

**SUPPLEMENTAL
ENGINEER'S REPORT
FOR
COMMUNITY IMPROVEMENTS**

**PREPARED FOR
RIVERWOOD CDD
CHARLOTTE COUNTY, FL
02/07/2018**



*Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build*

Certificate of Authorization No. 00003215

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**Riverwood Activity Center
Charlotte County, Florida
Engineer's Supplemental Report**

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* Exhibits A& B from plans by Southwest Engineering & Design prepared on October 10, 2017

INTRODUCTION

The Riverwood Community Development District (herein the “District”) was established pursuant to the provisions within Chapter 190 of the Florida Statutes created by an Ordinance of the Board of County Commissioners of Charlotte County, FL on October 29, 1991 to provide for ownership, maintenance, and operation of various improvements within the Riverwood residential community (the “Community”). The Community consist of approximately 963 acres within Charlotte County, Florida lying within portions of Sections 20, 21, 28, and 29, Township 40 South, Range 21 East west of S.R 776 (El Jobean). The District has authority to exercise powers to finance, plan, acquire, construction, and equip certain system within the Community including: roads, stormwater management, street lighting, environmental areas (preserves), lakes, security, parks, and utilities.

PROPOSED INFRASTRUCTURE IMPROVEMENTS

ACTIVITY CENTER IMPROVEMENTS

The Board of Supervisors with deep consideration toward cost and future needs of the Community; approved the expansion the existing activity center facilities. These improvements generally include the design & construction of:

- New Fitness Center (approx. 6,800 s.f.)
- Remodeling of the Existing Activity Center Structures
- New Automobile & Golf Cart Parking Areas with Supporting Infrastructure
- Pickle Ball Courts
- Modification of the Existing Pools & the Addition of a Lap Pool
- Construction of a new Guard House with Supporting Parking & Infrastructure
- Various Shad Structures, Landscaping, and Sidewalks

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ENTRANCE SIGNALIZATION

Due to the history of traffic accidents The Board sought assistance from the Florida Department of Transportation (FDOT) to aid in the construction of a traffic control device at The Community's primary entrance on S.R. 776. With the traditional traffic signal warrants not met and a signal not being within the State's 5 year improvement plan for this location; the FDOT did not approve construction of a State funded traffic signal. However, the FDOT did approve the construction of a signal meeting the State's criteria if it were to be funded privately by The Community. With Community safety in mind, The Board of Supervisors approved the design and construction of a signalized intersection at the Community's primary entrance on S.R. 776 to control traffic and enhance the Community welfare. These improvements generally include the following:

- 3-Way Traffic Signal and Supporting Infrastructure Meeting FDOT Requirements
- Turn Lane Extension (pavement, striping, stabilization)
- Modifications to Existing Sidewalks
- Modification and Stabilization of Existing Drainage Swales & Vegetated Areas

PARCELS A & B

The Board purchased two parcels of land on either side of the S.R. 776 entrance in efforts to enhance the Community both now and in the future for expansion and Community Growth. The parcels are more completely described below:

Parcel A (Tract "A" or Parcel No. 402121229001); Riverwood Unit One, Plat Book 17, Pages 15-A, 15-B, and 15C of the public records of Charlotte County Florida containing approximately area of 14.75 acres and the property address of 3200 Willow Bend Road. The purpose of this parcel is to limit potential of future commercial development not consistent with Community goals, adding open space and extending to the S.R. 776 between Community and S.R. 776 and all potential future trail amenities. The Utilization of the parcel will be with conjunction of guard house improvements

Parcel B (Tract "B" or Parcel No. 402121276002); Riverwood Unit One, Plat Book 17, Pages 15-A, 15-B, and 15C of the public records of Charlotte County Florida containing approximately area of 11.24 acres. The purpose of this parcel is also to limit potential of future development not consistent with Community goals while adding Buffer and open space between Community and

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S.R. 776. Utilization of this parcel will be with conjunction of expansion of activity center.

PROJECT STATUS

ACTIVITY CENTER IMPROVEMENTS

The Board of Supervisors, in conformance with the adopted rules of the Riverwood Community Development District selected the following design & construction team though publically noticed request for bids & interviews of qualified candidates:

Construction Manager.....	Willis Smith
Architect of Record.....	GMA Architects & Planners
Engineer of Record.....	Southwest Engineering & Design

Plans have been completed and submitted to the appropriate jurisdictional authorities for review and permitting. The status of the approvals required to begin construction as follows:

Southwest Florida Water Management District ERP Mod – 43006845.048
Charlotte County Site Plan Approval – Pending
Charlotte County Building Permit Approval – Pending

ENTRANCE SIGNALIZATION

The Board of Supervisors, in conformance with the adopted rules of the Riverwood Community Development District contracted with the District Engineer (CPH) to design and seek approvals to construct the required improvements associated with an FDOT signalized intersection. Upon completion of the design and approval by the FDOT; the construction documents were bid publically in compliance with District rules with the lowest cost qualified contractor selected to construct the proposed improvements.

Signal Contractor.....	Traffic Control Devices, Inc.
Engineer of Record.....	CPH, Inc.
Testing Lab.....	PSI, Inc.

All approvals necessary to construct the signal are currently in place and the construction of the signal itself is nearly complete at this time. Final inspections and certification by CPH and the FDOT are anticipated in the first quarter of 2018.

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PARCELS A & B

The District entered into contracts and closed on each parcel in 2015. A preliminary ecological analysis and boundary survey were conducted for both parcels prior to their purchase. Purchase prices and closing dates are detailed below:

Parcel A	Purchase Price:	\$550,000.00
	Effective Date:	June 16, 2015
Parcel B	Purchase Price:	\$675,000.00
	Effective Date:	April 30, 2015

OPINION OF PROBABLE COSTS

The Engineer's Opinion of Probable Costs for the expansion & remodel of the existing activity center, Guard House Improvements, and the signalization of The Community's primary entrance has been attached herein as reference. The Opinion of Probable Costs is based on historical unit costs for and estimated quantities for the proposed improvements. CPH has no qualifications to do so and therefore has no comments or opinions on the purchase price of Parcels A & B.

CPH, INC.
5601 Mariner St
Tampa FL 33609
Phone Number: 813-288-0233

REV Date: 01/10/201
Riverwood Community Development District
Port Charlotte, FL

Preliminary Opinion of Probable Cost - Riverwood CDD Improvement

Guard House & Willow Bend Road Improvments		Quantity	Unit	Unit Cost	Total
Mobilizaiton & General Conditions				\$68,500.00	\$68,500.00
Guard House Improvements	1	LS		\$600,000.00	\$600,000.00
Willow Bend Road Improvements	1	LS		\$85,000.00	\$85,000.00
Guard House & Willow Bend Road Improvments Estimate					\$753,500.00
CONTINGENCY (10%)					\$75,350.00
Guard House & Willow Bend Road Improvments Sub Total					\$828,850.00
Activity Center Improvments		Quantity	Unit	Unit Cost	Total
Mobilizaiton & General Conditions	1	LS		\$415,500.00	\$415,500.00
Pool Upgrades	1	LS		\$800,000.00	\$800,000.00
Bocce Ball Courts	1	LS		\$65,000.00	\$65,000.00
Pickleball Courts	1	LS		\$160,000.00	\$160,000.00
Dog Park	1	LS		\$35,000.00	\$35,000.00
Tennis Court Structure	1	LS		\$25,000.00	\$25,000.00
Golf Cart Parking	1	LS		\$65,000.00	\$65,000.00
Admin Building Remodel	1	LS		\$275,000.00	\$275,000.00
Fitness Center Building	1	LS		\$1,950,000.00	\$1,950,000.00
Parking Improvments	1	LS		\$780,000.00	\$780,000.00
Activity Center Upgrades Estimate					\$4,570,500.00
CONTINGENCY (10%)					\$457,050.00
Sub Total Activity Center Upgrades					\$5,027,550.00
SR 776 (EL JOBEAN) SIGNAL IMPROVEMENTS		Quantity	Unit	Unit Cost	Total
MAINTENANCE OF TRAFFIC (5%)	1	LS		\$35,999.83	\$35,999.83
CLEARING & GRUBBING	1	LS		\$17,999.92	\$17,999.92
REMOVAL OF EXISTING CONCRETE PAVEMENT	0.01	AC		\$6,533.75	\$65.34
TYPE B STABILIZATION (LBR40)(12")	23	SY		\$13.72	\$315.56
OPTIONAL BASE GROUP 06 LIMEROCK (8")	822	SY		\$3.85	\$3,164.70
SUPERPAVE ASPHALT CONC, TRAFFIC C	662	SY		\$20.00	\$13,240.00
ASPHALT CONCRETE FRICTION COURSE ,FC-5, PG76-22 ,PMA	40	TN		\$101.01	\$4,040.40
CURB AND GUTTER, TYPE F	28	TN		\$138.78	\$3,885.84
CONCRETE, SIDEWALK AND DRIVEWAYS, 4" THICK	600.0	LF		\$17.27	\$10,362.00
DETECTABLE WARNINGS	70.0	SY		\$35.90	\$2,513.00
CONDUIT, F&I, OPEN TRENCH	52.0	SF		\$25.75	\$1,339.00
CONDUIT, F&I, DIRECTIONAL BORE	2,414.0	LF		\$6.30	\$15,208.20
SIGNAL CABLE - NEW OR RECONSTRUCTED INTERSECTION, FURNISH & INSTALL	580	LF		\$23.35	\$13,543.00
FIBER OPTIC CABLE, F&I, UNDERGROUND, 2-12 FIBERS	1	PI		\$6,806.83	\$6,806.83
FIBER OPTIC CONNECTION, INSTALL, SPLICE	382	LF		\$2.19	\$836.58
FIBER OPTIC CONNECTION, INSTALL, TERMINATION	18	EA		\$49.27	\$886.86
FIBER OPTIC CONNECTION HARDWARE, F&I, SPLICE ENCLOSURE	6	EA		\$54.87	\$329.22
FIBER OPTIC CONNECTION HARDWARE, F&I, SPLICE TRAY	3	EA		\$839.88	\$2,519.64
FIBER OPTIC CONNECTION HARDWARE, F&I, BUFFER FANOUT KIT	3	EA		\$79.57	\$238.71
FIBER OPTIC CONNECTION HARDWARE, F&I, PATCH PANEL-FIELD TERMINATED	1	EA		\$43.98	\$43.98
PULL & SPLICEBOX, F&I, 17"X30" COVER SIZE	1	EA		\$8,400.00	\$8,400.00
PULL & SPLICEBOX, F&I, 24"X36" COVER SIZE	11	EA		\$519.86	\$5,718.46
ELECTRICAL POWER SERVICE, F&I, OVERHEAD, METER PURCHASED BY CONTRACTOR	2	EA		\$1,357.44	\$2,714.88
ELECTRICAL SERVICE WIRE	1	AS		\$5,421.17	\$5,421.17
PRESTRESSED CONCRETE SERVICE POLE, F&I, TYPE P-II SERVICE POLE	80	LF		\$13.68	\$1,094.40
ALUMINUM SIGNAL POLE, PEDISTAL, FRANGIBLE BASE	1	EA		\$1,341.88	\$1,341.88
MAST ARM, F&I , WINDSPEED-130 ,SINGLE ARM, W LUMINAIRE, ARM LENGTH 46'	3	EA		\$1,093.41	\$3,280.23
MAST ARM, F&I, WINDSPEED-130, SINGLE ARM,W LUMINAIRE, ARM LENGTH 60'	2	EA		\$26,000.00	\$52,000.00
TRAFFIC SIGNAL, FURNISH AND INSTALL, ALUMINUM, 3 SECTION, 1 WAY	1	EA		\$38,477.56	\$38,477.56
PEDESTRIAN SIGNAL, FURNISH AND INSTALL, LED COUNTDOWN, 1WAY	8	AS		\$948.46	\$7,587.68
VEHICLE DETECTION SYSTEM, MICROWAVE, F&I, CABINET EQUIPMENT	4	AS		\$614.11	\$2,456.44

VEHICLE DETECTION SYSTEM, MICROWAVE, F&I, ABOVE GROUND EQUIPMENT	1	EA	\$932.85	\$932.85
VEHICLE DETECTION SYSTEM, VIDEO, F&I, CABINET EQUIPMENT	2	EA	\$7,625.47	\$15,250.94
VEHICLE DETECTION SYSTEM, VIDEO, F&I, ABOVE GROUND EQUIPMENT	1	EA	\$4,497.03	\$4,497.03
PEDESTRIAN DETECTOR, FURNISH AND INSTALL, STANDARD	3	EA	\$4,089.04	\$12,267.12
TRAFFIC CONTROLLER ASSEMBLY, F&I, NEMA	4	EA	\$364.36	\$1,457.44
ITS CCTV CAMERA, F&I, DOME ENCLOSURE-NON-PRESSURIZED, IP, HIGH DEFINITION	1	AS	\$26,315.35	\$26,315.35
MANAGED FIELD ETHERNET SWITCH, FURNISH & INSTALL	1	EA	\$5,540.00	\$5,540.00
SYSTEM AUXILIARIES, F&I, UNINTERRUPTIBLE POWER SOURCE	1	EA	\$3,584.92	\$3,584.92
SINGLE POST SIGN, REMOVE	1	EA	\$6,829.08	\$6,829.08
SIGN PANEL, FURNISH AND INSTALL, OVERHEAD MOUNT, UP TO 12 SF	3	AS	\$15.73	\$47.19
INTERNALLY ILLUMINATED SIGN, F&I, OVERHEAD MOUNT, 12-18SF	1	EA	\$481.90	\$481.90
THERMOPLASTIC, STANDARD, SOLID, WHITE, 12"	3	EA	\$3,560.88	\$10,682.64
THERMOPLASTIC, STANDARD, SOLID, WHITE, 24" FOR STOP LINE AND CROSSWALK	160	LF	\$2.67	\$427.20
THERMOPLASTIC, STANDARD - OTHER SURFACES, WHITE,SOLID,6"	84	LF	\$4.72	\$396.48
THERMOPLASTIC, STANDARD, YELLOW, SOLID, 6"	0.19	GM	\$3,719.26	\$706.66
THERMOPLASTIC, STANDARD, WHITE, ARROW	0.19	GM	\$3,741.38	\$710.86
THERMOPLASTIC, REMOVE EXISTING THERMOPLASTIC MARKINGS	8	EA	\$55.73	\$445.84
LIGHT POLE, F&I, WIND SPEED, 130, POLE HEIGHT 40	253	SF	\$2.04	\$516.12
LUMINARE, F&I, ROADWAY, COBRAHEAD	1	EA	\$5,886.88	\$5,886.88
SR 776 (El Jobean) Signal Improvements Estimate				\$358,807.81
CONTINGENCY (10%)				\$35,880.78
Sub-Total SR 776 (El Jobean) Signal Improvements				\$394,688.59
Parcel A & B				
	Quantity	Unit	Unit Cost	Total
Parcel A	1	LS	\$550,000.00	\$550,000.00
Parcel B	1	LS	\$675,000.00	\$675,000.00
Parcel A & B Sub-Total				\$1,225,000.00
ESTIMATED TOTAL FOR ALL IMPROVEMENTS				\$7,476,088.59

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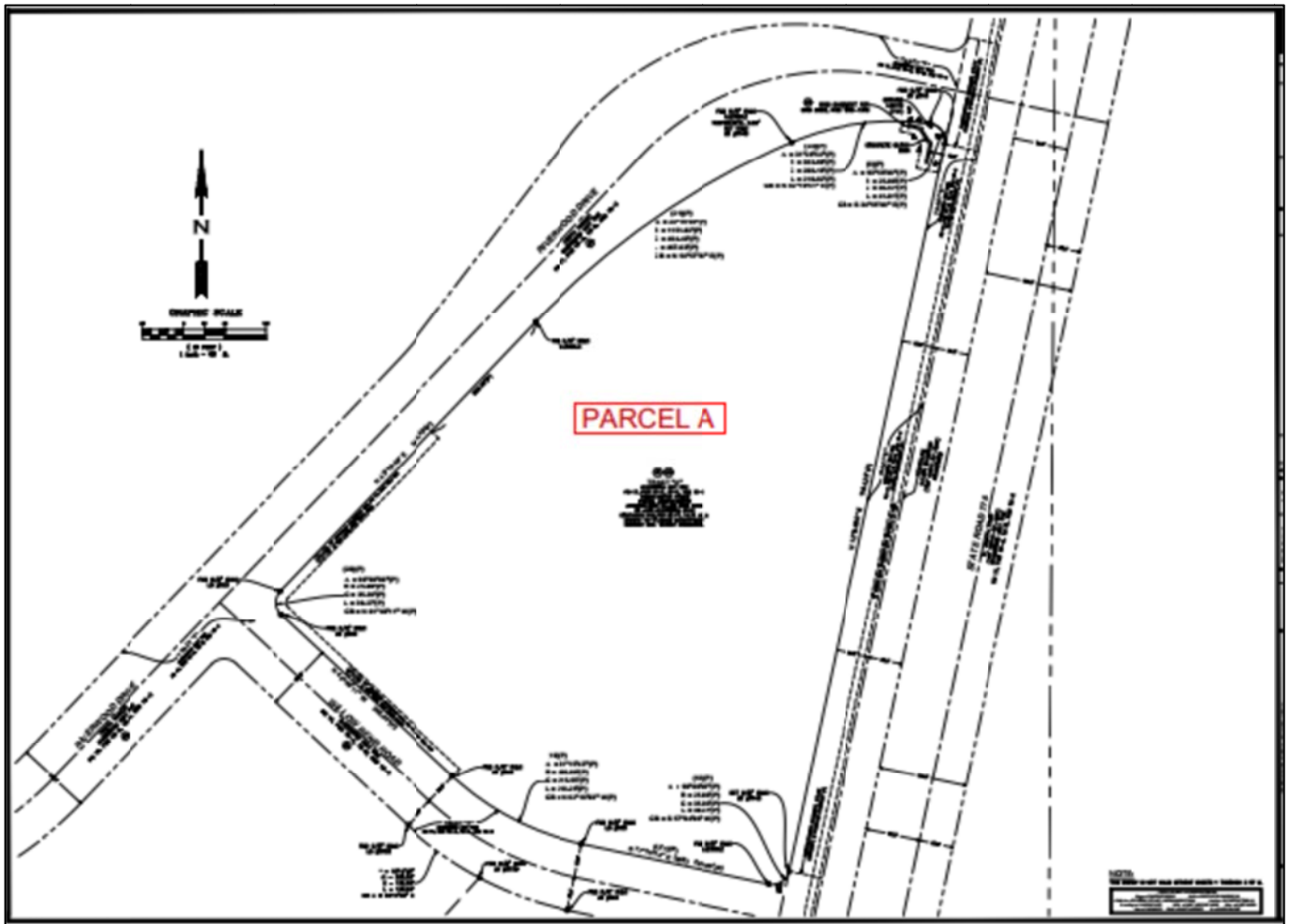
EXHIBIT A



Activity Center Project Limits

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Exhibit D



Parcel A Survey

