

Palm Gate Community Development District

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

Prepared for
**Palm Gate Community Development District
Board of Supervisors**
City of Homestead, Florida

Prepared by
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**Accepted
April 3, 2026**

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I. Introduction.

The original Palm Gate Community Development District (herein referred to as the “Original District,” or “Original CDD”) was established by the enactment of Miami-Dade County Ordinance No. 24-4 on February 6, 2024. Such ordinance became effective ten days later on February 16, 2024. The Original District measures approximately 38.48 acres and contains 521 residential villas. The public infrastructure supporting the development within the Original District was described in the District Engineer’s Report dated May 17, 2024 (the “Original Engineer’s Report”). As of the date of this First Supplemental Engineer’s Report, approximately 174 villas have been constructed and nearly 85% of the original public infrastructure has been completed.

In November of 2024, the Board of Supervisors of the District petitioned the Board of County Commissioners of Miami-Dade County to expand the boundaries of the CDD by adding approximately 54.45 acres to the Original District and to plan for 296 townhome additional residential units. The expansion was approved by the County Commissioners by enacting Miami-Dade County Ordinance No. 26-14 on March 17, 2026. Such Ordinance became effective ten days later on March 27, 2026 (the “Expansion Area”).

The expanded District now contains 92.93 acres and 817 residential units, of which 38.48 acres and 521 residential units are in the Original District and 54.45 acres and the planned 296 residential units are in the Expansion Area.

The Expansion Area is generally bounded by theoretical SW 170 Avenue on the west, theoretical SW 340 Street on the north, SW 167 Avenue on the east, and theoretical SW 344 Street on the south (refer to Exhibits 1 and 2).

The Expansion Area is located within the City of Homestead and is wholly contained within the Tentative Plat of Palm Cove Reserve, which has received tentative plat approval from the Miami-Dade County Department of Regulatory and Economic Resources under Tentative Plat No. T-25132. The City of Florida City, which abuts the Expansion Area on the west and south sides, will provide water and sewer services to the development within the Expansion Area.

The development within the Expansion Area is named “Palm Cove Reserve” (the “Development”), and consists of 296 residential lots, two tracts for onsite roads and utilities, one tract for mail delivery, seventeen landscaped common tracts, and one 21.39-acre tract for wetland preservation.

The Development consists of the construction of the 296 residential units with associated roadway improvements, stormwater drainage, potable water, and sanitary sewer collection systems. The conservation of the wetland preservation tract is considered part of the stormwater drainage system. 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 \$20,233,000.

The District will partially finance the Public Infrastructure that supports the Development. The developer of the Development is Lennar Homes LLC (the “Developer”).

II. Purpose of this First Supplemental Engineer’s Report.

The District will partially finance the acquisition or construction of the Public Infrastructure that supports the Development. This First Supplemental Engineer’s Report was prepared for the purpose of describing the following: **(i)** The composition of the land within the Expansion Area and the intended future ownership of the 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, the Intended Future Ownerships, and the Grant of Easements.

The table below lists the tracts identified in the Tentative Plat together with the tract's use, surface area, and intended future ownership. The table heading indicates the entity that will receive ownership of the real property through a deed, and the entity who will receive an easement through a grant for the purpose of accessing, operating, and maintaining infrastructure it will own within the tract.

Tract ID	Use	Square Footage	Acreage	CDD Tract Ownership	CDD Drainage Easement	HOA Tract Ownership	Florida City Lift Sta. Easmt.
A	Onsite Roads, Utilities	326,417	7.494	X			
B	Landscaped Common Areas	337	0.008		X	X	
C	Landscaped Common Areas	615	0.014		X	X	
D	Landscaped Common Areas	615	0.014		X	X	
E	Landscaped Common Areas	646	0.015		X	X	
F	Landscaped Common Areas	674	0.015		X	X	
G	Landscaped Common Areas	55,261	1.269		X	X	
H	Onsite Roads, Utilities	131,262	3.013	X			
I	Common Area and Clubhouse	57,476	1.319		X	X	
J	Mail Delivery	344	0.008		X	X	
K	Landscaped Common Areas	323	0.007		X	X	
L	Landscaped Common Areas	615	0.014		X	X	
M	Landscaped Common Areas	615	0.014		X	X	
N	Landscaped Common Areas	615	0.014		X	X	
O	Landscaped Common Areas	615	0.014		X	X	
P	Landscaped Comm. Area & Lift Sta.	30,731	0.705		X	X	X
Q	Landscaped Common Areas	615	0.014		X	X	
R	Landscaped Common Areas	615	0.014		X	X	
S	Landscaped Common Areas	337	0.008		X	X	
T	Landscaped Common Areas	5,569	0.128		X	X	
U	Wetland Preserve	931,547	21.385	X			
296	Private Townhomes	825,998	18.962				
Total		2371842	54.450				

IV. Description of the Public Infrastructure.

The Public Infrastructure, as described in this First Supplemental Engineer's Report, consists of onsite and offsite roadway improvements, stormwater management, drainage, wetland preserve, 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, as described in the Assessment Methodology Report prepared by Management Services – CDDs, LLC. All CDD improvements will be constructed on land owned or to be owned by the District or other units of local government, or on land subject to perpetual easements for such purpose.

a. Roadway Improvements.

The roadway improvements to be partially financed by the District include the construction of roads in platted onsite road tracts and in offsite County and City-maintained right of ways in accordance with approved paving, grading and drainage plans prepared by Hadonne Corp.

1. Onsite Public Roads:

The onsite public roads consist of two types of typical sections:

- a. **60-Foot-Wide Typical Section.** The spine road providing the main access to the Development is located within the 60-foot-wide right of way of SE 8 Avenue, SE 9 Terrace, and SE 21 Street, and consists of one 6-foot-wide sidewalk and a 5-foot-wide grassed utility strip on the west side; two 2-foot-wide valley gutters; two 12-foot-wide paved travel lanes; one 10-foot-wide striped median; and an 11-foot-wide sloped embankment on the east side.
- b. **50-Foot-Wide Typical Section.** The roadways with 50-foot-wide typical sections are located within the right of ways of SE 23 Court; 23 Street; 22 Street; 21 Street; 20 Court; 7 Terrace; 8 Terrace; and 9 Avenue; and consist of 5-foot-wide sidewalks on each side; 8-foot-wide landscaped utility strips on each side; two 2-foot-wide valley gutters and two 10-foot-wide paved travel lanes.

2. Offsite Public Roads:

The offsite public roads consist of improvements constructed within the right of ways of SW 344 Street and on SW 167 Avenue.

- a. **SW 344 Street Improvements.** The right of way of SW 344 Street is maintained by Miami-Dade County. Development improvements call for the construction of a 6-foot-wide sidewalk throughout the south frontage of the Development. Upon completion, the sidewalk will be conveyed to Miami-Dade County.
- b. **SW 167 Avenue Improvements.** The right of way of SW 167 Avenue is maintained by the City of Homestead. Development improvements call for the construction of a 10-foot-wide sidewalk throughout the east frontage of the Development, together with a 14-foot-wide grassed shoulder and an 11-foot widening of the existing road for a new lane for vehicles entering and exiting the Development at SW 21 Street. Upon completion, the improvements to SW 167 Avenue will be conveyed to the City of Homestead.

The Developer intends to deed to the CDD in fee simple and at no cost the land of Tracts "A" and "H" for constructing the onsite public roads and drainage facilities, and for installing public utilities, as indicated in Table 1 above.

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of the Public Infrastructure, in the category of Roadway Improvements. The Developer intends to advance the funds to pay for such mobility impact fees on behalf of the District.

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

b. Stormwater Management and Drainage Facilities.**1. Onsite and Offsite Drainage Facilities.**

The District will fund the construction or the acquisition of the completed drainage systems onsite and offsite that support the Development, as shown in the permitted paving, grading and drainage plans prepared by Hadonne Corp. Once the offsite drainage system is completed the improvements on SW 344 Street will be conveyed to the County, and the facilities on SW 167 Avenue will be conveyed to the City of Homestead. The District will retain ownership of the onsite drainage facilities for operation and maintenance.

2. Wetland Preserve.

Approximately 21.39 acres of existing wetlands will be preserved in Tract "U," in accordance with the South Florida Water Management District ("SFWMD") Individual Environmental Resource Permit No. 13-112087-P (Application No. 251203-59717) (the "Wetland ERP"). The Wetland ERP identifies the CDD as the Operating Entity of the preserve and calls for specific operational and maintenance responsibilities, including a 5-year monitoring and maintenance plan.

The Wetland ERP may be searched for at <http://www.sfwmd.gov/regpermitting> and the monitoring and maintenance plan may be downloaded from <https://api.sfwmd.gov/v1/service/cms/documents/0900eaea96eae30c/content>

The Developer intends to deed to the CDD in fee simple and at no cost Tract "U" for the preservation of the existing wetlands within the District and to grant the necessary drainage easements as indicated in Table 1 above.

c. Water Distribution and Sewer Collection Systems.

The construction of the water and sewer systems, as described in the approved set of plans prepared by Hadonne Corp., is included in the Public Infrastructure. The systems extend from the point of connection with City of Florida City facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for constructing and accessing these improvements. The District intends to convey to the City of Florida City 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.

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:

Description	Future Ownership	Future Maintenance
Onsite Roadway Improvements in 60 and 50-Ft-wide Right of Ways.	CDD	CDD
Offsite SW 344 Street Roadway and Drainage Improvements	County	County
Offsite SW 167 Avenue Roadway and Drainage Improvements	City of Homestead	City of Homestead

Description	Future Ownership	Future Maintenance
Onsite Stormwater Drainage Systems	CDD	CDD
Wetland Preserve	CDD	CDD
Water Distribution System	Florida City	Florida City
Sanitary Sewers, Lift Station, and Force Main	Florida City	Florida City

VI. Permitting Status.

Table 3 reflects the permitting status of the Development as of the date of this Report.

Permit	Agency	In Process	Approved	Date/Anticipated
Ordinance to Expand the CDD	County		X	March 27, 2026
T-Plat 25132	County		X	September 12, 2025
Final Plat Recorded	County	X		2 nd Quarter 2026
Site Assessment Report (SAR) (HWR-1553)	County	X		2 nd Quarter 2026
Class VI Environmental Permit (App 20250129)	County	X		2 nd Quarter 2026
Water and Wastewater Division	County		X	January 16, 2026
Domestic Wastewater Collection/Transmission	County		X	January 16, 2026
Water, Sewer, PG&D, Permit 25-035	Florida City		X	November 19, 2025
Stormwater & Wetland Preserve 13-112087-P	SFWMD		X	November 21, 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.

Development	Earthwork and Drainage		Roads		Water and Sewer	
	Start	End	Start	End	Start	End
Entire Site	Q4/2025	Q4/2026	Q2/2026	Q4/2026	Q2/2026	Q3/2026

VIII. Estimate of Public Infrastructure Costs.

Infrastructure Component ⁽¹⁾	Total (\$)
Roadway Improvements ⁽²⁾	10,248,000
Stormwater Management	2,336,000
Water System ⁽³⁾	3,279,000
Sanitary Sewers ⁽³⁾	4,370,000
Total	20,233,000

(1) Rounded Up to Nearest \$1,000.

(2) Includes County Mobility Impact Fees for 296 Townhome Units.

(3) Includes Water and Sewer connection Fees for 296 Townhome Units.

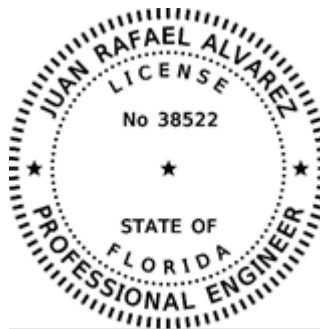
Details of the estimates of costs may be found in the cost tables in the Appendix.

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 living 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 comprising 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 Expansion Area of the Palm Gate Community Development District.

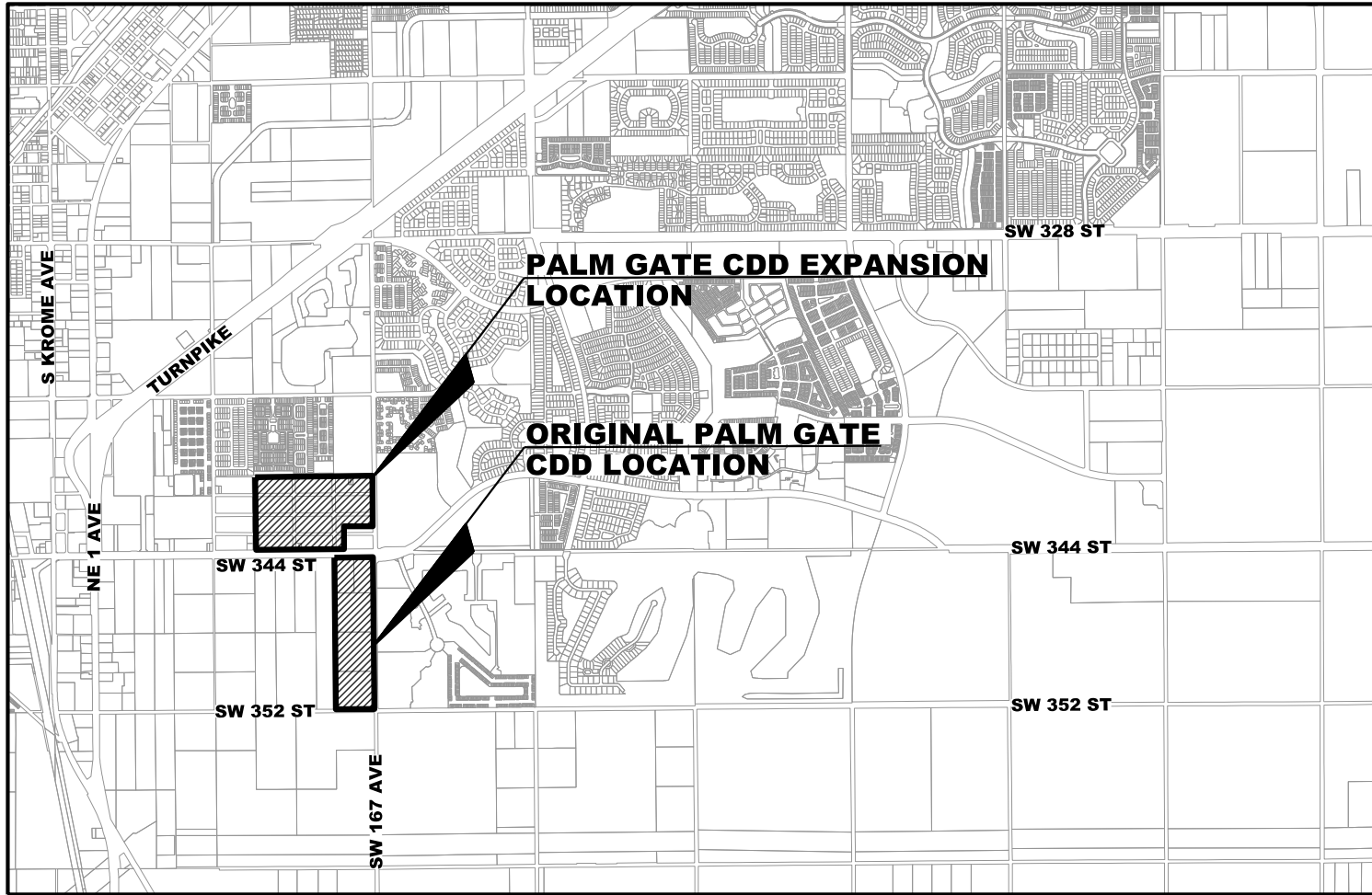
Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
April 3, 2026
Signed and sealed April 7, 2026



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

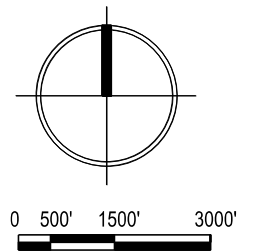
Signature must be verified on any electronic copies

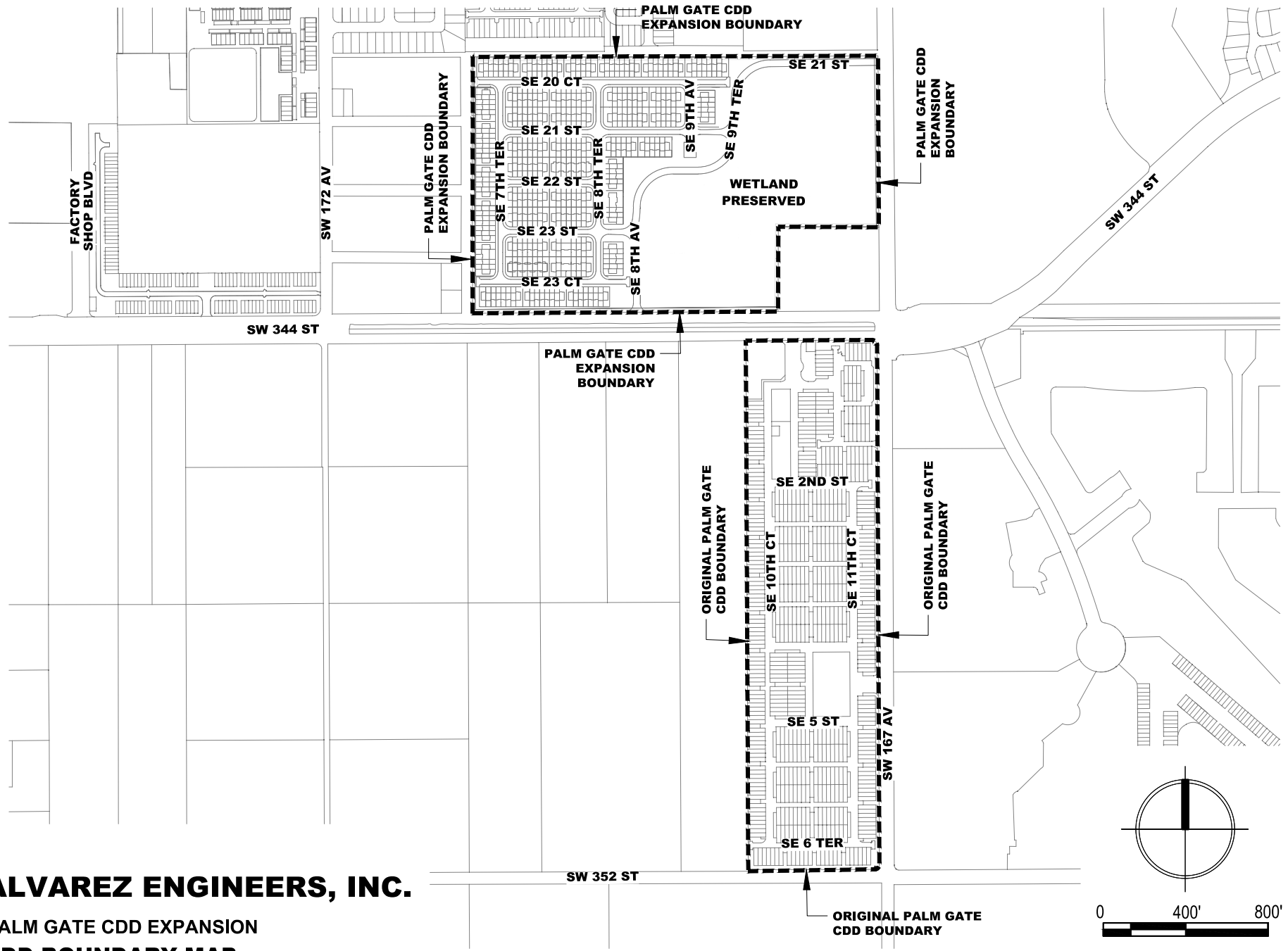
APPENDIX



ALVAREZ ENGINEERS, INC.

**PALM GATE CDD EXPANSION
LOCATION MAP**





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**PALM GATE CDD EXPANSION
CDD BOUNDARY MAP**

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Summary of PALM GATE CDD EXPANSION Estimated Construction Costs and Schedule of Construction				
Description	Estimated Costs (\$)	Estimated Construction Schedule (Quarter/Year)		
Infrastructure Component		Begin	End	Remarks
Roadway Improvements (1)	10,248,000	Q2/2026	Q4/2026	
Stormwater Management System	2,336,000	Q4/2025	Q4/2026	
Water Distribution System (2)	3,279,000	Q2/2026	Q3/2026	
Sanitary Sewer System (3)	4,370,000	Q2/2026	Q3/2026	
Total	20,233,000			

(1) Includes Miami-Dade County Mobility Impact Fees for 296 Townhomes

(2) Includes Water Connection Fees for 296 Townhomes

(3) Includes Sanitary Sewer Connection Fees for 296 Townhomes

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
EARTHWORK									
1	Wetland	21	AC	-	100.00	-	-	-	-
2	Clearing & Grubbing	39	AC	\$6,850.00	26.96	73.04	72,012.96	195,137.04	267,150.00
3	Silt Fence (No Maintenance)	6,640	LF	\$4.00	100.00	-	26,560.00	-	26,560.00
4	Washed Rock Entrance	1	EA	\$5,550.00	100.00	-	5,550.00	-	5,550.00
5	Strip Site 6" & Stockpile NOT Wetland Area	33,165	CY	\$3.10	26.96	73.04	27,713.87	75,097.63	102,811.50
6	Move to Green Areas	33,165	CY	\$3.25	26.96	73.04	29,054.86	78,731.39	107,786.25
7	Slope Top of Bank (Wetland)	4,460	LF	\$6.20	100.00	-	27,652.00	-	27,652.00
8	Import Fill (SDI) Slope Wetland	24,825	TN	\$21.49	100.00	-	533,489.25	-	533,489.25
9	Import Fill (SDI)	660,005	TN	\$21.49	26.96	73.04	3,823,306.42	10,360,201.03	14,183,507.45
10	Import Fill (SDI) <i>Commercial Parcel Only</i>	73,750	TN	\$21.49	-	100.00	-	1,584,887.50	1,584,887.50
11	Miscellaneous Landscape Grading	941,795	SF	\$0.15	26.96	73.04	38,080.54	103,188.71	141,269.25
12	Laser Grade Building Pad @ +11.25 NGVD	398,225	SF	\$0.15	-	100.00	-	59,733.75	59,733.75
13	MOT & Traffic Control	1	LS	\$12,500.00	26.96	73.04	3,369.50	9,130.50	12,500.00
14	Survey	1	LS	\$325,850.00	26.96	73.04	87,836.13	238,013.87	325,850.00
Sub-total Earthwork: Entire Site							4,674,625.53	12,704,121.42	17,378,746.95
PAVEMENT: ASPHALT - ONSITE									
1	12" Compacted Subgrade	32,085	SY	\$1.30	100.00	-	41,710.50	-	41,710.50
2	8" Rock Base	30,410	SY	\$16.40	100.00	-	498,724.00	-	498,724.00
3	3/4" Type S-III Asphalt (1st Lift)	28,825	SY	\$7.00	100.00	-	201,775.00	-	201,775.00
4	3/4" Type S-III Asphalt (2nd Lift)	28,825	SY	\$7.00	100.00	-	201,775.00	-	201,775.00
5	Survey	1	LS	\$22,850.00	100.00	-	22,850.00	-	22,850.00
Sub-total Pavement Asphalt: Onsite							966,834.50	-	966,834.50
PAVEMENT: VEHICULAR PAVERS (SUBGRADE PREPARATION ONLY) - ON									
1	12" Compacted Subgrade	205	SY	\$1.30	100.00	-	266.50	-	266.50
2	8" Rock Base	195	SY	\$16.40	100.00	-	3,198.00	-	3,198.00
3	Survey	1	LS	\$855.00	100.00	-	855.00	-	855.00
Sub-total Pavement Vehicular Pavers							4,319.50	-	4,319.50
GUARDRAIL: ONSITE									

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
1	Guardrail (straight)	1,535	LF	55.95	100.00	-	85,883.25	-	85,883.25
2	Guardrail (radius)	775	LF	\$59.95	100.00	-	46,461.25	-	46,461.25
3	Round Buffer End Sections	10	EA	\$950.00	100.00	-	9,500.00	-	9,500.00
4	2" Misc. Asphalt	770	SY	\$20.00	100.00	-	15,400.00	-	15,400.00
5	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total Guardrail: Onsite							159,684.50	-	159,684.50
CONCRETE: ONSITE (SIDEWALK NOT INCLUDED)									
1	2' Valley Gutter	12,270	LF	\$18.80	100.00	-	230,676.00	-	230,676.00
2	2' Type "F" Curb & Gutter	5,215	LF	\$18.80	100.00	-	98,042.00	-	98,042.00
3	2' Type "RA" Mountable Curb	250	LF	\$18.80	100.00	-	4,700.00	-	4,700.00
4	6" x 12" Type "D" Curb	1,635	LF	\$14.25	100.00	-	23,298.75	-	23,298.75
5	Survey	1	LS	\$18,850.00	100.00	-	18,850.00	-	18,850.00
Sub-total Concrete: Onsite (Sidewalk not included)							375,566.75	-	375,566.75
SIGNS & MARKINGS: ONSITE									
1	Pavement Marking Allowance	1	LS	45,000.00	100.00	-	45,000.00	-	45,000.00
2	Survey	1	LS	10,850.00	100.00	-	10,850.00	-	10,850.00
Sub-total Sign & Markings Onsite							55,850.00	-	55,850.00
STORM DRAIN: ONSITE									
1	18" French Drain w/ P-HDPE (4' x 15' Trench)	5,615	LF	\$170.00	100.00	-	954,550.00	-	954,550.00
2	24" HDPE	150	LF	\$95.00	100.00	-	14,250.00	-	14,250.00
3	18" HDPE	3,750	LF	\$65.00	100.00	-	243,750.00	-	243,750.00
4	Valley Inlet 48" Dia.w/ USF 5112-6143	30	EA	\$5,850.00	100.00	-	175,500.00	-	175,500.00
5	Valley Inlet 60" Dia.w/ USF 5112-6143	10	EA	\$6,850.00	100.00	-	68,500.00	-	68,500.00
6	Curb Inlet 48" Dia. w/ USF 5130-6168	11	EA	\$6,050.00	100.00	-	66,550.00	-	66,550.00
7	Curb Inlet 60" Dia. w/ USF 5130-6168	10	EA	\$7,250.00	100.00	-	72,500.00	-	72,500.00
8	Storm Manhole 60" Dia. w/ USF 310	12	EA	\$5,250.00	100.00	-	63,000.00	-	63,000.00
9	Control Structure 60" Dia. w/ USF 310	5	EA	\$9,850.00	100.00	-	49,250.00	-	49,250.00
10	PRB's for 24" Outfall (CMP)	5	EA	\$1,250.00	100.00	-	6,250.00	-	6,250.00
11	PRB's for 18" FD (CMP)	44	EA	\$1,050.00	100.00	-	46,200.00	-	46,200.00
12	Concrete Endwall for 24" HDPE Outfall	5	EA	\$5,800.00	100.00	-	29,000.00	-	29,000.00
13	Filter Fabric in Grates	61	EA	\$26.00	100.00	-	1,586.00	-	1,586.00

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
14	Gutter Buddy	21	EA	\$450.00	100.00	-	9,450.00	-	9,450.00
15	Vacuum Structures at Final	78	EA	\$300.00	100.00	-	23,400.00	-	23,400.00
16	Turbidity Barrier	375	LF	\$50.00	100.00	-	18,750.00	-	18,750.00
17	Survey	1	LS	\$15,850.00	100.00	-	15,850.00	-	15,850.00
Sub-total Storm Drain Onsite							1,858,336.00	-	1,858,336.00
WATER: ONSITE									
1	12" DIP	2,280	LF	120.00	100.00	-	273,600.00	-	273,600.00
2	8" DIP	6,580	LF	75.00	100.00	-	493,500.00	-	493,500.00
3	6" DIP	460	LF	65.00	100.00	-	29,900.00	-	29,900.00
4	Detector Tape	9,320	LF	\$0.50	100.00	-	4,660.00	-	4,660.00
5	Marking Wire	9,320	LF	\$0.50	100.00	-	4,660.00	-	4,660.00
6	Blueline Paint Water Main	9,320	LF	\$0.50	100.00	-	4,660.00	-	4,660.00
7	Fire Hydrant w/ Mega Lug	23	EA	5,550.00	100.00	-	127,650.00	-	127,650.00
8	3/4" Threaded Rod for Hydrant Restraints	23	EA	185.00	100.00	-	4,255.00	-	4,255.00
9	12" Gate Valve & Box w/ Mega Lug	3	EA	6,850.00	100.00	-	20,550.00	-	20,550.00
10	8" Gate Valve & Box w/ Mega Lug	26	EA	2,850.00	100.00	-	74,100.00	-	74,100.00
11	6" Gate Valve & Box w/ Mega Lug	23	EA	2,650.00	100.00	-	60,950.00	-	60,950.00
12	8" x 8" Cross w/ Mega Lug	2	EA	2,450.00	100.00	-	4,900.00	-	4,900.00
13	12" x 8" Tee w/ Mega Lug	2	EA	2,450.00	100.00	-	4,900.00	-	4,900.00
14	12" x 6" Tee w/ Mega Lug	6	EA	2,250.00	100.00	-	13,500.00	-	13,500.00
15	8" x 8" Tee w/ Mega Lug	10	EA	2,250.00	100.00	-	22,500.00	-	22,500.00
16	8" x 6" Tee w/ Mega Lug	17	EA	1,850.00	100.00	-	31,450.00	-	31,450.00
17	12" 22 Bend w/ Mega Lug	6	EA	1,850.00	100.00	-	11,100.00	-	11,100.00
18	12" 11 Bend w/ Mega Lug	7	EA	1,850.00	100.00	-	12,950.00	-	12,950.00
19	8" Cap Tap 2" w/ Mega Lug	4	EA	575.00	100.00	-	2,300.00	-	2,300.00
20	2" FVO Ass'y.	4	EA	3,250.00	100.00	-	13,000.00	-	13,000.00
21	1" Double Water Service	103	EA	1,950.00	100.00	-	200,850.00	-	200,850.00
22	1" Single Water Service	90	EA	1,950.00	100.00	-	175,500.00	-	175,500.00
23	Wood Stakes	296	EA	11.00	100.00	-	3,256.00	-	3,256.00
24	12" Pipe Joint Restraint	114	EA	550.00	100.00	-	62,700.00	-	62,700.00
25	8" Pipe Joint Restraint	329	EA	280.00	100.00	-	92,120.00	-	92,120.00
26	6" Pipe Joint Restraint	23	EA	260.00	100.00	-	5,980.00	-	5,980.00

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
27	18" x 12" Tapping Sleeve & Valve	1	EA	32,850.00	100.00	-	32,850.00	-	32,850.00
28	12" Fill & Flush Connection	1	EA	4,850.00	100.00	-	4,850.00	-	4,850.00
29	8" Fill & Flush Connection	2	EA	3,250.00	100.00	-	6,500.00	-	6,500.00
30	Meter Box	229	EA	900.00	100.00	-	206,100.00	-	206,100.00
31	HRS & Sample Points	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
32	Survey	1	LS	12,850.00	100.00	-	12,850.00	-	12,850.00
Sub-total Water: Onsite							2,021,141.00	-	2,021,141.00
WATER: ONSITE (COMMERCIAL PARCEL)									
1	8" DIP	95	LF	75.00	-	100.00	-	7,125.00	7,125.00
2	Detector Tape	95	LF	0.50	-	100.00	-	47.50	47.50
3	Marking Wire	95	LF	0.50	-	100.00	-	47.50	47.50
4	Blueline Paint Water Main	95	LF	\$0.50	-	100.00	-	47.50	47.50
5	8" Gate Valve & Box w/ Mega Lug	1	EA	\$2,850.00	-	100.00	-	2,850.00	2,850.00
6	16" x 8" Tee w/ Mega Lug	1	EA	\$9,850.00	-	100.00	-	9,850.00	9,850.00
7	8" Cap Tap 2" w/ Mega Lug	2	EA	575.00	-	100.00	-	1,150.00	1,150.00
8	2" FVO Ass'y.	2	EA	3,250.00	-	100.00	-	6,500.00	6,500.00
9	8" Pipe Joint Restraint	5	EA	280.00	-	100.00	-	1,400.00	1,400.00
10	18" x 8" Tapping Sleeve & Valve	1	EA	26,850.00	-	100.00	-	26,850.00	26,850.00
11	8" Fill & Flush Connection	1	EA	3,250.00	-	100.00	-	3,250.00	3,250.00
12	HRS & Sample Points	1	LS	2,200.00	-	100.00	-	2,200.00	2,200.00
13	Sawcut Existing	1	LS	600.00	-	100.00	-	600.00	600.00
14	Steel Plate Rental	1	LS	1,900.00	-	100.00	-	1,900.00	1,900.00
15	Sidewalk Restoration	1	LS	2,500.00	-	100.00	-	2,500.00	2,500.00
16	Base & Subgrade Restoration w/ CLR	1	LS	6,500.00	-	100.00	-	6,500.00	6,500.00
17	Pavement Restoration	1	LS	6,500.00	-	100.00	-	6,500.00	6,500.00
18	Pavement Marking Restoration	1	LS	1,500.00	-	100.00	-	1,500.00	1,500.00
19	Police	1	LS	3,500.00	-	100.00	-	3,500.00	3,500.00
20	Night Premium	1	LS	5,500.00	-	100.00	-	5,500.00	5,500.00
21	MOT & Traffic Control	1	LS	4,500.00	-	100.00	-	4,500.00	4,500.00
22	Survey	1	LS	4,850.00	-	100.00	-	4,850.00	4,850.00
Sub-total Water: Onsite (Commercial Parcel)							-	99,167.50	99,167.50
SAN. SEWER: ONSITE									

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
1	6" PVC SDR-26	8,880	LF	33.00	100.00	-	293,040.00	-	293,040.00
2	8" PVC SDR-26 0/6	2,490	LF	55.00	100.00	-	136,950.00	-	136,950.00
3	8" PVC SDR-26 6/8	2,145	LF	57.00	100.00	-	122,265.00	-	122,265.00
4	8" PVC SDR-26 8/10	945	LF	58.00	100.00	-	54,810.00	-	54,810.00
5	8" PVC SDR-26 10/12	305	LF	69.00	100.00	-	21,045.00	-	21,045.00
6	8" PVC SDR-26 14/16	185	LF	88.00	100.00	-	16,280.00	-	16,280.00
7	Pipe Bedding for Sewer Laterals	1,745	TN	40.00	100.00	-	69,800.00	-	69,800.00
8	Manhole 0/6	14	EA	3,950.00	100.00	-	55,300.00	-	55,300.00
9	Manhole 6/8	6	EA	4,550.00	100.00	-	27,300.00	-	27,300.00
10	Manhole 8/10	3	EA	5,250.00	100.00	-	15,750.00	-	15,750.00
11	Manhole 10/12	1	EA	6,850.00	100.00	-	6,850.00	-	6,850.00
12	Manhole 14/16	2	EA	12,850.00	100.00	-	25,700.00	-	25,700.00
13	Shrink Wrap/ PPC	26	EA	650.00	100.00	-	16,900.00	-	16,900.00
14	8" Coupling PVC SDR-26	52	EA	380.00	100.00	-	19,760.00	-	19,760.00
15	8" Manhole Adaptor PVC SDR-26	52	EA	360.00	100.00	-	18,720.00	-	18,720.00
16	8" x 6" Wye PVC SDR-26	296	EA	450.00	100.00	-	133,200.00	-	133,200.00
17	6" 45° Bend PVC SDR-26	740	EA	260.00	100.00	-	192,400.00	-	192,400.00
18	6" Cap PVC SDR-26	296	EA	220.00	100.00	-	65,120.00	-	65,120.00
19	6" Cleanout Ass'y. PVC SDR-26	296	EA	955.00	100.00	-	282,680.00	-	282,680.00
20	Rainstoppers	26	EA	95.00	100.00	-	2,470.00	-	2,470.00
21	Drop Connections	2	EA	3,250.00	100.00	-	6,500.00	-	6,500.00
22	USF Box	296	EA	900.00	100.00	-	266,400.00	-	266,400.00
23	Concrete Collar	296	EA	600.00	100.00	-	177,600.00	-	177,600.00
24	Wood Stakes	296	EA	11.00	100.00	-	3,256.00	-	3,256.00
25	Trench Box	1	LS	48,000.00	100.00	-	48,000.00	-	48,000.00
26	Clean & TV Sanitary Sewer (1 time only)	8,880	LF	9.00	100.00	-	79,920.00	-	79,920.00
27	Survey	1	LS	15,850.00	100.00	-	15,850.00	-	15,850.00
Sub-total Sanitary Sewer: Onsite							2,173,866.00	-	2,173,866.00
SAN. SEWER: ONSITE (COMMERCIAL PARCEL) FROM LIFT STATION TO COMMERCIAL PARCEL VIA SPINE ROAD - PLEASE NOTE THAT THE COMMERCIAL PARCEL WILL REQUIRE A CONCRETE COVERED TRENCH OR RAISE THE FINISHED ASPHALT TO +10.50 NGVD TO ENSURE THE SEWER SLOPE									
1	8" PVC SDR-26 6/8	28	LF	57.00	-	100.00	-	1,596.00	1,596.00
2	8" PVC SDR-26 8/10	145	LF	58.00	-	100.00	-	8,410.00	8,410.00

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
3	8" PVC SDR-26 10/12	177	LF	65.00	-	100.00	-	11,505.00	11,505.00
4	8" PVC SDR-26 12/14	500	LF	69.00	-	100.00	-	34,500.00	34,500.00
5	8" PVC SDR-26 14/16	220	LF	88.00	-	100.00	-	19,360.00	19,360.00
6	Manhole 6/8	1	EA	4,550.00	-	100.00	-	4,550.00	4,550.00
7	Manhole 10/12	1	EA	6,850.00	-	100.00	-	6,850.00	6,850.00
8	Manhole 12/14	2	EA	12,850.00	-	100.00	-	25,700.00	25,700.00
9	Manhole 14/16	1	EA	12,850.00	-	100.00	-	12,850.00	12,850.00
10	Shrink Wrap/ PPC	5	EA	650.00	-	100.00	-	3,250.00	3,250.00
11	8" Coupling PVC SDR-26	10	EA	380.00	-	100.00	-	3,800.00	3,800.00
12	8" Manhole Adaptor PVC SDR-26	10	EA	360.00	-	100.00	-	3,600.00	3,600.00
13	Rainstoppers	5	EA	95.00	-	100.00	-	475.00	475.00
14	Trench Box	1	LS	10,000.00	-	100.00	-	10,000.00	10,000.00
15	Clean & TV Sanitary Sewer (1 time only)	1,070	LF	9.00	-	100.00	-	9,630.00	9,630.00
16	Survey	1	LS	5,850.00	-	100.00	-	5,850.00	5,850.00
Sub-total Sanitary Sewer: Onsite (Commercial Parcel)							-	161,926.00	161,926.00
FORCE MAIN: ONSITE									
1	6" DIP Epoxy	1,105	LF	135.00	100.00	-	149,175.00	-	149,175.00
2	Paint for Forcemain Pipe	1,105	LF	\$0.50	100.00	-	552.50	-	552.50
3	Detector tape	1,105	LF	\$0.50	100.00	-	552.50	-	552.50
4	Pipe Bedding	245	TN	\$40.00	100.00	-	9,800.00	-	9,800.00
5	6" Check Valve w/ Mega Lug	1	EA	\$4,650.00	100.00	-	4,650.00	-	4,650.00
6	6" 90° Bend w/ Mega Lug	1	EA	\$950.00	100.00	-	950.00	-	950.00
7	6" 22° Bend w/ Mega Lug	5	EA	\$950.00	100.00	-	4,750.00	-	4,750.00
8	6" Pipe Joint Restraint	55	EA	\$260.00	100.00	-	14,300.00	-	14,300.00
9	Flush Test	1	LS	\$1,900.00	100.00	-	1,900.00	-	1,900.00
10	Survey	1	LS	\$2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total Force Main: Onsite							189,070.00	-	189,070.00
LIFT STATION: ONSITE - NO GENERATOR									
1	Public Lift Station	1	LS	750,000.00	100.00	-	750,000.00	-	750,000.00
Sub-total Lifstation: Onsite No Generator							750,000.00	-	750,000.00
PAVEMENT: ASPHALT - SW 167TH AVENUE									

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
1	12" Compacted Subgrade	4,225	SY	1.30	100.00	-	5,492.50	-	5,492.50
2	4" Curb Base	360	SY	7.50	100.00	-	2,700.00	-	2,700.00
3	8" Rock Base	3,645	SY	16.40	100.00	-	59,778.00	-	59,778.00
4	2" Type SP-9.5 Asphalt (1st Lift)	3,455	SY	16.50	100.00	-	57,007.50	-	57,007.50
5	1" Type FC-9.5 Asphalt (2nd Lift)	3,455	SY	8.25	100.00	-	28,503.75	-	28,503.75
6	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
7	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total Pavement Asphalt: SW 167 Avenue							158,421.75	-	158,421.75
CONCRETE: OFFSITE (SW 167TH AVENUE)									
1	4" Concrete Sidewalk (Non-reinforced)	6,475	SF	4.50	100.00	-	29,137.50	-	29,137.50
2	2' Type "F" Curb & Gutter	1,295	LF	18.80	100.00	-	24,346.00	-	24,346.00
3	Pedestrian Ramp	1	EA	600.00	100.00	-	600.00	-	600.00
4	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
5	Survey	1	LS	4,580.00	100.00	-	4,580.00	-	4,580.00
Sub-total Concrete: SW 167 Avenue no Sidewalk @ Outparcel (Corner)							61,163.50	-	61,163.50
SIGNS & MARKINGS: OFFSITE (SW 167TH AVENUE)									
1	Pavement Markings Allowance	1	LS	18,000.00	100.00	-	18,000.00	-	18,000.00
2	Hydro Blasting	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
3	MOT & Traffic Control	1	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
4	Police	1	LS	4,000.00	100.00	-	4,000.00	-	4,000.00
5	Survey	1	LS	3,580.00	100.00	-	3,580.00	-	3,580.00
Sub-total Signs & Markings: Offsite SW 167 Avenue							33,580.00	-	33,580.00
STORM DRAIN: OFFSITE (SW 167TH AVENUE)									
1	24" French Drain w/ P-HP (4' x 15'Trench)	500	LF	225.00	100.00	-	112,500.00	-	112,500.00
3	24" HP	795	LF	105.00	100.00	-	83,475.00	-	83,475.00
4	Pipe Bedding	235	TN	40.00	100.00	-	9,400.00	-	9,400.00
5	Catch Basin 48" Dia. w/ P-5 Inlet & Throat	2	EA	6,850.00	100.00	-	13,700.00	-	13,700.00
6	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	2	EA	7,250.00	100.00	-	14,500.00	-	14,500.00
7	PRB's for 24" FD (CMP)	4	EA	1,250.00	100.00	-	5,000.00	-	5,000.00
8	Clean Storm Pipe 0 - 24"	1,295	LF	5.00	100.00	-	6,475.00	-	6,475.00
9	Filter Fabric in Grates	4	EA	26.00	100.00	-	104.00	-	104.00

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
10	Gutter Buddy	4	EA	400.00	100.00	-	1,600.00	-	1,600.00
11	Vacuum Structures at Final	4	EA	300.00	100.00	-	1,200.00	-	1,200.00
12	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
13	Police	1	LS	8,500.00	100.00	-	8,500.00	-	8,500.00
14	Night Premium	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
15	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
16	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total Storm Drain: Offsite SW 167 Avenue							265,009.00	-	265,009.00
WATER: OFFSITE (SW 344TH STREET)									
1	16" DIP	2,105	LF	180.00	100.00	-	378,900.00	-	378,900.00
2	6" DIP	120	LF	65.00	100.00	-	7,800.00	-	7,800.00
3	Detector Tape	2,225	LF	0.50	100.00	-	1,112.50	-	1,112.50
4	Marking Wire	2,225	LF	0.50	100.00	-	1,112.50	-	1,112.50
5	Blueline Paint Water Main	2,225	LF	0.50	100.00	-	1,112.50	-	1,112.50
6	Fire Hydrant w/ Mega Lug	6	EA	5,550.00	100.00	-	33,300.00	-	33,300.00
7	3/4" Threaded Rod for Hydrant Restraints	6	EA	165.00	100.00	-	990.00	-	990.00
8	16" Gate Valve & Box w/ Mega Lug	2	EA	12,500.00	100.00	-	25,000.00	-	25,000.00
9	6" Gate Valve & Box w/ Mega Lug	6	EA	2,650.00	100.00	-	15,900.00	-	15,900.00
10	16" x 12" Tee w/ Mega Lug	1	EA	10,850.00	100.00	-	10,850.00	-	10,850.00
11	16" x 6" Tee w/ Mega Lug	6	EA	9,850.00	100.00	-	59,100.00	-	59,100.00
12	16" Cap Tap 2" w/ Mega Lug	1	EA	5,850.00	100.00	-	5,850.00	-	5,850.00
13	2" FVO Ass'y.	1	EA	3,250.00	100.00	-	3,250.00	-	3,250.00
14	16" Pipe Joint Restraint	105	EA	950.00	100.00	-	99,750.00	-	99,750.00
15	6" Pipe Joint Restraint	6	EA	260.00	100.00	-	1,560.00	-	1,560.00
16	18" x 16" Tapping Sleeve & Valve	1	EA	38,850.00	100.00	-	38,850.00	-	38,850.00
17	16" Fill & Flush Connection	1	EA	9,850.00	100.00	-	9,850.00	-	9,850.00
18	HRS & Sample Points	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
19	Sawcut Existing	4,210	LF	1.50	100.00	-	6,315.00	-	6,315.00
20	Steel Plate Rental	1	LS	2,800.00	100.00	-	2,800.00	-	2,800.00
21	Base & Subgrade Restoration w/ CLR	2,810	SY	21.00	100.00	-	59,010.00	-	59,010.00
22	Pavement Restoration	2,810	SY	16.00	100.00	-	44,960.00	-	44,960.00
23	Pavement Marking Restoration	1	LS	4,000.00	100.00	-	4,000.00	-	4,000.00

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
24	Police	1	LS	35,000.00	100.00	-	35,000.00	-	35,000.00
25	Night Premium	1	LS	16,500.00	100.00	-	16,500.00	-	16,500.00
26	MOT & Traffic Control	1	LS	16,500.00	100.00	-	16,500.00	-	16,500.00
27	Survey	1	LS	15,850.00	100.00	-	15,850.00	-	15,850.00
Sub-total Water: SW 344 Street							897,722.50	-	897,722.50
SAN. SEWER: OFFSITE (SW 167TH AVENUE) FROM SPINE ROAD TO COMMERCIAL PARCEL PLEASE NOTE THAT THE COMMERCIAL PARCEL WILL REQUIRE A CONCRETE COVERED TRENCH OR RAISE THE FINISHED ASPHALT TO +10.50 NGVD TO ENSURE THE SEWER SLOPE									
1	8" PVC SDR-26 0/6	500	LF	55.00	100.00	-	27,500.00	-	27,500.00
2	8" PVC SDR-26 6/8	400	LF	57.00	100.00	-	22,800.00	-	22,800.00
3	Manhole 0/6	3	EA	3,950.00	100.00	-	11,850.00	-	11,850.00
4	Manhole 6/8	1	EA	4,550.00	100.00	-	4,550.00	-	4,550.00
5	Shrink Wrap/ PPC	4	EA	650.00	100.00	-	2,600.00	-	2,600.00
6	8" Coupling PVC SDR-26	8	EA	380.00	100.00	-	3,040.00	-	3,040.00
7	8" Manhole Adaptor PVC SDR-26	8	EA	360.00	100.00	-	2,880.00	-	2,880.00
8	Rainstoppers	4	EA	95.00	100.00	-	380.00	-	380.00
9	Trench Box	1	LS	8,000.00	100.00	-	8,000.00	-	8,000.00
10	Clean & TV Sanitary Sewer (1 time only)	900	LF	9.00	100.00	-	8,100.00	-	8,100.00
11	Sawcut Existing	1,800	LF	1.25	100.00	-	2,250.00	-	2,250.00
12	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
13	Base Restoration	1,200	SY	21.00	100.00	-	25,200.00	-	25,200.00
14	Pavement Restoration	1,200	SY	16.00	100.00	-	19,200.00	-	19,200.00
15	Pavement Marking Restoration	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
16	Police	1	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
17	Night Premium	1	LS	5,500.00	100.00	-	5,500.00	-	5,500.00
18	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
19	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total Sanitary Sewer: Offsite (Commercial Parcel)							156,690.00	-	156,690.00
FORCE MAIN: OFFSITE (SW 167TH AVENUE)									

ALVAREZ ENGINEERS, INC

**PALM GATE CDD Expansion (a.k.a. Graveran)
Estimate of Cost
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
1	6" DIP Epoxy <i>Predicated On Installing 6" Force Main To An Existing 12" Force Main 400' LF East Of The Intersection SW 344 Street & SW 167 Avenue Per City Of Homestead Water & Sewer Availability Form</i>	1,680	LF	135.00	100.00	-	226,800.00	-	226,800.00
2	Paint for Forcemain Pipe	1,680	LF	0.50	100.00	-	840.00	-	840.00
3	Detector tape	1,680	LF	0.50	100.00	-	840.00	-	840.00
4	Pipe Bedding	375	TN	40.00	100.00	-	15,000.00	-	15,000.00
5	6" Check Valve w/ Mega Lug	2	EA	3,650.00	100.00	-	7,300.00	-	7,300.00
6	6" 90° Bend w/ Mega Lug	2	EA	1,150.00	100.00	-	2,300.00	-	2,300.00
7	12" x 6" Tapping Sleeve & Valve	1	EA	18,850.00	100.00	-	18,850.00	-	18,850.00
8	6" Pipe Joint Restraint	84	EA	260.00	100.00	-	21,840.00	-	21,840.00
9	Flush Test	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
10	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
11	Sawcut Existing	3,360	LF	1.25	100.00	-	4,200.00	-	4,200.00
12	Pavement Restoration	2,240	SY	21.00	100.00	-	47,040.00	-	47,040.00
13	Subgrade & Base Restoration w/ CLR	2,240	SY	16.00	100.00	-	35,840.00	-	35,840.00
14	Pavement Marking Restoration	1	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
15	Traffic Loop Restoration	2	EA	3,000.00	100.00	-	6,000.00	-	6,000.00
16	Police	1	LS	18,000.00	100.00	-	18,000.00	-	18,000.00
17	Night Premium	1	LS	6,500.00	100.00	-	6,500.00	-	6,500.00
18	MOT & Traffic Control	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
19	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Sub-total Sanitary Sewer: Offsite (Commercial Parcel)							429,000.00	-	429,000.00
LEFT TURN LANE: SW 167TH AVENUE									
1	Left Turn Lane	1	LS	120,000.00	100.00	-	120,000.00	-	120,000.00
Sub-total Left Turn Lane: SW 167 Ave							120,000.00	-	120,000.00
SIGNAL MOD.: OFFSITE (SW 167TH AVENUE)									
1	Signal Modification	1	LS	500,000.00	100.00	-	500,000.00	-	500,000.00
2	Police	1	LS	15,000.00	100.00	-	15,000.00	-	15,000.00
3	MOT & Traffic Control	1	LS	8,093.75	100.00	-	8,093.75	-	8,093.75
Sub-total Signal Mod: Offsite (SW 167 Avenue)							523,093.75	-	523,093.75

ALVAREZ ENGINEERS, INC

PALM GATE CDD Expansion (a.k.a. Graveran)										
Estimate of Cost										
SW 344 STREET & SW 167 AVENUE, FLORIDA CITY										
Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)			
					CDD	Non-CDD	CDD	Non-CDD	Total	
TOTAL HARD COSTS							15,873,974.28	12,965,214.92	28,839,189.20	
OTHER COSTS										
1	CDD Soft Cost and Contingency	10%	%	28,839,189.20	55.04	44.96	1,587,397.43	1,296,521.49	2,883,918.92	
2	Water Conn. Fee (296 Townhomes@ 165 GPD)	48,840	GPD	1.39	100.00		67,887.60	-	67,887.60	
3	Sewer Conn Fees (296 Townhomes@ 165 GPD)	48,840	GPD	5.60	100.00		273,504.00	-	273,504.00	
4	Road Impact Fees for 296 Townhomes	296	EA	\$8,112	100.00		2,401,152.00	-	2,401,152.00	
Sub-total Other Costs							4,329,941.03	1,296,521.49	5,626,462.52	
GRAND TOTAL							20,203,915.31	14,261,736.41	34,465,651.72	

Summary of PALM GATE CDD Expansion Estimated Construction Costs and Schedule of Construction.			
Item Description	Cost*	Begin	End
	(\$)	Quarter/Year	Quarter/Year
Roadway Improvements Including Miami-Dade Road Impact Fees for 296 Townhomes	10,248,000	Q2/2026	Q4/2026
Stormwater Management and Drainage	2,336,000	Q4/2025	Q4/2026
Water Distribution System, Including Water Connection Fees for 296 Townhomes	3,279,000	Q2/2026	Q3/2026
Sanitary Sewer System, Including Connection Fees for 296 Townhomes	4,370,000	Q2/2026	Q3/2026
Total	20,233,000		

* Rounded up to nearest \$1,000