	-	2,500.00
23	16" Pipe Joint Restraint	10.00	EA	1,885.00	100.00	-	18,850.00	-	18,850.00
24	12" Pipe Joint Restraint	16.00	EA	840.00	100.00	-	13,440.00	-	13,440.00
25	8" Pipe Joint Restraint	35.00	EA	365.00	100.00	-	12,775.00	-	12,775.00
26	1" Double Water Service	29.00	EA	1,220.00	100.00	-	35,380.00	-	35,380.00
27	1" Single Water Service *Includes (3 EA) Water Service To Existing Lots*	33.00	EA	1,220.00	100.00	-	40,260.00	-	40,260.00
28	Wood Stakes	91.00	EA	11.00	100.00	-	1,001.00	-	1,001.00
29	Tie-In To Existing (Active 8" WM) *Includes Notification Notice, WSDA Coordination Meetings, Testing And Crew/Equipment* *For 3 Days*	1.00	EA	12,850.00	100.00	-	12,850.00	-	12,850.00
30	Remove Existing Plug & Connect	4.00	EA	850.00	100.00	-	3,400.00	-	3,400.00
31	16" Fill & Flush Connection	1.00	EA	3,400.00	100.00	-	3,400.00	-	3,400.00
32	12" Fill & Flush Connection	1.00	EA	2,900.00	100.00	-	2,900.00	-	2,900.00
33	8" Fill & Flush Connection	2.00	EA	1,850.00	100.00	-	3,700.00	-	3,700.00
34	HRS & Sample Points	1.00	LS	1,890.00	100.00	-	1,890.00	-	1,890.00
35	Sawcut Existing	4,630.00	LF	1.10	100.00	-	5,093.00	-	5,093.00
36	Steel Plate Rental	1.00	LS	1,890.00	100.00	-	1,890.00	-	1,890.00
37	Base & Subgrade Restoration w/ CLR	1,030.00	SY	20.00	100.00	-	20,600.00	-	20,600.00
38	Pavement Restoration (4' Wide)	1,030.00	SY	14.00	100.00	-	14,420.00	-	14,420.00
39	1" Milling Existing Asphalt	1,095.00	SY	4.11	100.00	-	4,500.45	-	4,500.45
40	1" Type S-III Asphalt Overlay *10' Wide Overlay At SW 177th Avenue (665' LF) And SW 286th Street (320' LF)*	1,095.00	SY	4.11	100.00	-	4,500.45	-	4,500.45
41	Pavement Marking Restoration	1.00	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
42	MOT & Traffic Control	1.00	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
43	Survey	1.00	LS	6,850.00	100.00	-	6,850.00	-	6,850.00
Grand Total WATER							**891,730.40**	**-**	**891,730.40**
				SAN. SEWER					
1	6" PVC SDR-26	2,410.00	LF	27.50	100.00	-	66,275.00	-	66,275.00
2	6" PVC C-900	1,075.00	LF	33.00	100.00	-	35,475.00	-	35,475.00
3	8" PVC SDR-26 0/6	1,266.00	LF	47.00	100.00	-	59,502.00	-	59,502.00
4	8" PVC SDR-26 6/8	1,390.00	LF	47.00	100.00	-	65,330.00	-	65,330.00
5	8" PVC SDR-26 8/10	336.00	LF	50.00	100.00	-	16,800.00	-	16,800.00
6	8" PVC SDR-26 10/12	275.00	LF	59.00	100.00	-	16,225.00	-	16,225.00
7	8" PVC SDR-26 12/14	360.00	LF	77.00	100.00	-	27,720.00	-	27,720.00
8	8" PVC SDR-26 14/16	133.00	LF	85.00	100.00	-	11,305.00	-	11,305.00

Biscayne Drive Estates CDD Expansion Area
Estimate of Construction Costs
Abess South Plat

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
9	8" PVC C-900 14/16	304.00	LF	91.50	100.00	-	27,816.00	-	27,816.00
10	8" PVC C-900 16/18	657.00	LF	105.00	100.00	-	68,985.00	-	68,985.00
11	8" PVC C-900 18/20	54.00	LF	118.00	100.00	-	6,372.00	-	6,372.00
12	Pipe Bedding for Sewer Laterals	585.00	TN	30.83	100.00	-	18,035.55	-	18,035.55
13	Manhole 0/6	5.00	EA	3,300.00	100.00	-	16,500.00	-	16,500.00
14	Manhole 6/8	5.00	EA	3,600.00	100.00	-	18,000.00	-	18,000.00
15	Manhole 8/10	1.00	EA	3,900.00	100.00	-	3,900.00	-	3,900.00
16	Manhole 10/12	1.00	EA	4,350.00	100.00	-	4,350.00	-	4,350.00
17	Manhole 12/14	1.00	EA	5,500.00	100.00	-	5,500.00	-	5,500.00
18	Manhole 14/16	1.00	EA	7,000.00	100.00	-	7,000.00	-	7,000.00
19	Manhole 16/18	3.00	EA	9,300.00	100.00	-	27,900.00	-	27,900.00
20	Manhole 18/20	1.00	EA	11,250.00	100.00	-	11,250.00	-	11,250.00
21	Shrink Wrap/ PPC	18.00	EA	620.00	100.00	-	11,160.00	-	11,160.00
22	Rainstoppers	18.00	EA	90.00	100.00	-	1,620.00	-	1,620.00
23	Drop Connections	3.00	EA	1,940.00	100.00	-	5,820.00	-	5,820.00
24	8" Coupling PVC SDR-26	26.00	EA	240.00	100.00	-	6,240.00	-	6,240.00
25	8" Coupling PVC C-900	10.00	EA	280.00	100.00	-	2,800.00	-	2,800.00
26	8" Manhole Adaptor PVC SDR-26	26.00	EA	260.00	100.00	-	6,760.00	-	6,760.00
27	8" Manhole Adaptor PVC C-900	10.00	EA	375.00	100.00	-	3,750.00	-	3,750.00
28	8" x 6" Wye PVC SDR-26	72.00	EA	280.00	100.00	-	20,160.00	-	20,160.00
29	8" x 6" Wye PVC C-900	30.00	EA	555.00	100.00	-	16,650.00	-	16,650.00
30	6" 45 Bend PVC SDR-26	180.00	EA	100.00	100.00	-	18,000.00	-	18,000.00
31	6" 45 Bend PVC C-900	75.00	EA	275.00	100.00	-	20,625.00	-	20,625.00
32	6" Cap PVC SDR-26	72.00	EA	54.00	100.00	-	3,888.00	-	3,888.00
33	6" Cap PVC C-900	30.00	EA	120.00	100.00	-	3,600.00	-	3,600.00
34	6" Cleanout Ass'y. PVC SDR-26 *Includes (12 EA) Sewer Service To Existing Lots*	72.00	EA	510.00	100.00	-	36,720.00	-	36,720.00
35	6" Cleanout Ass'y. PVC C-900 *Includes (2 EA) Sewer Service To Existing Lot*	30.00	EA	955.00	100.00	-	28,650.00	-	28,650.00
36	Wood Stakes	102.00	EA	11.00	100.00	-	1,122.00	-	1,122.00
37	Coredrill Exist. Manhole & Connect 16/18	1.00	EA	8,500.00	100.00	-	8,500.00	-	8,500.00
38	Coredrill Exist. Manhole & Connect 18/20	1.00	EA	9,500.00	100.00	-	9,500.00	-	9,500.00
39	Rebuild Exist. Manhole Invert	2.00	EA	950.00	100.00	-	1,900.00	-	1,900.00
40	Trench Box	1.00	LS	45,550.00	100.00	-	45,550.00	-	45,550.00
41	Clean & TV Sanitary Sewer (1 time only)	4,775.00	LF	1.55	100.00	-	7,401.25	-	7,401.25
42	Sawcut Existing	2,390.00	LF	1.10	100.00	-	2,629.00	-	2,629.00
43	Steel Plate Rental	1.00	LS	1,890.00	100.00	-	1,890.00	-	1,890.00
44	Base Restoration	535.00	SY	20.00	100.00	-	10,700.00	-	10,700.00
45	Pavement Restoration (4' Wide)	535.00	SY	14.00	100.00	-	7,490.00	-	7,490.00
46	MOT & Traffic Control	1.00	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
47	Survey	1.00	LS	6,850.00	100.00	-	6,850.00	-	6,850.00
Grand Total SAN. SEWER							**807,715.80**	**-**	**807,715.80**
LENNAR DISCOUNT									
1	Lennar Discount	1.00	LS	(272,209.82)	100.00	-	(272,209.82)	-	(272,209.82)
GRAND TOTAL LENNAR DISCOUNT							**(272,209.82)**	**-**	**(272,209.82)**
TOTAL ORIGINAL CONTRACT							**3,372,640.80**	**2,071,555.50**	**5,444,196.30**
CHANGE ORDERS									
CHANGE ORDER 1									
1	Clearing & Grubbing @ North PL	1.00	LS	4,500.00	16.50	83.50	742.61	3,757.39	4,500.00
2	Haul Off Trees	4.00	LD	1,950.00	16.50	83.50	1,287.20	6,512.80	7,800.00
Grand total CHANGE ORDER 1 CLEARING: ACTUAL FIELD QUANTITIES TO PREVAIL							**2,029.81**	**10,270.19**	**12,300.00**
CHANGE ORDER 2									
1	12" Compacted Subgrade	600.00	SY	1.09	100.00	-	654.00	-	654.00

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%) CDD	Proportion (%) Non-CDD	Estimated Cost ($) CDD	Estimated Cost ($) Non-CDD	Estimated Cost ($) Total
	Biscayne Drive Estates CDD Expansion Area								
	Estimate of Construction Costs								
	Abess South Plat								
2	8" Rock Base	570.00	SY	15.82	100.00	-	9,017.40	-	9,017.40
3	2" Type S-III Asphalt (1st Lift)	540.00	SY	15.00	100.00	-	8,100.00	-	8,100.00
4	1" Type S-III Asphalt (2nd Lift)	540.00	SY	7.50	100.00	-	4,050.00	-	4,050.00
Sub-total PAVEMENT: ASPHALT							***21,821.40***	***-***	***21,821.40***
1	2' Type "RA" Curb & Gutter	196.00	LF	14.25	100.00	-	2,793.00	-	2,793.00
2	2' Type "F" Curb & Gutter	1,464.00	LF	14.25	100.00	-	20,862.00	-	20,862.00
3	6" x 12" Type "D" Curb	(1,343.00)	LF	10.50	100.00	-	(14,101.50)	-	(14,101.50)
Sub-total CONCRETE							***9,553.50***	***-***	***9,553.50***
1	OM4-1 w/ Red Reflectors	3.00	EA	196.00	100.00	-	588.00	-	588.00
2	W2-6	3.00	EA	196.00	100.00	-	588.00	-	588.00
3	W11-2 w/ W116-7P	4.00	EA	232.00	100.00	-	928.00	-	928.00
4	W14-2	1.00	EA	196.00	100.00	-	196.00	-	196.00
5	R3-9B w/ R3-9DP	2.00	EA	232.00	100.00	-	464.00	-	464.00
6	R4-7B	4.00	EA	196.00	100.00	-	784.00	-	784.00
7	(2) R5-1 w/ R6-1	2.00	EA	232.00	100.00	-	464.00	-	464.00
8	6" White (P)	1,562.00	LF	0.80	100.00	-	1,249.60	-	1,249.60
9	6" Yellow (P)	610.00	LF	0.80	100.00	-	488.00	-	488.00
10	12" Yellow (P)	213.00	LF	1.55	100.00	-	330.15	-	330.15
11	12" White (P)	275.00	LF	1.55	100.00	-	426.25	-	426.25
12	18" Yellow (P)	70.00	LF	1.95	100.00	-	136.50	-	136.50
13	24" White (P)	154.00	LF	2.20	100.00	-	338.80	-	338.80
14	6" White (T)	1,562.00	LF	1.10	100.00	-	1,718.20	-	1,718.20
15	6" Yellow (T)	610.00	LF	1.10	100.00	-	671.00	-	671.00
16	12" Yellow (T)	213.00	LF	2.15	100.00	-	457.95	-	457.95
17	12" White (T)	275.00	LF	2.15	100.00	-	591.25	-	591.25
18	18" Yellow (T)	70.00	LF	2.95	100.00	-	206.50	-	206.50
19	24" White (T)	154.00	LF	3.30	100.00	-	508.20	-	508.20
20	White Directional Arrow (T)	5.00	EA	69.00	100.00	-	345.00	-	345.00
21	Pavement Message "ONLY" (P)	5.00	EA	100.00	100.00	-	500.00	-	500.00
22	6" Double Yellow (P)	(72.00)	LF	1.66	100.00	-	(119.52)	-	(119.52)
23	6" Double Yellow (T)	(72.00)	LF	1.66	100.00	-	(119.52)	-	(119.52)
Sub-total SIGNS & MARKINGS							***11,740.36***	***-***	***11,740.36***
1	18" French Drain w/ P-HDPE (3.5' x 15' Trench)	60.00	LF	184.50	100.00	-	11,070.00	-	11,070.00
2	24" French Drain w/ P-PP (4' x 15' Trench)	160.00	LF	195.00	100.00	-	31,200.00	-	31,200.00
3	Pipe Bedding	54.00	TN	30.83	100.00	-	1,664.82	-	1,664.82
4	Catch Basin 48" Dia. w/ P-5 Inlet & Throat	3.00	EA	5,500.00	100.00	-	16,500.00	-	16,500.00
5	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	3.00	EA	5,700.00	100.00	-	17,100.00	-	17,100.00
6	Catch Basin 60" Dia. w/ P-6 Inlet & Throat	2.00	EA	6,750.00	100.00	-	13,500.00	-	13,500.00
7	24" PP	(20.00)	LF	85.00	100.00	-	(1,700.00)	-	(1,700.00)
8	Valley Inlet 48" Dia.w/ USF 5112-6143	(7.00)	EA	3,650.00	100.00	-	(25,550.00)	-	(25,550.00)
Sub-total STORM DRAIN							***63,784.82***	***-***	***63,784.82***
Grand total CHANGE ORDER 2							**106,900.08**	**-**	**106,900.08**
	CHANGE ORDER 4								
1	1" Milling Existing Asphalt	4,035.00	SY	$1.55	100.00	-	6,254.25	-	6,254.25
2	1" Type FC-9.5 Asphalt Overlay	4,035.00	SY	$7.50	100.00	-	30,262.50	-	30,262.50
3	Pavement Marking Restoration	1.00	LS	$7,500.00	100.00	-	7,500.00	-	7,500.00
4	(2) Police	3.00	DY	$1,490.00	100.00	-	4,470.00	-	4,470.00
5	MOT & Traffic Control	1.00	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
6	Survey	1.00	LS	$855.00	100.00	-	855.00	-	855.00
Grand total CHANGE ORDER 4 PAVEMENT: ASPHALT							**50,841.75**	**-**	**50,841.75**
	CHANGE ORDER 5								

Biscayne Drive Estates CDD Expansion Area
Estimate of Construction Costs
Abess South Plat

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%) CDD	Proportion (%) Non-CDD	Estimated Cost ($) CDD	Estimated Cost ($) Non-CDD	Estimated Cost ($) Total
1	Police	41.00	DY	$745.00	16.50	83.50	5,040.69	25,504.31	30,545.00
Grand total CHANGE ORDER 5 MISCELLANEOUS							**5,040.69**	**25,504.31**	**30,545.00**
	CHANGE ORDER 6								
1	12" Compacted Subgrade	432.00	SY	1.09	100.00	-	470.88	-	470.88
2	8" Rock Base	409.00	SY	15.82	100.00	-	6,470.38	-	6,470.38
3	1.5" Type S-III Asphalt (1st Lift)	388.00	SY	$11.25	100.00	-	4,365.00	-	4,365.00
4	1.5" Type S-III Asphalt (2nd Lift)	388.00	SY	$11.25	100.00	-	4,365.00	-	4,365.00
5	2" Milling Existing Asphalt (Min. Required)	344.00	SY	$2.95	100.00	-	1,014.80	-	1,014.80
6	2" Type S-III Asphalt Overlay	344.00	SY	15.00	100.00	-	5,160.00	-	5,160.00
Sub-total PAVEMENT: ASPHALT							***21,846.06***	**-**	***21,846.06***
1	6" White 2' - 4' Skip (P)	313.00	LF	0.80	100.00	-	250.40	-	250.40
2	6" Double White (P)	354.00	LF	1.20	100.00	-	424.80	-	424.80
3	6" White (P)	1,488.00	LF	$0.80	100.00	-	1,190.40	-	1,190.40
4	6" White 2' - 4' Skip (T)	313.00	LF	1.10	100.00	-	344.30	-	344.30
5	6" Double White (T)	354.00	LF	$1.66	100.00	-	587.64	-	587.64
6	6" White (T)	1,488.00	LF	$1.10	100.00	-	1,636.80	-	1,636.80
7	White Directional Arrow (T)	3.00	EA	$69.00	100.00	-	207.00	-	207.00
8	RPMs Amber / Amber	21.00	EA	6.00	100.00	-	126.00	-	126.00
Sub-total SIGNS & MARKINGS							***4,767.34***	**-**	***4,767.34***
Grand total CHANGE ORDER 5 MISCELLANEOUS							**26,613.40**	**-**	**26,613.40**
TOTAL ORIGINAL CHANGE ORDERS							**191,425.73**	**35,774.50**	**227,200.23**
TOTAL ORIGINAL CONTRACT & CHANGE ORDERS							**3,564,066.52**	**2,107,330.01**	**5,671,396.53**
	OTHER COSTS								
1	CDD Soft Cost and Contingency	0.15	%	5,671,396.53	62.84	37.16	534,609.98	316,099.50	850,709.48
2	Water Conn. Fee (88 SFH@ 210 GPD)	18,480.00	GPD	1.39	100.00		25,687.20	-	25,687.20
3	Sewer Conn Fees (88 SFH@ 210 GPD)	18,480.00	GPD	5.60	100.00		103,488.00	-	103,488.00
4	Mobility Impact Fees for 88 SFH	88.00	EA	10,625.00	100.00		935,000.00	-	935,000.00
Sub-total Other Costs							**1,598,785.18**	**316,099.50**	**1,914,884.68**
GRAND TOTAL							**5,162,851.70**	**2,423,429.51**	**7,586,281.21**

Summary of Biscayne Drive Estates CDD Expansion Area (Abess South Plat) Estimate of Construction Costs (Rounded to $1K)

Item Description	Cost ($)	Begin Quarter/Year	End Quarter/Year
Roadway Improvements Including Miami-Dade Mobility Impact Fees for 88 Single Family Homes	2,099,000	Q3/2025	Q3/2026
Stormwater Management and Drainage	981,000	Q3/2025	Q3/2026
Water Distribution System, Including Water Connection Fees for 88 Single Family Homes	1,052,000	Q3/2025	Q3/2026
Sanitary Sewer System, Including Connection Fees for 88 Single Family Homes	1,033,000	Q3/2025	Q3/2026
Total	**5,165,000**		