

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Exhibit "G" Sewer Oversizing, Lake Jesup Woods

DEPARTMENT: Environmental Services DIVISION: P.E.I.

**AUTHORIZED BY: [Signature] CONTACT: Mike Harber EXT. 2118
Robert G. Adolph, P.E., Director Sr. Engineer**

Agenda Date <u>08/10/04</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>
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MOTION/RECOMMENDATION:

Approve and Authorize Chairman to execute the Exhibit "G" for the project known as Lake Jesup Woods for oversizing of off-site sewer facilities.

BACKGROUND:

Exhibit "G" to the Conditional Utility Agreement for Sewer Service states the terms and conditions under which the Developer of Lake Jesup Woods subdivision will construct a 8" force main. Staff has identified the need to oversize the off-site sewer facilities in this portion of the County's service area based on work performed by our master planning engineers. Cost associated with oversizing of this facility to 8" from a 6" force main for approximately 1,055 lineal feet is \$12,750.00. Adequate funds for oversizing are available for this project in Water and Sewer Oversizings.

District 5

Reviewed by:
Co Atty: <u>N/A</u>
DFS: <u>N/A</u>
Other: _____
DCM: <u>[Signature]</u>
CM: <u>[Signature]</u>
File No. <u>CESP01</u>

Exhibit "G"

Sewer Agreement

THIS AGREEMENT is made and entered into this ____ day of _____, 20____, by and between SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "COUNTY," and Lake Jesup Woods Partnership whose address is 118 N. Wymore Rd. Winter Park, FL 32789, referred to as "OWNER".

W I T N E S S E T H:

WHEREAS, OWNER owns certain real property in Seminole County, Florida, hereinafter referred to as "the Property," as described in Exhibit "A," and set forth on the survey in Exhibit "B," attached to the Conditional Utility Agreement For Sewer Service; and

WHEREAS, OWNER requires a sewer service system to serve future residential development to be located on the Property; and

WHEREAS, OWNER is willing to construct an off-site water system and other appurtenant facilities to serve the Property and convey the sewer system and appurtenant facilities to the COUNTY in return for the considerations set forth herein; and

WHEREAS, OWNER has executed a Conditional Utility Agreement For Sewer Service to which this Agreement is attached as Exhibit "G" and together the Conditional Utility Agreement For Sewer Service and this Agreement (hereinafter referred to as the "Agreement") comprise the complete and entire sewer agreement between the parties,

NOW, THEREFORE, in consideration of the premises, the parties mutual covenants and agreements, including the cost of designing, permitting, constructing, conveying and accepting the sewer system as hereinafter defined, the Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

Section 1. Recitals. The foregoing premises are true and correct and form a material part of this Agreement upon which the parties have relied.

Section 2. Definitions. As used in this Agreement, certain terms and phrases appearing herein are defined as follows:

(a) Sewer System. The term "Sewer System" shall refer to and mean the construction of an off-site water transmission system on Hester Ave. to Myrtle St. including transmission mains, stub-outs, pipes, valves, fittings and other such pertinent facilities as are routinely placed in public rights-of-way or dedicated easements, excluding service connections. All permits and engineering design and construction contracts, plans and specifications for the Sewer System as and when filed and approved by the County's Planning Department, Development Review Division, are incorporated herein by reference.

(b) Service Area. The term "Service Area" shall mean and consist of the Property which is to be developed and which is described in Exhibit "A" of the Conditional Utility Agreement for Sewer Service.

Section 3. Agreement to Construct and Convey. OWNER agrees to construct and convey to the COUNTY the Sewer System and the COUNTY, in

reliance on the representations and warranties of OWNER contained herein and subject to the terms and conditions of this Agreement, agrees to accept the Sewer System from OWNER and pay for the cost of construction thereof upon completion of the Sewer System. OWNER represents and warrants that:

(a) OWNER shall cause the Sewer System to be designed, permitted and constructed. Any Federal, State or local permitting fees and approvals, if applicable, shall be the responsibility of the OWNER; provided, however, that the COUNTY shall be responsible for the right-of-way use permit fee, if applicable, the Florida Department of Environmental Protection permit fee and the underground utility permit fee, all related to the off-site sewer main only.

(b) Subject to the terms of this Agreement, the OWNER shall commence construction of the Sewer System within four (4) months and complete construction within twelve (12) months of execution of the Agreement.

(c) OWNER's agreement to construct and convey the Sewer System is in addition to OWNER's agreement to construct, install and convey, at OWNER's sole cost and expense, all other sewer transmission, collection and meter facilities necessary to provide sewer service to OWNER's Property pursuant to the Conditional Utility Agreement For Sewer Service.

Section 4. Conveyance. In addition to the provisions set forth in Section 11, Title to Installations Constructed by Developer, of the Conditional Utility Agreement for Sewer Service, the following shall apply:

(a) Conveyance shall be closed at the Seminole County Services Building within fifteen (15) days of the vote relating to conveyance by the Board of County Commissioners.

(b) Real and personal property taxes, if any, shall be the responsibility of the OWNER and prorated as of the date of closing. Any corrective instruments required in connection with perfecting OWNER's title shall be prepared and recorded by OWNER prior to closing.

Section 5. Construction of Installations. In addition to the provisions of Section 9 of the Conditional Utility Agreement for Sewer Service, the OWNER shall provide COUNTY with the proposed utility contractor's firm name, key agents, address and brief description of previous applicable jobs so that the COUNTY may approve said contractor prior to establishment of a pre-construction conference. Approval shall not be unreasonably withheld by the COUNTY.

Section 6. Payment. COUNTY shall reimburse OWNER for the actual costs incurred in construction of the Sewer System as described in Section 2(a) herein. The anticipated construction costs are set forth in Attachment "A" attached hereto and incorporated herein and shall not exceed \$ 12,750.00. Actual costs shall include all design, permitting, construction, labor and materials associated with construction of the Sewer System. To be eligible for reimbursement by COUNTY, the costs incurred by OWNER must be reviewed and written consent obtained from COUNTY by OWNER prior to incurring the costs. These costs shall be based on the contractor's invoices and OWNER's engineer's certification of the invoices and in accordance

with cost and pay estimates approved by COUNTY. Payment shall be made as follows:

(a) Notwithstanding any other provision of this Agreement, the total repayment amount shall not exceed the amount of OWNER's contract to construct the Sewer System together with change orders as approved by the COUNTY in writing.

(b) The COUNTY shall reimburse the OWNER for approved costs of design, permitting and construction of the Sewer System upon completion of construction. Payments shall be by COUNTY warrant within forty-five (45) days of receipt and approval by COUNTY of the bill of sale, contractor invoices, engineer certification of completion, Florida Department of Environmental Protection acceptance and clearance, final COUNTY inspection and COUNTY receipt of as-builts related to off-site water main in accordance with this Agreement.

Section 7. Risk of Loss. OWNER shall bear the risk of loss or damage to the Sewer System prior to conveyance and acceptance by the COUNTY. OWNER shall restore at its expense all loss or damage within a reasonable period of time.

Section 8. Approval of County. As a condition precedent to COUNTY's obligations hereunder, the OWNER shall deliver to COUNTY for COUNTY's prior review and approval all plans, specifications, drawings, financial and cost projections, construction and other contracts and corresponding prices prepared for the OWNER regarding the Sewer System. Under no circumstances shall the review by the COUNTY impose on the COUNTY any liability to the OWNER for faulty design or construction of the Sewer System. It is acknowledged by the parties that

the COUNTY review contemplated in this Section is only for the purpose of determining the operational acceptability of the Sewer System and for no other purpose whatsoever. Nothing in this Section shall relieve OWNER of its obligations under this Agreement, the Conditional Utility Agreement for Sewer Service, or other applicable COUNTY regulations and procedures.

Section 9. Access to Site. The COUNTY shall provide to the OWNER rights of access and easements over property belonging to or controlled by the COUNTY for installation of the Sewer System as required for the completion of the approved Sewer System and in accordance with the approved plans and specifications. County Development Fees related to development of the adjacent subdivision including underground utilities fees and right-of-way use fees, shall not be waived by this Section.

Section 10. Operation and Maintenance. Upon transfer, the COUNTY shall be responsible for operation and maintenance of the Sewer System and shall assure service to all present and future connections to the Property; provided, however, that the COUNTY's obligation shall be consistent with and not greater than the COUNTY's obligation to provide such sewer service to the public generally.

Section 11. Indemnification. OWNER agrees to hold harmless and indemnify the COUNTY, its Commissioners, officers, employees and agents from and against any and all claims, losses, damages, or lawsuits for damages, including any and all court costs and attorney fees arising from or related to the performance of this Agreement between OWNER and COUNTY.

OWNER further agrees to hold harmless and indemnify the COUNTY, its Commissioners, officers, employees and agents from and against any and all claims, losses, damages or lawsuits for damages resulting from:

(a) any misrepresentation of a material fact contained in this Agreement or the exhibit attached hereto; or

(b) any breach of warranties made by OWNER pursuant to this Agreement.

Section 12. County's Liability. Notwithstanding everything contained herein to the contrary, OWNER understands and agrees that the obligations of the COUNTY, including, but not limited to, the payment of costs to be made hereunder to OWNER shall not be deemed to be or constitute a pledge of the full faith and credit of the general revenues, including non-ad valorem tax revenues of the COUNTY.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

ATTEST:

OWNER

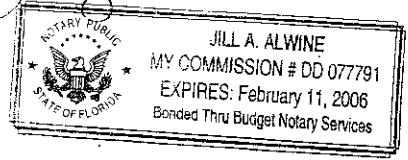
, Secretary

By: Rhett Hines
General Partner President

(CORPORATE SEAL)

Date: July 16, 2004

Jill A. Alwine
Notary Public
July 16, 2004



ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
DARYL G. MCLAIN, Chairman

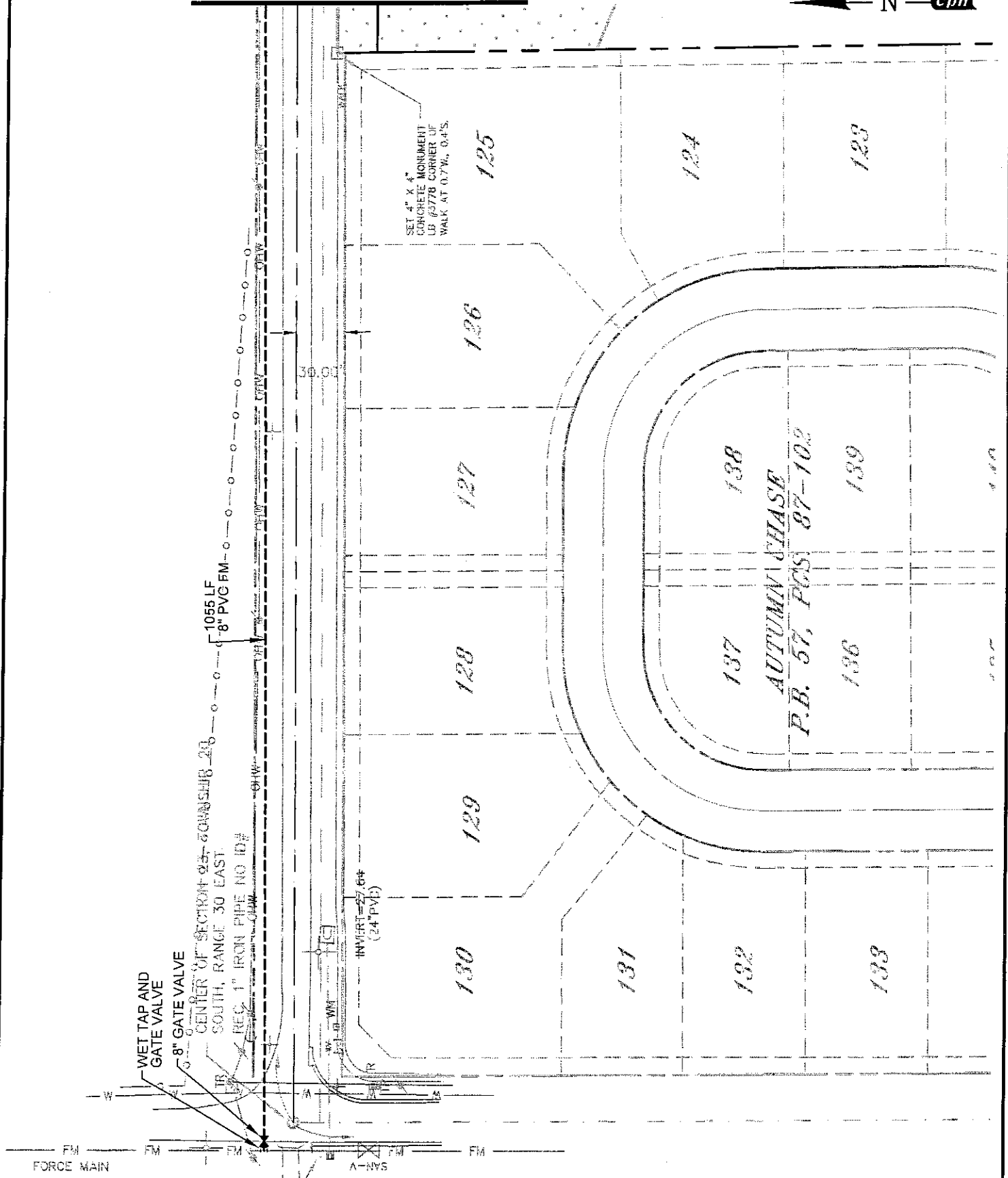
Date: _____

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency

As authorized for execution by
the Board of County Commission-
ers at their _____,
20____, regular meeting.

County Attorney
SED/lpk
7/9/02
exhibit G-sewer

Attachment:
Attachment "A" - Construction Costs



cph Engineers
 Planners
 Landscape Architects
 Surveyors
 Construction Management
 www.cphengineers.com
 1117 East Robinson Street, Orlando, FL 32801
 Phone: 407.425.0452 Fax: 407.648.1036

Scale: 1" = 80'
 Date: 5-21-2004
 Job No.: G6784
 Certificate of Authorization
 No. 3215

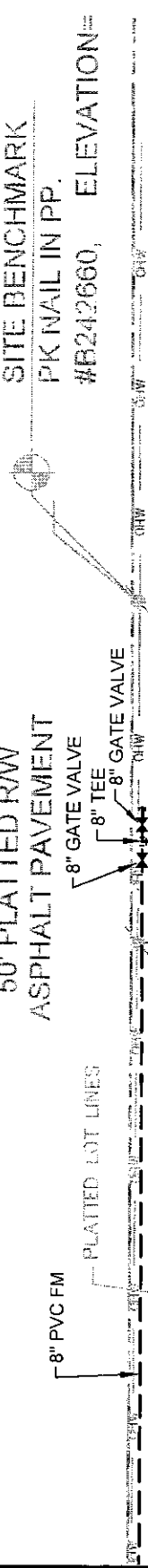
ATTACHMENT "A"
 THE GREATER CONSTRUCTION CORPORATION
 LAKE JESUP WOODS

© 2004
 FIGURE 2
 Page 2

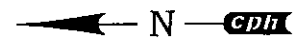
MYRTLE STREET

50' PLATTED RW
ASPHALT PAVEMENT

SITE BENCHMARK
PK NAIL IN PP.
#B242660, ELEVATION=



POI
PAR
SET 4
MONUM



INCLUDED IN
ONSITE QUANTITIES

8" GATE VALVE

WETLANDS TWO
as reviewed by
SURWMD

UPLANDS ONE
as reviewed by
SURWMD

8" PVC FM

N 99°30'58" E (MUD)

WETLANDS ONE
as reviewed by
SURWMD

8" PVC FM
STREET A

MATCH FIGURE 2 PAGE 2

cph Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
1117 East Robinson Street, Orlando, FL 32801
Phone: 407.425.0452 Fax: 407.648.1036

Scale: 1" = 80'
Date: 5-21-2004
Job No.: G6784
Certificate of Authorization
No. 3215

ATTACHMENT "A"
THE GREATER CONSTRUCTION CORPORATION
LAKE JESUP WOODS

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FIGURE
3
Page 3