

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20020617-UTL

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve final acceptance, by Resolution, as a donation for one 4" diameter fire line and a 2" diameter force main serving **Bass Road Professional Centre (f/k/a Lee Physicians Group at HealthPark)**. This is a Developer contributed asset and the project is located on the east side of Bass Road approximately 1/4 mile north of Summerlin Road.

WHY ACTION IS NECESSARY:

To provide potable water service, fire protection and sanitary sewer service to the recently constructed office building.

WHAT ACTION ACCOMPLISHES:

Places the water service, fire line and force main into operation and complies with the Lee County Utilities Operations Manual.

2. DEPARTMENTAL CATEGORY: 10 - UTILITIES  
COMMISSION DISTRICT #: 3

C10A

3. MEETING DATE:

06-18-2002

4. AGENDA:

- X CONSENT
- \_\_\_ ADMINISTRATIVE
- \_\_\_ APPEALS
- \_\_\_ PUBLIC
- \_\_\_ WALK ON
- \_\_\_ TIME REQUIRED: \_\_\_

5. REQUIREMENT/PURPOSE:

- (Specify)
- \_\_\_ STATUTE
  - \_\_\_ ORDINANCE
  - \_\_\_ ADMIN. CODE
  - X OTHER Res.

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER: \_\_\_\_\_
- B. DEPARTMENT: Lee County - Public Works
- C. DIVISION/SECTION: Utilities Division
- BY: Rick Diaz, Utilities Director

DATE: 5/30/02

7. BACKGROUND:

The construction of water services and fire lines do not require permission to construct by the BOCC, therefore, no previous Blue Sheet number has been provided. The force main that was constructed and to be accepted as a contributory asset is just that portion within the right-of-way of Bass Road which will only provide service to this project and is considered a single service only. Historically the construction of single sewer services has not required permission to construct by the BOCC due to the insignificant impact upon our facilities.

The installation has been inspected for conformance to the Lee County Utilities Operations manual. Satisfactory pressure and bacteriological testing has been completed.

Record drawings have been received.  
Engineer's Certification of Completion has been provided---copy attached.

Project Location Map---copy attached.  
Warranty has been provided---copy attached.

Waiver of Lien has been provided---copy attached.  
Certification of Contributed Assets has been provided---copy attached.

Water service is provided by Lee County Utilities via existing infrastructure within right-of-way of Bass Road. Sanitary sewer service is provided by Lee County Utilities via a recently constructed private lift station which ties into existing infrastructure located within the right-of-way of Bass Road.  
100% of the connection fees have been collected.

SECTION 04 TOWNSHIP 46S RANGE 24E DISTRICT # 3 COMMISSIONER JUDAH

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

(A) DEPARTMENT DIRECTOR	(B) PURCH. OR CONTRACTS	(C) HUMAN RESOURCES	(D) OTHER	(E) COUNTY ATTORNEY	(F) BUDGET SERVICES				(G) COUNTY MANAGER
					OA	OM	Risk	GC	
J. Lavender Date: 5-31-02	N/A Date:	N/A Date:	T. Osterhout Date: 5-30	5/31/01	6/3/02	6/10/02	6/6	6-30-02	J. Lavender Date: 5-31-02

10. COMMISSION ACTION:

- \_\_\_ APPROVED
- \_\_\_ DENIED
- \_\_\_ DEFERRED
- \_\_\_ OTHER

Rec. by CoAtty  
Date: 5/31/02  
Time: 2:30pm  
Forwarded To:  
1/31/02 2:50pm

ADMIN.  
6/8 8 AM

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ESTABLISHING UTILITY ACCEPTANCE OF  
DEVELOPER CONTRIBUTED ASSETS  
IN LEE COUNTY, FLORIDA

WHEREAS, it is the desire of Phoenix Health Ventures, LLP, owner of record, to make a contribution to Lee County Utilities of water facilities (one 4" diameter fire line ), and sewer facilities (one 2" diameter force main) serving "BASS ROAD PROFESSIONAL CENTRE (F/J/A LEE PHYSICIANS GROUP AT HEALTHPARK)"; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a Warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of \$4,687.05 is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner \_\_\_\_\_ who moved for its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes (C): \_\_\_\_\_ (1)
- Commissioner Douglas St. Cerny: \_\_\_\_\_ (2)
- Commissioner Ray Judah (V-C): \_\_\_\_\_ (3)
- Commissioner Andrew Coy: \_\_\_\_\_ (4)
- Commissioner John Albion: \_\_\_\_\_ (5)

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: \_\_\_\_\_  
DEPUTY CLERK

By: \_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

COPY

LETTER OF COMPLETION

DATE: SEPTEMBER 7, 2001

Department of Lee County Utilities  
Division of Engineering  
Post Office Box 398  
Fort Myers, FL 33902

Gentlemen:

This is to certify that the water distribution and / or sewer-collection system (s) located in \_\_\_\_\_

BASS ROAD PROFESSIONAL CENTRE

(Name of Development)

were designed by me and have been constructed in conformance with:

- the approved plans
- the revised plans, attached

and:

- the approved specifications
- the revised specifications, attached

Upon completion of the work, we observed the following successful tests of the facilities: \_\_\_\_\_

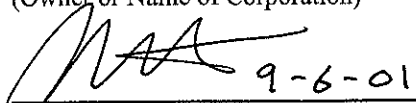
Water pressure tests and backflow preventor assembly test report

Very truly yours,

MICHAEL L. SHANNON, P.E. # 45991

BANKS ENGINEERING, INC.

(Owner or Name of Corporation)

 9-6-01

(Signature)

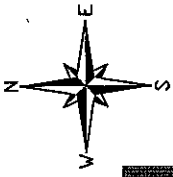
GENERAL MANAGER

(Title)

(SEAL OF ENGINEERING FIRM)

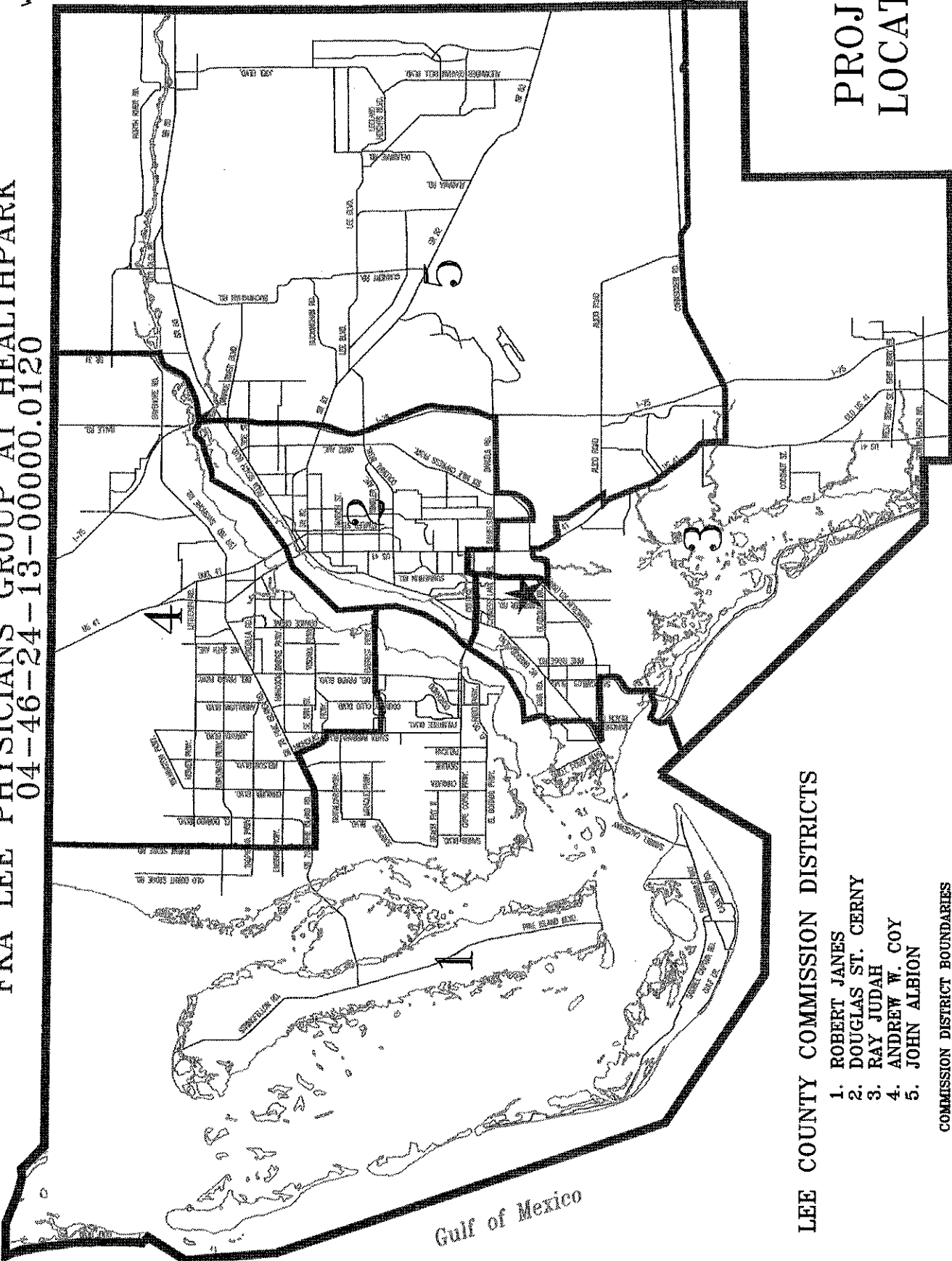
7/1/96

COPY



PROJECT  
LOCATION

BASS ROAD PROFESSIONAL CENTRE  
FKA LEE PHYSICIANS GROUP AT HEALTHPARK  
04-46-24-13-00000.0120



LEE COUNTY COMMISSION DISTRICTS

- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. ANDREW W. COY
- 5. JOHN ALBION

COMMISSION DISTRICT BOUNDARIES  
-DECEMBER-2000-  
11-13-01

COMMISSION DISTRICT #3 - JUDAH





COPY

11.4

WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that V. KEITH DEAN  
 as VICE-PRESIDENT, of STEVENS & LAYTON, INC.  
 for and in consideration of TWO THOUSAND THIRTY ONE AND NO/100 (\$1,940.00)  
 and other good and valuable considerations, lawful money of the United States of America, to me in hand paid, the receipt whereof  
 is hereby acknowledged, does hereby waive, release, remiss, and relinquish any and all right to claim any lien or liens for work  
 performed or material furnished, or any kind or class of lien whatsoever on the following described property:

BASS ROAD PROFESSIONAL CENTER SEWER SYSTEM  
 (Please provide full name and location of development and a  
 description of the utility system constructed).

STEVENS & LAYTON, INC.  
11260 PALM BEACH BLVD.  
FORT MYERS, FL 33905

NAME & ADDRESS OF FIRM OR CORPORATION

BY: [Signature]  
 AUTHORIZED REPRESENTATIVE

STATE OF FLORIDA )  
 ) SS:  
 COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 28TH day of AUGUST, 2001  
 by V. KEITH DEAN who ~~has shown me~~ IS PERSONALLY KNOWN TO ME  
 (Print or Type Name) (Type Of Identification and Number)

~~acknowledged~~, and who (~~did~~) (did not) take an oath.

[Signature]  
 Notary Public Signature

BUFFY RIPPERDAN  
 Printed Name of Notary Public

OFFICIAL NOTARY SEAL  
 BUFFY RIPPERDAN  
 Notary Commission No. CC723133 (NOTARY SEAL)  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO. CC723133  
 MY COMMISSION EXP. MAR. 27, 2002

COPY

11.4

WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that V. KEITH DEAN  
 as VICE-PRESIDENT, of STEVENS & LAYTON, INC.,  
 for and in consideration of TWO THOUSAND SEVEN HUNDRED FORTY SEVEN (\$ 2,747.05  
AND 05/100  
 and other good and valuable considerations, lawful money of the United States of America, to me in hand paid, the receipt whereof  
 is hereby acknowledged, does hereby waive, release, remiss, and relinquish any and all right to claim any lien or liens for work  
 performed or material furnished, or any kind or class of lien whatsoever on the following described property:

**BASS ROAD PROFESSIONAL CENTER WATER SYSTEM**  
 (Please provide full name and location of development and a  
 description of the utility system constructed).

STEVENS & LAYTON, INC.  
11260 PALM BEACH BLVD.  
FORT MYERS, FL 33905

NAME & ADDRESS OF FIRM OR CORPORATION

BY: *[Signature]*  
 AUTHORIZED REPRESENTATIVE

STATE OF FLORIDA )  
 ) SS:  
 COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 28TH day of AUGUST, 2001  
 by V. KEITH DEAN who ~~XXXXXXXX~~ IS PERSONALLY KNOWN TO ME  
 (Print or Type Name) (Type Of Identification and Number)  
 as ~~XXXXXXXX~~ and who (~~did~~) (did not) take an oath.

*[Signature]*  
 Notary Public Signature  
BUFFY RIPPERDAN  
 Printed Name of Notary Public

OFFICIAL NOTARY SEAL  
 NOTARY PUBLIC STATE OF FLORIDA (NOTARY SEAL)  
 COMMISSION NO. CC723133  
 MY COMMISSION EXP. MAR. 27, 2002

LCDL J. J. BORMAN - July 1, 1996 - Sect 11

MAY 16 REC'D



COPY

11.5

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: BASS ROAD PROFESSIONAL CENTER

LOCATION: 16201 BASS ROAD, FORT MYERS, FL 33908

(Including STRAP)  
NAME AND ADDRESS OF OWNER: MEL-RE DEVELOPMENT INC.

PHOENIX HEALTH VENTURES LLP

(as shown on Deed)  
TYPE UTILITY SYSTEM: WATER  
(list water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system, e.g., pipe, manholes, lift stations, meters, valves, fittings, etc.

ITEM	SIZE	QUANTITY	UNIT	COST	TOTAL
MJ TEE	10" x 4"	1	ea	1014.05	\$ 1,014.05
MJ VALVE	4"	1	ea	975.00	975.00
DR 14 PVC	4"	24	lf	6.00	144.00
MJ 45 Bend	4"	1	ea	113.00	113.00
Spool pc	4" x 7'	1	ea	126.00	126.00
OS & Y Valve	4"	1	ea	375.00	375.00

\$ 2,747.05

TOTAL AMOUNT

(If more space is required, use additional page(s). Number each page and include the name of the project.)

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING: V. KEITH DEAN, VICE-PRES.

[Signature]  
(Name & Title of Certifying Agent)

OF: STEVENS & LAYTON, INC.  
(Firm or Corporation)

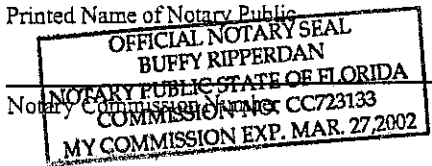
ADDRESS: 11260 PALM BEACH BLVD.  
FORT MYERS, FL 33905

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 28TH day of AUG.,  
2001 by V. KEITH DEAN who ~~XXXXXXXXXX~~ IS PERSONALLY KNOWN TO ME

(Print or Type Name) (Type Of Identification and Number)  
~~XXXXXXXXXX~~ and who ~~(did)~~ (did not) take an oath.

[Signature]  
Notary Public Signature  
BUFFY RIPPERDAN  
Printed Name of Notary Public



(NOTARY SEAL)

COPY

11.5

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: BASS ROAD PROFESSIONAL CENTER

LOCATION: 16201 BASS ROAD, FORT MYERS, FL 33908

(Including STRAP)  
NAME AND ADDRESS OF OWNER: MEL-RE DEVELOPMENT INC.  
PHOENIX HEALTH VENTURES LLP

(as shown on Deed)  
TYPE UTILITY SYSTEM: SEWER  
(list water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system, e.g., pipe, manholes, lift stations, meters, valves, fittings, etc.

ITEM	SIZE	QUANTITY	UNIT	COST	TOTAL
Tapping Sl.	8 x 4	1	ea	870.00	870.00
Tapping Valve	4"	1	ea	975.00	975.00
Plug	4" x 2"	1	ea	60.00	60.00
PVC SCH 80	2"	10'	lf	3.50	35.00

\$ 1,940.00

TOTAL AMOUNT

(If more space is required, use additional page(s). Number each page and include the name of the project).

*sewer*

11.5

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING: V. KEITH DEAN, VICE-PRES.

*V. Keith Dean*  
(Name & Title of Certifying Agent)

OF: STEVENS & LAYTON, INC.  
(Firm or Corporation)

ADDRESS: 11260 PALM BEACH BLVD.  
FORT MYERS, FL 33905

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

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2001 by V. KEITH DEAN who ~~XXXXXXXX~~ IS PERSONALLY KNOWN TO ME

(Print or Type Name)  
~~XXXXXXXXXX~~, and who ~~(did)~~ (did not) take an oath.

(Type Of Identification and Number)

*Buffy Ripperdan*  
Notary Public Signature

BUFFY RIPPERDAN  
Printed Name of Notary Public

OFFICIAL NOTARY SEAL  
Notary Commission Number: XXXXXXXXXX  
BUFFY RIPPERDAN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC723133  
MY COMMISSION EXP. MAR. 27, 2002

(NOTARY SEAL)