

RESOLUTION NO. 2022- 176

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS INSTALLED ALONG INTERNATIONAL GOLF PARKWAY AND WORLD COMMERCE PARKWAY.**

**RECITALS**

**WHEREAS**, Buc-ee's Florida, LLC, a Delaware 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, sewer and reuse systems for the International Golf Parkway and World Commerce Parkway roadway improvements; and

**WHEREAS**, J. Raymond Construction Corp., a Florida corporation, has executed and presented to the County a Final Release of Lien for work performed for the International Golf Parkway and World Commerce Parkway roadway improvements, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, Baker Constructors, Inc., a Florida corporation, has executed and presented to the County a Warranty for work performed for the International Golf Parkway and World Commerce Parkway roadway improvements, attached hereto as Exhibit "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 7 day of June, 2022.

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

By: Henry Dean  
Henry Dean, Chair

**ATTEST:** Brandon J. Patty, Clerk of  
the Circuit Court & Comptroller

Rendition Date 6/9/22

Sam Halterman  
Deputy Clerk



Exhibit "A" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**International Golf Parkway**  
**and World Commerce**  
**Parkway**  
**Roadway Improvements**

**Buc-ee's Florida, LLC**, a Delaware limited liability company (the "Seller") whose address is 327 FM 2004 Road, Lake Jackson, Texas 77566 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 International Golf Parkway and World Commerce Parkway Roadway Improvements"

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 12 of July, 2021.

WITNESS:

  
\_\_\_\_\_

Witness Signature

Michelle LeBlanc  
\_\_\_\_\_

Print Witness Name

**BUC-EE'S FLORIDA, LLC:**

  
\_\_\_\_\_

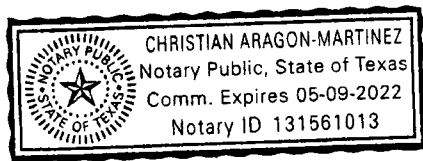
By: Joe O'Leary, Vice President

ml  
gm

STATE OF TEXAS

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of July, 2021, by Joe O'Leary as Vice President of Buc-ee's Florida, LLC, a Delaware limited liability company, on behalf of said company.



  
\_\_\_\_\_

Notary Public

My Commission Expires: 05-09-2022

Personally Known, or Produced Identification  
Type of Identification Produced

Exhibit "A" to Bill of Sale

**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: IGP & World Commerce Prky Roadway Improvements  
 Contractor: Baker Constructors  
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
16" DR25 PVC	LF	545	\$ 161.69	\$ 88,121.05
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
12"x6" Tap Sleeve and Valve	Ea	2	\$ 6,655.81	\$ 13,311.62
16"x16" Tap Sleeve and Valve	Ea	2	\$ 17,814.75	\$ 35,629.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" Fire Hydrantt	Ea	2	\$ 2,807.11	\$ 5,614.22
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 142,676.39</b>

**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: IGP & World Commerce Prky Roadway Improvements  
Contractor: Baker Constructors  
Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR25 PVC	LF	274	\$ 56.27	\$ 15,417.98
10" DR25 PVC	LF	573	\$ 84.35	\$ 48,332.55
16" DR25 PVC	LF	50	\$ 537.14	\$ 26,857.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" Gate Valve	Ea	1	\$ 1,345.22	\$ 1,345.22
16" Gate Valve	Ea	1	\$ 8,157.50	\$ 8,157.50
Air Release Valve	Ea	1	\$ 8,335.39	\$ 8,335.39
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>			<b>\$</b>	<b>108,445.64</b>

**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: IGP & World Commerce Prky Roadway Improvements  
 Contractor: Baker Constructors  
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
2" DR9	LF	5	\$ 927.83	\$ 4,639.15
8" DR25 PVC	LF	562	\$ 48.17	\$ 27,071.54
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 31,710.69</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$282,832.72 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through July 19, 2021 to Buc-ee's Florida, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR INTERNATIONAL GOLF PARKWAY AND WORLD COMMERCE PARKWAY ROADWAY IMPROVEMENTS”

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 18th day of Aug, 2021.

WITNESS:

Trinity Elliott  
Witness Signature

Trinity Elliott  
Print Witness Name

J. Raymond Construction Corp:

[Signature]  
Signature

Janet Cramer - President / COO / Principal  
Name/Title

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of August, 2021, by Daniel Cramer as President / COO / Principal for J. Raymond Construction Corp.

[Signature]  
Notary Public

My Commission Expires:  
**LORI COOK**  
Notary Public - State of Florida  
Commission # GG 277993  
My Comm. Expires Nov 19, 2022  
Bonded through National Notary Assn.

Personally Known or Produced Identification  
Type of Identification Produced

**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

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 Contractor: Baker Constructors  
 Developer: \_\_\_\_\_

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<b>Total Water System Cost</b>				<b>\$ 142,676.39</b>

**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

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**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: IGP & World Commerce Prky Roadway Improvements  
 Contractor: Baker Constructors  
 Developer: \_\_\_\_\_

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	Ea		\$ -	\$ -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 31,710.69</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

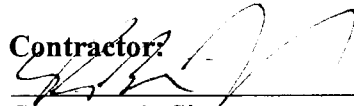
Date: 6/23/2021  
Project Title: IGP & World Commerce Pkwy Roadway  
Improvements

St. Johns County, Florida

FROM: Baker Constructors Inc.  
102 Morgan Lakes Industrial Blvd  
Pooler, GA 31322  
TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

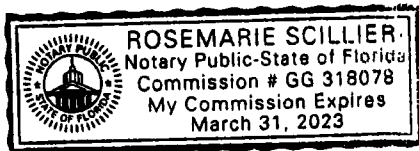
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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:**  
  
\_\_\_\_\_  
Contractor's Signature  
R. Brandon Forrest  
\_\_\_\_\_  
Print Contractor's Name

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of June, 2020, by Robert Forrest as Vice President FL for Baker Constructors.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/31/23

Personally Known or Produced Identification  
Type of Identification Produced



Exhibit "D" to Resolution

**St. Johns County Board of County Commissioners**

Utility Department

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**INTEROFFICE MEMORANDUM**

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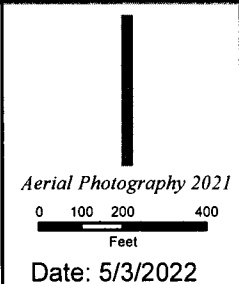
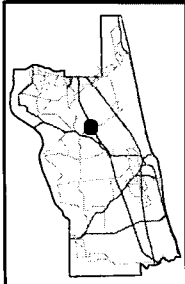
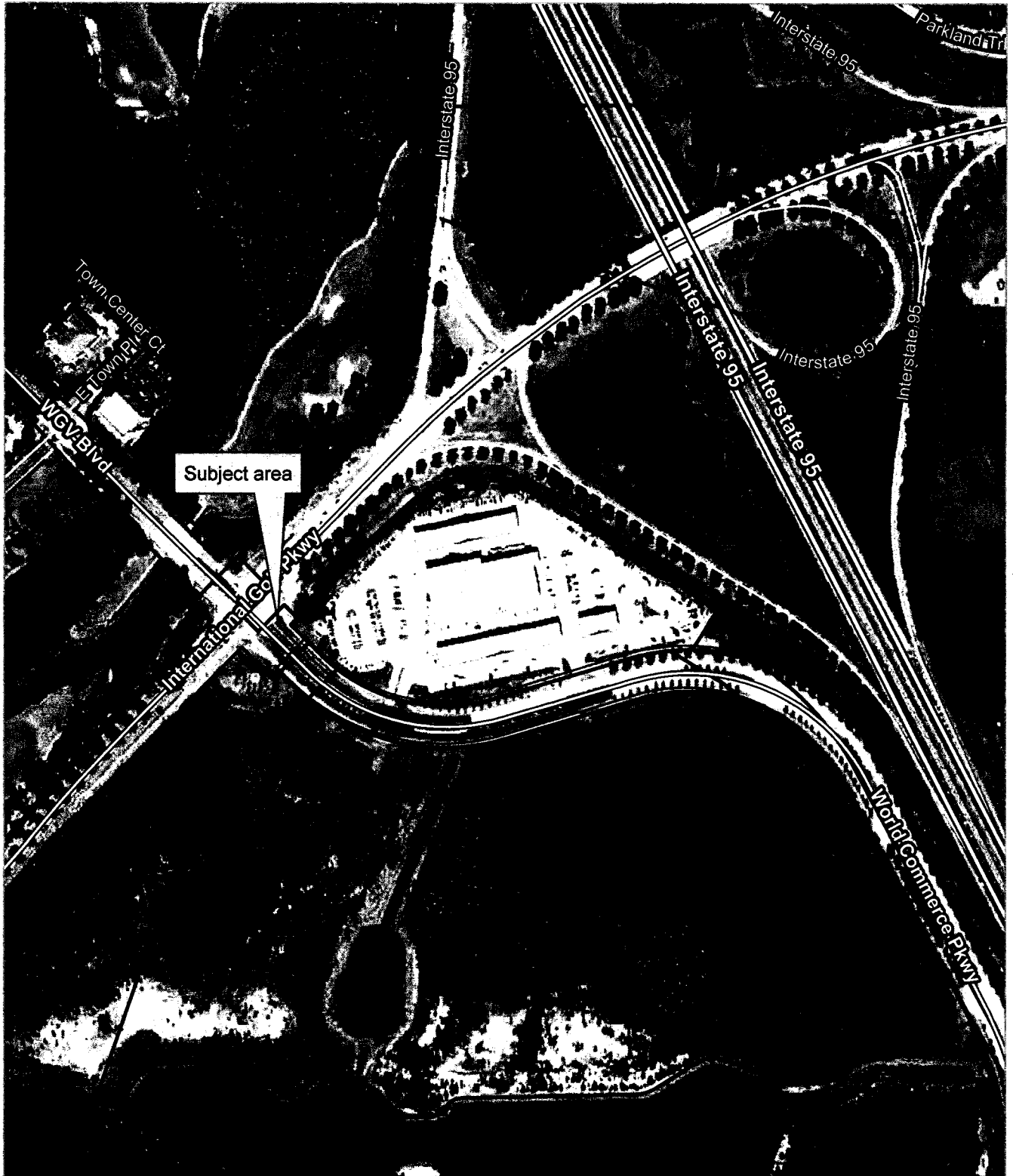
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: IGP and World Commerce Pkwy Roadway Improvements (Buc-ees)  
DATE: October 19, 2021

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 IGP and World Commerce Pkwy Roadway Improvements (Buc-ees).

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.



Bill of Sale, Schedule of Values,  
Final Release of Lien &  
Warranty

International Golf Parkway &  
World Commerce Parkway  
Roadway Improvements  
(Buc-ee's)

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.

