

RESOLUTION NO. 2019- 112

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE FIDUS OFFICE WAREHOUSE PHASE 1 LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Fidus Roofing & Construction, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit "A" incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Fidus Office Warehouse Phase 1 located off State Road 16; and

WHEREAS, Pipeline Constructors, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Fidus Office Warehouse Phase 1 located off State Road 16, attached hereto as Exhibits "B" and "C", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D", incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 2nd day of April, 2019.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

Sam Halterman
Deputy Clerk

RENDITION DATE 4/4/19

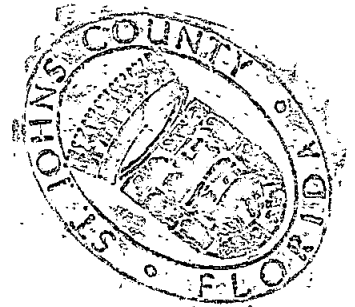


Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

Fidus Office Warehouse

Fidus Roofing & Construction LLC, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Fidus Office Warehouse

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 7th of JAN., 2019

WITNESS:

Witness Signature

Chris Buttermore

Print Witness Name

OWNER:

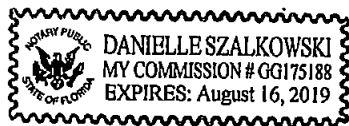
Owner's Signature

James Suplee

Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 7th day of January, 2019, by James Suplee who is personally known to me or has produced Florida Driver License as identification.



Danielle Szalkowski
Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Fidus Office Warehouse
 Contractor: Pipeline Constructors, Inc.
 Developer: Fidus Roofing & Construction, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" PVC DR18	LF	2	\$ 4.57	\$ 9.14
2" HDPE CTS DR9	LF	4	\$ 1.59	\$ 6.36
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 212.00	\$ 212.00
8"x16" Tapping Sleeve & Valve	Ea	1	\$ 5,684.00	\$ 5,684.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
2" Service with Meter Box	Ea	1	\$ 2,533.00	\$ 2,533.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 8,444.50



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Fidus Office Warehouse
 Contractor: Pipeline Constructors, Inc.
 Developer: Fidus Roofing & Construction, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" PVC DR25	LF	18	\$ 1.92	\$ 34.56
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2"x8" Tapping Saddle / Valve	Ea	1	\$ 2,189.00	\$ 2,189.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 2,223.56

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$10,668.06 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 10/30/18 to Fidus Roofing & Construction, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Fidus Office Warehouse”

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 30th of October, 2018.

WITNESS:

Marney Best
Witness Signature

Marney Best
Print Witness Name

OWNER:

Ronald E Denmark
Lienor's Signature

Ronald E Denmark
Print Lienor's Name

State of Florida
County of Bradford

The foregoing instrument was acknowledged before me this 30th day of October, 2018, by Ronald E Denmark who is **personally known** to me or has produced _____ as identification.

Margaret L Best
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Fidus Office Warehouse
 Contractor: Pipeline Constructors, Inc.
 Developer: Fidus Roofing & Construction, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" PVC DR18	LF	2	\$ 4.57	\$ 9.14
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	LF		\$ -	\$ -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
2" Service with Meter Box	Ea	1	\$ 2,533.00	\$ 2,533.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	8,444.50



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	Fidus Office Warehouse
Contractor:	Pipeline Constructors, Inc.
Developer:	Fidus Roofing & Construction, LLC.

Force Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
2" PVC DR25	LF	18	\$ 1.92	\$ 34.56
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Sewer Valves (Size and Type)				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 2,223.56



WARRANTY
UTILITY IMPROVEMENTS

Date: 10/30/2018

Project Title: Fidus Office Warehouse
St. Johns County, Florida

FROM: Pipeline Constructors, Inc.
2117 N Temple Ave.
Starke, FL 32091

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

A handwritten signature in black ink, appearing to read "Ron Denmark".

Contractor's Signature

Ron Denmark, President
Print Contractor's Name

State of Florida
County of Bradford

The foregoing instrument was acknowledged before me this 30th day of October, 2018, by Ron Denmark who is personally known to me or has produced _____ as identification.

A handwritten signature in black ink, appearing to read "Margaret Louise Best".
Notary Public

Exhibit "D" to Resolution



St. Johns County Board of County Commissioners

Utility Department

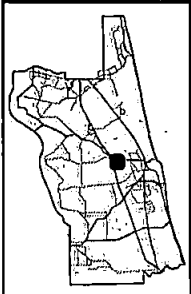
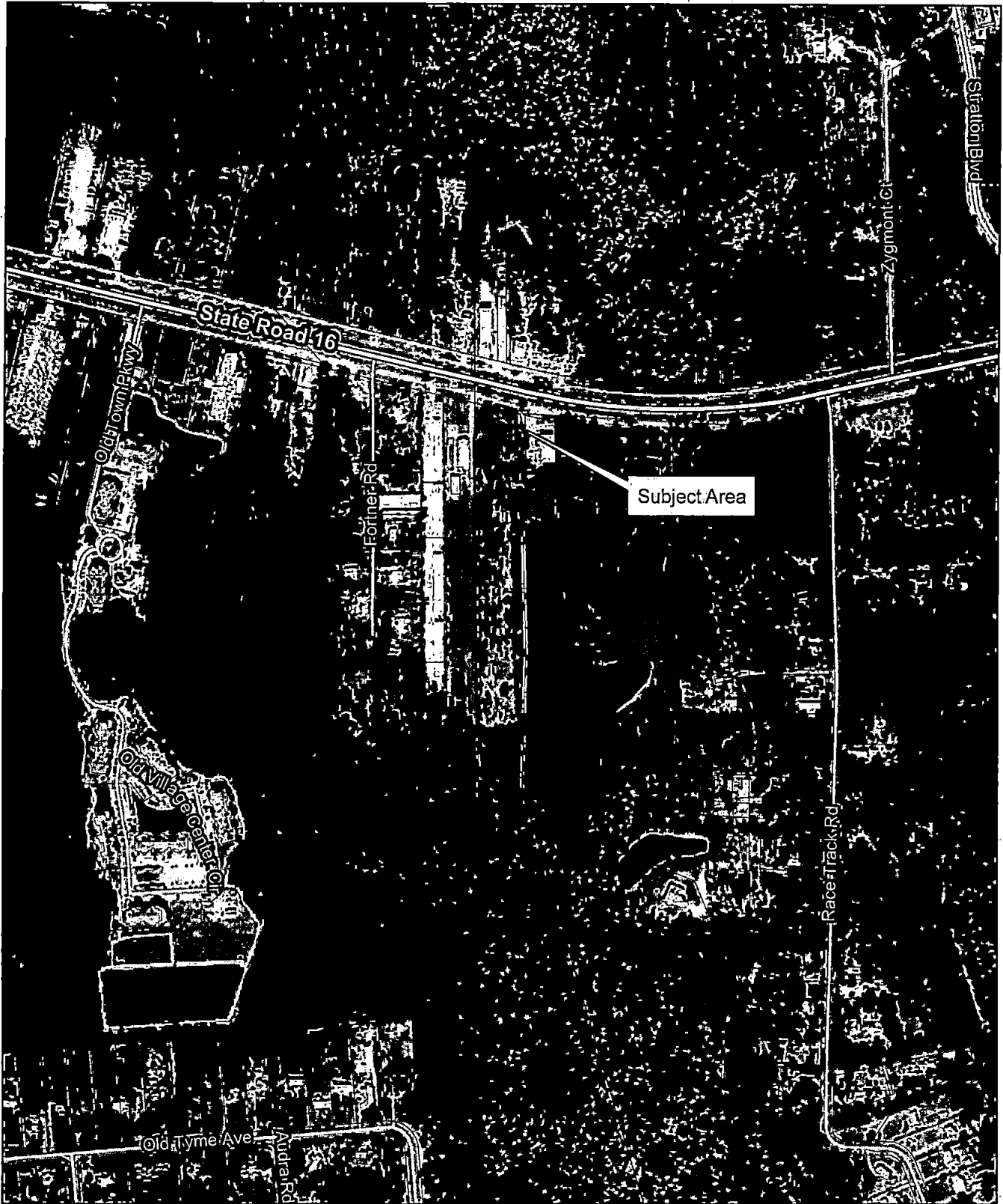
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Fidus Office/Warehouse Phase 1
DATE: February 7, 2019

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Fidus Office/Warehouse Phase 1.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2016 Aerial Imagery

0 135 270 540
Feet

Date: 3/5/2019

*Final Release of Lien,
Bill of Sale and Warranty*

*Fidus Office Warehouse
Phase 1*

Land Management
Systems
Real Estate
Division
(904) 209-0782

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
Division disclaims all responsibility
for the accuracy or completeness
of the data shown hereon.

