



ENGINEER'S REPORT:
UNIVERSITY PARK RECREATION DISTRICT
PHASE 2, COMMUNITY AMENITY IMPROVEMENTS

To: John Fetsick, General Manager
University Park Recreation District, Board of Directors

From: Trenton T. Strackbein, P.E.
Kimley-Horn and Associates, Inc.

Date: December 6, 2023

Subject: Review of Budget Construction Costs for University Park Recreation District Phase 2,
Community Amenity Improvements

Background

Kimley-Horn was retained by Osprey Consulting, LLC, for the benefit of the University Park Recreation District (UPRD), to perform a review of the construction cost estimate prepared for the UPRD for Phase 2 improvements to the community amenities ("the project"). The Phase 2 improvements to the community amenities includes those improvements depicted on the Concept Site Plan, building schematics, and renderings prepared by Kimley-Horn, dated September 15, 2023. Generally, these improvements include the following scopes of work:

- Renovation of the existing tennis pro shop/fitness building
- Construction of a new fitness building
- Construction of a new administration/activity center building
- Parking lot expansion/improvement
- Utility services required to serve the improvements
- Other site landscape, hardscape, and furnishings

The provided budget construction cost estimate and the irrigation documents were reviewed by professionals at Kimley-Horn to confirm the line items, quantities, and unit prices were generally complete and reasonable for the anticipated scope of work. The review was limited to the following professional design disciplines at Kimley-Horn: site civil engineering; structural engineering; mechanical, electrical, and plumbing (MEP) engineering, and landscape architecture.

The documents that served as the basis for this review are included as attachments in the following exhibits:

Exhibit A - Concept Design dated 9/15/2023 (Concept Site Plan, building schematics, and renderings) by Kimley-Horn

Exhibit B - Concept Estimate Summary by Osprey Consulting

Exhibit C - Concept Estimate Detail by Osprey Consulting

Exhibit D - Irrigation Documents: UPRD Irrigation Agreement, Pump Station and Materials Quotes

Findings

Kimley-Horn's professionals found the construction cost estimate was generally consistent with the expected scope of work and costs associated with the project. These findings are valid only for the Concept Site Plan dated September 15, 2023, the irrigation system replacement, and associated construction cost estimate. Deviations from the improvements depicted may impact the validity of the construction cost estimate.

Because the estimate is based on the concept site plan dated September 15, 2023, and the irrigation documents, its reliability also depends on assumptions made regarding project details that cannot be determined until final construction documents are prepared, and permit approvals are received. The project details that may impact the final construction costs include but are not limited to the following: material selections, level of finish, duration/phasing of construction, existing building integrity, location/sufficiency of existing utilities, capacity within existing stormwater facilities, survey considerations, geotechnical investigation results, and scope added based on permitting requirements.

In addition, Kimley-Horn has no control over the cost of labor, materials, equipment, Contractor's methods of determining prices, competitive bidding, or market conditions. Kimley-Horn's understanding of the project costs are based on the information known at this time and represents only the judgment of a design professional familiar with the construction industry.

It is understood that this cost estimate may be used by the UPRD as the basis for a bond issuance to fund the project.

Please let us know if you have any questions, comments, or concerns. I can be reached by phone at 941.379.7600 or by email at Trenton.Strackbein@Kimley-Horn.com.

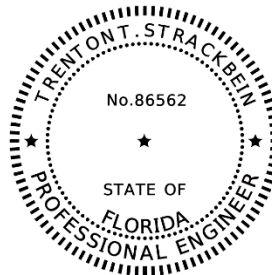
Sincerely,



Trenton T. Strackbein, P.E.
License # 86562

Kimley-Horn and Associates, Inc.
1800 Main Street, Suite 900
Sarasota, FL 34236

Registry 35106



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY TRENTON T. STRACKBEIN, P.E.
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

TRENTON T. STRACKBEIN, P.E. No.: 35106
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTRY No.: 35106
1800 MAIN STREET, SUITE 900
SARASOTA, FLORIDA 34236

EXHIBIT A

LEGEND

FUTURE AMENITIES

- 1 TENNIS PRO SHOP / FITNESS RENOVATION
- 2 EXERCISE STUDIO EXPANSION
- 3 ADMINISTRATION AND ACTIVITY CENTER BUILDING
- 4 SEATING AREA
- 5 PROPOSED PARKING
- 6 PROPOSED POND FOUNTAIN
- 7 LANDSCAPED BERM

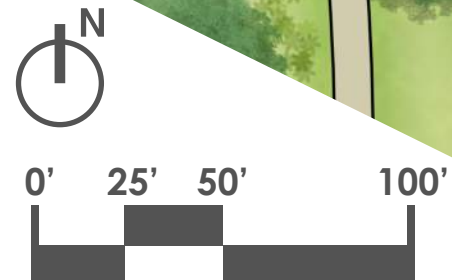
EXISTING AMENITIES

- 8 TENNIS COURTS
- 9 CROQUET LAWN
- 10 PICKLEBALL COURTS
- 11 PRO SHOP
- 12 PARK GRILLE AND BANQUET BUILDING
- 13 OUTDOOR DINING
- 14 VARSITY CLUB
- 15 BAG DROP
- 16 PUTTING GREEN / PRACTICE AREA

DATE
9.15.2023
PROJECT NAME
UNIVERSITY PARK
RECREATION DISTRICT-PHASE 2

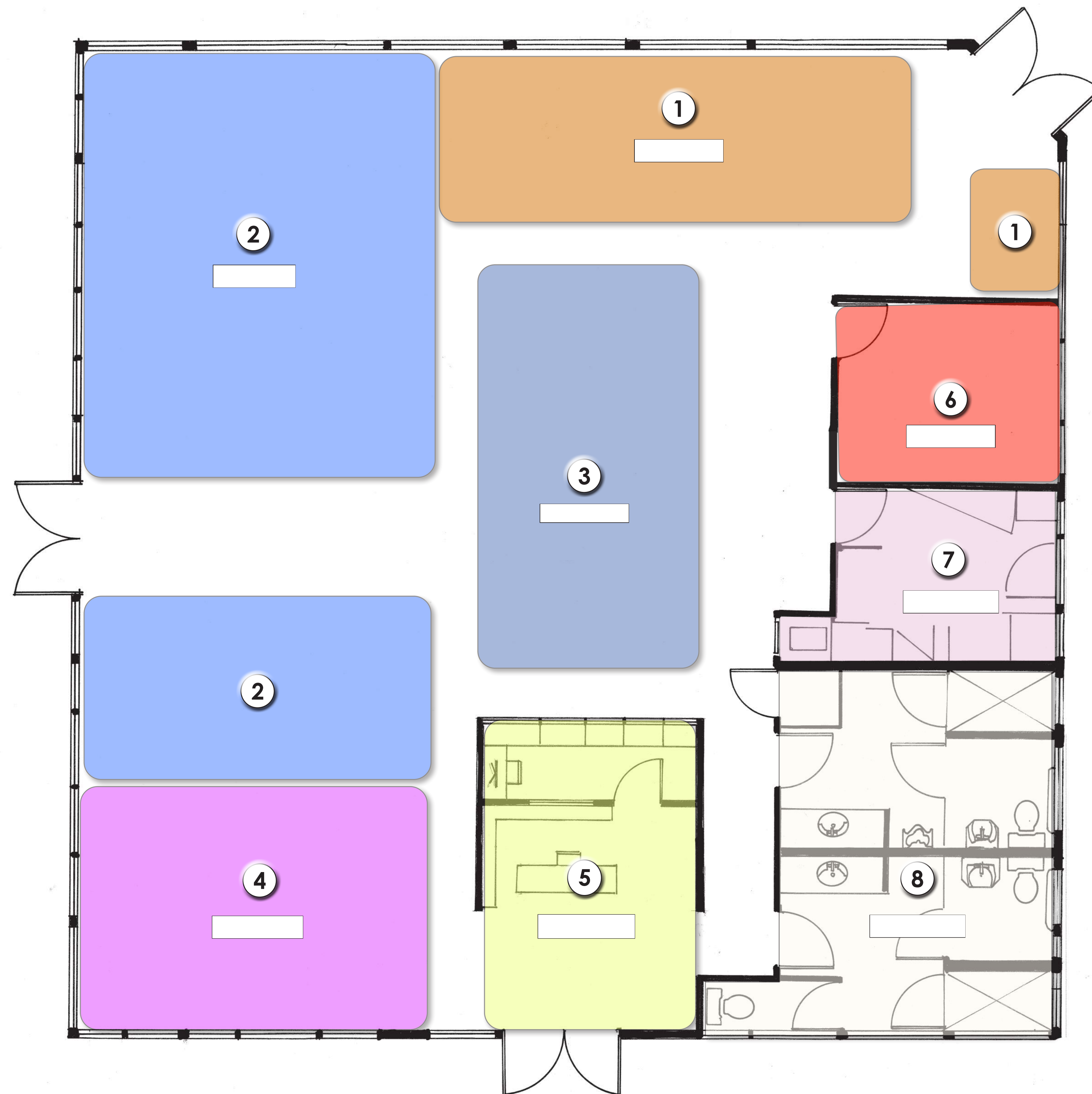
DRAWING TITLE
CONCEPT SITE PLAN
PHASE 2 IMPROVEMENTS

PREPARED BY:
Kimley»Horn
MATT DUNN 941.379.7651



LEGEND

- 1 CARDIO
- 2 FREE WEIGHTS
- 3 UPPER / LOWER BODY FITNESS
- 4 PLYOMETRIC
- 5 RECEPTION / OFFICE
- 6 CLIENT MEETING ROOM
- 7 LAUNDRY
- 8 EXISTING RESTROOMS



DATE
9.15.2023
PROJECT NAME
UNIVERSITY PARK
RECREATION DISTRICT-PHASE 2

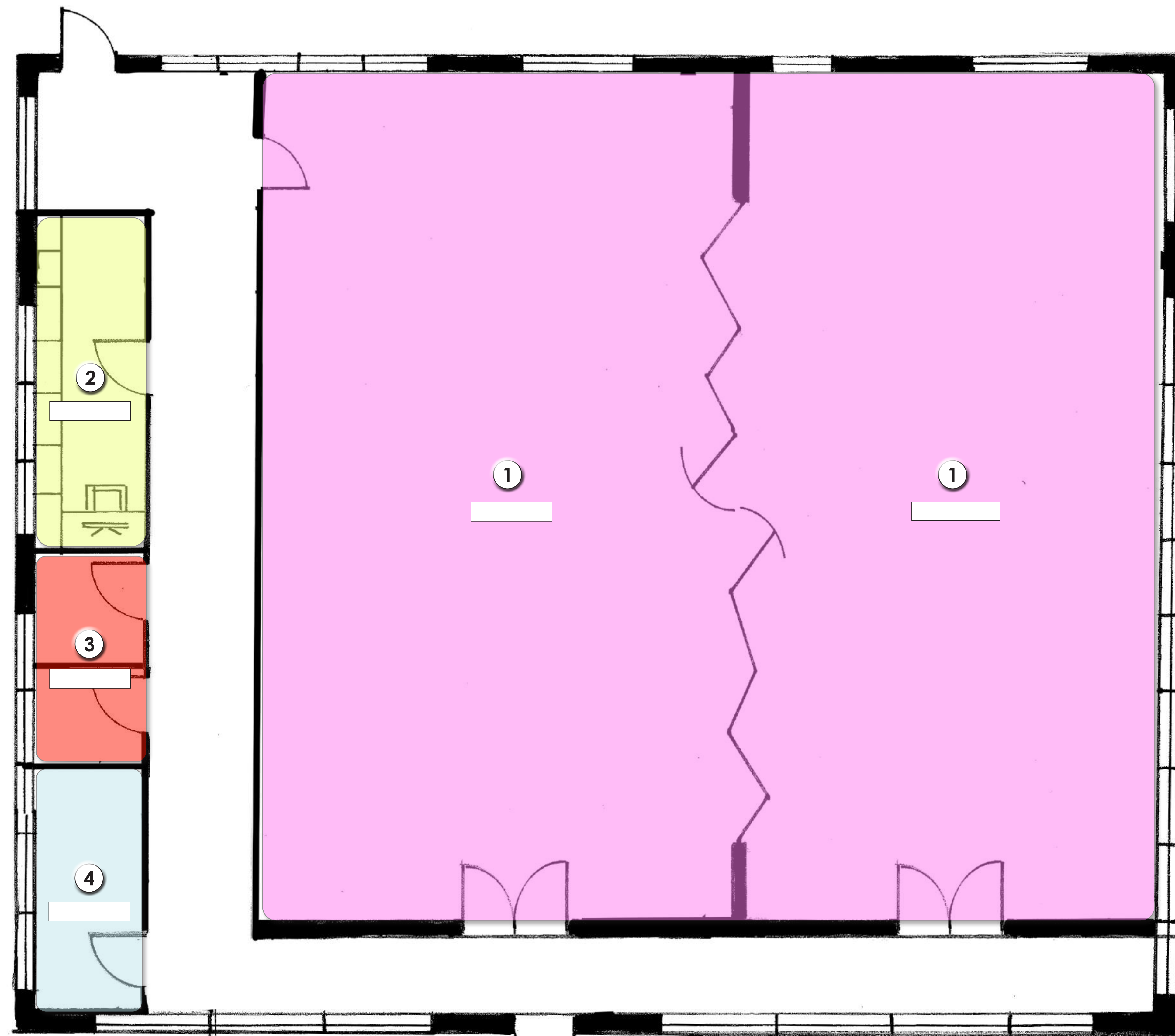
DRAWING TITLE
**EXISTING TENNIS FITNESS
RENOVATION**

PREPARED BY:
Kimley»Horn
MATT DUNN 941.379.7651



LEGEND

- 1 FITNESS STUDIOS
- 2 OFFICE
- 3 RESTROOMS
- 4 STORAGE



TOTAL BUILDING AREA: 3,000 SF

DATE
9.15.2023
PROJECT NAME
UNIVERSITY PARK
RECREATION DISTRICT-PHASE 2

DRAWING TITLE
**TENNIS FITNESS
EXPANSION**

PREPARED BY:
Kimley»»Horn
MATT DUNN 941.379.7651



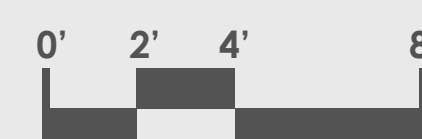
LEGEND

- 1 COMMON ROOM
- 2 CONFERENCE ROOM
- 3 OFFICES
- 4 RECEPTION
- 5 RESTROOMS
- 6 STORAGE
- 7 BREAK ROOM
- 8 CUBICLES

DATE
9.15.2023
PROJECT NAME
UNIVERSITY PARK
RECREATION DISTRICT-PHASE 2

DRAWING TITLE
**ADMINISTRATION AND
ACTIVITY CENTER BUILDING**

PREPARED BY:
Kimley»Horn
MATT DUNN 941.379.7651



TOTAL BUILDING AREA: 7,800 SF



















TENNIS
&
FITNESS CENTER



EXHIBIT B

University Park Recreation District

REV11/20/23

Phase 2 Improvements - Concept Budget Estimate

		New Administration & Activity Center Building		Tennis Fitness Expansion		Reconfigure Existing Fitness Center		Kitchen Renovation		Combined Total
Building System	Work Area (sft)	7,800	\$/sf	3,000	\$/sf	2,700	\$/sf	4,800	\$/sf	18,300
Foundations		\$278,440	\$35.70	\$166,361	\$55.45	\$4,720	\$1.75	\$33,120	\$6.90	\$482,641
Superstructure		\$540,510	\$69.30	\$243,550	\$81.18	\$6,000	\$2.22	\$132,480	\$27.60	\$922,540
Exterior Closure		\$440,880	\$56.52	\$272,800	\$90.93	\$0	\$0.00	\$32,240	\$6.72	\$745,920
Roofing & Waterproofing		\$372,162	\$47.71	\$225,513	\$75.17	\$0	\$0.00	\$61,920	\$12.90	\$659,594
Interior Construction & Finishes		\$800,396	\$102.61	\$371,285	\$123.76	\$314,733	\$117	\$199,658	\$41.60	\$1,686,072
Conveying Systems		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
Plumbing		\$144,300	\$18.50	\$55,500	\$18.50	\$110,808	\$41.04	\$211,200	\$44.00	\$521,808
Heating, Ventilation & Air Conditioning		\$241,800	\$31.00	\$93,000	\$31.00	\$147,150	\$54.50	\$248,160	\$51.70	\$730,110
Fire Suppression		\$46,800	\$6.00	\$18,000	\$6.00	\$18,900	\$7.00	\$25,968	\$5.41	\$109,668
Electrical Systems		\$472,844	\$60.62	\$181,863	\$60.62	\$137,660	\$50.99	\$208,320	\$43.40	\$1,000,686
Low Voltage Systems		\$117,000	\$15.00	\$45,000	\$15.00	\$40,500	\$15.00	\$14,400	\$3.00	\$216,900
Equipment & Furnishings		\$29,568	\$3.79	\$18,480	\$6.16	\$0	\$0.00	\$841,055	\$175	\$889,103
Demolition		\$0	\$0.00	\$0	\$0.00	\$27,740	\$10.27	\$75,000	\$15.63	\$102,740
Site Preparation/Improvements/Utilities		\$1,006,323	\$129.02	\$299,444	\$99.81	\$0	\$0.00	\$0	\$0.00	\$1,305,768
Landscaping & Irrigation		\$200,000	\$25.64	\$75,000	\$25.00	\$0	\$0.00	\$0	\$0.00	\$275,000
Sub-Total Direct Cost		\$4,691,023	\$601	\$2,065,796	\$689	\$808,211	\$299	\$2,083,521	\$434	\$9,648,551
<i>Design/Scope/Estimating Contingency</i>	%	3.00%		3.00%		3.00%		3.00%		
Design/Scope/Estimating Contingency	Amount	\$140,731		\$61,974		\$24,246		\$62,506		\$289,457
<i>Escalation (% placeholder pending construction start)</i>	%	3.00%		3.00%		3.00%		3.00%		
Escalation	Amount	\$140,731		\$61,974		\$24,246		\$62,506		\$289,457
<i>CM Construction Contingency</i>	%	3.00%		3.00%		3.00%		3.00%		
CM Construction Contingency	Amount	\$149,175		\$65,692		\$25,701		\$66,256		\$306,824
Sub-Total Contingency		\$430,636	\$55.21	\$189,640	\$63.21	\$74,194	\$27.48	\$191,267	\$39.85	\$885,737
General Liability Insurance	1.00%	\$61,926		\$27,270		\$10,669		\$27,504		\$127,369
Builder's Risk Insurance	0.50%	\$30,963		\$13,635		\$5,335		\$13,752		\$63,685
Building Permits - Allow	2.00%	\$123,851		\$54,541		\$21,338		\$55,009		\$254,739
Payment & Performance Bond	0.75%	\$46,444		\$20,453		\$8,002		\$20,628		\$95,527
Sub-Total Insurance & Bonds		\$263,184	\$33.74	\$115,899	\$38.63	\$45,344	\$16.79	\$116,893	\$24.35	\$541,320
General Conditions/General Requirements	10.00%	\$538,484		\$237,134		\$92,775		\$239,168		\$1,107,561
Fee	5.00%	\$269,242		\$118,567		\$46,387		\$119,584		\$553,780
Sub-Total CM General Conditions/Fee		\$807,726	\$103.55	\$355,700	\$118.57	\$139,162	\$51.54	\$358,752	\$74.74	\$1,661,341
Golf Course Irrigation System Replacement										\$6,000,000
Construction Cost Total		\$6,192,570	\$794	\$2,727,035	\$909	\$1,066,910	\$395	\$2,750,434	\$573	\$12,736,949

EXHIBIT C

University Park Recreation District

Basis of Concept Estimate/Scope

#	Component	GSF	Comment
1	New Administration & Activity Center Building	7,800	sf
	Program		per diagrammatic floor plan
	Standard shallow foundations		
	Slab-on-grade		
	Assume 50% exterior glass/50% painted stucco		
	Sloped roof structure		
	No fireproofing assumed required pending building classification		
	Standing seam metal roofing		
	Canopy at lobby entrance		
	Split DX HVAC system		
	Clear & grubb approximately 1 acres		
	Import fill		
	Create building pad		
	New water and sanitary laterals to existing system (assumed within 100 lf)		
	Storm drainage structures and piping to existing lake		
	Allow for lake water feature		
	Allow for site lighting		
	Allow for landscaping and irrigation		
	Allow for addition of 72 parking space		
2	Tennis Fitness Expansion	3,000	sf on-grade, not elevated, no terrace
	Program		per diagrammatic floor plan
	Site demo & clearing		
	Standard shallow foundations		
	Slab-on-grade		
	Assume 50% exterior glass/50% painted stucco		
	Sloped roof structure		
	No fireproofing assumed required pending building classification		
	Standing seam metal roofing		
	Canopy at lobby entrance		
	Split DX HVAC system		
	Sitework is limited to minimal new concrete walks, adjacent landscape & irrigation		
3	Reconfigure Existing Fitness Center	2,700	sf
	Gut/demo existing		
	Typical fitness finishes		
	Restrooms remain, new finishes/fixtures/lighting		
	New MEP-FP, low voltage systems (relocate condenser)		
4	Kitchen Renovation	4,800	sf
	Selective demo existing finishes & equipment		
	Cosmetic upgrades		
	New food service equipment		
	Modify MEP-FP, low voltage system		

Notes/Clarifications & Assumptions

- 1 Since this concept estimate is based on conceptual rendered floor plans and renderings all building areas identified in the estimate are measured from these plans and should be reviewed and verified by the architect.
- 2 Due to lack of information in the provided documents many assumptions are listed in the detail of this estimate and below and should be reviewed by owner and design team to ensure design intent is captured
- 3 Site and civil estimate is highly conceptual and should be reviewed for reasonableness
- 4 Landscape & irrigation included as an allowance pending design intent
- 5 Tree mitigation costs not included

University Park Recreation District

Basis of Concept Estimate/Scope

#	Component	GSF	Comment
6	No grease trap, grease duct or other components associated with food service equipment assumed		
7	No work assumed required to existing stormwater retention system		
8	No operational costs, FF&E or soft costs included		
9	No exposed lumber, trusses, timber etc assumed		

New Administration & Activity Center Building

New Construction Area> 7,800 sf

Component	Q	U	UP	Total	Comment
Foundations					
Column Footing	20	CY	650.00	\$13,000	
Continuous Footing	72	CY	650.00	\$46,800	
Stemwall	80	cy	650.00	\$52,000	
Concrete Steps/Ramp	1	ls	50,000	\$50,000	
SOG/Curbs/Misc Concrete	11,664	sf	10.00	\$116,640	
				\$278,440	
Superstructure					
Column	25	ea	2,000.00	\$50,000	
Support Beam	432	lf	90.00	\$38,880	
Sloped Roof Structure	14,113	sf	32.00	\$451,630	
				\$540,510	
Exterior Enclosure					
CMU/Stucco/Paint w/Beams above Storefront	2,464	sf	65.00	\$160,160	
Allow for Aesthetics	2,464	sf	10.00	\$24,640	pending design
Windowwall	2,464	sf	90.00	\$221,760	assumed 50% glass
GL/AL Door (impact resistant)	4	leaf	5,500.00	\$22,000	assumed quantity
Waterproofing/Caulking/Sealants	4,928	sf	2.50	\$12,320	
			57	\$440,880	
Exterior Horizontal Enclosure					
Exterior Ceiling	3,520	sf	24.00	\$84,480	
Entrance Canopy	1	allow	25,000	\$25,000	
Roofing					
Standing Seam Metal Roofing Assembly	14,113	sf	18.00	\$254,042	
Gutters/Leaders	432	lf	20.00	\$8,640	
				\$372,162	
Interior Construction/Finishes					
Partitions					
Gyp Partitions	10,300	sf	15.00	\$154,500	
Fur/Ins/Gyp - Exterior Wall	4,928	sf	8.00	\$39,424	
Rough Carpentry & Blocking	7,800	sf	1.00	\$7,800	
Doors					
Door/Frame/HW	32	leaf	4,000.00	\$128,000	
Casework					
Allow for Casework/Millwork	1	allow	80,000	\$80,000	
Restroom C-top	18	lf	350.00	\$6,300	
Misc Metal					
Misc Metal	1	ls	25,000	\$25,000	
Flooring					
LVT	1,000	sf	6.00	\$6,000	
Carpet	6,370	sf	6.50	\$41,405	
Porcelain Floor Tile	430	sf	25.00	\$10,750	bathrooms
Rubber Base	500	lf	2.25	\$1,125	
Rubber Millwork Base	500	lf	6.00	\$3,000	
Ceiling					
Gyp Ceiling	430	sf	18.00	\$7,740	
ACT Ceiling	7,370	sf	6.00	\$44,220	
Ceiling Insulation	7,370	sf	4.00	\$29,480	
Allow For Gyp Soffit/Wood or Other Accents	1,000	sf	30.00	\$30,000	
Ceiling Paint	430	sf	2.00	\$860	
Wall Finish					
Wall Tile	2,400	sf	18.00	\$43,200	
Wall Paint	25,528	sf	1.50	\$38,292	
Wood Wall Panel, Wall Covering or Similar	1	allow	30,000	\$30,000	
Specialties					
Toilet Accessories	6	rm	1,500	\$9,000	
Fire Extinguisher Cabinet	8	ea	350.00	\$2,800	
Operable Partition	720	sf	75.00	\$54,000	
Stair/Ladder to Roof	1	ls	7,500	\$7,500	
	-	-	-	-	
				\$800,396	
Conveying Systems					
Elevator - Hrdraulic	-	-	-	-	

New Administration & Activity Center Building

New Construction Area> 7,800 sf

Component	Q	U	UP	Total	Comment
				\$0	
Plumbing Systems					
Plumbing Fixture/Equipment	7,800	gsf	9.00	\$70,200	
Storm & Sanitary Piping Systems	7,800	gsf	4.00	\$31,200	
Potable Water System	7,800	gsf	3.00	\$23,400	
Plumbing Piping Insulation	7,800	gsf	2.50	\$19,500	
				\$144,300	
HVAC Systems					
HVAC Equipment	7,800	gsf	15.00	\$117,000	
Air Distribution	7,800	gsf	8.00	\$62,400	
System Piping	7,800	gsf	2.00	\$15,600	
Insulation	7,800	gsf	3.00	\$23,400	
Controls	7,800	gsf	2.00	\$15,600	
T&B	7,800	gsf	1.00	\$7,800	
				\$241,800	
Fire Protection					
Wet Sprinkler System	7,800	gsf	6.00	\$46,800	
				\$46,800	
Electrical Systems					
Service & Distribution	7,800	gsf	13.36	\$104,208	
Branch Circuits	7,800	gsf	5.68	\$44,288	
Panelboards & Transformers	7,800	gsf	6.68	\$52,104	
Fire Alarm	7,800	gsf	4.01	\$31,262	
Receptacles	7,800	gsf	3.34	\$26,052	
Mechanical Equipment Connections	7,800	gsf	1.67	\$13,026	
Light Fixtures	7,800	gsf	13.36	\$104,208	
Lighting Controls + Wiring	7,800	gsf	4.18	\$32,565	
Site Lighting/Electrical	7,800	gsf	6.68	\$52,104	
Temp Electrical Services/Testing & Inspections/GR's	7,800	gsf	1.67	\$13,026	
				\$472,844	
Low Voltage Systems					
Structured Cabling System	7,800	gsf	5.00	\$39,000	
Security - Access Control/CCTV	-	-	-	-	assume N/A
AV System - Allow	7,800	gsf	10.00	\$78,000	
				\$117,000	
Equipment					
Equipment	-	-	-	-	N/A
				\$0	
Furnishings					
Window Treatments	2,464	sf	12.00	\$29,568	
				\$29,568	

New Site Construction Area> 1.0 acre

Site Work	Q	U	UP	Total	
Site Mobilization/Prep					
Mobilization /AHJ Compliance	1	ls	40,000	\$40,000	
Construction Stakeout / Record Survey	1	ls	15,000	\$15,000	
Construction Entrance	1	ea	7,500	\$7,500	
Silt Fence, Install, Maintain, Remove	1,000	lf	5.00	\$5,000	
Sediment Filters, Misc Erosion Control, Maintain	1	acre	5,000	\$5,000	
Temp Fence/Windscreen/Gates	1,200	lf	16.00	\$19,200	
Clear & Grubb	1.0	acre	15,000	\$15,000	
MOT/Street Maintenance/Signage/Flagmen	4	mos	3,500	\$14,000	
Site Mobilization/Prep Sub-Total				\$120,700	
Earthwork					
Strip & Stockpile Topsoil	807	cy	6.00	\$4,840	
Proof Rolling	4,840	sy	2.00	\$9,680	
Import Fill	5,647	cy	20.00	\$112,933	assume +3'
Rough Grade	4,840	sy	3.00	\$14,520	
Building Pad Construction	12,000	sf	1.00	\$12,000	

New Administration & Activity Center Building

New Construction Area> 7,800 sf

Component	Q	U	UP	Total	Comment
Topsoil/Final Grading	29,560	sf	0.50	\$14,780	
Earthwork Sub-Total				\$168,753	
Paving/Hardscape					
Add 72 Pervious Parking Space	72	ea	3,500	\$252,000	
Asphalt Paving, Base & Subgrade	382	sy	45.00	\$17,170	
Concrete Walk	5,000	sf	7.00	\$35,000	
Concrete Curb	1,220	lf	25.00	\$30,500	
Striping , Traffic Signage & Wheel Stops	1	ls	3,000.00	\$3,000	
Terrace Floor Tile	800	sf	24.00	\$19,200	
Misc Repaving/Curb Repair	1	allow	25,000	\$25,000	
Paving/Hardscape Sub-Total				\$381,870	
Site Wall, Fences & Gates					
Dumpster Enclosure	-	-	-	-	none assumed
Site or Retaining Walls	-	-	-	-	none assumed
Site Wall, Fences & Gates Sub-Total				\$0	
Misc Site Improvement Items					
Allow for Bench, Bollards, Site Improvements	1	allow	10,000	\$10,000	
Lake Water Feature	1	allow	50,000	\$50,000	
Ramp/Steps Guardrail	1	allow	20,000	\$20,000	
Play Structure & Play Surface	-	-	-	-	not shown
Misc Site Improvement Items Sub-Total				\$80,000	
Site Signage & Wayfinding					
Wayfinding, Signage etc	1	allow	10,000	\$10,000	
Site Signage & Wayfinding Sub-Total				\$10,000	
Water Distribution Systems					
Master Meter Assembly/DDC/BFP...	1	ls	25,000	\$25,000	
Wet Tap	1	ea	10,000	\$10,000	
Water Main/Valves/Fittings/Misc	100	lf	400.00	\$40,000	pending tie-in location
Fire Hydrant Assembly	1	ea	5,000	\$5,000	
Water Distribution Systems Sub-Total				\$80,000	
Sanitary Sewer System					
Sanitary Piping/MH/Dewater/Misc	1	allow	30,000	\$30,000	pending tie-in location
Grease Trap	-	-	-	-	not assumed required
Lift Station	-	-	-	-	not assumed required
Sanitary Sewer System Sub-Total				\$30,000	
Storm Sewer System					
Stormwater Retention	-	-	-	-	existing
Storm Drain/Structures/Misc	300	lf	275.00	\$82,500	
Multi-Purpose Field Drainage/Yard Drains	-	-	-	-	N/A
Storm Sewer System Sub-Total				\$82,500	
Fuel Distribution System					
Gas Line Exc & BF	-	-	-	-	none assumed
Fuel Distribution System Sub-Total				\$0	
Electrical Distribution					
Primary Power Feed to New Transformer	-	-	-	-	FPL
Secondary Power Feed to Building	100	lf	400.00	\$40,000	assumed length
Power to Site Improvement Components	1	allow	5,000	\$5,000	
Electrical Distribution Sub-Total				\$45,000	
Communications Systems					
Backbone Cabling/Conduit	100	lf	75.00	\$7,500	
Communications Systems Sub-Total				\$7,500	
Landscaping & Irrigation					
Landscaping & Irrigation	1	allow	200,000	\$200,000	
Landscaping & Irrigation Sub-Total				\$200,000	

New Administration & Activity Center Building

New Construction Area> 7,800 sf

Component	Q	U	UP	Total	Comment
Direct Trade Cost Total				\$4,691,024	\$601.41

Tennis Fitness Expansion

Component	New Construction Area>			3,000 sf	
	Q	U	UP	Total	Comment
Foundations					
Column Footing	10	CY	650.00	\$6,500	
Continuous Footing	50	CY	650.00	\$32,500	
Stemwall	56	cy	650.00	\$36,111	
Concrete Steps/Ramp	1	ls	35,000	\$35,000	
SOG/Curbs/Misc Concrete	5,625	sf	10.00	\$56,250	
				\$166,361	
Superstructure					
Column	5	ea	2,000	\$10,000	
Support Beam	175	lf	90.00	\$15,750	
Sloped Roof Structure	6,806	sf	32.00	\$217,800	
				\$243,550	
Exterior Enclosure					
CMU/Stucco/Paint	1,540	sf	65.00	\$100,100	
Allow for Aesthetics	1,540	sf	10.00	\$15,400	pending design
Windowwall	1,540	sf	90.00	\$138,600	assumed 50% glass
GL/AL Door (impact resistant)	2	leaf	5,500	\$11,000	assumed quantity
Waterproofing/Caulking/Sealants	3,080	sf	2.50	\$7,700	
			91	\$272,800	
Exterior Horizontal Enclosure					
Exterior Ceiling	3,000	sf	24.00	\$72,000	
Entrance Canopy	1	allow	25,000	\$25,000	
Roofing					
Standing Seam Metal Roofing Assembly	6,806	sf	18.00	\$122,513	
Gutters/Leaders	300	lf	20.00	\$6,000	
				\$225,513	
Interior Construction/Finishes					
Partitions					
Gyp Partitions	4,400	sf	15.00	\$66,000	
Fur/Ins/Gyp - Exterior Wall	3,080	sf	8.00	\$24,640	
Rough Carpentry & Blocking	3,000	sf	1.00	\$3,000	
Doors					
Door/Frame/HW	9	leaf	4,000.00	\$36,000	
Casework					
Allow for Casework/Millwork	1	allow	20,000	\$20,000	
Restroom C-top	8	lf	350.00	\$2,800	
Misc Metal					
Misc Metal	1	ls	15,000	\$15,000	
Flooring					
Rubber Flooring	2,100	sf	18.00	\$37,800	
Carpet	770	sf	6.50	\$5,005	
Porcelain Floor Tile	130	sf	25.00	\$3,250	bathrooms
Rubber Base	200	lf	2.25	\$450	
Rubber Millwork Base	400	lf	6.00	\$2,400	
Ceiling					
Gyp Ceiling	130	sf	18.00	\$2,340	
ACT Ceiling	2,870	sf	6.00	\$17,220	
Ceiling Insulation	2,870	sf	4.00	\$11,480	
Allow For Gyp Soffit/Wood or Other Accents	500	sf	30.00	\$15,000	
Ceiling Paint	130	sf	2.00	\$260	
Wall Finish					
Wall Tile	540	sf	18.00	\$9,720	
Wall Paint	11,880	sf	1.50	\$17,820	
Fitness Room Mirror	200	sf	20.00	\$4,000	
Wood Wall Panel, Wall Covering or Similar	1	allow	30,000	\$30,000	
Specialties					
Toilet Accessories	2	rm	1,500.00	\$3,000	
Fire Extinguisher Cabinet	6	ea	350.00	\$2,100	
Operable Partition	460	sf	75.00	\$34,500	
Stair/Ladder to Roof	1	ls	7,500.00	\$7,500	
	-	-	-	-	
				\$371,285	
Conveying Systems					
Elevator - Hrdraulic	-	-	-	-	

Tennis Fitness Expansion

Component	New Construction Area>			3,000 sf	Comment
	Q	U	UP	Total	
				\$0	
Plumbing Systems					
Plumbing Fixture/Equipment	3,000	gsf	9.00	\$27,000	
Storm & Sanitary Piping Systems	3,000	gsf	4.00	\$12,000	
Potable Water System	3,000	gsf	3.00	\$9,000	
Plumbing Piping Insulation	3,000	gsf	2.50	\$7,500	
				\$55,500	
HVAC Systems					
HVAC Equipment	3,000	gsf	15.00	\$45,000	
Air Distribution	3,000	gsf	8.00	\$24,000	
System Piping	3,000	gsf	2.00	\$6,000	
Insulation	3,000	gsf	3.00	\$9,000	
Controls	3,000	gsf	2.00	\$6,000	
T&B	3,000	gsf	1.00	\$3,000	
				\$93,000	
Fire Protection					
Wet Sprinkler System	3,000	gsf	6.00	\$18,000	
				\$18,000	
Electrical Systems					
Service & Distribution	3,000	gsf	13.36	\$40,080	
Branch Circuits	3,000	gsf	5.68	\$17,034	
Panelboards & Transformers	3,000	gsf	6.68	\$20,040	
Fire Alarm	3,000	gsf	4.01	\$12,024	
Receptacles	3,000	gsf	3.34	\$10,020	
Mechanical Equipment Connections	3,000	gsf	1.67	\$5,010	
Light Fixtures	3,000	gsf	13.36	\$40,080	
Lighting Controls + Wiring	3,000	gsf	4.18	\$12,525	
Site Lighting/Electrical	3,000	gsf	6.68	\$20,040	
Temp Electrical Services/Testing & Inspections/GR's	3,000	gsf	1.67	\$5,010	
				\$181,863	
Low Voltage Systems					
Structured Cabling System	3,000	gsf	5.00	\$15,000	
Security - Access Control/CCTV	-	-	-	-	assume N/A
AV System - Allow	3,000	gsf	10.00	\$30,000	
				\$45,000	
Equipment					
Equipment	-	-	-	-	N/A
				\$0	
Furnishings					
Window Treatments	1,540	sf	12.00	\$18,480	
				\$18,480	
Site Mobilization/Prep					
Mobilization /AHJ Compliance	1	ls	30,000	\$30,000	
Construction Stakeout / Record Survey	1	ls	15,000	\$15,000	
Construction Entrance	1	ea	7,500	\$7,500	
Silt Fence, Install, Maintain, Remove	800	lf	5.00	\$4,000	
Sediment Filters, Misc Erosion Control, Maintain	1	acre	5,000	\$2,500	
Temp Fence/Windscreen/Gates	800	lf	16.00	\$12,800	
Clear & Grubb	0.5	acre	15,000	\$7,500	
MOT/Street Maintenance/Signage/Flagmen	2	mos	3,500	\$7,000	
				\$86,300	
Site Demo					
Demo Hardscape, Landscape/Irrigation, Improvements	7,500	sf	3.00	\$22,500	
				\$22,500	
Excavation					
Excavation & Backfill	6	cwdy	3,500	\$21,000	
Import Fill	1,111	cy	20.00	\$22,222	
Rough Grade	833	sy	10.00	\$8,333	

Tennis Fitness Expansion

Component	New Construction Area>			3,000 sf	
	Q	U	UP	Total	Comment
Fine Grade - Site	389	sy	10.00	\$3,889	
				\$55,444	
Utilities					
Sanitary Lateral/Tie-in to Existing	80	lf	300.00	\$24,000	placeholder pending tie-in location
Domestic & Fire Water/BFP/DDCV	100	lf	500.00	\$50,000	placeholder pending tie-in location
Storm Drainage System/Tie-in to Existing	100	lf	200.00	\$20,000	placeholder pending tie-in location
				\$94,000	
Site Improvements					
Hard Tile - Terrace	-	-	-	-	
SST Cable Guardrail	-	-	-	-	
Concrete Walks	1,600	sf	7.00	\$11,200	assumed quantity
Asphalt Paving & Base	-	-	-	-	
Concrete Paving & Base	-	-	-	-	
Concrete Curb	-	-	-	-	
Canopy at Ramp	-	-	-	-	
Ramp/Steps Guardrail	1	allow	20,000	\$20,000	
Allow for Bench, Bollards, Site Improvements	1	allow	10,000	\$10,000	
				\$41,200	
Landscape & Irrigation					
Allow for Plantings & Irrigation System	1	allow	75,000	\$75,000	
				\$75,000	
Direct Trade Cost Total				\$2,065,796	\$688.60

Reconfigure Existing Fitness Center

	New Construction Area>			2,700 sf	
Component	Q	U	UP	Total	Comment
Foundations					
Sawcut, Remove, Replace SOG	118	lf	40.00	\$4,720	at assumed elec floor boxes
Foundations	-	-	-	-	
SOG/Curbs/Misc Concrete	-	-	-	-	
				\$4,720	
Superstructure					
Floor for Mechanical Space Above	200	sf	30.00	\$6,000	assumed size
				\$6,000	
					no work required
				\$0	
				\$0	
Exterior Horizontal Enclosure					
Exterior Ceiling	-	-	-	-	no work required
Roofing					
Standing Seam Metal Roofing	-	-	-	-	no work required
Barrel Tile	-	-	-	-	no work required
				\$0	
Interior Construction/Finishes					
Partitions					
Gyp Partitions	1,372	sf	18.00	\$24,696	
Rough Carpentry & Blocking	2,700	sf	1.00	\$2,700	
Doors					
HM Door/Frame/HW	5	leaf	3,500.00	\$17,500	
Wall Protection					
FRP	-	-	-	-	
Bumper Rails	-	-	-	-	
Casework					
Reception Desk	15	lf	900.00	\$13,500	
Base Cabinet & C-top	11	lf	600.00	\$6,600	
Wall Cabinet	11	lf	300.00	\$3,300	
Restroom C-top	12	lf	350.00	\$4,200	
Flooring					
Rubber Flooring	2,083	sf	15.00	\$31,245	bathrooms
Porcelain Floor Tile	315	sf	20.00	\$6,300	
Carpet	332	sf	6.00	\$1,992	
Rubber Millwork Base	190	lf	6.00	\$1,140	
Ceiling					
Gyp Ceiling Sloped	3,641	sf	30.00	\$109,230	assumed
Gyp Ceiling	294	sf	18.00	\$5,292	
ACT Ceiling	198	sf	5.00	\$990	
Ceiling Insulation	4,133	sf	4.00	\$16,532	
Allow For Gyp Soffit/Wood or Other Accents	500	sf	30.00	\$15,000	
Ceiling Paint	3,935	sf	2.00	\$7,870	
Wall Finish					
Wall Tile	1,247	sf	18.00	\$22,446	none assumed
Wall Paint	3,000	sf	1.50	\$4,500	
Wood Wall Panel or Similar	-	-	-	-	
Specialties					
Toilet Accessories - Multi-Fixture	2	rm	2,500	\$5,000	
Toilet Partition	5	ea	1,800	\$9,000	
Fire Extinguisher Cabinet	2	ea	350.00	\$700	
Stair/Ladder to Mech Space	1	ls	5,000	\$5,000	
	-	-	-	-	
				\$314,733	
Conveying Systems					
Elevator	-	-	-	-	
				\$0	
Plumbing Systems					
Plumbing Fixture/Equipment	2,700	gsf	15.00	\$40,500	
Storm & Sanitary Piping Systems	2,700	gsf	10.00	\$27,000	
Potable Water System	2,700	gsf	12.04	\$32,508	
Plumbing Piping Insulation	2,700	gsf	4.00	\$10,800	
				\$110,808	

Reconfigure Existing Fitness Center

Component	New Construction Area>			2,700 sf	
	Q	U	UP	Total	Comment
HVAC Systems					
HVAC Equipment	2,700	gsf	20.00	\$54,000	
Air Distribution	2,700	gsf	18.00	\$48,600	
System Piping	2,700	gsf	6.00	\$16,200	
Insulation	2,700	gsf	4.00	\$10,800	
Controls	2,700	gsf	5.00	\$13,500	
T&B	2,700	gsf	1.50	\$4,050	
				\$147,150	
Fire Protection					
Wet Sprinkler System	2,700	gsf	7.00	\$18,900	
				\$18,900	
Electrical Systems					
Feeders	-	-	-	-	existing
Branch Circuits	2,700	gsf	7.43	\$20,048	
Panelboards & Transformers	2,700	gsf	9.90	\$26,730	
Fire Alarm	2,700	gsf	3.96	\$10,692	
Receptacles	2,700	gsf	3.30	\$8,910	
Mechanical Equipment Connections	2,700	gsf	1.65	\$4,455	
Light Fixtures	2,700	gsf	16.50	\$44,550	
Lighting Controls + Wiring	2,700	gsf	4.95	\$13,365	
Site Lighting/Electrical	-	-	-	-	existing
Temp Electrical Services/Testing & Inspections/GR's	2,700	gsf	3.30	\$8,910	
				\$137,660	
Low Voltage Systems					
Structured Cabling System	2,700	gsf	5.00	\$13,500	
Security - Access Control/CCTV	-	-	-	-	N/A
AV System - Allow	2,700	gsf	10.00	\$27,000	
				\$40,500	
Equipment					
Equipment	-	-	-	-	N/A
				\$0	
Furnishings					
Window Treatments	-	-	-	-	assume N/A
				\$0	
Selective Building Demolition					
Demo Interior Finishes/Selective Partitions	2,774	sf	10.00	\$27,740	
				\$27,740	
Site Preparation					
Erosion Control/Street Sweeping/MOT	-	-	-	-	
Stabilized Construction Entrance	-	-	-	-	
Temp Fencing w/Screening	-	-	-	-	
Traffic Barrier	-	-	-	-	
Laydown Area Gravel Base	-	-	-	-	
				\$0	
Site Demo					
Storm Drain Demo	-	-	-	-	
Cut & Cap Sanitary	-	-	-	-	
Demo Hardscape, Landscape/Irrigation, Improvements	-	-	-	-	
				\$0	
Excavation					
Excavate/Export/Backfill	-	-	-	-	
Building Pad	-	-	-	-	
Rough Grade	-	-	-	-	
Fine Grade - Site	-	-	-	-	
Topsoil at Planting Areas	-	-	-	-	
				\$0	
Utilities					
Modify Storm Drainage System	-	-	-	-	

Reconfigure Existing Fitness Center

New Construction Area> 2,700 sf

Component	Q	U	UP	Total	Comment
Sanitary Lateral/Tie-in to Existing	-	-	-	-	
Domestic & Fire Water/Tie-in to Existing	-	-	-	-	
Gas Line Excavation & Backfill	-	-	-	-	
				\$0	
Site Improvements					
Concrete Walks - Decorative	-	-	-	-	
Concrete Walks	-	-	-	-	
Asphalt Paving & Base	-	-	-	-	
Concrete Paving & Base	-	-	-	-	
Concrete Curb	-	-	-	-	
Allow for Bench, Bollards, Site Improvements	-	-	-	-	
Site Improvements	-	-	-	-	
				\$0	
Landscape & Irrigation					
	-	-	-	-	
				\$0	
Direct Trade Cost Total				\$808,211	

University Park Recreation District

REV11/20/23

Kitchen Renovation

New Construction Area> 4,800 sf

Component	Q	U	UP	Total	Comment
Foundations					
Sawcut, Remove, Replace SOG	168	lf	40.00	\$6,720	at new US plumbing
Foundations	16	cy	650.00	\$10,400	
SOG/Curbs/Misc Concrete	1,600	sf	10.00	\$16,000	
				\$33,120	
Superstructure					
Structural Steel & Misc Metals	4,800	sf	27.60	\$132,480	
				\$132,480	
Exterior Enclosure					
CMU/Stucco/Paint	806	sf	40.00	\$32,240	
				\$32,240	
Exterior Horizontal Enclosure					
Exterior Ceiling	-	-	-	-	no work required
Roofing					
Membrane Assembly	4,800	sf	12.90	\$61,920	
				\$61,920	
Interior Construction/Finishes					
Partitions					
Gyp Partitions	700	sf	18.00	\$12,600	
Rough Carpentry & Blocking	4,800	sf	1.00	\$4,800	
Doors					
HM Door/Frame/HW	6	leaf	3,500	\$21,000	
Gate Doors/Fence	17	lf	300.00	\$5,100	
Glass & Glazing	4,800	sf	2.99	\$14,352	
Casework					
-	-	-	-	-	
Flooring					
Resinous Flooring	4,800	sf	14.52	\$69,696	
Ceiling					
Gyp Ceiling Sloped	-	-	-	-	
Gyp Ceiling	-	-	-	-	
ACT Ceiling	4,800	sf	7.00	\$33,600	
Ceiling Paint	-	-	-	-	
Wall Finish					
Wall Tile	420	sf	18.00	\$7,560	
Wall Paint	1,500	sf	1.50	\$2,250	
FRP	4,000	sf	7.00	\$28,000	
Specialties					
Fire Extinguisher Cabinet	2	ea	350.00	\$700	
	-	-	-	-	
				\$199,658	
Conveying Systems					
Elevator	-	-	-	-	
				\$0	
Plumbing Systems					
Plumbing Fixture/Equipment	4,800	gsf	18.00	\$86,400	
Storm & Sanitary Piping Systems	4,800	gsf	12.00	\$57,600	
Potable Water System	4,800	gsf	10.00	\$48,000	
Plumbing Piping Insulation	4,800	gsf	4.00	\$19,200	
				\$211,200	
HVAC Systems					
HVAC Equipment	4,800	gsf	20.00	\$96,000	
Air Distribution	4,800	gsf	16.00	\$76,800	
System Piping	4,800	gsf	5.20	\$24,960	
Insulation	4,800	gsf	4.00	\$19,200	
Controls	4,800	gsf	5.00	\$24,000	
T&B	4,800	gsf	1.50	\$7,200	
				\$248,160	
Fire Protection					
Wet Sprinkler System	4,800	gsf	5.41	\$25,968	
				\$25,968	

Kitchen Renovation

New Construction Area> 4,800 sf

Component	Q	U	UP	Total	Comment
Electrical Systems					
Feeders	-	-	-	-	existing
Branch Circuits	-	-	-	-	existing
Panelboards & Transformers	-	-	-	-	existing
Fire Alarm	4,800	gsf	2.40	\$11,520	
Receptacles	4,800	gsf	3.00	\$14,400	
Mechanical Equipment Connections	4,800	gsf	22.00	\$105,600	
Light Fixtures	4,800	gsf	12.00	\$57,600	
Lighting Controls + Wiring	4,800	gsf	2.00	\$9,600	
Site Lighting/Electrical	-	-	-	-	existing
Temp Electrical Services/Testing & Inspections/GR's	4,800	gsf	2.00	\$9,600	
				\$208,320	
Low Voltage Systems					
Structured Cabling System	4,800	gsf	3.00	\$14,400	
Security - Access Control/CCTV	-	-	-	-	
AV System	-	-	-	-	
				\$14,400	
Equipment					
Food Service Equipment	1	quote	841,055	\$841,055	
				\$841,055	
Furnishings					
Window Treatments	-	-	-	-	assume N/A
				\$0	
Selective Building Demolition					
Interior Selective Demolition	1	ls	75,000	\$75,000	
				\$75,000	
Site Preparation					
Erosion Control/Street Sweeping/MOT	-	-	-	-	
Stabilized Construction Entrance	-	-	-	-	
Temp Fencing w/Screening	-	-	-	-	
Traffic Barrier	-	-	-	-	
Laydown Area Gravel Base	-	-	-	-	
				\$0	
Site Demo					
Storm Drain Demo	-	-	-	-	
Cut & Cap Sanitary	-	-	-	-	
Demo Hardscape, Landscape/Irrigation, Improvements	-	-	-	-	
				\$0	
Excavation					
Excavate/Export/Backfill	-	-	-	-	
Building Pad	-	-	-	-	
Rough Grade	-	-	-	-	
Fine Grade - Site	-	-	-	-	
Topsoil at Planting Areas	-	-	-	-	
				\$0	
Utilities					
Modify Storm Drainage System	-	-	-	-	
Sanitary Lateral/Tie-in to Existing	-	-	-	-	
Domestic & Fire Water/Tie-in to Existing	-	-	-	-	
Gas Line Excavation & Backfill	-	-	-	-	
				\$0	
Site Improvements					
Concrete Walks - Decorative	-	-	-	-	
Concrete Walks	-	-	-	-	
Asphalt Paving & Base	-	-	-	-	
Concrete Paving & Base	-	-	-	-	
Concrete Curb	-	-	-	-	
Allow for Bench, Bollards, Site Improvements	-	-	-	-	
Site Improvements	-	-	-	-	

Kitchen Renovation					
New Construction Area>				4,800 sf	
Component	Q	U	UP	Total	Comment
				\$0	
Landscape & Irrigation	-	-		-	
				\$0	
Direct Trade Cost Total				\$2,083,521	

EXHIBIT D

AGREEMENT

This agreement was made and entered into this day of _____, 2023, by and between UNIVERSITY PARK COUNTRY CLUB, herein after referred to as the Owner, and LEIBOLD IRRIGATION, INC., hereinafter referred to as the Contractor. Unless otherwise stated in this Agreement or supporting documents, words and abbreviations which have well-known technical, or golf industry meanings are used in the Agreement and supporting documents in accordance with such recognized meanings. In the interest of brevity, this Agreement and its supporting documents frequently omit modifying words such as “all” and “any” and articles such as “the” and “an,” but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

WITNESSETH:

That this Contractor, in consideration of the agreement herein made by the Owner, agrees with the Owner as follows:

ARTICLE 1 – CONTRACTOR RESPONSIBILITIES:

The Contractor shall furnish all labor, equipment and other facilities and shall perform all work necessary or proper for, or incidental to, the irrigation improvements at the University Park Country Club, 7671 The Park Blvd, University Park, Florida 34201 as outlined in the plans prepared by Aqua Turf International dated 9-20-22 for the Owner in strict accordance with the plans and any future changes made therein as hereinafter provided, to the satisfaction and approval of the Owner, and shall perform all other obligations and assume all liabilities imposed upon it by this Agreement.

The work shall consist of and include: all labor and equipment; excavation and backfill of all trenches; connections to water and electrical utilities; tools; materials and component parts; flushing, testing, and adjustments; and all other items described below.

ARTICLE 2 – CONTRACT SUM:

Owner shall pay Contractor the Contract Sum in current funds for Contractor’s performance of this Agreement. The Contract Sum shall be Three Million Ninety-Eight Thousand Nine Hundred Fourteen Dollars and 78 Cents (\$3,098,914.78), subject to additions and deductions as provided in this Agreement.

ARTICLE 3 – PAYMENTS:

Each month Contractor shall submit to Owner an invoice for all work performed during the previous month. Progress payments less the retainage of 10% shall be made on or before the 30th day of each month based on work completed through the 25th day of the preceding month. All project materials shall be purchased directly by The Owner. The project materials are reflected on the referenced and attached materials quote from Wesco Turf dated 12-1-23 and Pro Pump and Controls dated 11-28-23. The Contractor shall be responsible for ordering, receiving and storing all Owner purchased installation materials.

The Contractor shall make prompt and full payments to all persons furnishing labor and/or services under this contract; and hold the Owner harmless from all costs resulting from its failure to do so. Lien releases covering material paid for by Owner shall accompany the next payment request.

Payments due and unpaid under this Agreement shall bear interest from the date payment is due at the rate of 1.5% per calendar month.

It is further mutually agreed between the parties hereto that no certificates given, or payment made under this contract, except for final certificate or final payment, shall be conclusive evidence of the performance of this contract, either wholly or in part, and that no payment shall be construed to be an acceptance of defective work or improper materials.

In the event a lien is filed or claimed against the work by any subcontractor, sub-subcontractor, laborer or supplier of materials for any reason other than Owner's failure to make timely payment to Contractor as herein provided, the Contractor agrees immediately cause such lien to be discharged. If Contractor fails to a claim, Owner may retain amounts in addition to retainage sufficient to pay such claim until the claim is resolved.

ARTICLE 4 – DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION:

The contractor shall commence the project starting May 6, 2024, with final completion November 9, 2024.

The contractor agrees that the work shall be done regularly, diligently, and uninterruptedly (subject to submitted schedule of work) at such rate of progress as will ensure full completion thereof within the time specified. It is expressly understood and agreed by and between Contractor and Owner that the time specified for substantial completion of the work is a reasonable time for the substantial completion of the work. Contractor shall not be charged with damages or any excess cost when delays occur, the cause of which Contractor is without fault, and Contractor's reasons for a time extension are acceptable to Owner, provided, further, that the Contractor shall not be charged with damages or any excess when a delay in completion of the work is due to unforeseeable cause beyond the control and without fault or negligence of Contractor, including, but not limited to acts of god, or of the public enemy, acts of Owner, acts of another contractor in the performance of a contract with Owner, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, weather, governmental action, or severe rock excavation. The contractor shall, within ten days from the beginning of any such delay, notify Owner of the causes of the delay.

ARTICLE 5 – OWNER'S RIGHT TO DO WORK:

If Contractor should neglect to perform the work properly or fail to perform any provision of this Agreement, Owner, after seven days written notice to Contractor, may without prejudice to any other remedy Owner may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Contractor.

ARTICLE 6 – OWNER’S RIGHT TO STOP WORK AND TERMINATE CONTRACT:

If Contractor should file for bankruptcy, or if Contractor should make a general assignment for the benefit of his creditors, or if a receiver should be appointed on account of Contractor’s insolvency, or if he should fail, except in cases for which extension of time is provided, to supply enough properly skilled workmen or proper materials to maintain the project schedule, or if Contractor should fail to make prompt payments to subcontractors for materials or labor, or persistently disregards laws, ordinances or the instructions of the engineer or otherwise be guilty of a substantial violation of any material provision of the contract, then the Owner, may without prejudice to any other right or remedy, and after given the Contractor seven days notice in writing, terminate the employment of the Contractor and take possession of the premises and all materials thereon and finish the work by whatever method Owner may deem expedient. In such case, Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract price shall exceed the expense of finishing the work, including compensation and additional managerial and administrative service, such excess shall be paid to the Contractor. If such expense shall exceed such unpaid balance, the Contractor shall pay the difference to Owner upon ten days written demand by Owner.

ARTICLE 7 – CONTRACTOR’S RIGHT TO STOP WORK AND TERMINATE CONTRACT:

If the work should be stopped or delayed under an order of any court or other public authority through no fault or act of Contractor, or of anyone employed by him, or if the Owner should fail to issue any payment within ten days after it is due, or if the Owner should fail to pay Contractor with ten days of its maturity and presentation of any sum, then Contractor may stop work or terminate this contract and recover from the Owner payment for all expenses incurred and/or all work executed, including but not limited to materials, labor, and equipment.

ARTICLE 8 – ARBITRATION:

Any controversy or claim arising out of or relating to this Agreement, or the breach thereof shall be settled in accordance with the construction industry arbitration rules of the American Arbitration Association, and judgment upon any award may be entered in any court having jurisdiction thereof.

ARTICLE 9 - GUARANTEE:

The contractor shall be responsible for furnishing a completed, fully operational irrigation system, free from defects in material and workmanship. It shall be the Contractor’s responsibility to repair all leaks, and repair or replace all deficient materials prior to the Owner’s acceptance of the described work. The work included in this Agreement shall be guaranteed by contractor to be free from all defects in material and workmanship for a period of one year after Owner’s final acceptance of the described work. The contractor shall extend to the Owner all warranties that apply to equipment found to be defective in either materials or workmanship, as extended by the manufacturer and/or distributor to Contractor.

It shall be the Owner's responsibility to maintain the golf area in working order during the warranty period, performing necessary minor maintenance, keeping grass from obstructing sprinkler heads, and preventing vandalism and other damage during grounds maintenance.

ARTICLE 10 – INTERPRETATIONS AND EXPLANATIONS:

It is understood and agreed by and between the parties that the work included in this contract is to be done under the direction of the Owner or its designers. Such additional explanations as may be necessary to detail and illustrate the work to be done are to be furnished by the Owner or its designated designer and they shall be consistent with the purpose and intent of the original plans and specifications referred to in Article I.

ARTICLE 11 – ALTERATIONS/EXTRAS:

No alteration shall be made to the work except upon the written order of the Owner. The amount to be paid by the Owner or allowed by the Contractor by virtue of such alterations shall be stated in said written order.

Notwithstanding the preceding paragraph, minor additions to or deletions from the quantity of units installed in reference to the plans and bid will be reimbursed to the Contractor or Owner based on the unit prices provided by Contractor. Major additions constitute the addition of material required to areas not currently in the bid set of plans. Relocating material on any given area does not constitute an addition or deletion in billable quantities. The Contractor shall submit an itemized invoice to the Owner for approval, prior to commencing work, covering all labor and material for the addition at the Contractor's cost, to which a reasonable percentage of overhead and profit will be added.

ARTICLE 12 – INSPECTION OF WORK AND MATERIALS:

The Contractor shall provide sufficient and proper facilities at all times for the inspection of the work by the Owner or its designated designers.

ARTICLE 13 – ENUMERATION OF THE CONTRACT DOCUMENTS:

The contract documents consist of each one of the following:

1. This agreement.
2. The Leibold Irrigation Proposal dated 10-29-23 and Cover Letter dated 10-28-23.
3. Plans provided by Aqua Turf International dated 9-20-22.
4. Wesco materials quote dated 12-1-23 and Pro Pump and Controls materials quote dated 11-28-23 reflecting the project materials to be purchased directly by the club.

If there are any conflicts between any of the provisions of this Agreement and provisions contained in the other documents named above, this Agreement shall govern.

ARTICLE 14 – OWNERSHIP OF REAL PROPERTY ON WHICH WORK IS TO BE PERFORMED:

University Park Country Club affirmatively states that it is the owner of the real property upon which the work is to be performed and agrees to provide Contractor with evidence of ownership upon request.

ARTICLE 15 - PROTECTION OF WORK AND PROPERTY:

Contractor shall take measures to protect the Owner's property at all times during the performance of the work. Contractor shall be liable for all damage to equipment, roadways, utilities, grounds, or other structures resulting from the performance of the work by Contractor's employees, subcontractors, or other agents acting on the Contractor's behalf. The Contractor shall not be responsible for damage to existing irrigation or drainage lines that are not properly marked/identified by the owner prior to excavation.

Contractor shall be responsible for contacting all utility companies, or the consolidated locating service serving Owner's property, to verify and mark the location of all utilities on the property prior to commencing work, and Contractor shall be liable for damage to any properly marked utilities.

ARTICLE 16 – EXISTING IRRIGATION SYSTEM:

The contractor shall keep the existing irrigation system operational during its work to facilitate maintenance of the golf course. When it is necessary to de-activate the existing system or portions thereof, Contractor shall coordinate with the golf course Superintendent so as not to unduly hamper his maintenance work.

ARTICLE 17 – CONDUCT OF THE WORK:

Contractor shall give efficient supervision to the work using his best skills and attention. He shall carefully review and compare all drawings, specifications and other instructions and shall at once report to the Owner any error, discrepancy or omission that he may discover.

The contractor shall coordinate his work with other trades, and in particular the maintenance operation on existing landscape areas.

Contractor shall confine its operations to the area of work and to the areas allotted Contractor by Owner for material and equipment storage.

During the work, Owner shall erect proper protective devices to warn and/or prevent the general public and maintenance personnel of and from the danger of construction activities.

Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to (1)

all Contractor's and Subcontractor's employees on the work, Owner's employees, members of the general public, and other persons who may be affected thereby, (2) all the work and all materials and equipment to be incorporated therein, and (3) other property at the site or adjacent thereto.

The contractor shall be responsible for all risk of loss for all supplies, materials and equipment delivered and stored on site which may or may not be incorporated into the work, until final acceptance of the completed project.

ARTICLE 18 - SUPERVISION:

The contractor shall provide a competent superintendent and any necessary assistants experienced in the work they are to perform. The superintendent shall be permanently assigned to this project and shall represent Contractor. All decisions and actions taken by the superintendent acting on the Contractor's behalf shall be binding upon the Contractor.

ARTICLE 19 – WORKMANSHIP:

All work shall be performed in a manner exhibiting the highest level of workmanship for the type of work to be performed. The contractor shall furnish and maintain on site sufficient personnel, equipment, and materials necessary to complete the work in an efficient manner and within the terms of the plans and specifications. All materials furnished shall be new.

ARTICLE 20 – CLEAN-UP:

During construction, Contractor shall remove waste materials from the site recurrently as is necessary to maintain the premises in a clean and orderly condition. Upon completion of the work under this Agreement, Contractor shall remove from the site all temporary structures, debris, and waste incident to the work.

ARTICLE 21 – SCHEDULE OF WORK:

The Contractor has or shall submit to the Owner a work schedule showing the approximate dates that the various items of work will begin and end. The contractor shall notify the Owner of any delays in work that will result in noncompliance with the time limits set under the contract.

ARTICLE 22 – INSURANCE:

Contractor shall furnish satisfactory proof of insurance with insurance carriers satisfactory to Owner and in such forms as shall be satisfactory to Owner to protect Contractor against loss from liability imposed by law from damages on account of bodily injury, including death resulting there from, suffered or alleged to have been suffered by any person or persons, other than employees, resulting directly or indirectly from the performance or execution of this Agreement or any subcontract there under, and also to protect said Contractor against loss from liability imposed by law for damage to any property caused directly or indirectly by the performance or execution of this Agreement or any subcontract there under, which insurance shall also cover accidents arising out of the use and operation of automobiles and trucks.

All liability policies maintained by Contractor or a Subcontractor (if necessary and approved by owner) shall name Owner and such others who shall have an interest in the site as Owner may reasonably designate, including, without limitation, any mortgagee, as an additional insured and policies or certificates of such insurance shall be delivered to such insured(s) prior to commencement of any work by Contractor or Subcontractors (if necessary and approved by owner). No policy shall contain any provisions for exclusion of explosion, collapse, or for exclusion as to property in the care, custody or control of the insured, or for any exclusion from liability other than those exclusions in the standard basic unamended and unendorsed form of policy. No exclusions shall be permitted in any event in any policy if it conflicts with the coverage expressly required under this Agreement (including but not limited to any exclusion for personal or bodily injury or sickness, disease or death of any person, or injury to or destruction of tangible property) or which would conflict with or in any way impair coverage under the contractual liability insurance required of Contractor and any Subcontractors (if necessary and approved by owner) under this Article. The minimum limits of liability insurance to be carried by Contractor, as set forth above shall not limit the contractor's liability under any indemnification provisions of the General Conditions, nor relieve Contractor or Subcontractors (if necessary and approved by owner) from any other liability under this Agreement.

In the event of the failure of Contractor or a Subcontractor (if necessary and approved by owner) to purchase and maintain any insurance required to be purchased and maintained hereunder and/or provide Owner with the policies or certificates thereof, Owner shall have the right, but not the obligation, (i) to purchase and maintain said insurance for and in the name of Contractor or such Subcontractor (if necessary and approved by owner) and such amounts may be deducted from any amounts owing to contractor or such Subcontractor (if necessary and approved by owner), or (ii) if such failure to comply with the provisions of this subparagraph after notice by Owner to contractor, to terminate the Agreement.

ARTICLE 23 – CONTRACTOR AS AN INDEPENDENT CONTRACTOR:

Contractor is an independent contractor and shall within the terms of this Agreement, and at no additional expense to Owner, comply with all laws, ordinances, and regulations of all governing agencies having jurisdiction over the work. The contractor shall obtain all necessary licenses, pay federal and state taxes required for the performance of the work. The Contractor shall pay all insurance and contributions for Social Security and unemployment for all wages, salaries and other forms of payments made to the Contractor's employees as a result of the work.

ARTICLE 24 – DAMAGES:

If either party to this Contract should suffer damage in any manner because of any wrongful act or neglect of the other party or of anyone employed by the other party, whether as the other party's employee, agent or subcontractor (if necessary and approved by owner), then the damaged party shall be reimbursed by the other party for such damage.

ARTICLE 25 – FINAL ACCEPTANCE:

Within ten (10) working days of Contractor's notification that the project is complete the Owner or Owner's representative shall inspect the job and, if necessary, provide a punch list of items

requiring corrective action to conform to the plans and specifications. Completion of all corrective action on the punch list to Owner's satisfaction, and final payment of retention to Contractor will constitute final acceptance of the project. The Contractor shall provide to the Owner or Owner's representative all "As-Built" information as described in the specifications prior to final acceptance.

This Agreement entered as of the day and year first written above.

UNIVERSITY PARK COUNTRY CLUB

LEIBOLD IRRIGATION, INC.

By: _____

By: _____

Its:

Its:

Dated: _____

Dated: _____

ProPump&Controls

University Park Country Club

7671 The Park Blvd

University Park, FL 34201

Project:

ProPump and Controls to provide labor and material to replace the existing irrigation pump station. Proposal includes all required equipment, materials and labor to install the Watertronics manufactured product.

Scope of Work:

Existing station removal

- Disassembly and deconstruction of the existing irrigation station.
- Equipment rental and crane contractor as required
- Wet well dive inspection and clean out prior to new installation, performed by licensed and certified diver. Disposal of collected material off site
- Clean and prep concrete slab, remove existing skid anchors
- Off-site disposal of the old station material

Installation

- Coordinate with manufacturer for station engineering design and layout.
- Coordinate install scheduling with manufacturer and customer
- Station skid components and control cabinet to be engineered to fit the existing footprint.
- Station mechanical assembly as designed by manufacturer. Discharge transition pipe connection to the existing irrigation mainline.
- Level and align skid, piping, and pumps. Secure station components w/ provided concrete wedge anchors and plates
- Electrical connection to the existing service disconnects
- Install New 400A Service and 400A Manual Generator Transfer Switch w/ Built-In Cam-Lok Tap Box: Coordinate project with FPL and Manatee County Building Dept. Utilize existing meter can located near existing FPL transformer. Trench from transformer/meter to location of pump equipment. Install new underground PVC conduit and 480V 400A service cables. Install new equipment rack utilizing concrete posts and unistrut for equipment mounting. Install new weatherproof 3PH 480V 400A Disconnect Switch and Manual Generator Transfer Switch on equipment rack. Install new PVC conduit and 480V 400A service cables from Switch to irrigation pump control panel in pumphouse. Make all necessary terminations and connections. Test for Proper Operation. Includes Plan Design, Permit and Inspection Fees.

Start-Up

- Verify all electrical terminations, joint fittings and structural components are secure and in accordance with factory specifications.
- Perform pre-power checks as specified by manufacturer.
- Verify incoming voltage variance and imbalances are within factory recommended tolerances.
- Power up checks as specified by manufacturer.
- Verify proper motor rotation prior to operation.

- Station performance testing and evaluation.
- Complete manufacturer's Start Up report
- Operator training and remote monitoring setup assistance

Product Specifications:

See Attached Manufacturers Specifications

OPTIONAL EQUIPMENT FEATURES: (NOT Included in Total Station Price)

OPTION NO DESCRIPTION

999-0000001 Tennis Court Pump Addition

\$30,541.43

- Submersible 20hp pump and motor unit to provide 300gpm at 75psi. VFD controlled with flowmeter, low zone discharge piping, check valve, isolation valve and manual by pass valve connected to golf station mainline. Controls to share golf main control panel.

Pricing:

Watertronics Pump Station:	\$441,126.14
Equipment/Material:	\$58,182.14
Installation Labor:	\$34,738.00
Tennis Court Pump:	\$30,541.43
<u>Subtotal:</u>	<u>\$564,587.71</u>
Sales Tax:	\$
<u>Project Total:</u>	<u>\$564,587.71</u>

*Applicable tax and freight included.
Quoted pricing valid for 15 days
Financing terms available upon request*

Pricing includes pump station installation and start-up, operator training and remote monitoring setup assistance, and one-year preventative maintenance service performed quarterly.

Customer is responsible for the removal and reinstallation of the pump house roof, if applicable, to provide access for station installation.

Customer to provide access to the pump station for trucks and equipment. ProPump and Controls is not responsible for damages to cart paths, underground utilities, irrigation heads/equipment or turf.

The quoted price assumes that any and all components, not included in the quote, are in proper working order. If any of these items are found to be weak or defective, the repair or replacement will be quoted in addition to the above cost

PAYMENT TERMS : All Purchase Orders are subject to acceptance by ProPump & Controls, Inc. Receipt of production deposit, verification of acceptable credit, and confirmation of order are required before production. All orders subject to 50% production deposit. Balance due 30 days from date of invoice.

If shipment or installation of equipment is delayed by customer request at no fault of ProPump & Controls, Inc., customer agrees to amend the contract or purchase order as follows, unless superseded by other terms noted on the accepted contract or agreement.

- **Delayed shipment:** Customer agrees to pay any storage fees requested by equipment manufacturer, if applicable.
- **Equipment Installation delayed at customer request following shipment:** ProPump will furnish equipment and labor to offload equipment and store on site as directed by customer. Equipment and labor costs for the offload shall be additional to the quoted price. ProPump shall invoice customer for 90% of the equipment price, less any previous production deposits, due net 30 days following delivery of product. Balance for equipment and installation labor will be invoiced on completion of work.

Orders placed under Preferred Customer Agreements include all discounts and fee payments.

Payment of Invoices over \$5,000 by Credit Card subject to 2.80% service charge without prior agreement.

How to order: Please help us expedite your order by providing the following:

Is this sale taxable? (Circle one) Yes No (If the order is non-taxable, a tax-exempt certificate for the "ship to" state must be submitted with this order.)

Provide signature: Accepted for Buyer _____

Date: _____

Requested delivery date: _____

Ship to address: _____

Street Address _____

City _____ County _____ State _____

Zip _____

Contact Name: _____

Phone & Fax: _____

Please return one signed copy of this quotation on acceptance. Merchandise delivered or shipped is due and payable to: ProPump & Controls, Inc. 610 Old Mt. Eden Road, Shelbyville, Ky. 40065. Fax number: 502-633-0733 Phone 800-844-0677.

DELIVERY: Delivery dates are estimates and confirmed shipment cannot be determined until all manufacturing details are known. ProPump & Controls Inc. will make reasonable efforts to establish a delivery schedule after receipt of an executed contract and all approvals. Seller shall not be liable for special or consequential damages caused by delay in delivery. Customer agrees to execute bill and hold contract in the event of order delay.

LATE FEES: Late fee of 1 1/2 % of the unpaid balance will be charged per month on all accounts which are past due, plus any collections or attorney's fees incurred in settlement of past due accounts.

LIEN: Seller retains a security interest in all products sold to buyer until the purchase price and other charges, if any, are paid in full as provided in Article 9 of the Uniform Commercial Code. Seller will file a Mechanics Lien or execute other documents as required to perfect the security interest in the products sold.

TAXES: State, city and local taxes are excluded from the contract price unless otherwise noted. Sales tax will be invoiced on the contract price unless written exemption is provided.

FACTORY AUTHORIZED WARRANTY: ProPump & Controls, Inc. warrants products manufactured by ProPump and associated component parts and/or labor, for defects in materials and workmanship for a period of one year following date of installation by ProPump, but not later than fifteen months from date of invoice if installed by others.

For products sold by ProPump & Controls, Inc but manufactured wholly by others, ProPump will extend the manufacturer's warranty to the customer, and will assist in handling warranty claims. Standard manufacturer warranties for water pumping systems are one year from date of startup by ProPump, but not later than fifteen months from date of manufacturers invoice. Provided that all installation and operation responsibilities have been properly performed, manufacturer will provide a replacement part or component during the warranty life. Repairs done at manufacturer's expense must be pre-authorized.

This proposal may contain equipment which requires costly means to remove and replace for service or repair, due to site conditions. ProPump & Controls will not accept liability for any costs associated with the removal or replacement of equipment in difficult-to-access locations, unless specifically agreed to in writing on the original sales proposal. This includes the use of cranes larger than 15 tons, divers, barges, helicopters, or other unusual means. All such extraordinary costs shall be borne by the customer, regardless of the reason necessitating removal of the product from service.

ProPump & Controls, Inc., or its sub-contractors are not responsible for damage to turf or cart paths, provided that Owner's Representative has designated reasonable routes for access to the site, for vehicles including heavy trucks and cranes, and ProPump & Controls, Inc and subcontractor personnel have followed those routes. For access routes which require extraordinary means to traverse, such as wet ground or thin cart paths which may require placement of boards or steel plates to prevent damage, additional costs may be incurred if conditions are not brought to ProPump's attention prior to submitting a proposal.

Warranty may be voided in the event of any of the following:

- Default of any agreement with supplier or manufacturer.
- The misuse, abuse of the pumping equipment outside is intended and specified use.
- Failure to conduct routine maintenance.
- Handling any liquid other than irrigation water.
- Exposure to electrolysis, erosion, or abrasion.
- Presence of destructive gaseous or chemical solutions.
- Over voltage or unprotected low voltage.
- Unprotected electrical phase loss or phase reversal.
- TDS over 1000mg
- PH levels lower than 6.0
- Calcium hardness less than 50 mg/L
- Alkalinity less than 100mg/L
- Chloride and or sulfate ions greater than 50 mg/L each
- Free chlorine or use of other strong biocides.
- Langelier index from -50 to + 1.5
- Damage occurring when using control panel as service disconnect.

The foregoing constitutes ProPump & Control's sole warranty and has not nor does it make any additional warranty, whether express or implied, with respect to the pumping system or component. ProPump & Controls, Inc. makes no warranty, whether express or implied, with respect to fitness for a particular purpose or merchantability of the pumping system or component. ProPump & Controls, Inc. shall not be liable to purchaser or any other person for any liability, loss, or damage caused or alleged to be caused, directly or indirectly, by the pumping system. In no event shall ProPump & Controls, Inc. be responsible for incidental, consequential, or act of God damages, nor shall manufacturer's liability for damages to purchaser or any other person ever exceed the original factory purchase price.



2101 Cantu Court, Sarasota FL 34232
300 Technology Park, Lake Mary FL 32746
7037-37 Commonwealth Avenue, Jacksonville FL 32220

Q-19714

Date: December 1, 2023

Prepared For:

Curtis Nickerson
Superintendent
University Park Country Club
7671 The Park Blvd
University Park, FL 34201

Ship To:

Thank you for your interest in Wesco Turf. Per your request, I am pleased to submit the enclosed proposal. All pricing is valid for thirty (30) calendar days from the date of quotation unless otherwise noted. Pipe and wire pricing is valid for seven (7) days.

Special Considerations: WIRE/GROUNDING EXPIRES 12-30-23 - PIPE EXPIRES 12-5-23 - HARCO EXPIRES 12-28-23

COMPUTERIZED GOLF CENTRALS – Total: \$14,769.14

Qty	Model No.	Description	Unit Price	Extended Price
1	IRRSATLABOR.18	New System setup 18 holes 2-wire or Satellite	\$4,900.000	\$4,900.00
2	MISC.IPAD	Ipad with weather proof case	\$864.000	\$1,728.00
4	RAINEW-GUAGE	TIPPING RAIN BUCKET	\$78.670	\$314.68
4	F2100DT	ICOM F2100DT HANDHELD RADIO	\$440.000	\$1,760.00
1	FCC.LICENSE	FCC LICENSE	\$600.000	\$600.00
1	LSFI-K		\$4,686.462	\$4,686.46
1	IRRREPEATER	Irrigation Repeater Install	\$780.000	\$780.00

RADIO SATELLITES – Total: \$177,194.80

Qty	Model No.	Description	Unit Price	Extended Price
7	300-032P6M4A	Lynx Smart Satellite 32 Station, Green Pedestal, Surge Lvl 4, Wire	\$2,343.735	\$16,406.15
34	300-048P6H4A	SAT, 048 STA, GRN PED, SRG 4 RADIO AND WIRE	\$3,893.265	\$132,371.01
6	300-064P6R4A	Lynx Smart Satellite 64 Station, Green Pedestal, Surge Lvl 4, Radio	\$4,736.273	\$28,417.64

TORO-SPRINKLERS – Total: \$258,137.73

Qty	Model No.	Description	Unit Price	Extended Price
26	PRN-TA	Precision Rotating Nozzle, Adjustable, 45 -270 , Toro (Male) Thread	\$6.412	\$166.71
26	590GF-6	6" Golf Spray Head w/Check Valve and X-Flow	\$7.088	\$184.29
156	T5PCKSS-RS-LN	T5 RapidSet Series Rotor, 5" Pop-Up w/ Check Valve, Stainless Steel, less Nozzle	\$21.012	\$3,277.87
9	INF54-528-2	XREF:INF50-2 & INF54-5154 SPK,1.5IN,FC,52N,80P,SG	\$127.778	\$1,150.00
22	INF54-538-2	XREF:INF50-2 & INF54-5154 SPK,1.5IN,FC,53N,80P,SG	\$127.778	\$2,811.12
715	INF54-568-2	XREF:INF50-2 & INF54-5558 SPK,1.5IN,FC,56N,80P,SG	\$127.778	\$91,361.27
62	INF55-528-26	XREF:INF50-2 & INF55-6-5154 SPK,1.5IN,PC,52N,80P,SG,T	\$144.990	\$8,989.38
165	INF55-538-26	XREF:INF50-2 & INF55-6-5154 SPK,1.5IN,PC,53N,80P,SG,T	\$144.990	\$23,923.35
909	INF55-568-2	XREF:INF50-2 & INF55-5558 SPK,1.5IN,PC,56N,80P,SG	\$138.915	\$126,273.74

ELECTRIC VALVES – Total: \$1,554.20

Qty	Model No.	Description	Unit Price	Extended Price
25	P220G-27-06	1 1/2" Plastic Pressure-Regulating Valve, Low Watt, High Surge	\$62.168	\$1,554.20

QUICK COUPLING VALVES – Total: \$4,217.15

Qty	Model No.	Description	Unit Price	Extended Price
175	474-00	1" Standard Cover	\$24.098	\$4,217.15

COUPLING KEYS – Total: \$50.22

Qty	Model No.	Description	Unit Price	Extended Price
2	464-01	3/4" Female, 1" Male, Single-lug Coupler Key	\$25.110	\$50.22

HOSE SWIVELS – Total: \$41.72

Qty	Model No.	Description	Unit Price	Extended Price
2	477-02	1" NPT X 1" MHT Hose Swivel	\$20.858	\$41.72

EXTRA & SPARE PARTS – Total: \$8,118.94

Qty	Model No.	Description	Unit Price	Extended Price
2	TOOLKIT-15	1 1/2" IRRIGATION TOOLKIT W/TOOL BAG	\$402.500	\$805.00
2	INF55-528-26	XREF:INF50-2 & INF55-6-5154 SPK,1.5IN,PC,52N,80P,SG,T	\$144.990	\$289.98
2	INF55-538-26	XREF:INF50-2 & INF55-6-5154 SPK,1.5IN,PC,53N,80P,SG,T	\$144.990	\$289.98
2	INF55-568-26	XREF:INF50-2 & INF55-6-5558 SPK,1.5IN,PC,56N,80P,SG,T	\$144.990	\$289.98
2	INF54-528-2	XREF:INF50-2 & INF54-5154 SPK,1.5IN,FC,52N,80P,SG	\$127.778	\$255.56
2	INF54-538-2	XREF:INF50-2 & INF54-5154 SPK,1.5IN,FC,53N,80P,SG	\$127.778	\$255.56
2	INF54-568-2	XREF:INF50-2 & INF54-5558 SPK,1.5IN,FC,56N,80P,SG	\$127.778	\$255.56
2	590GF-6	6" Golf Spray Head w/Check Valve and X-Flow	\$7.088	\$14.18
2	T5PCKSS-RS-LN	T5 RapidSet Series Rotor, 5" Pop-Up w/ Check Valve, Stainless Steel, less Nozzle	\$21.012	\$42.02
10	TSJ-15A-12-4-15A	Top Pipe Mount, Standard Uni-Body, 1-1/2" ACME, 12", 1-1/2" ACME	\$66.911	\$669.11
4	118-6370SK	KIT, SERVICE, RELAY MODULE, SMART SAT	\$474.255	\$1,897.02
2	70-0902	2" IPS Coupling, Electrofusion	\$15.922	\$31.84
2	70-0904	4" IPS Coupling, Electrofusion	\$42.522	\$85.04
2	70-0906	6" IPS Coupling, Electrofusion	\$105.511	\$211.02
2	70-0908	8" IPS Coupling, Electrofusion	\$141.267	\$282.53
2	70-0910	10" IPS Coupling, Electrofusion	\$268.844	\$537.69
2	70-0912	12" IPS Coupling, Electrofusion	\$407.433	\$814.87
30	118-7282	STATOR ASM MED/HI FLOW	\$12.120	\$363.60
10	102-1939	STATOR ASM LOW FLOW	\$13.800	\$138.00
10	102-1939	STATOR ASM LOW FLOW	\$13.800	\$138.00
10	102-1939	STATOR ASM LOW FLOW	\$13.800	\$138.00
60	102-6884	INTERM NOZZLE, STEPPED,YELLOW	\$5.240	\$314.40

PVC PIPE – Total: \$5,453.00

Qty	Model No.	Description	Unit Price	Extended Price
7000	150PVCBE	PVC PIPE 1 1/2" X 20' SCH 40 BELL END PER FT	\$0.779	\$5,453.00

HDPE PIPE – Total: \$485,436.28

Qty	Model No.	Description	Unit Price	Extended Price
150000	10021318	2" DR 13.5 IPS 2000' COILS PIPE HDPE	\$0.822	\$123,300.00
11400	10041312	4" DR13.5 HDPE PIPE 40' ISCO	\$2.556	\$29,138.40
29000	10061314	6 DR13.5 HDPE PIPE ISCO 40' STICKS	\$5.344	\$154,976.00
10600	10081314	8 HDPE DR 13.5 PIPE 40' ISCO	\$9.067	\$96,110.20
2200	10101313	10 DR 13.5 HDPE PIPE ISCO 40' STICK	\$14.344	\$31,556.80
720	10121311	12 HDPE DR13.5 ISCO 40' STICK	\$20.522	\$14,775.84
1120	10161313	16" DR 13.5 HDPE 40' STICK ISCO	\$31.767	\$35,579.04

MISC PIPE – Total: \$42,644.60

Qty	Model No.	Description	Unit Price	Extended Price
3500	10061122	6 DR 11 HDPE PIPE ISCO 40 STICK	\$6.667	\$23,334.50
1200	10081122	8 DR11 HDPE PIPE ISCO 40 STICK	\$11.589	\$13,906.80
300	10101117	10" HDPE 4710 SDR 11 PIPE	\$18.011	\$5,403.30

MJ GATE VALVES – Total: \$37,073.37

Qty	Model No.	Description	Unit Price	Extended Price
23	MJ619RWSON-6	6" MJ GATE VALVE NIBCO	\$610.355	\$14,038.17
12	MJ619RWSON-8	8" MJ GATE VALVE NIBCO	\$868.699	\$10,424.39
4	MJ619RWSON-10	10" MJ GATE VALVE NIBCO	\$1,235.654	\$4,942.62
1	MJ619RWSON-12	12" MJ GATE VALVE NIBCO	\$2,086.620	\$2,086.62
1	MJ619RWSON-16	16" MJ GATE VALVE NIBCO	\$5,581.572	\$5,581.57

SS GATE VALVES – Total: \$4,979.45

Qty	Model No.	Description	Unit Price	Extended Price
25	T113-K-1.5	1-1/2" VALVE W/CROSS HNDL BRASS	\$134.489	\$3,362.23
10	T113-K-2	T113IRR VLV 2" W/CROSS HNDL	\$161.722	\$1,617.22

LATERAL VALVES – Total: \$44,583.91

Qty	Model No.	Description	Unit Price	Extended Price
10	8411062PR	2 X 6 FP LATERAL ISOLATION VALVE WITH SS GRIP RING	\$256.911	\$2,569.11
94	8414062PR	4 X 6 SS ISOLATION VALVE	\$446.966	\$42,014.80

AIR RELEASE VALVES – Total: \$2,031.10

Qty	Model No.	Description	Unit Price	Extended Price
10	IR-2-C10-00-P-S-NP-T	2 BERMAD AIR VENT WITH TEST PORT	\$130.670	\$1,306.70
10	15391	2 BRASS 90 FPT X FPT MATCO	\$43.630	\$436.30
10	NBR083	2X3 BRASS NIPPLE TBE	\$28.810	\$288.10

HARCO – Total: \$899.67

Qty	Model No.	Description	Unit Price	Extended Price
10	874030808	2" x 2" Spigot x Male NPT Adapter, Compact	\$31.067	\$310.67
10	65-323202	2 316SS MPTXHDPE TRANS IPS	\$58.900	\$589.00

HARCO DBL STRAP SADDLE – Total: \$1,248.22

Qty	Model No.	Description	Unit Price	Extended Price
4	81681H	16" Saddle for HDPE & PVC - Female Swivel Outlet	\$312.055	\$1,248.22

FLANGE & MJ ADAPTERS DR11 – Total: \$26,805.14

Qty	Model No.	Description	Unit Price	Extended Price
46	65-314206	6" IPS MJ Adapter with Stiffener	\$149.678	\$6,885.19
24	65-314208	8" IPS MJ Adapter with Stiffener	\$193.600	\$4,646.40
8	65-314210	10" IPS MJ Adapter with Stiffener	\$238.155	\$1,905.24
4	65-314212	12" IPS MJ Adapter with Stiffener	\$248.966	\$995.86
2	65-314216	16" IPS MJ Adapter with Stiffener	\$722.844	\$1,445.69
46	65-904406	6" IPS MJ Adapter Accessories	\$107.667	\$4,952.68
24	65-904408	8" IPS MJ Adapter Accessories	\$125.189	\$3,004.54
8	65-904410	10" IPS MJ Adapter Accessories	\$167.067	\$1,336.54
4	65-904412	12" IPS MJ Adapter Accessories	\$174.422	\$697.69
2	65-904416-110	16" IPS MJ Adapter Accessories	\$467.655	\$935.31

90 BEND – Total: \$948.29

Qty	Model No.	Description	Unit Price	Extended Price
5	66-311904	4" IPS 90 Degree Bend, Butt Fusion	\$20.644	\$103.22
9	66-311906	6" IPS 90 Degree Bend, Butt Fusion	\$49.711	\$447.40
3	66-311908	8" IPS 90 Degree Bend, Butt Fusion	\$132.555	\$397.67

TEE – Total: \$13,071.35

Qty	Model No.	Description	Unit Price	Extended Price
240	66-31100404	4" IPS Tee, Butt Fusion	\$26.000	\$6,240.00
2	66-31100606	6" IPS Tee, Butt Fusion	\$61.633	\$123.27
3	66-31100808	8" IPS Tee, Butt Fusion	\$145.511	\$436.53
2	66-31101010	10" IPS Tee, Butt Fusion	\$392.155	\$784.31
8	66-31101212	12" IPS Tee, Butt Fusion	\$577.777	\$4,622.22
1	65-31101616	16" IPS Three-Segment Fabricated Tee, Butt Fusion	\$865.021	\$865.02

HDPE BRANCH SADDLE REDUCING TEE – Total: \$6,538.00

Qty	Model No.	Description	Unit Price	Extended Price
140	66-31100402	4" x 2" IPS Tee, Butt Fusion	\$46.700	\$6,538.00

REDUCERS – Total: \$8,409.71

Qty	Model No.	Description	Unit Price	Extended Price
360	66-31150402	4" x 2" IPS Reducer, Butt Fusion	\$15.856	\$5,708.16
11	66-31150806	8" x 6" IPS Reducer, Butt Fusion	\$55.378	\$609.16
4	66-31151008	10" x 8" IPS Reducer, Butt Fusion	\$80.133	\$320.53
4	66-31151208	12" x 8" IPS Reducer, Butt Fusion	\$135.878	\$543.51
2	65-31151612	16X12 REDUCER IPS BF FAB SWAGE 4710 DR11	\$438.411	\$876.82
1	65-31151610	16 x 10" IPS Swage Reducer Fabricated	\$351.533	\$351.53

ELECTROFUSION COUPLINGS – Total: \$6,120.75

Qty	Model No.	Description	Unit Price	Extended Price
10	70-0904	4" IPS Coupling, Electrofusion	\$42.522	\$425.22
20	70-0906	6" IPS Coupling, Electrofusion	\$105.511	\$2,110.22
12	70-0908	8" IPS Coupling, Electrofusion	\$141.255	\$1,695.06
4	70-0910	10" IPS Coupling, Electrofusion	\$268.844	\$1,075.38
2	70-0912	12" IPS Coupling, Electrofusion	\$407.433	\$814.87

ELECTROFUSION SERVICE SADDLE – Total: \$1,352.27

Qty	Model No.	Description	Unit Price	Extended Price
6	70-540608S	6 x 2 EF SERVICE SADDLE SS	\$128.655	\$771.93
3	70-540808S	8 X 2 EF SERVICE SADDLE SS	\$143.778	\$431.33
1	70-541008S	10 x 2" IPS Electrofusion Service Saddle FNPT with Stainless Steel outlet	\$149.011	\$149.01

ELECTROFUSION SWIVEL SADDLE – Total: \$21,781.45

Qty	Model No.	Description	Unit Price	Extended Price
74	70-5306S	6 EF SWIVEL SADDLE W/ SS OUTLET	\$194.489	\$14,392.19
30	70-5308S	8 EF SWIVEL SADDLE W SS OUTLET	\$203.911	\$6,117.33
6	70-5310S	10 EF SWIVEL SADDLE W SS OUTLET	\$211.989	\$1,271.93

HDPE STIFFENERS – Total: \$3,748.32

Qty	Model No.	Description	Unit Price	Extended Price
95	65-90481304	4" IPS SIFFENER (HDPE)	\$39.456	\$3,748.32

PHILMAC COMPRESSION FITTINGS – Total: \$28,081.44

Qty	Model No.	Description	Unit Price	Extended Price
200	77-30988	2 REPAIR PHILMAC NO STOP NEW STYLE COUPLING	\$28.556	\$5,711.20
320	77-31888	2" 90 ELBOW PHILMAC C X C	\$31.789	\$10,172.48
220	77-312888	2" TEE COMPRESSION PHILMAC WITH STOPS	\$47.800	\$10,516.00
80	77-32386	2 X 1 1/2 COMP X ACME PHILMAC SERVICE ELBOW	\$21.022	\$1,681.76

MECHANICAL JOINT – Total: \$1,137.55

Qty	Model No.	Description	Unit Price	Extended Price
1	MJLSLAU	6X12 MJ C153 LONG SLV L/A FERGUSON	\$185.111	\$185.11
2	SSLCEX6AP	6 PVC WDG REST GLND *ONELOK ACC KIT	\$91.278	\$182.56
1	MJLSLA12	12X12 MJ C153 LONG SLEEVE L/A	\$422.500	\$422.50
2	SSLCEX12	12 PVC WDG REST GLND ONELOK ECOAT	\$173.689	\$347.38

HEAVY DUTY SERVICE FITTINGS – Total: \$43,843.80

Qty	Model No.	Description	Unit Price	Extended Price
2100	364-251	2 X 1-1/2 TAPT SADDLE	\$20.878	\$43,843.80

LASCO FITTINGS – Total: \$269.53

Qty	Model No.	Description	Unit Price	Extended Price
25	436-015	1-1/2 MALE ADAPTER	\$0.733	\$18.33
200	401-015	1-1/2" Tee S	\$1.256	\$251.20

45 EL – Total: \$26.66

Qty	Model No.	Description	Unit Price	Extended Price
20	417-015	1-1/2" ELL-45 S	\$1.333	\$26.66

90 EL – Total: \$75.52

Qty	Model No.	Description	Unit Price	Extended Price
80	406-015	1-1/2" ELL-90 S	\$0.944	\$75.52

BUSHINGS – Total: \$397.42

Qty	Model No.	Description	Unit Price	Extended Price
30	438-209	1-1/2 X 1/2 BUSHING SXT	\$1.178	\$35.34
160	438-210	1-1/2 X 3/4 BUSHING SXT	\$1.178	\$188.48
25	839-251	2 X 1-1/2 BUSHING T	\$6.944	\$173.60

COUPLINGS – Total: \$75.55

Qty	Model No.	Description	Unit Price	Extended Price
50	482-015	1-1/2 COUPLING DEEP SOC	\$1.511	\$75.55

SWIVEL PIPE FITTINGS – Total: \$251.40

Qty	Model No.	Description	Unit Price	Extended Price
350	3300-007	3/4 mipt dbl helix lasco el	\$0.211	\$73.85
60	3300-005	1/2 elow mipt x dbl helix	\$0.222	\$13.32

SWIVEL PIPE FITTINGS – Total: \$251.40

Qty	Model No.	Description	Unit Price	Extended Price
160	412-007	3/4" Street ELL-90 T	\$0.889	\$142.24
30	412-005	1/2" Street ELL-90 T	\$0.733	\$21.99

CRIMP CLAMP – Total: \$53.20

Qty	Model No.	Description	Unit Price	Extended Price
400	MUR-561-8000	KS319800P100 MURRAY PINCH CLAMP	\$0.133	\$53.20

SUPER FUNNY PIPE – Total: \$122.47

Qty	Model No.	Description	Unit Price	Extended Price
5	850-25	Super Funny Pipe , 100' Coil, 120 PSI*	\$24.494	\$122.47

NIPPLES – Total: \$56.99

Qty	Model No.	Description	Unit Price	Extended Price
25	215-030	1-1/2 X 3 TBE NIP S80	\$1.444	\$36.10
10	220-040	2 X 4 TBE NIP S80	\$2.089	\$20.89

SWING JOINTS – Total: \$142,976.12

Qty	Model No.	Description	Unit Price	Extended Price
25	G3P2-212	1-1/2" SwingJoint Saddle X MIPT	\$51.578	\$1,289.45
175	TSJ-15A10-18-4-10Q	Quick Coupler, Top Pipe Mount, Standard Uni-Body 1-1/2" ACME x 1", 18", 1" Quick Coupler	\$88.911	\$15,559.43
1885	TSJ-15A-12-4-15A	Top Pipe Mount, Standard Uni-Body, 1-1/2" ACME, 12", 1-1/2" ACME	\$66.911	\$126,127.24

RECTOR-SEAL – Total: \$535.58

Qty	Model No.	Description	Unit Price	Extended Price
6	55964-SO	RECTORSEAL HOMER LOW VOC PVC HVY BODY GREY GAL	\$72.355	\$434.13
6	55918P	RECTORSEAL PURPLE PRIMER LOW VOC 1 QT.	\$9.997	\$59.98
1	25300P	# 5 THREAD SEAL RECTORSEAL 1 QT CAN	\$41.468	\$41.47

WIRE ACC – Total: \$15,953.60

Qty	Model No.	Description	Unit Price	Extended Price
6000	3MDBRY6BK	DBRY6 BULK RED YELLOW 3M CONNECTOR	\$1.500	\$9,000.00
100	3M3570	3M 3570 G-N	\$4.278	\$427.80
100	3M4A-9	3M SCOTCHCAST 4 SIZE A	\$31.344	\$3,134.40
200	3MBLUE-GREYWIRE	3M BLUE GREY WIRE NUTS (BOX50)	\$0.522	\$104.40
300	3M1776	1776 - 3/4FT X 60FT VNL ELEC TAPE	\$1.500	\$450.00
50	GR5810	5/8 X 10 CU GROUND ROD	\$50.588	\$2,529.40
50	GRE58	5/8 CU GROUND ROD CLAMP	\$2.941	\$147.05

WIRE ACC – Total: \$15,953.60

Qty	Model No.	Description	Unit Price	Extended Price
50	BLB6H	#6 SPLIT BOLT CONNECTOR	\$3.211	\$160.55

GROUNDING – Total: \$21,046.72

Qty	Model No.	Description	Unit Price	Extended Price
2	SOLA-500VA	SOLA PCS 63-23-150-8-500V	\$1,117.966	\$2,235.93
2	SOLA-750VA	SOLA PC 63-23-175-8 750VA CALL FOR PRICING	\$1,424.632	\$2,849.26
47	GRPL4X96	4"X96" GRND PLATE W/25' LEAD	\$172.941	\$8,128.23
94	POWERSET50	POWERSET - 50 LB BAG	\$83.333	\$7,833.30

TORO BOXES – Total: \$11,460.00

Qty	Model No.	Description	Unit Price	Extended Price
250	TVB-6RND	Box, Toro Valve, 6 x 9 Round, Green/Black	\$5.500	\$1,375.00
145	TVB-10RND	Box, Toro Valve, 10 x 10 Round, Green/Black	\$20.500	\$2,972.50
30	TVB-10RND-GY	Box, Toro Valve, 10 x 10 Round, Gray	\$20.500	\$615.00
50	TVB-1217-12	Box, Toro Valve, 12 x 17 x 12 Rectangle, Green/Black	\$40.000	\$2,000.00
35	TVB-1521-12	Box, Toro Valve, 15 x 21. 12 Rectangle, Green/Black	\$73.500	\$2,572.50
35	TVB-1521-EXT6BOX	Box, Toro Valve, 15 x 21 x 6 Ext, Black	\$55.000	\$1,925.00

MISC. – Total: \$3,574.38

Qty	Model No.	Description	Unit Price	Extended Price
300	A06650020IBDW	6x20 f2648 W/TITE SLD HDPE PIPE	\$5.489	\$1,646.70
2500	PINKGLOFLAG	FLAG 4" X 5" w/21" STEEL STAFF (100/BUNDLE) PRICE PER EACH	\$0.110	\$275.00
450	118-6234	WHITE YARDAGE MARKER	\$2.228	\$1,002.60
1	82320	20 x 400 Polyethylene Encasement	\$467.400	\$467.40
2	5VOW	5' VALVE OPERATING WRENCH	\$91.340	\$182.68

SIGNAL WIRE – Total: \$211,918.30

Qty	Model No.	Description	Unit Price	Extended Price
475	14PE35-2500	14-1 PE RED WIRE, ENTIRE ROLL	\$257.722	\$122,417.95
155	14PE55-2500	14-1 PE GREEN WIRE, ROLL	\$257.722	\$39,946.91
5	14PE45-2500	14-1 PE BLUE WIRE, ENTIRE ROLL	\$257.722	\$1,288.61
45	14PE65	14-1 PE YELLOW WIRE 2500' RL	\$257.722	\$11,597.49
95	12PE25-2500	12-1 PE WIRE, WHITE, ROLL	\$385.972	\$36,667.34

GROUND WIRE – Total: \$338.50

Qty	Model No.	Description	Unit Price	Extended Price
500	0611R1	6 BARE COPPER SOLID	\$0.677	\$338.50



Q-19714

TC POWER WIRE – Total: \$52,094.00

Qty	Model No.	Description	Unit Price	Extended Price
1000	143CTC2	14/3 TRAY CABLE	\$0.354	\$354.00
6000	123CTC2	12/3C TRAY CABLE, 1000'	\$0.524	\$3,144.00
9000	103CTC2	10/3C TRAY CABLE /PER FOOT	\$0.819	\$7,371.00
12500	083CTCNG5	#8 AWG 3 COND. TRAY CABLE	\$1.293	\$16,162.50
12500	063CTCNG5	6/3C TRAY CABLE NO GROUND 2500'RL	\$2.005	\$25,062.50

Terms:	Net 30
Sub-Total Toro	\$612,589.97
Sub-Total Allied	\$1,098,907.54
Sub-Total	\$1,711,497.51
Total	\$1,711,497.51

Please indicate your acceptance of this quote as an order by signing below and returning via email to tina.neuzil@wescoturf.com or fax to Wesco Turf at 941.487.6889. Payment terms are subject to credit approval. Time of delivery may vary; please check when placing order.

Signed: _____

Name: _____

Date: _____

PO Number: _____

Thank you for considering Wesco Turf, Inc. for your irrigation needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Tina Neuzil

Irrigation Territory Manager

(941) 915-7965, tina.neuzil@wescoturf.com

The materials list provided is for estimation purposes only and is provided as a professional courtesy for our customer's convenience. It is the responsibility of the customer to verify quantities, price extensions and miscellaneous materials not provided in the above estimate.

Terms and Conditions: All pricing is valid for thirty (30) calendar days from date of quotation unless otherwise noted. Pipe and wire pricing is valid for seven (7) calendar days. Additional materials listed in the above quotation are not subject to price protection and will require new pricing at time of purchase. All direct shipments require carton quantities as specified by the vendor. Acceptance of materials constitutes customer's agreement to comply with credit terms and conditions as specified in Wesco Turf's credit application.

Freight: All materials are subject to freight and handling charges not included in the above pricing. This includes but is not limited to non-Toro products, direct shipments from the manufacturer and express shipping. Customer is responsible for having the proper equipment on site for unloading of materials at time of delivery.

Material/Shipping Discrepancies: Discrepancies regarding quantities shipped must be reported immediately. All pipe, Toro and non-Toro shipping errors or shortage of material must be accounted for and documented on the delivery and acceptance paperwork at time of arrival.

Return Policy: All returns must be pre-approved and accompanied by an RGA (Return Goods Authorization) in order to receive credit. Only materials and products currently sold by Wesco Turf will be considered for return. Materials must be of current design and do not include obsolete materials. Returned goods must be in original package and are subject to a minimum of 25% restocking plus return freight to vendor. Wesco will not be responsible for any pipe returns. Pipe returns will be the responsibility of the customer and outside vendor. Customers are advised not to issue immediate debit memos on returned material. Wesco Turf will issue credit to the customer's account upon inspection and completion of the receiving process. All pre-authorized returns scheduled for pick up must be palletized and accessible upon arrival. Multiple pallet returns will require separate packing slips. All returns must be made within 90 days of receipt to receive credit less associated restock fees. Product exceeding ninety-day (90) time frame may be negotiated at a lesser value or denied credit.

Cancellation Policy: Cancellations will be considered for requests made within 48 hours of placing an order. All cancellations must be provided in written format and documented by all parties involved. Cancellation requests will not be entertained if the order has been communicated to outside vendors or has been shipped. Customers will be responsible for all restock fees incurred by Wesco Turf, Inc.