

***Rancho Grande
Community Development District***

February 20, 2026

Rancho Grande

Community Development District

Agenda

Seat 2: Teresa Baluja – C.	
Seat 1: Vanessa Perez – V.C.	
Seat 4: Marc Szasz – A.S.	
Seat 5: Nicolas Duenas – A.S.	
Seat 3: Carmen Orozco – A.S.	

Friday
February 20, 2026
11:00a.m.

The Offices of Lennar Homes
5505 Waterford District Drive Miami, Florida
[Join the meeting now](#)

Meeting ID: 255 267 174 072 and Passcode: 3ut97oi3
1 872-240-4685 and Phone Conference ID: 321 189 93#

1. Roll Call
2. Approval of Minutes of the December 19, 2025 Meeting – **Page 4**
3. Public Hearing to Consider the Imposition of Special Assessments
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Acceptance of Engineers Report – **Page 10**
 - D. Acceptance of Master Assessment Methodology – **Page 31**
 - E. Approving the Project and Declaring Special Assessments will Fund the Project Equalization of Assessments
 - F. Adoption of **Resolution #2026-14** Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds – **Page 45**
 - G. Motion to Close the Public Hearing
4. Consideration of **Resolution #2026-15** Approving the Annexation of the District – **Page 51**
5. Ranking of Respondents to Engineering Proposals for Engineering Services – **Page 54**
6. Discussion Regarding Acquisition Agreement with Developer – **Page 93**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
8. Financial Reports
 - A. Acceptance of Funding Requests **#3 & #4**– **Page 108**
9. Supervisors Requests and Audience Comments

10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.ranchograndecdd.com>

**MINUTES OF MEETING
RANCHO GRANDE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rancho Grande Community Development District was held on Friday, December 19, 2025, at 11:04 a.m. at The Office of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Vanessa Perez
Nicolas Duenas

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Juliana Duque
Michael Pawelczyk
Juan Alvarez *by phone*
Steve Sanford *by phone*
Raisa Krause

District Manager, GMS
District Counsel,
District Engineer
Bond Counsel, Greenberg Traurig
Lennar

FIRST ORDER OF BUSINESS

**Oath of Office for Mr. Marc Szasz
and Ms. Carmen Orozco**

Ms. Duque: I provided the oath of office to Marc and Carmen prior to the meeting.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 21, 2025 Meeting

Ms. Duque: You have the minutes of the November 21, 2025, meeting in your agenda package. Are there any comments, corrections, or changes to the minutes? If there are no changes to the minutes, a motion of approval would take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 21, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion of Financing Matters Related to Special Assessment Bonds

A. Consideration of Engineer’s Report

Mr. Alvarez: The ordinance of creation became effective on September 3, 2025. This is a 21.34 acre subdivision. It consists of 150 single family homes. The total estimated amount for the water, sewer, drainage, and roadways is \$16,798,000. That amount you will also see in the methodology report. The subdivision is still at the tentative plat level; we expect that the final plat would be reported sometime in the future. A blanket easement is going to be needed in case the infrastructure is completed before platting. I would suggest we go ahead and prepare that for the entire subdivision. On Table 1, you will see that the report says that the clubhouse tract which contains a historic building, the tract is going to be owned by the HOA. The county will own the lift station. There are some dedicated right of ways for the county. The rest of the tracts are intended to be owned by the CDD. The intention is that the develop[er will convey those tracts to the CDD at no cost.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineers Report, was approved in substantially final form.

B. Consideration of Master Assessment Methodology

Ms. Duque: The Master Assessment Methodology report is based on the District’s anticipated expenditures and the financing required to purchase and construct the improvements outlined in the Engineer’s report. Table 1 details the planned development, showing the Rancho Grande CDD is projected to be 150 residential units. Table 2 provides the estimated construction costs as outlined in the Engineer’s report, with a total improvement estimate of \$16,798,000. Table 3 reflects the financial analysis, indicating that the District will require a par amount of approximately \$20,130,000 for the proposed bond issuance. Table 4 allocates the total project cost on a per-unit basis. Table 5 presents the annual debt assessment for each of those units, calculated based on the allocated costs and the par debt, assuming that the District proceeds with the bond issuance. Table 6 lists the current Parcel ID# and the corresponding annual debt assessment allocated for the 21.34 acres.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Master Assessment Methodology, was approved.

C. Consideration of Resolution #2026-11 Declaring Special Assessments

Ms. Duque: This resolution serves as the initial Chapter 170 resolution in the special assessment process. This resolution approves the project as outlined for the District, and it also incorporates the previously approved Engineer’s report and methodology report into the official records and initiates the assessment process under Chapter 170. Upon the adoption of this resolution, we will publicly advertise a notice of the upcoming special public hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-11 Declaring Special Assessments, was approved.

D. Consideration of Resolution #2026-12 Calling for a Public Hearing to Impose Special Assessments

Ms. Duque: This resolution sets the date for the required public hearing where the Board will consider the imposition of those special assessments as part of the

assessment process. As decided by the Board, the public hearing will be scheduled for February 20, 2026.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-12 Calling for a Public Hearing to Impose Special Assessments on February 20, 2026 at 11:00 a.m. at the Lennar Offices, was approved.

E. Consideration of Resolution #2026-13 Bond Authorizing Resolution

1) Exhibit A:

- a. Form of Master Trust Indenture**
- b. Form of First Supplemental Trust Indenture**

Mr. Sanford: Resolution #2026-13 is the authorizing validation resolution, any bonds issued by Community Development Districts that would have a term of more than five years is required to be validated in a circuit court. In order for Mr. Pawelczyk to engage with the circuit court, the Board has to adopt a resolution authorizing bonds for a particular purpose, and that is what this resolution is doing. It authorizes a principal amount of bonds not exceeding \$20,130,000 which is consistent with Juliana’s methodology report to finance all portions of the public infrastructure that Mr. Alvarez has in his report. We are asking the Board to approve certain exhibits. There is a Master Trust Indenture, which is the guiding document for all bonds issued by the District between the District and the US Bank as the bond trustee. Then there is a Form of Supplemental Indenture, again between the District and the US Bank as the bond trustee, and that pertains to every series of bonds the District may issue. This resolution lastly authorizes specifically the validation of the bonds. We would come back to the Board further down the road after the bonds are validated with another resolution approving certain other documents that have more detail regarding the first bond issue.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-13 Bond Authorizing Resolution, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Maintenance Agreement with HOA

Ms. Duque: This maintenance agreement would be between the Rancho Grade CDD and the Coral Landings Neighborhood Association. The Association will be responsible for the maintenance of the landscaping or irrigation, or designated area at its own expense.

Mr. Pawelczyk: I would suggest that this agreement be approved in substantially final form.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Maintenance Agreement with HOA, was approved in substantially final form.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Since we have the authorizing resolution, we will file the bond validation complaint. In order to do that, we will need copies of the adopted resolutions from today and the signed Engineer's report.

B. Engineer

Mr. Alvarez: I have nothing else to report to the Board at this time.

C. Manager

Ms. Duque: I have nothing additional at this time.

SEVENTH ORDER OF BUSINESS

Financial Reports – Acceptance of Funding Request #2

Ms. Duque: Under financial reports, you have acceptance of Funding Request #2.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Funding Request #2, was approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor requests? There is no audience present for the record.

Mr. Pawelczyk: One item, going back to Juan’s comment about the blanket easement. We have a standard blanket easement we use for all our Districts that I believe you are familiar with. We could use that agreement in substantially final form subject to any changes from the Chairperson.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Blanket Easement subject to Chair signoff, was approved in substantially final form.

NINTH ORDER OF BUSINESS Adjournment

Ms. Duque: Is there a motion to adjourn the meeting?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Rancho Grande Community Development District

Engineer's Report
Infrastructure Improvements

Prepared for
Rancho Grande Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.

8935 NW 35 Lane, Suite 101
Doral, FL 33172
Telephone 305-640-1345

E-Mail Address: Alvarez@Alvarezeng.com

Accepted
December 19, 2025

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I. Introduction.

The Rancho Grande Community Development District (herein referred to as the “District,” or “CDD”) was established by the enactment of Miami-Dade County Ordinance No. 25-88 on September 3, 2025. Such ordinance became effective ten days later on September 13, 2025.

The District consists of a 21.34-acre subdivision lying wholly within unincorporated Miami-Dade County (the “County”), in an area bounded by SW 189 Avenue on the west, SW 312 Street on the north, SW 187 Avenue on the east, and SW 316 Street on the south (Refer to Exhibits 1 and 2). The District will partially finance the public infrastructure that supports the residential development within the District known as Rancho Grande (the “Development”). The landowner and developer of the Development is Lennar Homes LLC (the “Developer”).

The Development consists of the construction of 150 single-family home residential units with associated roadway improvements, stormwater drainage, potable water, and sanitary sewer collection systems. The roads, drainage, water, and sewer systems constitute the improvements to be partially financed by the District and are hereinafter referred to as the “Public Infrastructure”. Such Public Infrastructure is estimated to cost approximately \$16,798,000.

The Development is wholly contained within the plat of Rancho Grande Subdivision, which was recorded in Plat Book 179, Page 44 of the Public Record of Miami-Dade County, Florida.

II. Purpose of this Engineer’s Report.

The District will partially finance the acquisition or construction of the Public Infrastructure that supports the Development. This Engineer’s Report (the “Report”) was prepared for the purpose of describing the following: **(i)** The composition of the land within the District and the intended future ownership of the tracts and easements to be granted; **(ii)** The Public Infrastructure; **(iii)** The future ownership and entity responsible for operating and maintaining of the Public Infrastructure; **(iv)** The current status of construction permits; **(v)** The intended schedule of construction and; **(vi)** The estimated Public Infrastructure construction costs.

III. Composition of the Land Within the District, Intended Future Ownerships and Grants of Easements.

The 21.34-acre District is subdivided into 150 single-family home lots; seven green open space tracts; thirteen onsite road tracts for ingress, egress and utilities; one sanitary lift station; one clubhouse parcel, one dog park parcel, and road right of ways dedicated to the County. The seven green area tracts and thirteen onsite road tracts are intended to be deeded to the CDD as shown in Table 1.

It is intended that the single-family home lots be privately owned; that the District own, operate and maintain the green open space tracts and the onsite road tracts; that the County own, operate and maintain the lift station and the road right of ways dedicated by plat to the County; and that an association of home owners (“HOA”) will own, operate and maintain the clubhouse property and the historic building within the clubhouse tract

Easements will be granted for utilities and sidewalks as indicated in the recorded plat. An easement for stormwater purposed drainage will be granted to the CDD over the clubhouse tract.

The table below lists in detail the recorded tracts Identification, their use, surface areas, and intended future ownership.

Table 1: CDD Area Composition and Future Ownerships							
Tract ID	Use	Square Footage	Acreage	Future Ownership			
				CDD	HOA	County	Private
A	Onsite Roads	74,061	1.70	X			
B	Onsite Roads	8,918	0.20	X			
C	Green Area/Park	3,969	0.09	X			
D	Onsite Roads	4,206	0.10	X			
E	Onsite Roads	12,897	0.30	X			
F	Onsite Roads	5,348	0.12	X			
G	Clubhouse/ Historic Building	34,216	0.79		X		
H	Onsite Roads	7,764	0.18	X			
I	Onsite Roads	13,691	0.31	X			
J	Green Area/Park	17,365	0.40	X			
K	Lift Station	2,926	0.07			X	
L	Onsite Roads	10,389	0.24	X			
M	Green Area/Park	18,709	0.43	X			
N	Onsite Roads	3,672	0.08	X			
O	Onsite Roads	78,158	1.79	X			
P	Onsite Roads/ Mail	9,856	0.23	X			
Q	Onsite Roads	1,318	0.03	X			
R	Onsite Roads	2,657	0.06	X			
S	Green Area/Dog Park	15,877	0.36	X			
T	Onsite Roads	2,895	0.07	X			
U	Green Area/Park	2,129	0.05	X			
V	Green Area/Park	883	0.02	X			
W	Green Area/Park	1,819	0.04	X			
X	Green Area/Park	857	0.02	X			
ROWs	Plat-Dedicated Road Right of Ways	97,240	2.24			X	
150 Lots	Single Family Cluster Homes	497,891	11.43				X
Total		929,711	21.34				

IV. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Report, consists of roadway improvements, stormwater management and drainage, and water and sanitary sewer improvements that will give service and access to the Development located within the District boundary. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the District and provides a direct and special benefit to the assessable lots within the District. All CDD improvements will be constructed on land owned or to be owned by the District or other units of local government, or on land subject to a perpetual easement in favor of the District.

a. Roadway Improvements.

The roadway improvements to be financed by the District include the construction of roads in CDD and County right of ways and the Miami-Dade County Mobility Impact fees, as described below. Refer to Exhibit 3 for an illustrative map, and, for details, to the approved set of Paving & Drainage Plans for Rancho Grande as prepared by Ford Engineers, Inc.

1. Onsite CDD Right of Ways:

- SW 315 Street – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 314 Street – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 313 Terr – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 313 Street – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 188 Court – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 187 Court – Two-lane road, valley gutters, two sidewalks. Private parking not included.

2. County Right of Ways:

- SW 189 Avenue – One-lane road widening, valley gutter, grassed strip, 6-ft sidewalk.
- SW 188 Avenue – Two-lane road construction, curb and gutters and two 6-ft sidewalks.
- SW 187 Avenue – One-lane road widening, curb and gutter, grassed strip, 6-ft sidewalk.

The Developer intends to dedicate and convey to the District, at no cost, the ingress and egress onsite road right of ways indicated in Table 1 to construct the CDD roadway improvements listed above.

The Developer has dedicated by plat to the County the road right of ways indicated in Table 1 for the Developer to construct the County roadway improvements listed above.

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of CDD roadway improvements. The Developer intends to advance the funds to pay for the impact fees on behalf of the District.

The District will not finance the cost of any earthwork that involves the transportation to, or the spreading or grading on, the private lots.

b. Stormwater Management and Drainage Facilities.

The District will fund the construction or the acquisition of the completed drainage system that supports the Development. Once the drainage system is completed and conveyed to the District, the District will transfer to the County the portion of the drainage system that is located within County-owned right of ways for permanent ownership and maintenance and will retain the remainder of the drainage facilities for ownership and maintenance.

Refer to the approved set of Paving & Drainage Plans for Rancho Grande by Ford Engineers, Inc. for details of the drainage facilities.

c. Water Distribution and Sewer Collection Systems.

The construction of the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with County facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for constructing and accessing these improvements. The District intends to convey to the County the completed water distribution and sewer collection systems for future ownership and maintenance.

The Connection Charges for water and sewer are included in the estimated costs of the Public Infrastructure improvements. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

Refer to the approved set of Water & Sewer Plans for Rancho Grande as prepared by Ford Engineers, Inc. for details of the water and sewer facilities.

d. Property to be Transferred, and Easements to be Granted, to the CDD.

The Developer intends to grant the CDD at no cost, the land and easements identified in Section III above.

V. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer certain of the improvements to the following agencies for ownership and maintenance:

Description	Future Ownership	Future Maintenance
Road Improvements in County Right of Ways	County	County
Road Improvements in CDD Right of Ways	CDD	CDD
Stormwater Drainage Systems in County Right of Ways	County	County
Stormwater Drainage Systems in CDD Right of Ways	CDD	CDD
Water Distribution System	County	County
Sanitary Sewer	County	County
Clubhouse	HOA	HOA

VI. Permitting Status.

Table 3 reflects the permitting status of the Development as of the date of this Report.

Permit	Agency	In Process	Approved	Date/Anticipated
Ordinance to Create CDD	County		X	September 13, 2025
T-Plat 25148	County		X	January 17, 2025
Final Plat Recorded	County		X	November 13, 2025
DERM Monitoring and Restoration	County		X	April 9, 2025
Sanitary Lift Station (WASD)	County		X	June 19, 2025
Sanitary Lift Station (DERM Sewerage Facilities)	County		X	June 25, 2026
Dept. of Transportation and Public Works	County		X	April 11, 2025
Paving and Drainage Design Section	County		X	April 9, 2025
DERM Tree and Forest	County		X	April 10, 2025

Permit	Agency	In Process	Approved	Date/Anticipated
Highway Division – Roadways	County		X	April 9, 2025
Stormwater Drainage Design Section	County		X	April 9, 2025
Water Control Section	County		X	April 9, 2025
DERM Water Mains	County		X	August 1, 2025
Water Supply DEP	County		X	August 4, 2025
DERM Sewerage Facilities	County		X	August 4, 2025
WASD Water and Sewer	County		X	July 30, 2025

VII. Schedule of Construction.

Table 4 reflects the intended schedule of construction of the Development as of the date of this Engineer's Report.

Development	Earthwork and Drainage		Roads		Water and Sewer	
	Start	End	Start	End	Start	End
Entire Site	Q2/2025	Q4/2025	Q4/2025	Q1/2026	Q2/2025	Q4/2025

VIII. Estimate of Public Infrastructure Costs.

Infrastructure Component ⁽¹⁾	Total (\$)
Roadway Improvements ⁽²⁾	6,477,000
Stormwater Management	2,077,000
Water System ⁽³⁾	2,967,000
Sanitary Sewers ⁽⁴⁾	5,277,000
Total	16,798,000

⁽¹⁾ Rounded Up to Nearest \$1,000.

⁽²⁾ Includes County Mobility Impact Fees (f.k.a. Road Impact Fees) for 150 Single Family Home Residential Units.

⁽³⁾ Includes Water connection Fees for 150 Single Family Home Residential Units.

⁽⁴⁾ Includes Sewer connection Fees for 150 Single Family Home Residential Units

Details of the estimates of costs may be found in the cost tables in the Appendix.

IX. Engineer's Certification.

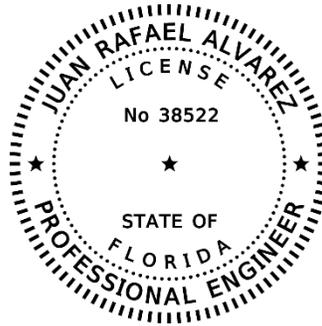
It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents living within the District will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprising the Public Infrastructure can be permitted, constructed, and installed at the costs described in this Report. The District will pay the actual cost or fair market value of the Public Infrastructure, whichever is less.

12/19/2025

Alvarez Engineers, Inc.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Rancho Grande Community Development District.

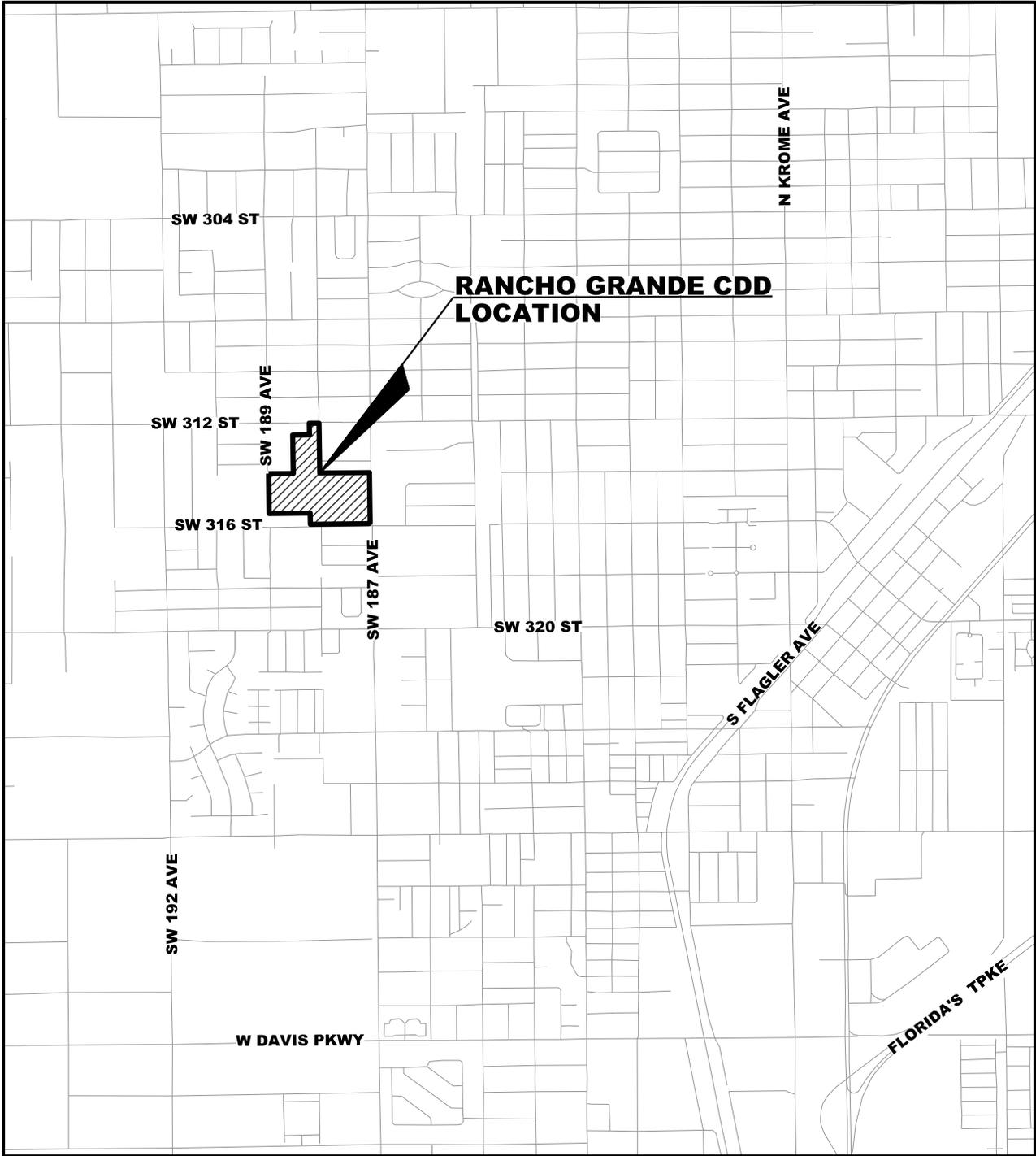
Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
December 19, 2025
Signed and Sealed January 5, 2026



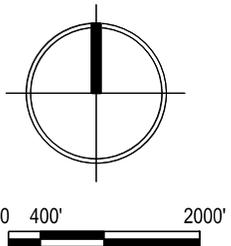
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal.

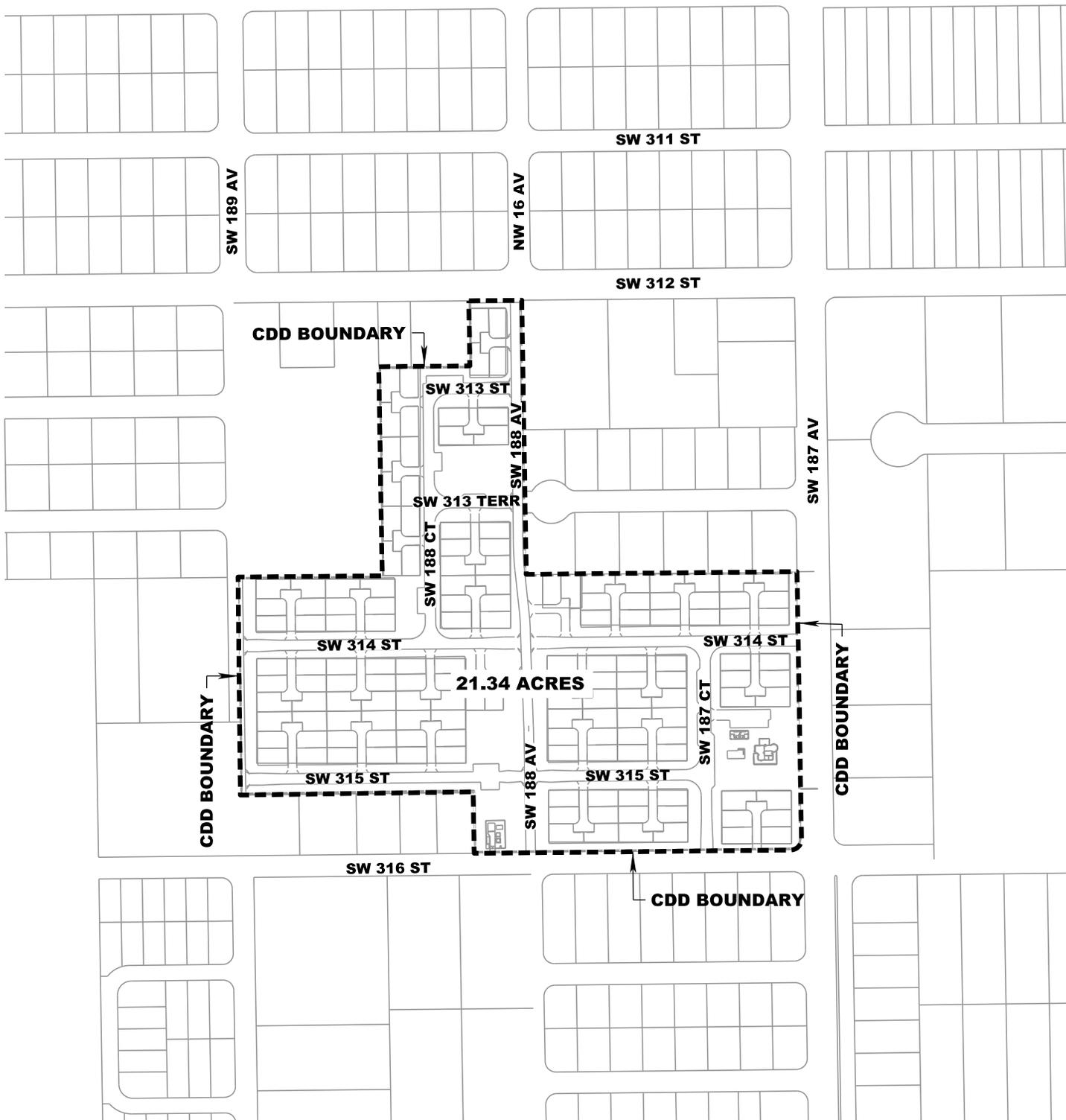
Signature must be verified on any electronic copies.

APPENDIX



ALVAREZ ENGINEERS, INC.
RANCHO GRANDE CDD
LOCATION MAP

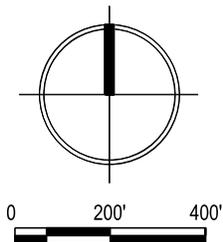




ALVAREZ ENGINEERS, INC.

RANCHO GRANDE CDD

CDD BOUNDARY MAP



Summary of RANCHO GRANDE CDD Construction Cost Estimate and Schedule of Construction			
Item Description	Cost ⁽¹⁾	Begin	End
	(\$)	Quarter/Year	Quarter/Year
Roadway Improvements ⁽²⁾	6,477,000	Q4/2025	Q1/2026
Stormwater Management and Drainage	2,077,000	Q2/2025	Q4/2025
Water Distribution System ⁽³⁾	2,967,000	Q2/2025	Q4/2025
Sanitary Sewer System ⁽⁴⁾	5,277,000	Q2/2025	Q4/2025
Total	16,798,000		

⁽¹⁾ Rounded up to nearest \$1,000

⁽²⁾ Includes Miami-Dade County Mobility Impact Fees

⁽³⁾ Includes Water Connection Fees

⁽⁴⁾ Includes Sanitary Sewer Connection Fees

**RANCHO GRANDE CDD
Rancho Grande Subdivision
Construction Cost Estimate**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
DEMOLITION: ONSITE									
1	Asphalt Removal	100	SY	\$3.00	100.00	-	300.00	-	300.00
2	Concrete Pavement Removal	8,605	SF	\$3.00	100.00	-	25,815.00	-	25,815.00
3	Brick Pavers Removal	10,245	SF	\$2.00	100.00	-	20,490.00	-	20,490.00
4	Chain Link Fence Removal	1,980	LF	\$6.00	100.00	-	11,880.00	-	11,880.00
5	Wood Fence Removal	10,500	LF	\$6.00	100.00	-	63,000.00	-	63,000.00
6	Metal Fence Removal	50	LF	\$6.00	100.00	-	300.00	-	300.00
7	Aluminum Fence Removal	115	LF	\$6.00	100.00	-	690.00	-	690.00
8	Wire Fence Removal	810	LF	\$6.00	100.00	-	4,860.00	-	4,860.00
9	Building Demolition (1-Story)	7,155	SF	\$7.00	100.00	-	50,085.00	-	50,085.00
10	MOT & Traffic Control	1	LS	\$2,500.00	100.00	-	2,500.00	-	2,500.00
Sub-total DEMOLITION: ONSITE							179,920.00	-	179,920.00
EARTHWORK: ONSITE - BUILDING PAD AT +10.65 NGVD AND FINISHED ASPHALT AT +10.15 NGVD									
1	Clearing & Grubbing	22	AC	2,500.00	33.90	66.10	18,645.84	36,354.16	55,000.00
2	Silt Fence (No Maintenance)	5,460	LF	\$4.00	100.00	-	21,840.00	-	21,840.00
3	Washed Rock Entrance	1	EA	\$5,500.00	100.00	-	5,500.00	-	5,500.00
4	Proof Roll Site	104,390	SY	\$0.15	33.90	66.10	5,308.47	10,350.03	15,658.50
5	Strip Site 6" & Stockpile	15,465	CY	\$2.00	33.90	66.10	10,485.74	20,444.26	30,930.00
6	Over-Excavate 3' & Stockpile Budget Predicated On Estimated Average Depth Of Unsuitable Material At 3' Depth	3,210	CY	\$3.20	33.90	66.10	3,482.36	6,789.64	10,272.00
7	Sort Material Predicated On 50/50 Split Of C&D Material And Block/Boulder	3,210	CY	\$6.50	33.90	66.10	7,073.55	13,791.45	20,865.00
8	Haul Away C&D Material (Non Hazardous) Predicated On 50% Of Excavation As C&D Material. (1,605 CY)(1.33) = 2,135 TN	2,135	TN	\$80.00	33.90	66.10	57,903.80	112,896.20	170,800.00
9	Crushed Concrete Boulders	1,605	CY	\$6.50	33.90	66.10	3,536.78	6,895.72	10,432.50
10	Load, Haul & Place (Crushed Concrete)	1,605	CY	\$3.00	33.90	66.10	1,632.36	3,182.64	4,815.00
11	Blending Site (1 Time) - Brown Areas Blending Brown (Areas 12 & 14) One Time (34,520 SY)	34,520	SY	\$2.25	33.90	66.10	26,331.31	51,338.69	77,670.00
12	Blending Site (1 Time) - Blue Area Blending Blue (Area 8) One Time (1,190 SY)	1,190	SY	\$2.25	33.90	66.10	907.71	1,769.79	2,677.50
13	Blending Site (2 Times) - Teal Area Blending Teal (Area 10) Two Time (6,775 SY)	13,550	SY	\$2.25	33.90	66.10	10,335.73	20,151.77	30,487.50
14	Move Material After Blending Onsite - Teal Area Predicated On Moving 15" After Blending; Area (60,975 SF)(15")(One Layer)	2,825	CY	\$3.00	33.90	66.10	2,873.15	5,601.85	8,475.00
15	Blending Site (4 Times) - Red Area	38,720	SY	\$2.25	33.90	66.10	29,535.01	57,584.99	87,120.00
16	Blending Red (Area 9) Four Time (9,680 SY) Move Material After Blending Onsite - Red Area	3,495	CY	\$3.00	33.90	66.10	3,554.57	6,930.43	10,485.00
17	Move Material After Blending Onsite - Red Area Predicated On Moving 18" After Blending; Area (87,120 SF)(18")(Two Layers)	9,680	CY	\$3.00	33.90	66.10	9,845.00	19,195.00	29,040.00
18	Blending Site (4 Times) - Pink Area Blending Pink (Area 13) Four Times (32,710 SY)	130,840	SY	\$2.25	33.90	66.10	99,802.70	194,587.30	294,390.00
19	Move Material After Blending Onsite - Pink Area Blending Top 18" Prior To Adding Clean Fill Predicated On Moving 18" After Blending; Area (294,390 SF)(18")(Two Layers)	32,710	CY	\$3.00	33.90	66.10	33,267.57	64,862.43	98,130.00
20	Blending Site (6 Times) - Orange Area Blending Orange (Area 11) Six Times (1,660 SY)	9,960	SY	\$2.25	33.90	66.10	7,597.33	14,812.67	22,410.00
21	Move Material After Blending Onsite - Orange Area Predicated On Moving 11" After Blending; Area (14,940 SF)(11")(Five Layers)	2,535	CY	\$3.00	33.90	66.10	2,578.21	5,026.79	7,605.00
22	Blending Site (8 Times) - Green Area Blending Green (Area 6) Eight Times (1,625 SY)	13,000	SY	\$2.25	33.90	66.10	9,916.20	19,333.80	29,250.00

**RANCHO GRANDE CDD
Rancho Grande Subdivision
Construction Cost Estimate**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
23	Move Material After Blending Onsite - Green Area Predicated On Moving 16" After Blending; Area (14,625 SF)(16")(Two Layers)	1,445	CY	\$3.00	33.90	66.10	1,469.63	2,865.37	4,335.00
24	Move Material After Blending Onsite - Green Area Predicated On Moving 13" After Blending; Area (14,625 SF)(13")(Five Layers)	2,935	CY	\$3.00	33.90	66.10	2,985.03	5,819.97	8,805.00
25	Blending Site (9 Times) - Purple Area Blending Purple (Area 5) Nine Time (3,225 SY)	29,025	CY	\$2.25	33.90	66.10	22,139.81	43,166.44	65,306.25
26	Move Material After Blending Onsite - Purple Area Predicated On Moving 14" After Blending; Area (29,025 SF)(14")(Two Layers)	2,510	CY	\$3.00	33.90	66.10	2,552.78	4,977.22	7,530.00
27	Move Material After Blending Onsite - Purple Area Predicated On Moving 16" After Blending; Area (29,025 SF)(16")(Three Layers)	4,300	CY	\$3.00	33.90	66.10	4,373.30	8,526.70	12,900.00
28	Move Material After Blending Onsite - Purple Area Predicated On Moving 16" After Blending; Area (29,025 SF)(16")(Three Layers)	4,300	CY	\$3.00	33.90	66.10	4,373.30	8,526.70	12,900.00
29	Over-Excavating & Stockpile (Source Removal)	4,000	CY	\$3.25	33.90	66.10	4,407.20	8,592.80	13,000.00
30	Hauling Away Hot Spot Material Hauling Away Material To Waste Management (4,000 CY)(1.33) = 5,320 TN	5,320	TN	\$80.00	33.90	66.10	144,284.89	281,315.11	425,600.00
31	Import Fill	206,725	TN	\$24.80	33.90	66.10	1,738,056.56	3,388,723.44	5,126,780.00
32	Miscellaneous Landscape Grading	423,215	SF	\$0.15	33.90	66.10	21,521.45	41,960.80	63,482.25
33	Laser Grade Building Pad @ +10.65 NGVD	309,340	SF	\$0.15	-	100.00	-	46,401.00	46,401.00
34	Storage Compund	1	LS	\$15,000.00	33.90	66.10	5,085.23	9,914.77	15,000.00
35	Trash Allowance	1	LS	\$25,000.00	33.90	66.10	8,475.38	16,524.62	25,000.00
36	Survey	1	LS	\$126,214.36	33.90	66.10	42,788.59	83,425.77	126,214.36
Sub-total EARTHWORK: ONSITE							2,374,466.55	4,622,640.31	6,997,106.86
PAVEMENT: ASPHALT - ONSITE									
1	12" Compacted Subgrade	25,830	SY	\$1.35	100.00	-	34,870.50	-	34,870.50
2	8" Rock Base	24,485	SY	\$16.00	100.00	-	391,760.00	-	391,760.00
3	1" Type S-III Asphalt (1st Lift)	23,205	SY	\$7.75	100.00	-	179,838.75	-	179,838.75
4	1" Type S-III Asphalt (2nd Lift)	23,205	SY	\$8.00	100.00	-	185,640.00	-	185,640.00
5	Survey	1	LS	\$20,850.00	100.00	-	20,850.00	-	20,850.00
Sub-total PAVEMENT: ASPHALT - ONSITE							812,959.25	-	812,959.25
CONCRETE: ONSITE (SIDEWALK NOT INCLUDED)									
1	2' Valley Gutter	10,880	LF	\$19.00	100.00	-	206,720.00	-	206,720.00
2	2' Type "F" Curb & Gutter	8,085	LF	\$19.00	100.00	-	153,615.00	-	153,615.00
3	6" x 18" Type "D" Curb	1,330	LF	\$14.25	100.00	-	18,952.50	-	18,952.50
4	Survey	1	LS	\$10,850.00	100.00	-	10,850.00	-	10,850.00
Sub-total CONCRETE: ONSITE (SIDEWALK NOT INCLUDED)							390,137.50	-	390,137.50
SIGNS & MARKINGS: ONSITE									
1	Pavement Marking Allowance	1	LS	\$5,000.00	100.00	-	55,000.00	-	55,000.00
2	Survey	1	LS	\$6,580.00	100.00	-	6,580.00	-	6,580.00
Sub-total SIGNS & MARKINGS: ONSITE							61,580.00	-	61,580.00
STORM DRAIN: ONSITE									
1	18" French Drain w/ P-HDPE (4' x 15' Trench)	3,500	LF	\$215.00	100.00	-	752,500.00	-	752,500.00
2	18" HDPE	4,000	LF	\$65.00	100.00	-	260,000.00	-	260,000.00
3	Pipe Bedding	960	TN	\$33.00	100.00	-	31,680.00	-	31,680.00
4	Catch Basin 48" Dia. w/ USF 4155-6210	27	EA	\$5,250.00	100.00	-	141,750.00	-	141,750.00
5	Valley Inlet 48" Dia.w/ USF 5112-6143	24	EA	\$5,350.00	100.00	-	128,400.00	-	128,400.00
6	Valley Inlet 60" Dia.w/ USF 5112-6143	12	EA	\$6,550.00	100.00	-	78,600.00	-	78,600.00
7	PRB's for 18" FD (CMP)	36	EA	\$950.00	100.00	-	34,200.00	-	34,200.00
8	Filter Fabric in Grates	63	EA	\$25.00	100.00	-	1,575.00	-	1,575.00
9	Vacuum Structures at Final	63	EA	\$300.00	100.00	-	18,900.00	-	18,900.00
10	Survey	1	LS	\$10,850.00	100.00	-	10,850.00	-	10,850.00
Sub-total STORM DRAIN: ONSITE							1,458,455.00	-	1,458,455.00
WATER: ONSITE									
1	12" DIP	1,335	LF	\$115.00	100.00	-	153,525.00	-	153,525.00
2	8" DIP	7,395	LF	\$75.00	100.00	-	554,625.00	-	554,625.00
3	6" DIP	460	LF	\$60.00	100.00	-	27,600.00	-	27,600.00

**RANCHO GRANDE CDD
Rancho Grande Subdivision
Construction Cost Estimate**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
4	Detector Tape	9,190	LF	\$0.50	100.00	-	4,595.00	-	4,595.00
5	Marking Wire	9,190	LF	\$0.50	100.00	-	4,595.00	-	4,595.00
6	Blueline Paint Water Main	9,190	LF	0.50	100.00	-	4,595.00	-	4,595.00
7	Pipe Bedding for Water Main	2,040	TN	33.00	100.00	-	67,320.00	-	67,320.00
8	Fire Hydrant w/ Mega Lug	23	EA	5,550.00	100.00	-	127,650.00	-	127,650.00
9	3/4" Threaded Rod for Hydrant Restraints	23	EA	175.00	100.00	-	4,025.00	-	4,025.00
10	12" Gate Valve & Box w/ Mega Lug	10	EA	6,850.00	100.00	-	68,500.00	-	68,500.00
11	8" Gate Valve & Box w/ Mega Lug	58	EA	2,850.00	100.00	-	165,300.00	-	165,300.00
12	6" Gate Valve & Box w/ Mega Lug	23	EA	2,650.00	100.00	-	60,950.00	-	60,950.00
13	12" x 12" Cross w/ Mega Lug	2	EA	3,250.00	100.00	-	6,500.00	-	6,500.00
14	8" x 8" Cross w/ Mega Lug	6	EA	2,850.00	100.00	-	17,100.00	-	17,100.00
15	8" Saddle w/ 2" Corp.	99	EA	650.00	100.00	-	64,350.00	-	64,350.00
16	12" x 8" Tee w/ Mega Lug	5	EA	2,550.00	100.00	-	12,750.00	-	12,750.00
17	12" x 6" Tee w/ Mega Lug	4	EA	2,450.00	100.00	-	9,800.00	-	9,800.00
18	8" x 8" Tee w/ Mega Lug	18	EA	2,250.00	100.00	-	40,500.00	-	40,500.00
19	8" x 6" Tee w/ Mega Lug	19	EA	1,650.00	100.00	-	31,350.00	-	31,350.00
20	12" x 8" Reducer w/ Mega Lug	4	EA	1,850.00	100.00	-	7,400.00	-	7,400.00
21	8" 90 Bend w/ Mega Lug	2	EA	950.00	100.00	-	1,900.00	-	1,900.00
22	8" Cap Tap 2" w/ Mega Lug	27	EA	350.00	100.00	-	9,450.00	-	9,450.00
23	2" FVO Ass'y.	27	EA	2,250.00	100.00	-	60,750.00	-	60,750.00
24	2" Water Service (Clubhouse Only)	1	EA	6,580.00	100.00	-	6,580.00	-	6,580.00
25	1" Double Water Service	52	EA	1,650.00	100.00	-	85,800.00	-	85,800.00
26	1" Single Water Service	46	EA	1,650.00	100.00	-	75,900.00	-	75,900.00
27	Wood Stakes	151	EA	11.00	100.00	-	1,661.00	-	1,661.00
28	12" Pipe Joint Restraint	66	EA	550.00	100.00	-	36,300.00	-	36,300.00
29	8" Pipe Joint Restraint	369	EA	350.00	100.00	-	129,150.00	-	129,150.00
30	6" Pipe Joint Restraint	23	EA	280.00	100.00	-	6,440.00	-	6,440.00
31	12" Fill & Flush Connection	1	EA	3,600.00	100.00	-	3,600.00	-	3,600.00
32	8" Fill & Flush Connection	3	EA	3,200.00	100.00	-	9,600.00	-	9,600.00
33	2" RPBFP	1	EA	3,450.00	100.00	-	3,450.00	-	3,450.00
34	Backflow Certification	1	EA	1,800.00	100.00	-	1,800.00	-	1,800.00
35	Meter Box	148	EA	850.00	100.00	-	125,800.00	-	125,800.00
36	Meter Vault (2" Water Service)	1	EA	2,900.00	100.00	-	2,900.00	-	2,900.00
37	HRS & Sample Points	1	LS	2,200.00	100.00	-	2,200.00	-	2,200.00
38	Survey	1	LS	9,850.00	100.00	-	9,850.00	-	9,850.00
Sub-total WATER: ONSITE							2,006,161.00	-	2,006,161.00
SAN. SEWER: ONSITE									
1	6" PVC C-900	3,775	LF	\$36.00	100.00	-	135,900.00	-	135,900.00
2	8" PVC C-900 0/6	3,095	LF	\$58.00	100.00	-	179,510.00	-	179,510.00
3	8" PVC C-900 6/8	2,735	LF	\$59.00	100.00	-	161,365.00	-	161,365.00
4	8" PVC C-900 8/10	750	LF	\$65.00	100.00	-	48,750.00	-	48,750.00
5	8" PVC C-900 10/12	150	LF	\$78.00	100.00	-	11,700.00	-	11,700.00
6	Pipe Bedding for Sewer Laterals	740	TN	\$33.00	100.00	-	24,420.00	-	24,420.00
7	Manhole 0/6	32	EA	\$4,850.00	100.00	-	155,200.00	-	155,200.00
8	Manhole 6/8	20	EA	\$5,550.00	100.00	-	111,000.00	-	111,000.00
9	Manhole 8/10	3	EA	\$6,250.00	100.00	-	18,750.00	-	18,750.00
10	Manhole 10/12	1	EA	\$4,850.00	100.00	-	4,850.00	-	4,850.00
11	Shrink Wrap/ PPC	56	EA	\$950.00	100.00	-	53,200.00	-	53,200.00
12	8" Coupling PVC C-900	112	EA	\$450.00	100.00	-	50,400.00	-	50,400.00
13	8" Manhole Adaptor PVC C-900	112	EA	\$480.00	100.00	-	53,760.00	-	53,760.00
14	8" x 6" Wye PVC C-900	151	EA	\$580.00	100.00	-	87,580.00	-	87,580.00
15	6" 45° Bend PVC C-900	378	EA	\$340.00	100.00	-	128,520.00	-	128,520.00
16	6" Cap PVC C-900	151	EA	\$280.00	100.00	-	42,280.00	-	42,280.00
17	6" Cleanout Ass'y. PVC C-900	151	EA	\$2,250.00	100.00	-	339,750.00	-	339,750.00
18	Rainstoppers	56	EA	\$95.00	100.00	-	5,320.00	-	5,320.00
19	USF Box	151	EA	\$900.00	100.00	-	135,900.00	-	135,900.00
20	Concrete Collar	151	EA	\$950.00	100.00	-	143,450.00	-	143,450.00
21	Wood Stakes	151	EA	\$11.00	100.00	-	1,661.00	-	1,661.00
22	Trench Box	1	LS	\$135,000.00	100.00	-	135,000.00	-	135,000.00
23	Clean & TV Sanitary Sewer (1 time only)	6,730	LF	\$8.00	100.00	-	53,840.00	-	53,840.00
24	Steel Plate Rental	1	LS	\$2,250.00	100.00	-	2,250.00	-	2,250.00

**RANCHO GRANDE CDD
Rancho Grande Subdivision
Construction Cost Estimate**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
25	MOT & Traffic Control	1	LS	\$2,500.00	100.00	-	2,500.00	-	2,500.00
26	Survey	1	LS	\$15,850.00	100.00	-	15,850.00	-	15,850.00
Sub-total SAN. SEWER: ONSITE							2,102,706.00	-	2,102,706.00
FORCE MAIN: ONSITE (SEE SW 316TH STREET BREAKOUT FOR POC)									
1	8" DIP Epoxy	145	LF	135.00	100.00	-	19,575.00	-	19,575.00
2	Paint for Forcemain Pipe	145	LF	0.50	100.00	-	72.50	-	72.50
3	Detector tape	145	LF	0.50	100.00	-	72.50	-	72.50
4	Pipe Bedding	30	TN	33.00	100.00	-	990.00	-	990.00
5	8" 90° Bend w/ Mega Lug	1	EA	1,250.00	100.00	-	1,250.00	-	1,250.00
6	8" Pipe Joint Restraint	7	EA	280.00	100.00	-	1,960.00	-	1,960.00
7	Flush Test	1	LS	2,250.00	100.00	-	2,250.00	-	2,250.00
8	Survey	1	LS	500.00	100.00	-	500.00	-	500.00
Sub-total FORCE MAIN: ONSITE (SEE SW 316TH STREET BREAKOUT FOR POC)							26,670.00	-	26,670.00
LIFT STATION: ONSITE									
1	Public Lift Station	1	LS	795,000.00	100.00	-	795,000.00	-	795,000.00
Sub-total LIFT STATION: ONSITE							795,000.00	-	795,000.00
EARTHWORK: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)									
1	Clearing & Grubbing	1	AC	8,000.00	100.00	-	8,000.00	-	8,000.00
2	Silt Fence (No Maintenance)	125	LF	4.00	100.00	-	500.00	-	500.00
3	Proof Roll Site	555	SY	0.15	100.00	-	83.25	-	83.25
4	Strip Site 6" & Stockpile	95	CY	2.00	100.00	-	190.00	-	190.00
5	Move to Green Areas	95	CY	3.00	100.00	-	285.00	-	285.00
6	Import Fill Importing 12" Of Fill Only	330	TN	25.75	100.00	-	8,497.50	-	8,497.50
7	Miscellaneous Landscape Grading	1,985	SF	0.15	100.00	-	297.75	-	297.75
8	MOT & Traffic Control	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
9	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total EARTHWORK: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)							20,508.50	-	20,508.50
PAVEMENT: ASPHALT - OFFSITE (SW 232ND STREET) - 40' ROW (345' LF)									
1	12" Compacted Subgrade	405	SY	1.35	100.00	-	546.75	-	546.75
2	4" Curb Base	35	SY	8.55	100.00	-	299.25	-	299.25
3	8" Rock Base	350	SY	16.00	100.00	-	5,600.00	-	5,600.00
4	2" Type S-III Asphalt (1st Lift)	335	SY	16.50	100.00	-	5,527.50	-	5,527.50
5	1" Type S-III Asphalt (2nd Lift)	335	SY	8.00	100.00	-	2,680.00	-	2,680.00
6	Asphalt Pavement Transition	1	LS	15,000.00	100.00	-	15,000.00	-	15,000.00
7	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
8	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total PAVEMENT: ASPHALT - OFFSITE (SW 232ND STREET) - 40' ROW (345' LF)							31,808.50	-	31,808.50
CONCRETE: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	750	SF	4.65	100.00	-	3,487.50	-	3,487.50
2	2" Type "F" Curb & Gutter	125	LF	19.00	100.00	-	2,375.00	-	2,375.00
3	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
4	Survey	1	LS	855.00	100.00	-	855.00	-	855.00
Sub-total CONCRETE: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)							7,217.50	-	7,217.50
SIGNS & MARKINGS: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)									
1	Pavement Marking Allowance	1	LS	8,500.00	100.00	-	8,500.00	-	8,500.00
3	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
4	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total SIGNS & MARKINGS: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)							11,655.00	-	11,655.00
STORM DRAIN: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)									
1	24" French Drain w/ P-HP (4' x 15' Trench)	100	LF	235.00	100.00	-	23,500.00	-	23,500.00
2	24" HP	10	LF	105.00	100.00	-	1,050.00	-	1,050.00
3	Pipe Bedding	5	TN	33.00	100.00	-	165.00	-	165.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	2	EA	6,850.00	100.00	-	13,700.00	-	13,700.00
5	Concrete Collar for Catch Basin	2	EA	600.00	100.00	-	1,200.00	-	1,200.00
6	PRB's for 24" FD (CMP)	2	EA	1,050.00	100.00	-	2,100.00	-	2,100.00
7	Filter Fabric in Grates	2	EA	25.00	100.00	-	50.00	-	50.00
8	Vacuum Structures at Final	2	EA	300.00	100.00	-	600.00	-	600.00
9	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
10	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
11	Survey	1	LS	855.00	100.00	-	855.00	-	855.00

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Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
Sub-total STORM DRAIN: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)							45,620.00	-	45,620.00
WATER: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)									
1	12" DIP	795	LF	115.00	100.00	-	91,425.00	-	91,425.00
2	6" DIP	40	LF	60.00	100.00	-	2,400.00	-	2,400.00
3	Detector Tape	835	LF	0.50	100.00	-	417.50	-	417.50
4	Marking Wire	835	LF	0.50	100.00	-	417.50	-	417.50
5	Blue-line Paint Water Main	835	LF	0.50	100.00	-	417.50	-	417.50
6	Pipe Bedding for Water Main	185	TN	33.00	100.00	-	6,105.00	-	6,105.00
7	Fire Hydrant w/ Mega Lug	2	EA	5,550.00	100.00	-	11,100.00	-	11,100.00
8	3/4" Threaded Rod for Hydrant Restraints	2	EA	165.00	100.00	-	330.00	-	330.00
9	12" Gate Valve & Box w/ Mega Lug	2	EA	6,850.00	100.00	-	13,700.00	-	13,700.00
10	6" Gate Valve & Box w/ Mega Lug	2	EA	2,650.00	100.00	-	5,300.00	-	5,300.00
11	12" x 12" Tee w/ Mega Lug	1	EA	3,250.00	100.00	-	3,250.00	-	3,250.00
12	12" x 6" Tee w/ Mega Lug	2	EA	2,450.00	100.00	-	4,900.00	-	4,900.00
13	12" Cap Tap 2" w/ Mega Lug	1	EA	950.00	100.00	-	950.00	-	950.00
14	2" FVO Ass'y.	1	EA	2,250.00	100.00	-	2,250.00	-	2,250.00
15	12" Pipe Joint Restraint	40	EA	550.00	100.00	-	22,000.00	-	22,000.00
16	6" Pipe Joint Restraint	2	EA	260.00	100.00	-	520.00	-	520.00
17	24" x 12" Tapping Sleeve & Valve	1	EA	32,850.00	100.00	-	32,850.00	-	32,850.00
18	12" Fill & Flush Connection	1	EA	3,250.00	100.00	-	3,250.00	-	3,250.00
19	HRS & Sample Points	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
20	Sawcut Existing	1,590	LF	1.25	100.00	-	1,987.50	-	1,987.50
21	Steel Plate Rental	1	LS	2,600.00	100.00	-	2,600.00	-	2,600.00
22	Base & Subgrade Restoration w/ CLR	885	SY	22.00	100.00	-	19,470.00	-	19,470.00
23	Pavement Restoration	885	SY	17.50	100.00	-	15,487.50	-	15,487.50
24	Pavement Marking Restoration	1	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
25	MOT & Traffic Control	1	LS	5,500.00	100.00	-	5,500.00	-	5,500.00
26	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Sub-total WATER: OFFSITE (SW 312TH STREET) - SOUTHERN 40' ROW (125' LF)							257,877.50	-	257,877.50
EARTHWORK: OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)									
1	Clearing & Grubbing	1	AC	8,000.00	100.00	-	8,000.00	-	8,000.00
2	Silt Fence (No Maintenance)	665	LF	4.00	100.00	-	2,660.00	-	2,660.00
3	Proof Roll Site	2,955	SY	0.15	100.00	-	443.25	-	443.25
4	Strip Site 6" & Stockpile	495	CY	2.00	100.00	-	990.00	-	990.00
5	Move to Green Areas	495	CY	3.00	100.00	-	1,485.00	-	1,485.00
6	Import Fill Importing 12" Of Fill Only	1,745	TN	25.75	100.00	-	44,933.75	-	44,933.75
7	Miscellaneous Landscape Grading	10,625	SF	0.15	100.00	-	1,593.75	-	1,593.75
8	MOT & Traffic Control	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
9	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total EARTHWORK: OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)							62,760.75	-	62,760.75
PAVEMENT: ASPHALT - OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)									
1	12" Compacted Subgrade	2,170	SY	1.35	100.00	-	2,929.50	-	2,929.50
2	4" Curb Base	185	SY	8.55	100.00	-	1,581.75	-	1,581.75
3	8" Rock Base	1,870	SY	16.00	100.00	-	29,920.00	-	29,920.00
4	2" Type S-III Asphalt (1st Lift)	1,775	SY	16.50	100.00	-	29,287.50	-	29,287.50
5	1" Type S-III Asphalt (2nd Lift)	1,775	SY	8.00	100.00	-	14,200.00	-	14,200.00
6	Asphalt Pavement Transition	1	LS	15,500.00	100.00	-	15,500.00	-	15,500.00
7	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
8	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total PAVEMENT: ASPHALT - OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)							96,358.75	-	96,358.75
CONCRETE: OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	3,990	SF	4.65	100.00	-	18,553.50	-	18,553.50
2	2' Type "F" Curb & Gutter	665	LF	19.00	100.00	-	12,635.00	-	12,635.00
3	MOT & Traffic Control	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
4	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total CONCRETE: OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)							33,843.50	-	33,843.50
SIGNS & MARKINGS: OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)									
1	Pavement Marking Allowance	1	LS	12,500.00	100.00	-	12,500.00	-	12,500.00
2	MOT & Traffic Control	1	LS	2,000.00	100.00	-	2,000.00	-	2,000.00
3	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00

**RANCHO GRANDE CDD
Rancho Grande Subdivision
Construction Cost Estimate**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
Sub-total CONCRETE: OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)							16,940.00	-	16,940.00
STORM DRAIN: OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)									
1	24" French Drain w/ P-HP (4' x 15' Trench)	300	LF	235.00	100.00	-	70,500.00	-	70,500.00
2	24" HP	300	LF	105.00	100.00	-	31,500.00	-	31,500.00
3	Pipe Bedding	90	TN	33.00	100.00	-	2,970.00	-	2,970.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	4	EA	6,850.00	100.00	-	27,400.00	-	27,400.00
5	PRB's for 24" FD (CMP)	6	EA	1,050.00	100.00	-	6,300.00	-	6,300.00
6	24" Endcap HP	2	EA	350.00	100.00	-	700.00	-	700.00
7	Filter Fabric in Grates	6	EA	25.00	100.00	-	150.00	-	150.00
8	Vacuum Structures at Final	6	EA	300.00	100.00	-	1,800.00	-	1,800.00
9	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
10	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
11	Survey	1	LS	855.00	100.00	-	855.00	-	855.00
Sub-total STORM DRAIN: OFFSITE (SW 187TH AVENUE) - WESTERN 40' ROW (665' LF)							144,575.00	-	144,575.00
EARTHWORK: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)									
1	Clearing & Grubbing	1	AC	8,000.00	100.00	-	8,000.00	-	8,000.00
2	Silt Fence (No Maintenance)	785	LF	4.00	100.00	-	3,140.00	-	3,140.00
3	Proof Roll Site	2,180	SY	0.15	100.00	-	327.00	-	327.00
4	Strip Site 6" & Stockpile	365	CY	2.00	100.00	-	730.00	-	730.00
5	Move to Green Areas	365	CY	3.00	100.00	-	1,095.00	-	1,095.00
6	Import Fill Importing 12" Of Fill Only	1,285	TN	25.75	100.00	-	33,088.75	-	33,088.75
7	Miscellaneous Landscape Grading	11,750	SF	0.15	100.00	-	1,762.50	-	1,762.50
8	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
9	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total EARTHWORK: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)							52,083.25	-	52,083.25
PAVEMENT: ASPHALT - OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)									
1	12" Compacted Subgrade	1,205	SY	1.35	100.00	-	1,626.75	-	1,626.75
2	4" Curb Base	220	SY	8.50	100.00	-	1,870.00	-	1,870.00
3	8" Rock Base	920	SY	16.00	100.00	-	14,720.00	-	14,720.00
4	2" Type S-III Asphalt (1st Lift)	875	SY	16.50	100.00	-	14,437.50	-	14,437.50
5	1" Type S-III Asphalt (2nd Lift)	875	SY	8.00	100.00	-	7,000.00	-	7,000.00
6	Asphalt Pavement Transition	1	LS	15.50	100.00	-	15.50	-	15.50
7	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
8	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total PAVEMENT: ASPHALT - OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)							41,824.75	-	41,824.75
CONCRETE: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	3,925	SF	4.65	100.00	-	18,251.25	-	18,251.25
2	2' Type "F" Curb & Gutter	785	LF	19.00	100.00	-	14,915.00	-	14,915.00
3	MOT & Traffic Control	1	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
4	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total CONCRETE: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)							35,821.25	-	35,821.25
SIGNS & MARKINGS: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)									
1	Pavement Marking Allowance	1	LS	10,500.00	100.00	-	10,500.00	-	10,500.00
2	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
3	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total SIGNS & MARKINGS: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)							13,655.00	-	13,655.00
STORM DRAIN: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)									
1	18" French Drain w/ P-HP (4' x 15' Trench)	300	LF	220.00	100.00	-	66,000.00	-	66,000.00
2	18" HP	300	LF	80.00	100.00	-	24,000.00	-	24,000.00
3	Pipe Bedding	90	TN	33.00	100.00	-	2,970.00	-	2,970.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	4	EA	6,280.00	100.00	-	25,120.00	-	25,120.00
5	PRB's for 18" FD (CMP)	6	EA	950.00	100.00	-	5,700.00	-	5,700.00
6	18" Endcap HP	2	EA	250.00	100.00	-	500.00	-	500.00
7	Filter Fabric in Grates	6	EA	25.00	100.00	-	150.00	-	150.00
8	Vacuum Structures at Final	6	EA	300.00	100.00	-	1,800.00	-	1,800.00
9	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
10	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
11	Survey	1	LS	855.00	100.00	-	855.00	-	855.00
Sub-total STORM DRAIN: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)							129,495.00	-	129,495.00

**RANCHO GRANDE CDD
Rancho Grande Subdivision
Construction Cost Estimate**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
WATER: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)									
1	12" DIP	795	LF	115.00	100.00	-	91,425.00	-	91,425.00
2	6" DIP	40	LF	60.00	100.00	-	2,400.00	-	2,400.00
3	Detector Tape	835	LF	0.50	100.00	-	417.50	-	417.50
4	Marking Wire	835	LF	0.50	100.00	-	417.50	-	417.50
5	Blueline Paint Water Main	835	LF	0.50	100.00	-	417.50	-	417.50
6	Pipe Bedding for Water Main	185	TN	33.00	100.00	-	6,105.00	-	6,105.00
7	Fire Hydrant w/ Mega Lug	2	EA	5,550.00	100.00	-	11,100.00	-	11,100.00
8	3/4" Threaded Rod for Hydrant Restraints	2	EA	175.00	100.00	-	350.00	-	350.00
9	12" Gate Valve & Box w/ Mega Lug	2	EA	6,250.00	100.00	-	12,500.00	-	12,500.00
10	8" Gate Valve & Box w/ Mega Lug	2	EA	2,850.00	100.00	-	5,700.00	-	5,700.00
11	6" Gate Valve & Box w/ Mega Lug	2	EA	2,650.00	100.00	-	5,300.00	-	5,300.00
12	12" x 12" Tee w/ Mega Lug	1	EA	3,250.00	100.00	-	3,250.00	-	3,250.00
13	12" x 8" Tee w/ Mega Lug	2	EA	2,850.00	100.00	-	5,700.00	-	5,700.00
14	12" x 6" Tee w/ Mega Lug	2	EA	2,450.00	100.00	-	4,900.00	-	4,900.00
15	12" Cap Tap 2" w/ Mega Lug	1	EA	950.00	100.00	-	950.00	-	950.00
16	2" FVO Ass'y.	1	EA	2,250.00	100.00	-	2,250.00	-	2,250.00
17	12" Pipe Joint Restraint	40	EA	550.00	100.00	-	22,000.00	-	22,000.00
18	6" Pipe Joint Restraint	2	EA	260.00	100.00	-	520.00	-	520.00
19	24" x 12" Tapping Sleeve & Valve	1	EA	32,850.00	100.00	-	32,850.00	-	32,850.00
20	12" Fill & Flush Connection	1	EA	3,250.00	100.00	-	3,250.00	-	3,250.00
21	HRS & Sample Points	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
22	Sawcut Existing	1,590	LF	1.25	100.00	-	1,987.50	-	1,987.50
23	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
24	Base & Subgrade Restoration w/ CLR	885	SY	22.00	100.00	-	19,470.00	-	19,470.00
25	Pavement Restoration	885	SY	17.50	100.00	-	15,487.50	-	15,487.50
26	Pavement Marking Restoration	1	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
27	Police	1	LS	5,500.00	100.00	-	5,500.00	-	5,500.00
28	Night Premium	1	LS	5,500.00	100.00	-	5,500.00	-	5,500.00
29	MOT & Traffic Control	1	LS	5,500.00	100.00	-	5,500.00	-	5,500.00
30	Survey	1	LS	5,850.00	100.00	-	5,850.00	-	5,850.00
Sub-total WATER: OFFSITE (SW 316TH STREET) - NORTHERN 25' ROW (785' LF)							278,397.50	-	278,397.50
FORCE MAIN: OFFSITE (SW 316TH STREET) - POC AT SW 6TH STREET & SW 3RD AVENUE									
1	8" DIP Epoxy	7,665	LF	135.00	100.00	-	1,034,775.00	-	1,034,775.00
2	Paint for Forcemain Pipe	7,665	LF	0.50	100.00	-	3,832.50	-	3,832.50
3	Detector tape	7,665	LF	0.50	100.00	-	3,832.50	-	3,832.50
4	Pipe Bedding	1,705	TN	33.00	100.00	-	56,265.00	-	56,265.00
5	8" Check Valve w/ Mega Lug	4	EA	3,850.00	100.00	-	15,400.00	-	15,400.00
6	8" 90 Bend w/ Mega Lug	3	EA	1,250.00	100.00	-	3,750.00	-	3,750.00
7	8" 45 Offset Bend w/ Mega Lug	40	EA	1,250.00	100.00	-	50,000.00	-	50,000.00
8	8" Plug w/ Mega Lug	1	EA	1,250.00	100.00	-	1,250.00	-	1,250.00
9	8" x 8" Tapping Sleeve & Valve	1	EA	18,850.00	100.00	-	18,850.00	-	18,850.00
10	8" Pipe Joint Restraint	383	EA	280.00	100.00	-	107,240.00	-	107,240.00
11	Flush Test	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
12	By-Pass Pumping	1	LS	18,500.00	100.00	-	18,500.00	-	18,500.00
13	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
14	Sawcut Existing	15,330	LF	1.15	100.00	-	17,629.50	-	17,629.50
15	Pavement Restoration	8,520	SY	22.00	100.00	-	187,440.00	-	187,440.00
16	Subgrade & Base Restoration w/ CLR	8,520	SY	17.50	100.00	-	149,100.00	-	149,100.00
17	Pavement Marking Restoration	1	LS	3,500.00	100.00	-	3,500.00	-	3,500.00
18	Police	1	LS	9,500.00	100.00	-	9,500.00	-	9,500.00
19	Night Premium	1	LS	9,500.00	100.00	-	9,500.00	-	9,500.00
20	MOT & Traffic Control	1	LS	9,500.00	100.00	-	9,500.00	-	9,500.00
21	Survey	1	LS	8,580.00	100.00	-	8,580.00	-	8,580.00
Sub-total FORCE MAIN: OFFSITE (SW 316TH STREET) - POC AT SW 6TH STREET & SW 3RD AVENUE							1,712,244.50	-	1,712,244.50
EARTHWORK: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)									
1	Clearing & Grubbing	1	AC	8,000.00	100.00	-	8,000.00	-	8,000.00
2	Silt Fence (No Maintenance)	500	LF	4.00	100.00	-	2,000.00	-	2,000.00
3	Proof Roll Site	2,320	SY	0.15	100.00	-	348.00	-	348.00
4	Strip Site 6" & Stockpile	385	CY	2.00	100.00	-	770.00	-	770.00
5	Move to Green Areas	385	CY	3.00	100.00	-	1,155.00	-	1,155.00

**RANCHO GRANDE CDD
Rancho Grande Subdivision
Construction Cost Estimate**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
6	Import Fill Importing 12" Of Fill Only	1,370	TN	25.75	100.00	-	35,277.50	-	35,277.50
7	Miscellaneous Landscape Grading	12,505	SF	0.15	100.00	-	1,875.75	-	1,875.75
8	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
9	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total EARTHWORK: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)							53,366.25	-	53,366.25
PAVEMENT: ASPHALT - OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)									
1	12" Compacted Subgrade	1,290	SY	1.35	100.00	-	1,741.50	-	1,741.50
2	4" Curb Base	235	SY	8.50	100.00	-	1,997.50	-	1,997.50
3	8" Rock Base	985	SY	16.00	100.00	-	15,760.00	-	15,760.00
4	2" Type S-III Asphalt (1st Lift)	930	SY	16.50	100.00	-	15,345.00	-	15,345.00
5	1" Type S-III Asphalt (2nd Lift)	930	SY	8.00	100.00	-	7,440.00	-	7,440.00
6	Asphalt Pavement Transition	1	LS	15.50	100.00	-	15.50	-	15.50
7	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
8	Survey	1	LS	1,655.00	100.00	-	1,655.00	-	1,655.00
Sub-total PAVEMENT: ASPHALT - OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)							44,454.50	-	44,454.50
GUARDRAIL: OFFSITE (SW 189TH AVENUE) - RETAINING WALL NOT INCLUDED									
1	Guardrail (straight)	500	LF	58.00	100.00	-	29,000.00	-	29,000.00
2	Round Buffer End Sections	2	EA	980.00	100.00	-	1,960.00	-	1,960.00
3	12" Stabilized Subgrade	165	SY	15.00	100.00	-	2,475.00	-	2,475.00
4	6" Base	165	SY	20.00	100.00	-	3,300.00	-	3,300.00
5	2" Misc. Asphalt	165	SY	25.00	100.00	-	4,125.00	-	4,125.00
6	Survey	1	LS	855.00	100.00	-	855.00	-	855.00
Sub-total GUARDRAIL: OFFSITE (SW 189TH AVENUE) - RETAINING WALL NOT INCLUDED							41,715.00	-	41,715.00
CONCRETE: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)									
1	4" Concrete Sidewalk (Non-reinforced)	4,175	SF	4.65	100.00	-	19,413.75	-	19,413.75
2	2' Type "F" Curb & Gutter	835	LF	19.00	100.00	-	15,865.00	-	15,865.00
3	MOT & Traffic Control	1	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
4	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total CONCRETE: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)							39,218.75	-	39,218.75
SIGNS & MARKINGS: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)									
1	Pavement Marking Allowance	1	LS	12,500.00	100.00	-	12,500.00	-	12,500.00
2	MOT & Traffic Control	1	LS	2,000.00	100.00	-	2,000.00	-	2,000.00
3	Survey	1	LS	2,440.00	100.00	-	2,440.00	-	2,440.00
Sub-total SIGNS & MARKINGS: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)							16,940.00	-	16,940.00
STORM DRAIN: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)									
1	18" French Drain w/ P-HP (4' x 15' Trench)	250	LF	215.00	100.00	-	53,750.00	-	53,750.00
2	18" HP	250	LF	95.00	100.00	-	23,750.00	-	23,750.00
3	Pipe Bedding	90	TN	33.00	100.00	-	2,970.00	-	2,970.00
4	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	3	EA	6,850.00	100.00	-	20,550.00	-	20,550.00
5	PRB's for 18" FD (CMP)	4	EA	950.00	100.00	-	3,800.00	-	3,800.00
6	18" Endcap HP	2	EA	250.00	100.00	-	500.00	-	500.00
7	Filter Fabric in Grates	3	EA	25.00	100.00	-	75.00	-	75.00
8	Vacuum Structures at Final	3	EA	300.00	100.00	-	900.00	-	900.00
9	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
10	MOT & Traffic Control	1	LS	500.00	100.00	-	500.00	-	500.00
11	Survey	1	LS	855.00	100.00	-	855.00	-	855.00
Sub-total STORM DRAIN: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)							109,550.00	-	109,550.00
WATER: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)									
1	8" DIP	500	LF	75.00	100.00	-	37,500.00	-	37,500.00
2	6" DIP	20	LF	60.00	100.00	-	1,200.00	-	1,200.00
3	6" Sleeves	1	EA	1,850.00	100.00	-	1,850.00	-	1,850.00
4	6" Hymaxx Coupling	1	EA	1,850.00	100.00	-	1,850.00	-	1,850.00
5	Detector Tape	520	LF	0.50	100.00	-	260.00	-	260.00
6	Marking Wire	520	LF	0.50	100.00	-	260.00	-	260.00
7	Blue Line Paint Water Main	520	LF	0.50	100.00	-	260.00	-	260.00
8	Pipe Bedding for Water Main	115	TN	33.00	100.00	-	3,795.00	-	3,795.00
9	Fire Hydrant w/ Mega Lug	1	EA	5,550.00	100.00	-	5,550.00	-	5,550.00
10	3/4" Threaded Rod for Hydrant Restraints	1	EA	175.00	100.00	-	175.00	-	175.00
11	8" Gate Valve & Box w/ Mega Lug	4	EA	2,850.00	100.00	-	11,400.00	-	11,400.00
12	6" Gate Valve & Box w/ Mega Lug	1	EA	2,650.00	100.00	-	2,650.00	-	2,650.00

**RANCHO GRANDE CDD
Rancho Grande Subdivision
Construction Cost Estimate**

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
13	8" x 8" Tee w/ Mega Lug	2	EA	2,250.00	100.00	-	4,500.00	-	4,500.00
14	8" x 6" Tee w/ Mega Lug	1	EA	1,650.00	100.00	-	1,650.00	-	1,650.00
15	8" x 6" Reducer w/ Mega Lug	1	EA	1,450.00	100.00	-	1,450.00	-	1,450.00
16	8" Cap Tap 2" w/ Mega Lug	1	EA	350.00	100.00	-	350.00	-	350.00
17	2" FVO Ass'y.	1	EA	2,250.00	100.00	-	2,250.00	-	2,250.00
18	8" Pipe Joint Restraint	25	EA	350.00	100.00	-	8,750.00	-	8,750.00
19	6" Pipe Joint Restraint	1	EA	280.00	100.00	-	280.00	-	280.00
20	8" Fill & Flush Connection	1	EA	3,200.00	100.00	-	3,200.00	-	3,200.00
21	Excavate, Cut & Connect	1	EA	1,650.00	100.00	-	1,650.00	-	1,650.00
22	Connecting To Existing 6" AC Main HRS & Sample Points	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
23	Sawcut Existing	1	LS	600.00	100.00	-	600.00	-	600.00
24	Steel Plate Rental	1	LS	1,900.00	100.00	-	1,900.00	-	1,900.00
25	Base & Subgrade Restoration w/ CLR	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
26	Pavement Restoration	1	LS	4,500.00	100.00	-	4,500.00	-	4,500.00
27	MOT & Traffic Control	1	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
28	Survey	1	LS	7,643.64	100.00	-	7,643.64	-	7,643.64
Sub-total WATER: OFFSITE (SW 189TH AVENUE) - 50' ROW (335' LF) AND 25' ROW (165' LF)							114,373.64	-	114,373.64
TOTAL HARD COSTS							13,620,359.69	4,622,640.31	18,243,000.00
OTHER COSTS									
1	CDD Soft Cost and Contingency	10%	%	18,243,000.00	74.66	25.34	1,362,035.97	462,264.03	1,824,300.00
2	Water Conn. Fee (150 SFH@ 210 GPD)	31,500	GPD	1.39	100.00		43,785.00	-	43,785.00
3	Sewer Conn Fees (150 SFH@ 210 GPD)	31,500	GPD	5.60	100.00		176,400.00	-	176,400.00
4	Road Impact Fees for 150 SFH	150	EA	\$10,625	100.00		1,593,750.00	-	1,593,750.00
Sub-total Other Costs							3,175,970.97	462,264.03	3,638,235.00
GRAND TOTAL							16,796,330.66	5,084,904.34	21,881,235.00

Summary of RANCHO GRANDE CDD Construction Cost Estimate and Schedule of Construction

Item Description	Cost*	Begin	End
	(\$)	Quarter/Year	Quarter/Year
Roadway Improvements Including Miami-Dade Road Impact Fees for 150 SFH	6,477,000	Q4/2025	Q1/2026
Stormwater Management and Drainage	2,077,000	Q2/2025	Q4/2025
Water Distribution System, Including Water Connection Fees for 150 SFH	2,967,000	Q2/2025	Q4/2025
Sanitary Sewer System, Including Connection Fees for 150 SFH	5,277,000	Q2/2025	Q4/2025
Total	16,798,000		

* Rounded up to nearest \$1,000

MASTER ASSESSMENT METHODOLOGY

FOR SPECIAL ASSESSMENT BONDS

RANCHO GRANDE

COMMUNITY DEVELOPMENT DISTRICT

December 19, 2025

Prepared by



Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351

1.0 Introduction

The Rancho Grande Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (“FS”). The District anticipates issuing approximately \$20,130,000 of special assessment bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Engineer’s Report dated December 19, 2025, as may be amended and supplemented from time to time (the “Engineer’s Report”), prepared by Alvarez Engineers, Inc. (the “District’s Engineer”). The Bonds are to be issued to pay for all or a portion of the design, acquisition, construction costs of certain public infrastructure improvements, including, but not limited to, stormwater management and control facilities, including, but not limited to, related earthwork; public roadway improvements and any applicable mobility fees; water and wastewater facilities and any applicable connection fees; and all related soft and incidental costs, as are more particularly described in the Engineer’s Report (herein, the “Project” or “Improvement Plan”).

1.1 Purpose

This Master Assessment Methodology for Special Assessment Bonds (the “Report”) provides a methodology that determines the amount of District debt relating to the Bonds to be allocated to specific properties within the District. The improvements are being constructed as one system of improvements benefiting all the developable property within the boundaries of the District equally since there is only one product type planned. This Report is designed to conform to the requirements of Chapters 190 and 170, FS, and will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of the Bonds.

The District intends to impose non-ad valorem special assessments on the benefited lands within the District to pay the debt represented by the Bonds in accordance with the methodology set forth in this Report. It is anticipated that all the proposed special assessments will be collected through the Uniform Method of Collection described in Section 197.3632, FS, or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District includes approximately 21.34 gross acres of land located in unincorporated Miami-Dade County, Florida (the “County”). The development plan for the District is currently anticipated to consist of 150 single-family homes (the “Development Plan”). This proposed Development Plan is depicted in Table 1. It is recognized that such land use plan may change, and this Report will then be modified accordingly.

The public improvements comprising the Project contemplated by the District will provide facilities that provide a direct and special benefit to the assessable property within the District. The acquisition costs for the Project are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs described herein for the Project contemplated by the District. Second, this cost forms the basis for a debt sizing. Third, the bonded costs are divided among the benefited properties on the basis of the direct and special benefit received as a result of the Project.

1.3 Special Benefits and General Benefits

In the process of constructing or acquiring the public infrastructure improvements comprising the Project and which provide direct and special benefits to the assessable properties within the District’s boundaries, incidental general benefits to properties outside of the District and the public at large are also created. These general benefits are incidental and different from the direct and special benefits provided to the assessable properties within the boundaries of the District.

The Improvement Plan is designed to meet the needs of the assessable property within the District. The property owners within the District are therefore receiving direct and special benefits not received by those outside of the District and outside the boundaries of the District.

1.4 Special Benefits Exceed the Costs Allocated

The direct and special benefits provided to the assessable property within the District will be equal or greater than the costs associated with providing these benefits. The increase in the market value of the benefiting property will exceed the cost of the improvements being acquired by the District. Without the District’s Improvement Plan, the property within the District would not be able to be developed and to be sold as developed property.

1.5 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1.) the properties to be assessed must receive a direct and special benefit from the improvements being paid for; and
- 2.) the assessments must be fairly and reasonably allocated to the properties being assessed.

2.0 Assessment Methodology

2.1 Overview

The District anticipates the issuance of approximately \$20,130,000 in Bonds, in one or more series, to finance the public infrastructure improvements comprising the Project, provide for capitalized interest, if so required, fund one or more debt service reserve accounts, if applicable, and pay the cost of issuance for each series of the Bonds so issued. It is the purpose of this methodology to allocate \$20,130,000 in debt to the properties benefiting from the Improvement Plan.

Table 1 identifies the Development Plan as identified by the developer, Lennar Homes, LLC (the “Developer”). The Engineer’s Report outlines the capital improvements needed to support the Development within the District, which are shown in Table 2. The public improvements constituting the Project needed to support the development are described in detail in the Engineer Report and are estimated to cost approximately \$16,798,000. These improvements will be funded in whole or in part through the issuance of one or more series of Bonds. Based on the estimated costs, the total size of the Bonds needed to generate funds to pay for all of the Project was determined by the District’s Underwriter to total approximately \$20,130,000. The District is authorized, but is not required, to issue \$20,130,000 in Bonds or to finance the whole Project. Table 3 depicts the breakdown of the Bond sizing.

2.2 Allocation of Benefit

The planned public improvements constituting the Project are an integrated system of facilities that benefit the assessable land within the District. That

is, the first few feet of water line or sewer line benefit the landowners as much as the last few feet. The Improvement Plan works as a total system and provides direct and special benefits for each land use. A fair and reasonable method of allocating the benefit to each residential unit in the District would be by assigning an equivalent residential unit (“ERU”) to the one product type. The 150 single-family homes (SFH), which are all similar in size, are the base unit and have been assigned one (1) ERU. Table 4 shows the allocation of benefits based on this ERU assignment. It is important to note that the direct and special benefit derived from the Project to the residential units identified in the Development Plan is equal to or exceeds the cost that the units will be paying for such benefits.

2.3 Allocation of Debt

Allocation of debt is a continuous process until the Development Plan is completed. The initial assessments will be levied on an equal basis for all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the direct and special benefits. At this point, all the land within the District is benefiting equally from the Improvement Plan, and the special assessments will be assigned on a per-acre basis.

Once platting, the recording of the declaration of condominium, or other means of identifying individual lots (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive on a first platted, first assigned basis. The Unassigned Properties, defined as gross acres that have not been platted, will continue to be assessed on a per acre basis. Eventually, the Development Plan will be completed, and the debt relating to the Bonds will be allocated to the planned 150 SFH lots within the District, which are the beneficiaries of the Improvement Plan, as depicted in Table 5. If there are changes to the Development Plan, a true up of the assessments will be calculated to determine if a payment from the Developer is required. Debt assessments relating to the Bonds assessed on any land within the District must be satisfied prior to any transfer of such lands to a unit of Federal, State, or local government. This process is outlined in Section 3.0.

The assignment of debt in this Report sets forth the process by which debt represented by the Bonds is apportioned. As previously mentioned herein, this Report will be supplemented from time to time.

2.4 Special and Peculiar Benefit to the Property

As previously mentioned, the capital improvements to be constructed or acquired by the District include stormwater management and control facilities, including, but not limited to, related earthwork, public roadway improvements, and any applicable mobility fees, and water and wastewater facilities, and any applicable connection fees. This will provide peculiar, direct, and special benefits which flow from the logical relationship of the Improvement Plan to the benefiting properties within the District. These peculiar, direct, and special benefits consist of the added use of the property for residential purposes, added enjoyment of the property, and the probability of increased marketability and value of the property.

2.5 Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct, special, and peculiar benefits received from the Improvement Plan is delineated in Table 4.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the direct, special, and peculiar benefits to the property derived from the acquisition or construction of the Project have been apportioned to the property according to reasonable estimates of the direct, special, and peculiar benefits provided consistent with the one land use category.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined direct and special benefit peculiar to that unit, and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

In accordance with the benefit allocation in Table 4, a total par amount of the Bonds per unit and an annual debt assessment per unit for the proposed District's Bonds have been calculated for each unit as illustrated in Table 5. These amounts represent the maximum anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, the entire proposed infrastructure program is constructed or acquired by the District, and the estimated \$20,130,000 in par amount of the Bonds have been issued.

3.0 True Up

Although the District does not process plats, declaration of condominiums, site plans, or revisions for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of

condominium, or site plan, or revision is processed, the District must allocate a portion of its debt to the property according to the methodology outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service on the Bonds, then no debt reduction payment will be required. In the case that the revenue generated is less than the required amount to pay debt service on the Bonds, then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new maximum annual debt service will be required. This true up mechanism may be memorialized through an agreement between the District and the Developer, which may contain additional provisions. This true up process will also apply to any replats.

In addition, property that is sold with development entitlements assigned will be subject to a true up test with respect to the entitlements conveyed to such property. Properties are conveyed entitlements by the Developer, and the District allocates debt to properties based on the entitlements conveyed to them. When any such property is fully developed as evidenced by its certificate of occupancy (“CO”), the District will compare the CO to the entitlements conveyed to such property. If a property fails to develop to the full extent of its entitlements as evidenced by its CO, the property is still obligated to pay for its full complement of allocated debt, and the property will be required to make a true up payment to reduce the allocated debt to the level consistent with the development total in the CO.

4.0 Assessment Roll

The District will initially distribute the lien across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 5 on a first platted, first assigned basis. If the land use plan changes, then the District will update Table 5 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Report. The preliminary assessment roll is depicted in Table 6.

5.0 Additional Information

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in the Sections 15B of the Security and Exchange Act of 1934, as amended. Similarly, GMS does not provide the District with advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance. GMS makes no representation regarding the information provided by others.

Table 1
Rancho Grande
Community Development District
Development Plan

Land Use	No. of Units*	ERUs per Unit	Total ERUs
Single Family	150	1.00	150.00
Residential Units	150		150
Gross Acres**	21.34		

* Unit mix subject to change based on marketing and other factors.
 ** Per ordinance No. 25-88

Table 2
Rancho Grande
Community Development District
Estimated Construction Costs

Category	Cost
Roadway Improvements (County Mobility Impact Fees for 150 single-family units)	\$ 6,477,000
Stormwater Management and Drainage	\$ 2,077,000
Water Distribution System (Including Water Connection Fees for 150 single-family units)	\$ 2,967,000
Sanitary Collection System (Including Sewer Connection Fees for 150 single-family units)	\$ 5,277,000
Total	\$ 16,798,000

Information provided by Alvarez Engineers Inc.

Table 3 Rancho Grande Community Development District Bond Sizing

		Bonds
Construction Funds	\$	16,798,000
Debt Service Reserve	\$	1,462,423
Capitalized Interest	\$	1,207,800
Underwriters Discount	\$	402,600
Issuance Costs	\$	259,177
 Par Amount *	 \$	 20,130,000

***Based on the following:**

Interest Rate	6.00%
Amortization	30
Capitalized Interest	12
Debt Service Reserve	100% MADS
Underwriters Discount	2.00%

MADS = Maximum Annual Debt Service

MADS= \$	1,462,423
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Information provided by FMS Bonds

Table 4
Rancho Grande
Community Development District
Allocation of Total Project Cost

Land Use	No. of Units*	ERUs per Unit	Total ERUs	Total Cost Allocated	Total Costs per Unit
Single Family	150	1.00	150.00	\$ 16,798,000	\$ 111,986.67
Totals	150		150.00	\$ 16,798,000	

* Unit mix subject to change based on marketing and other factors.

Table 5
Rancho Grande
Community Development District
Bond Allocation of Par Debt

Land Use	No. of Units*	Total ERUs	Total Cost Allocated	Bonds Total Allocation of Par Debt	Bonds Allocation of Par Debt per Unit	Annual Debt Assessment Total	Annual Debt Assessment Per Unit**
Single Family	150	150.00	\$ 16,798,000.00	\$ 20,130,000	\$ 134,200.00	\$ 1,462,422.55	\$ 9,749.48
Totals	150	150.00	\$ 16,798,000.00	\$ 20,130,000		\$1,462,423	

* Unit mix subject to change based on marketing and other factors.

** This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 5%).

Table 6
Rancho Grande
Community Development District
Preliminary Assessment Roll

Parcel ID#	Acres**	Total Allocation of Cost Per Parcel	Allocation of Par Debt per Parcel	Allocation of Annual Assessment per Parcel*
30-7814-000-0010	2.44	\$ 1,921,031	\$ 2,302,081	\$ 167,244
30-7814-000-0160	14.72	\$ 11,587,597	\$ 13,886,077	\$ 1,008,808
30-7814-000-0190	4.18	\$ 3,289,372	\$ 3,941,842	\$ 286,371
Totals	21.34	\$ 16,798,000	\$ 20,130,000	\$ 1,462,423

* This amount will be grossed up to include discounts for early payments and county collection fees when collected on the Miami-Dade County tax bills (currently 5%).

**The nominal acreage for the folios described on the Miami-Dade Property Appraiser's website was 21.09 acres. However, the measured acreage was 21.34 acres. The difference of 0.25 acres was allocated proportionally across all folios for assessment purposes.

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS AND IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors of the Rancho Grande Community Development District (the "Board") hereby finds and determines as follows:

- (a) The Rancho Grande Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.
- (b) The District is authorized under Chapter 190, Florida Statutes, to fund, acquire, and construct roadway improvements; stormwater management and control facilities, including but not limited to, related earthwork; water distribution and sanitary sewer systems; landscaping, including irrigation in public rights of way; hardscape; recreational amenities; the acquisition of certain interests in land; and related incidental costs related thereto to serve lands within the District (the "Improvements" or the "projects").
- (c) The District is authorized by Chapter 170, Florida Statutes, to levy special assessments to pay all, or any part of the cost of such projects and, to issue special assessment bonds (the "Bonds") payable from such special assessments as provided in Chapters 190 and 170, Florida Statutes.
- (d) It is necessary to the public safety and welfare that (i) the District provide the projects, the nature and location of which are described in [Resolution 2026-11](#) and more specifically described in the Engineer's Report for Rancho Grande Community Development District, prepared by [Alvarez Engineers, Inc., dated December 19, 2025](#) as amended from time to time (the "Engineer's Report") on file at the offices of the District

Manager, 5385 N. Nob Hill Rd., Sunrise FL 33351 and Miami-Dade County as GMS, Miami office, 2804 NE 8th Street, Suite 202, Homestead, Florida 33033 (collectively, the “District Offices”), which Engineer’s Report is incorporated into and specifically made a part of this Resolution (ii) the cost of such projects be assessed against the lands specially benefited by such projects, and (iii) the District issue Bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provisions of said projects, the levying of such special assessments and the sale and issuance of such Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the costs of the projects which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to sell and issue its special assessment Bonds in one or more series (; and

(g) By **Resolution 2026-11** adopted by the Board, the Board determined to provide the projects and the defray the cost thereof by making special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed for the projects prior to the collection of such special assessments **Resolution 2026-11** was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes; had been complied with; and

(h) As directed by **Resolution 2026-11** said resolution was published as required by Section 170.05, Florida Statutes, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board; and

(i) As directed by **Resolution 2026-11**, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, Florida Statutes; and

(j) As required by Section 170.07, Florida Statutes; upon completion of the preliminary assessment roll, the Board adopted **Resolution 2026-12** fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the public improvements comprising the projects, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each parcel specially benefited by such improvements and providing for the mailing publication of notice of such public hearing; and

(k) Notice of such public hearing has been given by publication and by mail as required by Section 170.07, Florida Statutes, and affidavits as to such publication and mailing are on file in the office of the Secretary of the Board; and

(l) At the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable at this time; and

(m) Having considered the costs of the projects, revised estimates of financing costs and all complaints and evidence presented at such public hearing, the Board finds and determines:

- (i) that the estimated costs of the projects are as specified in the Engineer's Report and in the Master Assessment Methodology for Rancho Grande Community Development District, prepared by Governmental Management Services-South Florida, LLC, dated December 19, 2026 as amended from time to time, and which is attached hereto and made a part hereof as Exhibit "A" (the "Assessment Report");
- (ii) it is reasonable, proper, just and right to assess the cost of such projects against the properties specially benefited thereby using the methods determined by the Board which will result in special assessments to be set forth on a final assessment roll to be adopted by the Board at the time when the final project costs, structure and interest rate on the Bonds to be issued by the District are known, it is hereby declared that the projects will constitute a special benefit to all parcels of real property to be listed on said final assessment roll and that the benefit, in the case of each such parcel, will be in excess of the special assessment thereon; and
- (iii) it is desirable that the special assessments be paid and collected as herein provided

SECTION 3. AUTHORIZATION OF DISTRICT PROJECTS. The projects described in [Resolution 2026-11](#) and as more specifically described in the Engineer's Report on file at the District Offices are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds referred to herein.

SECTION 4. ESTIMATED COST OF PROJECTS. The total estimated costs of the projects and the costs to be paid by special assessments on all specially benefited property are set forth in the Engineer's Report and the Assessment Report.

SECTION 5. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Assessment Report sets forth in preliminary assessment roll previously adopted by this Board is hereby approved and confirmed. The special assessment against each respective parcel to be shown on such final assessment roll and interest and penalties thereon, as hereafter provide, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When all of the projects have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Section 170.08 and 170.09, Florida Statutes. The District shall credit to each special assessment for projects the

difference between the special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the projects, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of any such public improvements comprising the projects. Such credits shall be entered in the Improvement Lien Book. Once the final amount of special assessments for all of the public improvements constituting the project have been determined, the term "special assessment" shall, with respect to each parcel, mean the sum of the costs of the projects.

SECTION 7. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

A. All non-ad valorem special assessments shall be payable in no more than thirty (30) annual installments which shall include interest, calculated in accordance with the Assessment Report. All special assessments collected utilizing the uniform method of collection shall be the amount determined in the first sentence of this paragraph divided by 1 minus the sum of the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (currently four percent 4%).

B. The Board hereby elects, under its charter and Section 197.3631, Florida Statutes, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes. The Board has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes, and applicable rules adopted pursuant thereto; and, on or prior to the date on which the Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of County in compliance therewith. Such non-ad valorem special assessments shall be subject to all the collection provisions of Chapter 197, Florida Statutes.

C. Notwithstanding the foregoing, the Board reserves the right under Section 197.3631, Florida Statutes, to collect its non-ad valorem special assessments pursuant to Chapter 170, Florida Statutes, and to foreclose its non-ad valorem special assessment liens as provided for by law.

D. All special assessments may be prepaid, in whole or in part at any time, by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the Bonds to which such special assessments are pledged to the first interest payment date which is more than forty-five (45) days prior to the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, Florida Statutes; provided, however, that the owner of land subject to the Special Assessments may elect to waive such statutory right of prepayment.

SECTION 8. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 20th DAY OF Ferbaury 2026

**RANCHO GRANDE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman/Vice Chairman

Exhibit "A" – Assessment Report

RESOLUTION NO. 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, Rancho Grande Community Development District (“District”) has received a request from the landowner of certain parcels, that the landowner’s parcels be annexed into the District; and

WHEREAS, the District Board of Supervisors (“Board”) has determined that it is in the best interests of the District and its residents to expand the boundaries of the District; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District Board proposes to expand the District by approximately 6.85+/- gross acres.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, of a petition to expand the boundaries of the District to include the area described in Exhibit “A” attached hereto (the “Expansion Area”), all in accordance with Section 190.046, Florida Statutes.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS ___ DAY OF _____, 2026.

**RANCHO GRANDE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Exhibit "A"

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE S00°54'23"E FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE N89°26'47"E ALONG A LINE PARALLEL WITH AND 35 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY OF SW 312TH STREET (NW 8TH STREET CAMPBELL DRIVE) FOR 332.01 FEET; THENCE S00°54'47"E ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 FOR 632.71 FEET; THENCE S89°25'21"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 FOR 25.00 FEET; THENCE S00°54'47"E ALONG A LINE PARALLEL WITH AND 25 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 FOR 333.86 FEET; THENCE S89°24'38"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 FOR 264.12 FEET; THENCE N00°54'23"W ALONG A LINE PARALLEL WITH AND 43 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR 333.91 FEET; THENCE S89°25'21"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 FOR 43.00 FEET; THENCE N00°54'23"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14 FOR 632.84 FEET TO THE POINT OF BEGINNING. SAID LANDS HEREIN DESCRIBED ARE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 298,282 SQUARE FEET OR 6.85 ACRES, MORE OR LESS, BY CALCULATIONS.

**RESPONSE TO REQUEST
FOR PROPOSALS FOR
ENGINEERING SERVICES**

**RANCHO GRANDE
COMMUNITY
DEVELOPMENT
DISTRICT**

**Alvarez Engineers, Inc.
8935 NW 35 Lane, Suite 101
Doral, FL 33172
(305) 640-1345**

December 15, 2025



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

December 15, 2025

Ms. Jennifer McConnell
jmcconnell@gmssf.com
Rancho Grande Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Response to Request For Proposals for Engineering Services for Rancho Grande Community Development District

Dear Ms. McConnell,

Alvarez Engineers, Inc. is pleased to submit this proposal. Our firm is experienced and has the qualifications, personnel, and resources necessary to serve as District Engineer to Rancho Grande Community Development District (the "District" or "CDD"). Since 1998 our firm has been Engineering Consultant to over 80 Community Development Districts which have issued over \$1,700,000,000 in bonds for financing public infrastructure.

Alvarez Engineers, Inc. serves the State of Florida from its office located in Doral, Florida. For your consideration, I am enclosing Standard Form 330, which includes information regarding our corporation's personnel, qualifications, and experience. I have also included our certificate of Certified Minority Business enterprise as defined by the Florida Small and Minority Business Assistance Act.

Should Alvarez Engineers be selected to serve as District Engineer, I will be serving as the firm's Principal Officer. I will be the primary contact to handle District meetings, construction services and other engineering tasks, with the support of our staff listed in Standard Form 330. Alvarez Engineers is willing to meet time and budget requirements for Rancho Grande, and our recent, current, and projected workload will not hinder us from providing the required services.

Please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@AlvarezEng.com, if you have any questions or require additional information.

Sincerely,
Alvarez Engineers, Inc.

Signed by:

91E21FBBCEDD4E0...
Juan R. Alvarez, P.E.
President

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Rancho Grande Development District (Miami-Dade County, Florida)

2. PUBLIC NOTICE DATE

12/05/2025

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Juan R. Alvarez, P.E., President

5. NAME OF FIRM

Alvarez Engineers, Inc.

6. TELEPHONE NUMBER

305-640-1345

7. FAX NUMBER

305-640-1346

8. E-MAIL ADDRESS

Juan.Alvarez@Alvarezeng.com

C. PROPOSED TEAM

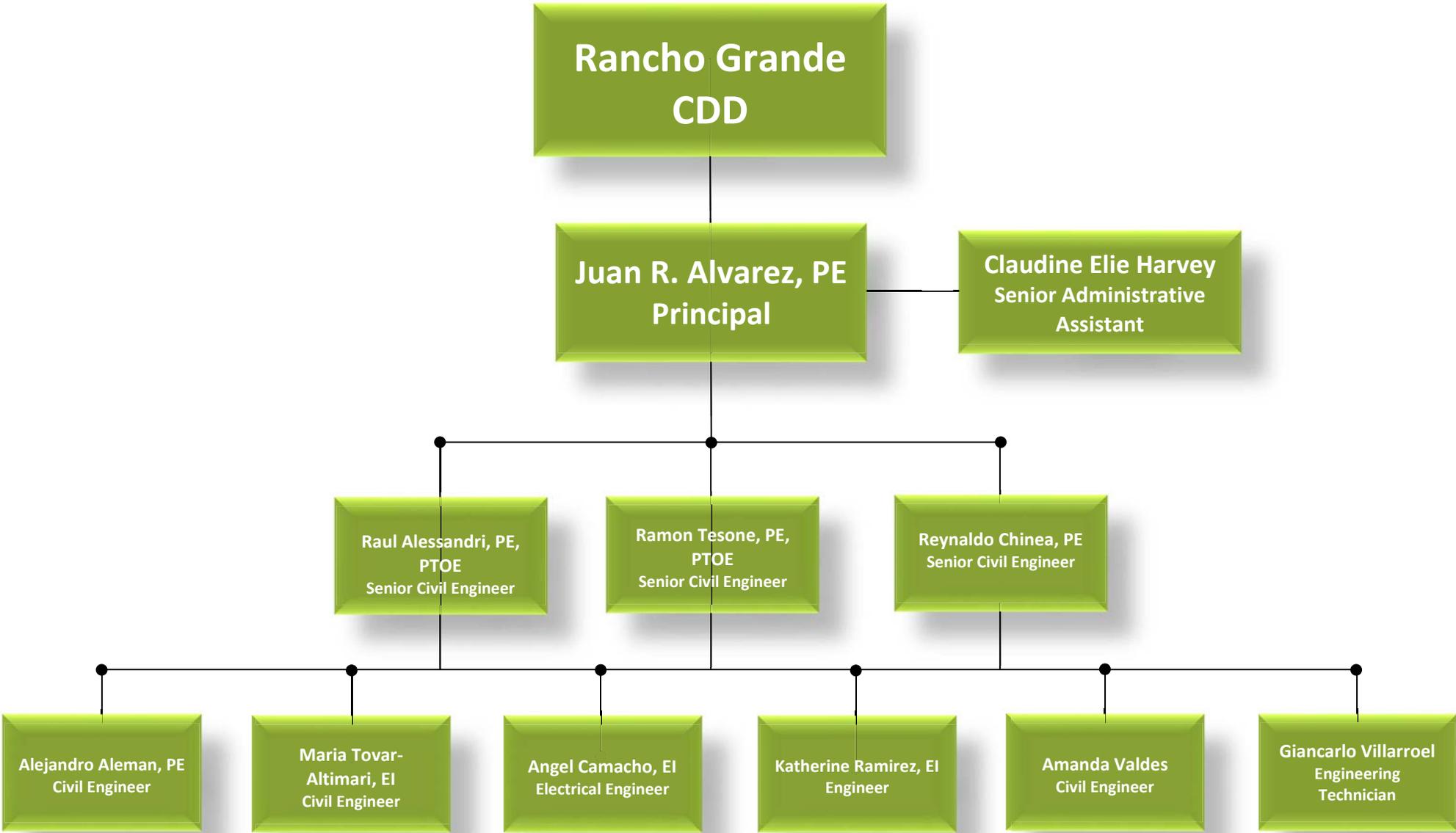
(Complete this section for the prime contractor and all key subcontractors.)

(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER SUBCON- TRACTOR			
a.	✓			Alvarez Engineers, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	8935 NW 35 Lane, Suite 101 Doral, FL 33172	District Engineer
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

Organizational Chart



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Juan R. Alvarez, P.E.	13. ROLE IN THIS CONTRACT District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 45	b. WITH CURRENT FIRM 30

15. FIRM NAME AND LOCATION *(City and State)*
Alvarez Engineers, Inc. (City of Doral, FL)

16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering B.S in Architectural Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #38522
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
National Society of Professional Engineers; Florida Engineering Society; American Society of Civil Engineers

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral CDD (City of Doral, Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development / Estimated Cost: \$168,000,000. Role: District Engineer / Professional services: 2006 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Beacon Tradeport CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 377 gross-acre industrial and commercial development which includes Dolphin Mall and a 1,282 space parking garage / Estimated cost: \$90,000,000	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral CDD (City of Doral, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development. The development offers residential, retail, office and industrial uses / Estimated cost: \$75,000,000	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Centre Lake CDD (Town of Miami Lakes, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 142.67 acre residential development, which will give access and service to 256 single family units and 226 townhomes. / Estimated cost: \$48,433,917	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Two Lakes CDD (City of Hialeah, Miami-Dade County)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 221.58 acre residential development, which will give access and service to 396 single family homes, and 1,273 townhomes and 335 Villas. / Estimated cost: \$66,541,617	<input checked="" type="checkbox"/> Check if project performed with current firm	



Mr. Alvarez is the founder and President of Alvarez Engineers, a company specializing in Civil Engineering, with offices in Miami, Florida. He has had extensive experience in the past 45 years in the fields of Highway Design, Land Development, Community Development Districts, Stormwater Management Systems and Architectural Engineering projects.

Alvarez Engineers, under the leadership of Mr. Alvarez, has been providing Highway Design engineering services to the Florida Department of Transportation continuously for over 25 years in Miami-Dade and Monroe counties. Alvarez Engineers has acquired extensive experience designing numerous other roadway projects of varying sizes for the Consultant Management and Drainage divisions of FDOT, including Drainage, Signing and Pavement Marking, Signalization and Street Lighting located from the rural highways in the Lower Keys to the highly-urbanized area of Downtown Miami.

Mr. Alvarez' experience has enabled him to successfully complete and coordinate projects with agencies such as the Florida Department of Transportation, Miami-Dade County Expressway Authority, Miami-Dade Public Works, Miami-Dade DERM, Miami Dade WASD, South Florida Water Management District, the United States Army Corps of Engineers, the Department of Environmental Protection, Southwest Florida Water Management District, Saint Johns River Water Management District, the City of Miami, the City of Miami Beach, the City of North Miami, Surfside, Hallandale Beach and others.

CDD project experience includes on-going services as District Engineer for:

Century Park Square CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 306 residential townhomes on 28.45 acres. Client: Century Park Square CDD. District Manager: Special District Services, Inc. (2024 – Present)

East Palm Drive CDD – City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 387 single family units, 419 villa units, and 481 townhome units on 325.60 acres. Client: East Palm Drive CDD. District Manager: Management Services - CDDs, LLC. (2024 – Present)

A.H. at Turnpike South CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 473 single family dwellings on 98.35 acres. Client: A.H. at Turnpike South CDD. District Manager: Special District Services, Inc. (2023 – Present)

Bahia Mar CDD – City of Fort Lauderdale, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to a parking garage, a park and open, spaces, and a promenade on 7.31 acres. Client: Bahia Mar CDD. District Manager: Governmental Management Services. (2023 – Present)

Los Cayos CDD – City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 231 townhomes on 25.72 acres. Client: Los Cayos CDD. District Manager: Special District Services, Inc. (2023 – Present)

Villa Portofino East CDD – City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 189 townhomes on 30.80 acres. Client: Villa Portofino East CDD. District Manager: Governmental Management Services. (2023 – Present)

Princeton Commons CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and

Education

B.S., Civil Engineering,
University of Miami, 1979

B.S., Architectural
Engineering,
University of Miami, 1979

Registrations

Professional Engineer
Florida # 38522

**Professional
Affiliations**

National Society of
Professional
Engineers

Florida Engineering
Society

Office Location

8935 NW 35 Lane
Suite 101
Doral, FL 33172

**Employment with
Alvarez Engineers**

1996 – Present

service to 87 townhomes on 9.84 acres. Client: Princeton Commons CDD. District Manager: Governmental Management Services. (2023 – Present)

Palm Gate CDD – City of Florida City, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 521 residential villas on 38.48 acres. Client: Palm Gate CDD. District Manager: Management Services - CDDs, LLC. (2022 – Present)

Aventura Isles CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 166 townhomes, and 487 single family homes on 148.15 acres. Client: Aventura Isles CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2022 – Present)

Sebastian Isles CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 251 townhomes on 27.86 acres. Client: Sebastian Isles CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2021 – Present)

Biscayne Drive Estates CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 148 single family units within 64.02 acres. Client: Biscayne Drive Estates CDD. District Manager: Governmental Management Services. (2021 – Present)

Griffin Lakes CDD – City of Dania Beach, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 427 townhomes on 33.62 acres. Client: Griffin Lakes CDD. District Manager: Governmental Management Services. (2021 – Present)

Merrick Square CDD – Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 211 townhomes on 23.50 acres. Client: Merrick Square CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2021 – Present)

Bauer Drive CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 105 townhomes on 13.85 acres. Client: Bauer Drive CDD. District Manager: Governmental Management Services. (2021 – Present)

Silver Palms West CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 183 single family homes, 253 villas, and 217 townhomes on 79.27 acres. Client: Silver Palms West CDD. District Manager: Governmental Management Services. (2021 – Present)

Solterra CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 87 affordable townhomes, 413 townhomes, and 400 single family units on 160.95 acres. Client: Solterra CDD. District Manager: Governmental Management Services. (2021 – Present)

Westview North CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 102 single family homes, 346 villa units, and 285 townhomes on 88.12 acres. Client: Westview North CDD. District Manager: Governmental Management Services. (2021 – Present)

Homestead 50 CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 117 single family units, 183 townhomes on 51.8 acres. Client: Homestead 50 CDD. District Manager: Management Services - CDDs, LLC. (2021 – Present)

Regal-Village CDD – City of Florida City, Miami-Dade County, FL. District

Engineer overseeing the development of the infrastructure that will give access and service to 459 townhome units on 34.29 acres. Client: Regal-Village CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2020 – Present)

Vizcaya in Kendall CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 297 single family units, 19 live/work units, and 470 townhomes on 160 acres. Client: Vizcaya in Kendall CDD. District Manager: Management Services - CDDs, LLC. (2020 – Present)

Pine Isle CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 57 single family units, 211 villa units, and 188 townhomes on 45.10 acres. Client: Pine Isle CDD. District Manager: Governmental Management Services. (2020 – Present)

Crystal Cay CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 32 single family units, 153 townhomes and 140 townhomes-villas on 60.31 acres. Client: Crystal Cay CDD. District Manager: Governmental Management Services. (2020 – Present)

Botaniko CDD – City of Weston, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 125 single family homes on 116.93 acres. Client: Botaniko CDD. District Manager: Governmental Management Services. (2020 – Present)

Sawyer's Landing CDD – City of Miami, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to an 18-story, 578-apartment unit residential/commercial building with a 955-space public parking garage on 3.42 acres. Client: Sawyer's Landing CDD. District Manager: Governmental Management Services. (2019 – Present)

Kingman Gate CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 117 single family units, 349 townhomes and 304 villas on 79.62 acres. Client: Kingman Gate CDD. District Manager: Governmental Management Services. (2019 – Present)

Century Park South CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 156 condominiums and 121 townhomes on 18.73 acres. Client: Century Park South CDD. District Manager: Special District Services, Inc. (2019 – Present)

Hemingway Point CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 321 single family homes on 57.6 acres. Client: Hemingway Point CDD. District Manager: Governmental Management Services. (2018 – Present)

Waterstone CDD – Saint Lucie County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 544 single family homes and 176 multifamily units on 240.07 acres. Client: Waterstone CDD. District Manager: Governmental Management Services. (2018 – Present)

Quail Roost CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 85 single family units on 33.08 acres. Client: Quail Roost CDD. District Manager: Governmental Management Services. (2018 – Present)

San Simeon CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 55 single family units and 647 townhomes, for a total of 702 residential units on 181.35 acres. Client: San Simeon CDD. District Manager: Governmental Management

Services. (2018 – Present)

Century Park Place CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 122 townhomes on 9.58 acres. Client: Century Park Place CDD. District Manager: Special District Services, Inc. (2017 – Present)

Downtown Doral South CDD – City of Doral, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to single family units, 557 townhomes and 398 multi-family units on 123.39 acres. Client: Downtown Doral South CDD. District Manager: Governmental Management Services. (2016 – Present)

Oakridge CDD - City of Hollywood, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to single family units on 242.80 acres. Client: Oakridge CDD. District Manager: Governmental Management Services. (2016 – Present)

Two Lakes CDD - City of Hialeah, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 203 single family units, 256 townhomes, and 506 villas on 130.14 acres. Client: Two Lakes CDD. District Manager: Special District Services, Inc. (2016 – Present)

Oleta River CDD - City of North Miami, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 3,755 residential units, 560 Assisted/Independent Unit Facilities, condominium units, 150 hotel rooms, and approximately 1,491,256 square feet of commercial, office, vehicle sales and display, institutional and/or retail space on 183.55 acres. Client: Oleta River CDD. District Manager: Governmental Management Services. (2016 – Present)

Centre Lake CDD - Town of Miami Lakes, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 256 single family units and 226 townhomes on 142.67 acres. Client: Centre Lake CDD. District Manager: Governmental Management Services. (2016 – Present)

Coco Palms CDD - Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 181 single family units, 309 townhomes and 253 villas homes on 91.43 acres. Client: Coco Palms CDD. District Manager: Special District Services, Inc. (2014 – Present)

Bonterra CDD – City of Hialeah, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 858 residential units on 109 acres. Client: Bonterra CDD. District Manager: Inframark Infrastructure Management Services. (2015 – 2019)

Lakes by the Bay South CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to single family and multi-family units on 516 acres. Client: Lakes by the Bay South CDD. District Manager: Governmental Management Services. (2015 – Present)

South Kendall CDD – Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 155 homes on 54.30 acres. Client: South Kendall CDD. District Manager: Management Services - CDDs, LLC. (2013 – Present)

Academical Village CDD – Town of Davie, Broward County, FL. District Engineer overseeing the development of the infrastructure on a university campus on 39.54 acres. Client: Academical Village CDD. District Manager: Governmental Management Services. (2010 – Present).

Hollywood Beach CDD 1 – City of Hollywood Beach, Broward County, FL. District Engineer overseeing the development of the infrastructure of a guest room hotel building with a public and guest parking garage on 5.13 acres. Client: Hollywood Beach CDD 1. District Manager: Governmental Management Services. (2011 – Present).

Spicewood CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure on 77.72 acres. Client: Spicewood CDD. District Manager: Inframark Infrastructure Management Services. (2011 – Present)

Midtown Miami CDD, City of Miami, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to residential and commercial units on 56 acres. Client: Midtown Miami CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2010 – Present).

Meadow Pines CDD, City of Pembroke Pines, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 812 townhouses on 123.30 acres. Client: Meadow Pines CDD. District Manager: Special District Services, Inc. (2009 – 2010).

Stonegate CDD, City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 1,055 dwelling units on 137 acres. Client: Stonegate CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2008 – Present).

Palace at Coral Gables CDD, City of Coral Gables, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 243 independent and assisted living units, approximately 9,314 sf of retail space in the residential building and 3,654 sf in the parking, and 564 parking stalls (337 public and 227 private) on 2.5 acres. Client: The Palace Group CDD. District Manager: The Palace Management. (2008 – Present).

Trails at Monterey CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure. The infrastructure is a network of roadway, drainage, water and sanitary sewer systems on 92.47 acres. Client: Trails at Monterey CDD. District Manager: Special District Services, Inc. (2008 – Present).

Crestview West CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 114 single family units on 25.26 acres. Client: Crestview West CDD. District Manager: Special District Services, Inc. (2008 – Present).

Venetian Parc CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 604 residential units on 122 acres. Client: Venetian Parc CDD. District Manager: Special District Services, Inc. (2007 – 2023).

Keys Edge CDD, Florida City, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 174 townhomes, 624 villas and 389 “zero lot line” residential units for a total of 1,187 dwelling units on 81.84 acres. Client: Keys Edge CDD. District Manager: Special District Services, Inc. (2007 – Present).

Century Gardens at Tamiami CDD, Miami Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 844 residential units on 121 acres. Client: Century Gardens at Tamiami CDD. District Manager: Special District Services, Inc. (2007 – Present).

The Village at Gulfstream Park CDD, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and

service to 1,500 multi-family dwelling units, a hotel, 750,000 square feet of retail space, 140,000 square feet of office space, and a movie theater on 54.60 acres. Client: The Village at Gulfstream Park CDD. District Manager: PFM Group Consulting LLC. (2007 – Present).

Majorca Isles CDD, City of Miami Gardens, Miami-Dade County FL. District Engineer overseeing the development of the infrastructure that will give access and service to 594 single family dwelling units on 60.13 acres. Client: Majorca Isles CDD. District Manager: Governmental Management Services. (2007 – Present).

Coconut Cay CDD, City of Miami Gardens, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 543 single family dwelling units on 108 acres. Client: Coconut Cay CDD. District Manager: Governmental Management Services. (2007 – Present).

Enclave at Black Point Marina CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 240 single family units on 50.38 acres. Client: Enclave at Black Point Marina CDD. District Manager: Governmental Management Services. (2007 – Present).

Walnut Creek CDD, City of Hallandale, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 759 single family dwellings and 153 villas/townhomes on 227 acres. Client: Walnut Creek CDD. District Manager: Special District Services, Inc. (2007 - 2012).

Downtown Doral CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to construct 2,840 residential units, as well as 650,000 SF of retail and office space, and 100,000 SF of civic space dwelling units on 90.30 acres. Client: Downtown Doral CDD. District Manager: Governmental Management Services. (2006 – Present).

Grand Bay at Doral CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 2,469 residential units, 148 units of workshop, and 1,489 rental units on 334.48 acres. Client: Grand Bay at Doral CDD. District Manager: Special District Services, Inc. (2006 – Present).

Century Gardens Village CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 272 dwellings on 38.25 acres of land. Client: Century Gardens Village CDD. District Manager: Special District Services, Inc. (2006 – Present).

Lake Frances CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 143 single family dwelling units on 47.89 acres of land. Client: Lake Frances CDD. District Manager: Special District Services, Inc. (2006 – Present).

Fontainebleau Lakes CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to construct 1,386 mid-rise condominium units, 238 courtyard units and 212 townhomes on 272.12 acres of land. Client: Fontainebleau Lakes CDD. District Manager: Special District Services, Inc. (2006 – Present).

South-Dade Venture CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 2,274 dwellings on 389 acres of land. Client: South Dade Venture CDD. District Manager: Governmental Management Services. (2006 – Present).

Coronado CDD, Miami-Dade County, FL. District Engineer overseeing the

development of the infrastructure that will give access and service to 327 condominium dwelling units on 17.41 acres of land. Client: Coronado CDD. District Manager: Special District Services, Inc. (2006 – Present).

Waterford Estates CDD, Charlotte County, FL. District engineer overseeing the development of the infrastructure that will give service to 211 single family units, 266 duplexes and 224 quadruplex dwellings on 193 acres of land. Client: Waterford Estates CDD. District Manager: Governmental Management Services. (2006 – Present).

Crestview II CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give service to 120 single family units on 30 acres of land. Client: Crestview II CDD. District Manager: Special District Services, Inc. (2005 – Present).

Keys Cove II CDD, City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 523 townhomes and 406 executive townhomes on 84 acres of land. Client: Keys Cove II CDD. District Manager: Special District Services, Inc. (2005 – Present).

Coral Keys Homes CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 614 residential units on 43.27 acres of land. Client: Coral Keys Homes CDD. District Manager: Governmental Management Services. (2005 – Present).

Landmark at Doral CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 1,100 residential units, 94,700 SF of retail space, 93,346 SF of office and 180,000 SF of flex office space on 118 acres of land. Client: Landmark at Doral CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2005 – Present).

Summerville CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 111 townhouses and 156 single family residences on 47.88 acres of land. Client: Summerville CDD. District Manager: Special District Services, Inc. (2004 – Present).

Islands at Doral Townhomes CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 145 townhomes on 20 acres of land. Client: Islands at Doral Townhomes CDD. District Manager: District Manager: Management Services - CDDs, LLC. (2004 – Present).

Keys Cove CDD, City of Homestead, Miami-Dade County, FL. District engineer overseeing the development of the infrastructure that will give access and service to 398 villas and 576 courtyard condominiums on 72.41 acres of land. Client: Keys Cove CDD. District Manager: Special District Services, Inc. (2004 – Present).

Kendall Breeze West CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 208 townhouse units on 26.34 acres of land. Client: Kendall Breeze West CDD. District Manager: Special District Services, Inc. (2004 – Present).

Valencia Acres CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 144 single family dwelling units 63.89 acres of land. Client: Valencia Acres CDD. District Manager: Special District Services, Inc. (2004 – Present).

Bluewaters CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 246 single

family dwelling units and 230 townhomes on 80 acres of land. Client: Bluewaters CDD. District Manager: Special District Services, Inc. (2003 – Present).

Cutler Cay CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 505 single family units 215.34 acres of land. Client: Cutler Cay CDD. District Manager: Special District Services, Inc. (2003 – Present).

Islands at Doral III CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 771 three story garden dwelling units, 720 townhomes and 227 single family residences on 262 acres of land. Client: Islands at Doral III CDD. District Manager: Governmental Management Services. (2003 – Present).

Tree Island Estates CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 178 single family dwellings and 96 townhouses on 86 acres of land. Client: Tree Island Estates CDD. District Manager: Special District Services, Inc. (2003 – Present).

Islands at Doral NE CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 66 single family dwellings, 125 townhomes and 340 condominium residences on 71.70 acres of land. Client: Islands at Doral NE CDD. District Manager: Special District Services, Inc. (2003 – Present).

Century Gardens CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 330 family dwelling units on 76.11 acres of land. Client: Century Gardens CDD. District Manager: Special District Services, Inc. (2003 – Present).

Sausalito Bay CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 225 single family dwellings and 204 townhouses on 104 acres of land. Client: Sausalito Bay CDD. District Manager: Special District Services, Inc. (2002 – Present).

Islands at Doral SW CDD, City of Doral, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 101 single family dwellings and 563 townhouses on 108 acres of land. Client: Islands at Doral SW CDD. District Manager: Special District Services, Inc. (2002 – Present).

Venetian Isles CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 358 single family dwellings and 216 townhouses on 127.52 acres of land. Client: Venetian Isles CDD. District Manager: Special District Services, Inc. (2002 – Present).

Pentathlon CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 514 single family dwellings on 95.12 acres of land. Client: Pentathlon CDD. District Manager: Special District Services, Inc. (2002 – Present).

Kendall Breeze CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 129 single family dwellings and 650 townhouses on 90 acres of land. Client: Kendall Breeze CDD. District Manager: Special District Services, Inc. (2002 – Present).

Beacon Lakes CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to the industrial and commercial buildings on 478 acres of land. Client: Beacon Lakes CDD. District Manager: Inframark Infrastructure Management Services. (2002 – Present).

Century Parc CDD, Miami-Dade County, FL. District Engineer overseeing the

development of the infrastructure that will give access and service to 692 condominium units and 74 townhomes on 48 acres of land. Client: Century Parc CDD. District Manager: Special District Services, Inc. (2001 – Present).

Beacon Tradeport CDD, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to industrial and commercial buildings within the development on 377 acres of land. Client: Beacon Tradeport CDD. District Manager: Governmental Management Services (1998 – Present).

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Raul E. Alessandri, P.E., PTOE	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 35	b. WITH CURRENT FIRM 26

15. FIRM NAME AND LOCATION *(City and State)*
Alvarez Engineers, Inc. (City of Doral, FL)

16. EDUCATION <i>(Degree and Specialization)</i> B.A. Columbia College B.S. Columbia School of Engineering and Applied Science MBA Florida Atlantic University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #75506 Professional Traffic Operations Engineer #5922
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
American Society of Civil Engineers; National Society of Professional Engineers; Florida Engineering Society; MOT / TTC Advanced Certification; IMSA II, Advanced MOT

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
SR A1A/ Harding Av at 87 St, 89 St, 90 St, and Collins at 89 St. Cities of Miami Beach and Surfside, FL	2024	Current
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Three Intersection Improvement projects to provide crosswalks across the mainline with new mast arms with Signals or Rectangular Rapid Flashing Beacons (RRFBs) including upgrade of signing and pavement markings, and lighting / Project Manager and EOR / \$1,902,835		
SR-860 / Miami Gardens Dr. at Biscayne Blvd. City of Miami Gardens, Miami Dade County, FL	2019	2021
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Intersection Safety Improvement including horizontal alignment correction along Miami Gardens Drive, milling and resurfacing, addition of a pedestrian crosswalk, replacement of one traffic signal structure and addition of back plates, modification of lighting, and signing and pavement marking / EOR / \$1,171,214		
SR A1A / Collins Ave at 79 St Miami Beach, FL	2019	2020
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm New full signalization of the intersection to provide pedestrian crossings. Used creative design of Roadway and Signalization to avoid RW acquisition while providing safety, ADA compliance and elegance./ EOR / \$454,454.		
SR-5 / S. Dixie Hwy. at SW 127 Ave/SW 232 St. Miami Dade County, FL	2019	2020
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Intersection safety improvements including milling and resurfacing, modification of traffic separator, replacement of one traffic signal structure and addition of signal back plates / 0.14 mile / EOR / \$492,620.		
Kendall Dr. Beautification design Village of Pinecrest, Miami Dade County, FL	2017	2018
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Landscape/median enhancement project from east of US1 to SW 65 Ct. Provide support to Prime Consultant by designing roadway, SPM, lighting and drainage plans, and assisting with permitting / 0.4 mile / EOR		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Ramon Tesone, P.E., PTOE	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 22
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer # 56070 Professional Traffic Operations Engineer # 2803	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> MOT / TTC Advanced Certification			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
SR-953 / Le Jeune Rd., from SW 8 Ave. to NW 11 Ave. Miami-Dade County, FL	2024	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Resurfacing project with upgrades to access management, ADA pedestrian ramps, three signalized intersections, signing and pavement markings, and lighting / 1.2 miles / \$3,986,113 / PM and Roadway EOR.		
SR-913 / SW 26 Rd from SW 1 Ave to Rickenbacker Causeway Miami-Dade County, FL	2023	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Resurfacing project with addition of a bike lane, safety improvements, ADA, two signalized intersections, signing and pavement markings, and lighting / 0.5 mile / \$2,427,793 / PM and Roadway EOR.		
SR-932 / NW-NE 103 St., from NW 6 Ave. to NE 2 Ave. Miami-Dade County, FL	2022	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Resurfacing project with upgrades to ADA pedestrian ramps, five signalized intersections, signing and pavement markings, and lighting. / 0.9 mile / \$1,857,275 / PM and Roadway EOR		
SW 162 Avenue and SW 320 Street Intersection Improvement Miami-Dade County, FL	2021	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Installation of new traffic signals at the intersection with milling and resurfacing and upgrades to ADA pedestrian ramps, signing and pavement markings and lighting / EOR		
SW 162 Avenue and SW 320 Street Left Turn Widening Miami-Dade County, FL	2023	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Roadway widening to provide a Southbound left turn bay with traffic signal modifications, milling and resurfacing, upgrades to ADA pedestrian ramps and signing and pavement markings / EOR		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Reynaldo Chinae, P.E.	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 39	b. WITH CURRENT FIRM 26
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering M.S. in Regional Development and Population		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #58579	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> The Irrigation Association; Colegio Cubano de Ingeniero Agrónomos; MOT / TTC Advanced Certification			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Downtown Doral CDD (City of Doral, Florida)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Downtown Doral, a 90.3 acre commercial and residential development. / Estimated Cost: \$42,405,843 Role: Senior Civil Engineer / Professional services: 2006 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was established for the purpose of financing, acquiring or constructing, maintaining and operating the public portion of the parking garage, which is part of the infrastructure necessary to support the Project. It covers 5.13 acres, includes a 17-story, 347 guest room hotel building with a public and guest parking garage / Estimated Cost: \$28,395,000	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Islands at Doral III CDD (City of Doral, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Islands at Doral III, a 262 acre residential development. Estimated Cost: \$27,741,113	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Century Gardens at Tamiami CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Gardens at Tamiami, a 121 acre residential development. Estimated Cost: \$22,272,000	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Crestview West CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The Crestview West Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Crestview West, a 25.26 acre residential development. / Estimated Cost: \$4,114,740	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Alejandro Aleman, P.E.	13. ROLE IN THIS CONTRACT Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 5	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Downtown Doral South CDD (City of Doral, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Downtown Doral South a 129.93 acre development. Role: Civil Engineer. Estimated Cost: \$139,716,000		
(1) TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral CDD (City of Doral, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 133 acre residential development. Role: Civil Engineer. Estimated Cost: \$77,389,000		
(1) TITLE AND LOCATION <i>(City and State)</i> Waterford Estates CDD (Charlotte County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Waterford Estates, a 193 acre residential development. Role: Civil Engineer. Estimated Cost: \$11,894,000		
(1) TITLE AND LOCATION <i>(City and State)</i> Oakridge CDD (Broward County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Oakridge, a 242 acre residential development. Role: Civil Engineer. Estimated Cost: \$3,105,686		
(1) TITLE AND LOCATION <i>(City and State)</i> Biscayne Drive Estates CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Biscayne Drive Estates, a 64.02 acre residential development. Role: Civil Engineer. Estimated Cost: \$11,200,000		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Maria Tovar- Altimari, E.I.	13. ROLE IN THIS CONTRACT Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 15	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> MOT / TTC Advanced Certification			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
SR 932/NW-NE 103 St., East of NW 6 Ave. to East of NE 2 Ave. Miami-Dade County, FL	2022	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm RRR for repaving of roadway, saw cut & replacement of damaged curb & gutter and pedestrian ramps; removal, or relocation of sight distance obstructions at intersections within the R/W; construction of 4 ft minimum unobstructed sidewalk width; damaged & uneven sidewalks / Engineering Technician / 0.9 mile / Cost Estimate: \$1,857,275.		
SR-860 / Miami Gardens Dr. at Biscayne Blvd. City of Miami Gardens, Miami Dade County, FL	2019	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Intersection Safety Improvement including horizontal alignment correction along Miami Gardens Drive, milling and resurfacing, addition of a pedestrian crosswalk, replacement of one traffic signal structure and addition of back plates, modification of lighting, and signing and pavement marking / Engineering Technician / Intersection / \$1,171,214.00		
SR-A1A / Collins Ave. at 79 St. City of Miami Beach, Miami Dade County, FL	2019	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Intersection Safety Improvement project to add crosswalks and a signal. Design of roadway, signing and pavement marking and signalization / Engineering Technician / Cost Estimate: \$454,454		
SR-5 / SE 2nd Ave., from SE 2nd St. to SE 4th St. Miami-Dade County, FL	2017	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm RRR and safety project for a 3-lane urban roadway; compliance with ADA accessibility standards. Design of roadway, signing and pavement marking, signalization and lighting / Engineering Technician		
SR-5 / US-1 / S. Dixie Hwy., from C-100A Canal to SW 100th St. Miami Dade County, FL	2016	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Intersection safety project to improve the horizontal alignment of US-1 and create an auxiliary lane on the NB direction. Design of roadway, SPM, signalization and lighting / Engineering Technician / 0.5 mile / \$2,145,473		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Angel Camacho, E.I., E.E.	13. ROLE IN THIS CONTRACT Electrical Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 7	b. WITH CURRENT FIRM 7
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Electrical Engineering M.A. in Engineering Management		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> SR 932/NW-NE 103 St., East of NW 6 Ave. to East of NE 2 Ave. Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE RRR for repaving of roadway, saw cut and replacement of damaged curb and gutter and pedestrian ramps; removal, or relocation of sight distance obstructions at intersections within the R/W; construction of four feet minimum unobstructed sidewalk width where feasible; damaged and uneven sidewalks. Engineering Technician / 0.9 mile / \$1,857,275.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> NW 110 Ave. at NW 14 St. and NW 17 St. City of Sweetwater, Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Roadway construction project including environmental, road compaction, widening, bike lanes, sidewalks, curb and gutter, continuous storm drain system, water and sewer, signing and pavement marking, lighting and landscape, coordination with DERM, and utility coordination with WASD and City. Engineering Technician / 0.72 mile / \$3,993,103	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> SR-860 / Miami Gardens Dr. at Biscayne Blvd. City of Miami Gardens, Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Intersection safety improvement including horizontal alignment correction along Miami Gardens Dr., milling & resurfacing, addition of a pedestrian crosswalk, replacement of one traffic signal structure & addition of back plates, modification of lighting, and SPM. Engineering Technician / Intersection / Cost Estimate: \$1,171,214.00	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / S. Dixie Hwy. at SW 127 Ave./SW 232 St. Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Intersection safety improvements including milling and resurfacing, modification of traffic separator, replacement of one traffic signal structure and addition of signal back plates. Engineering Technician / Cost Estimate: \$457,433	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> NW 122 Ave., from NW 25 St. to NW 41 St. Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Construction of a new urban 1 mile 2-lane road, including environmental, curb and gutter, continuous storm drain system, signing and pavement marking, lighting, and landscaping, coordination with DERM, and utility coordination with WASD, FDEP, and FPL. / 1 mile / Project Manager / Cost Estimate: \$2,551,989	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Katherine Ramirez, E.I.	13. ROLE IN THIS CONTRACT Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 6	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Petroleum Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Century Gardens at Tamiami CDD (Miami-Dade County, FL)	On going	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Gardens at Tamiami, a 121 acre residential development. Engineer / Estimated Cost: \$22,272,000		
Islands at Doral III CDD (City of Doral, FL)	On going	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Islands at Doral III, a 262 acre residential development. Engineer / Estimated Cost: \$27,741,113		
Cutler Cay CDD (Miami-Dade County, FL)	On going	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Cutler Cay, a 215.34 acre residential development. Engineer / Estimated Cost: \$13,580,000		
Kendall Breeze CDD (Miami-Dade County)	On going	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Kendall Breeze, a 90 acre residential development. Estimated Cost: \$5,866,000 Engineer / Professional services: 2022 - present		
Century Parc CDD (Miami-Dade County, FL)	On going	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Parc, a 48 acre residential development. Estimated Cost: \$5,449,000 Engineer / Professional services: 2022 - present		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Amanda Valdes	13. ROLE IN THIS CONTRACT Civil Engineer / CADD Designer	14. YEARS EXPERIENCE	
		a. TOTAL 2	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Sebastian Isles CDD (Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Sebastian Isles, a 27.86 acre residential development / Estimated Cost: \$7,428,000. Role: Civil Engineer / Professional services: 2024 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Solterra CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 160.95 acre residential development, which will give access and service to 87 affordable townhomes, 413 townhomes, and 400 single family units. / Role: Civil Engineer / Estimated cost: \$69,970,410	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> South Kendall CDD GIS Master Model Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Virtually map all district infrastructure and pertaining information/documents. Responsibilities: created geospatial shapefiles of all stormwater. Uploaded tabulation of infrastructure data to all shape files. Archived technical records (as-built plans, plat information, design plans, etc.) into interactive links within GIS model / 54 acres / CADD Designer.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Griffin Lakes CDD GIS Master Model Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Virtually map all district infrastructure and pertaining information/documents. Responsibilities: created geospatial shapefiles of all stormwater. Uploaded tabulation of infrastructure data to all shape files. Archived technical records (as-built plans, plat information, design plans, etc.) into interactive links within GIS model / 33 acres / CADD Designer.	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Lakes by the Bay South CDD GIS Master Model Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Virtually map all district infrastructure and pertaining information/documents. Responsibilities: created geospatial shapefiles of all stormwater. Uploaded tabulation of infrastructure data to all shape files. Archived technical records (as-built plans, plat information, design plans, etc.) into interactive links within GIS model / 516 acres / CADD Designer.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Giancarlo Villarroel	13. ROLE IN THIS CONTRACT Engineering Technician	14. YEARS EXPERIENCE	
		a. TOTAL 2	b. WITH CURRENT FIRM 0.5
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> A.A. Business Administration		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> FAA Part 107 Drone Certified; Advanced MOT; Open Roads Designer AutoCAD			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. Beacon Tradeport CDD Master Stormwater Maintenance Plan (Miami-Dade County, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Mapping of stormwater infrastructure and develop a maintenance plan. Responsibilities: Field review and tabulation of measurements of drainage structures. Role: Engineering Technician. Estimated Construction Cost: \$N/A	2025	
b. South-Dade Venture CDD Master Stormwater Maintenance Plan (Miami-Dade County, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Mapping of stormwater infrastructure and develop a maintenance plan. Responsibilities: Field review and tabulation of measurements of drainage structures. Role: Engineering Technician. Estimated Construction Cost: \$N/A	2025	
c. Princeton Commons CDD Master Stormwater Maintenance Plan (Miami-Dade County, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Mapping of stormwater infrastructure and develop a maintenance plan. Responsibilities: CADD design of map layout for drainage map. Role: Engineering Technician. Estimated Construction Cost: \$N/A	2025	
d. Palm Glades CDD Master Stormwater Maintenance Plan (Miami-Dade County, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Map all stormwater infrastructure and develop a maintenance plan. Responsibilities: Field Inspections, ArcGIS to tabulate drainage structure data., created and labeled plats, Lakes, pipes & French drains. Role: Engineering Technician. Estimated Construction Cost: \$N/A	2025	
e. River Place on St Lucie CDD (Saint Lucie County, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Inspection of project. Responsibilities: Field inspection of both the North and South areas of the community. Inspected asphalt and concrete sidewalk surrounding the area. Role: Engineering Technician. Estimated Construction Cost: \$N/A	2025	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Claudine Elie Harvey	13. ROLE IN THIS CONTRACT Senior Administrative Assistant	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 19
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.A. Business Administration (Marketing and International Business)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral CDD (City of Doral, Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development / Estimated Cost: \$168,000,000. Role: Senior Executive Assistant / Professional services: 2006 - present	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral CDD (City of Doral, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development. The development offers residential, retail, office and industrial uses / Estimated cost: \$75,000,000	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Two Lakes CDD (City of Hialeah, Miami-Dade County)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 221.58 acre residential development, which will give access and service to 396 single family homes, and 1,273 townhomes and 335 Villas. / Estimated cost: \$66,541,617	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the public portion of the garage which is part of the infrastructure necessary to support the Project. / Estimated cost: \$28,395,000	<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION <i>(City and State)</i> Silver Palms West CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 79.27 acre residential development, which will give access and service to 253 villas, 217 townhomes and 183 single family units. / Estimated cost: \$24,483,225	<input checked="" type="checkbox"/> Check if project performed with current firm	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">1</p>
21. TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral Community Development District (City of Doral, Miami-Dade County, FL)	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Grand Bay at Doral CDD	b. POINT OF CONTACT NAME Armando Silva, SDS Inc.	c. POINT OF CONTACT TELEPHONE NUMBER (561) 630-4922
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Grand Bay at Doral Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development located in the City of Doral in Miami-Dade County, Florida. The development offers single family dwellings and includes 3 phases.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 2,469 residential units, 148 units of workshop, and 1,489 rental units.

Estimated Cost: \$ 168,600,000

District Engineer currently overseeing the development of the infrastructure (2006 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
2

21. TITLE AND LOCATION <i>(City and State)</i> Fontainbleau Lakes Community Development District (Miami-Dade County, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Fontainbleau Lakes CDD	b. POINT OF CONTACT NAME Armando Silva, SDS Inc.	c. POINT OF CONTACT TELEPHONE NUMBER (561) 630-4922
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

District Engineer currently overseeing the development of the infrastructure.

The Fontainbleau Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Fontainbleau Lakes, a 272 acre residential development located in Miami-Dade County, Florida. The development offers mid-rise condominium units, courtyard units and townhomes.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to construct 1,386 mid-rise condominium units, 238 courtyard units and 212 townhomes.

Estimated Cost: \$ 104,323,000



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

3

21. TITLE AND LOCATION *(City and State)*

Lakes by the Bay South Community Development District
 (Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Lakes by the Bay South CDD

b. POINT OF CONTACT NAME

Juliana Duque, GMS-SF, LLC

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Lakes by the Bay South Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Lakes by the Bay South, a 516.54 acre residential development located in Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to residential units.

Estimated Cost: \$ 99,416,450

District Engineer currently overseeing the development of the infrastructure (2015 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alvarez Engineers, Inc.	8935 NW 35 Lane, Suite 101 Doral, Florida	CDD District Engineer
b.		
c.		
d.		
e.		
f.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION *(City and State)*

Downtown Doral South Community Development District
 (City of Doral, Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Downtown Doral South CDD

b. POINT OF CONTACT NAME

Ben Quesda, GMS-SF, LLC

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Downtown Doral South Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Downtown Doral, a 129.93 acre residential and a 6.54-acre commercial tract development located in the City of Doral, Miami-Dade County, Florida.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to 343 single family units, 557 townhomes and 398 multi-family units for a total of 1,298 residential units, and a commercial development.

Estimated Cost: \$ 99,210,955.

District Engineer currently overseeing the development of the infrastructure (2016 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alvarez Engineers, Inc.	8935 NW 35 Lane, Suite 101 Doral, Florida	CDD District Engineer
b.		
c.		
d.		
e.		
f.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">5</p>
21. TITLE AND LOCATION <i>(City and State)</i> Midtown Miami Community Development District (City of Miami, Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Midtown Miami CDD	b. POINT OF CONTACT NAME Daniel Rom, Wrathell, Hunt & Associates	c. POINT OF CONTACT TELEPHONE NUMBER (561) 571-0010
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

District Engineer currently overseeing the development of the infrastructure.

The District financed the construction of a network of roadways within the boundaries of the District as well as improvements to offsite roads adjacent to the development. The District also financed portions of three public garages, water and sanitary sewer systems, stormwater management systems, landscaping, streetscaping, irrigation, a public plaza and miscellaneous public improvements, such as utility undergrounding and signalization for a 56 acre development located in the city of Miami, Miami-Dade County, Florida. The 56 gross acres include residential and commercial areas.

The infrastructure is a network of roadway, stormwater management, sanitary sewer, and water systems that will give access and service to the industrial and commercial buildings within the development.

Estimated Cost: \$ 77,535,000



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral Community Development District (City of Doral, Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Landmark at Doral CDD	b. POINT OF CONTACT NAME Kristen Thomas, Wrathell, Hunt & Associates	c. POINT OF CONTACT TELEPHONE NUMBER (561) 571-0010
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Landmark at Doral Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development located in the City of Doral, Miami-Dade County, Florida. The development offers residential, retail, office and industrial uses.

The infrastructure is a network of roadway, parking garage, drainage, water, sanitary sewer systems and outdoor recreational areas that will give access and service to 1,100 residential units, 94,700 SF of retail space, 93,346 SF of office and 180,000 SF of flex office space.

Estimated Cost: \$ 75,000,000

District Engineer currently overseeing the development of the infrastructure (2005 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">7</p>
21. TITLE AND LOCATION <i>(City and State)</i> Two Lakes Community Development District (City of Hialeah, Miami-Dade County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Two Lakes CDD	b. POINT OF CONTACT NAME Armando Silva, SDS Inc.	c. POINT OF CONTACT TELEPHONE NUMBER (561) 630-4922
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Two Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Two Lakes, a 221.58 acre residential development located in the City of Hialeah, Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 396 single family homes and 1,273 townhomes and villas.

Estimated Cost: \$ 66,541,617

District Engineer currently overseeing the development of the infrastructure (2016 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">8</p>
21. TITLE AND LOCATION <i>(City and State)</i> Beacon Lakes Community Development District (Miami-Dade County, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i> 2019

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Beacon Lakes CDD	b. POINT OF CONTACT NAME Camille Berloune, Inframark	c. POINT OF CONTACT TELEPHONE NUMBER (754) 349-5788
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Beacon Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 522 acre development located in Northwest Miami-Dade County, Florida. The infrastructure is a network of roadway, stormwater management, sanitary sewer, and water systems that will give access and service to the industrial and commercial area.

Estimated Cost: \$ 63,000,000

District Engineer currently overseeing the development of the infrastructure (2002 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION *(City and State)*

Centre Lake Community Development District
 (Town of Miami Lakes, Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Centre Lake CDD

b. POINT OF CONTACT NAME

Jesus Lorenzo, GMS-SF, LLC

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Centre Lake Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Centre Lake, a 142.67 acre residential development located in the Town of Miami Lakes, Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 256 single family units and 226 townhomes.

Estimated Cost: \$ 48,433,917

District Engineer currently overseeing the development of the infrastructure (2015 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alvarez Engineers, Inc.	8935 NW 35 Lane, Suite 101 Doral, Florida	CDD District Engineer
b.		
c.		
d.		
e.		
f.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 1.2em;">10</p>
21. TITLE AND LOCATION <i>(City and State)</i> Silver Palms West Community Development District Miami-Dade County, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Silver Palms West CDD	b. POINT OF CONTACT NAME Ben Quesada, GMS SFL	c. POINT OF CONTACT TELEPHONE NUMBER (954) 721-8681
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Silver Palms West Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Silver Palms West, a 79.27 acre residential development located in Miami-Dade County, Florida.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to 253 villas, 217 townhome units, and 183 single family units.

Estimated Cost: \$ 24,483,225.

District Engineer currently overseeing the development of the infrastructure (2021 to present).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Juan R. Alvarez, P.E.	District Engineer	X	X	X	X	X	X	X	X	X	X
Raul Alessandri, P.E., PTOE	Senior Civil Engineer					X			X		
Ramon Tesone, P.E., PTOE	Senior Civil Engineer								X		
Reynaldo Chinae, P.E.	Senior Civil Engineer	X	X	X	X	X	X	X	X	X	X
Alejandro Aleman, P.E.	Civil Engineer	X	X	X	X	X	X	X	X	X	X
Maria Tovar-Altimari, E.I	Civil Engineer								X		
Angel Camacho, E.I.	Electrical Engineer	X	X	X	X	X	X	X	X	X	X
Katherine Ramirez, E.I.	Engineer	X	X	X	X	X	X	X	X	X	X
Amanda Valdes	Civil Engineer	X	X	X	X	X	X	X	X	X	X
Giancarlo Villarroel	Engineering Technician										X
Claudine Elie Harvey	Senior Administrative Assistant	X	X	X	X	X	X	X	X	X	X

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Grand Bay at Doral CDD	6	Landmark at Doral CDD
2	Fontainebleau Lakes CDD	7	Two Lakes CDD
3	Lakes by the Bay South CDD	8	Beacon Lakes CDD
4	Downtown Doral South CDD	9	Centre Lake CDD
5	Midtown Miami CDD	10	Silver Palms West CDD

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alvarez Engineers, Inc. is a Civil Engineering Consulting Firm specializing in Land Development, Highway Design, Drainage, Stormwater Management, Environmental Permits, Signing & Pavement Markings, Signalization, and Lighting.

Established in 1995 by Juan R. Alvarez, P.E., Alvarez Engineers is a Florida corporation organized in Miami-Dade, Florida with offices in the City of Doral. We pride ourselves in being highly qualified, efficient, flexible and with a focus on teamwork. Since our inception we have experienced continued success with state and local government agencies and private sector businesses covering well over 100,000 acres of land. Alvarez Engineers has built strong professional relationships through a company-wide commitment to excellence, professional integrity and focus on our clients' needs.

Since 1998 our firm has been Engineering Consultant to over 80 Community Development Districts in Miami-Dade County which have issued more than \$1.7 Billion in bonds for financing public infrastructure to serve over 60,000 homes.

We are able to engage and complete major projects due to the high level of preparation of our staff, its diligence, work discipline, and most importantly, its capacity to work with other firms by paying special attention to interpersonal relationships with co-workers and members of the team.

Areas of Expertise:

- (1) Site Development and Parking Lot Design
- (2) Water Distribution and Sanitary Sewage Collection
- (3) Minor and Major Highway Design
- (4) Roadway Signing, Pavement Marking and Channelization
- (5) Roadway Lighting
- (6) Roadway Signalization
- (7) General Civil Engineering for planning and conceptual studies, permitting and construction administration

Insurance:

Alvarez Engineers' current General Liability insurance is at \$2,000,000 and current Professional Liability insurance is at \$2,000,000.

Business Ethics:

Alvarez Engineers adheres to the highest standards of business ethics and has never been the subject of a judicial investigation.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

Signed by: 

32. DATE

12/15/2025

33. NAME AND TITLE

Juan R. Alvarez, P.E., President

State of Florida

Minority Business Certification

Alvarez Engineers, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

04/02/2025 to 04/02/2027



Pedro Allende
Florida Department of Management Services



**RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT
ENGINEERING PROPOSAL SCREENING FORM**

	1.) Familiarity With Project	2.) Prior District Experience	3.) Staffing - Ability of Personnel	4.) Work Load, Location, Ability to Meet Time & Budget Requirements	5.) Certified Minority Business	Overall Score (sum of 1 thru 5)
Weight Factor	30	10	30	20	10	100
Firm	Rank/Score	Rank/Score	Rank/Score	Rank/Score	Rank/Score	Total Score/Overall Ranking
Alvarez Engineers, Inc.						
Example	30	10	30	20	10	100

Directions: Rank each category on a scale of 1 to 10, multiply the ranking by the weight to calculate score, see example. Sum scores from each category 1 thru 5.
The firm with the highest total would be ranked #1, second highest total ranked # 2, etc.

ACQUISITION AGREEMENT

This Acquisition Agreement (the “Agreement”) is made and entered into as of this ____ day of _____, 2026 (the “Effective Date”), by and between:

RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose mailing address is c/o Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”); and

LENNAR HOMES, LLC, a Florida limited liability company, the owner and primary developer of lands within the District, whose principal address is 5505 Waterford District Drive, Miami, Florida 33126, and its successors, successors-in-title, and assigns (the “Developer”).

RECITALS

WHEREAS, the District was established by Ordinance No. 25-88, enacted by the Board of County Commissioners (the “County Commission”) of Miami-Dade County, Florida (the “County”) on September 3, 2025 and effective September 13, 2025 (the “Ordinance”), for the purpose of planning, financing, constructing, installing, operating, acquiring and/or maintaining certain public infrastructure to serve the residential community located within the boundaries of the District; and

WHEREAS, the Developer is the developer of the 21.34 +/- acres of lands within the District, which lands are situated within the unincorporated area of the County and are more particularly described in the Ordinance, incorporated by reference (the “District Lands”); and

WHEREAS, the lands within the District Lands are owned by the Developer and TPG AG EHC III (LEN) Multi State 4, LLC, a Delaware limited liability company (the “AG Landowner”), which AG Landowner was established for the principal purpose of acquiring and holding real estate, and there have been several residential lots that have been sold to homebuyers; and

WHEREAS, the Developer covenants that pursuant to the Construction Agreement, dated November 25, 2024, by and between the Developer and the AG Landowner, as such Construction Agreement may be amended and supplemented from time to time, the Developer has all necessary authority to develop the District Lands, complete the Project, as later defined herein, and enter into this Agreement with the District; and

WHEREAS, the District has determined that it is in the best interests of the present and future landowners and is a direct and special benefit to the District Lands within the District to finance, construct and deliver certain community development systems, facilities, and improvements to serve the District and the lands within the District Lands, including, without limitation, stormwater management and control facilities, including, but not limited to, related earthwork, water and wastewater facilities, including any applicable connection fees; public roadway improvements

including any applicable mobility impact fees; and related soft and incidental costs, including professional fees and contingency, which public infrastructure systems, facilities and improvements are more specifically described in the Engineer's Report, dated December 19, 2025, prepared by Alvarez Engineers, Inc. (the "Engineer"), as may be further amended or supplemented from time to time (collectively, the "Engineer's Report"), and in the plans and specifications on file at the office of the District (collectively, the "Improvements" or the "Project"), which Engineer's Report and Project plans and specifications are hereby incorporated into and made a part of this Agreement by reference; and

WHEREAS, the District desires to acquire from the Developer, and the Developer desires to convey to the District, on the terms and conditions set forth herein, in one or more conveyances, the Developer's rights or interest in the Project, which consists of the rights and interests in certain public infrastructure improvements ("Improvements") and interests in real property as more particularly described in Exhibit A attached hereto and made a part hereof, which Improvements benefit those District Lands, as described in the Engineer's Report; and

WHEREAS, the District proposes to issue its not-to-exceed \$20,130,000 Rancho Grande Community Development District Special Assessment Bonds, in one or more series (each, a "Series") (collectively, the "Bonds"), to finance the cost of acquisition of a portion of the Developer's rights or interest in the Project providing a direct and special benefit to the District Lands, pursuant to a Master Trust Indenture and a Supplemental Trust, as each may be supplemented and amended from time to time (collectively, the "Indenture"), which Indenture will be entered into by and between the District and U.S. Bank Trust Company, National Association, as trustee, or a successor trustee approved by the District (the "Trustee"); and

WHEREAS, the District intends to issue its Bonds to finance a portion of the Project; and

WHEREAS, since the Project provides a direct and special benefit to the lands within the District Lands, it is the intent of the parties that this Agreement shall be applicable to the Bonds; and

WHEREAS, Developer will grant the District those easements or real property interests as determined to be necessary by legal counsel to the District and which permit the District to acquire and/or construct and maintain the Project within and benefitting the District Lands; and

WHEREAS, any capitalized terms not otherwise defined in this Agreement shall have the meanings set forth in the Indenture; and

WHEREAS, as a condition of the District acquiring the Improvements that constitute part of the Project, the Engineer will certify that the Improvements or the portion of the Improvements being conveyed to the District pursuant to this Agreement are part of the Project and will certify that the cost to be charged to the District for each portion of the Improvements being conveyed to the District pursuant to this Agreement does not exceed the lower of (i) the documented actual cost of such Improvements or (ii) the Engineer's estimated fair market value of such Improvements; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors, successors in title, and assigns (except for homebuyers); and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District, its future landowners and residents to enter into this Agreement and to acquire the Improvements and any interests in real property that are part of the Project.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration from the District to the Developer, the receipt and sufficiency of which are hereby acknowledged, acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. APPLICABLE PROVISIONS; MAXIMUM PAYMENT.

2.1 It is contemplated by the parties that the Improvements will be completed and conveyed by the Developer to the District. The provisions of Section 3 and Section 4 hereof are specifically applicable to the conveyance of Improvements comprising the Project by the Developer to the District. Subject to the next succeeding sentence, the District agrees to pay the Developer subsequent to the issuance of the Bonds, the amount of net proceeds available from the Bonds issued by the District as total payment for all the Developer's rights or interest in the Project, an amount not to exceed **SIXTEEN MILLION SEVEN HUNDRED NINETY-EIGHT THOUSAND AND 00/100 (\$16,798,000.00) DOLLARS** (the "Project Cost"). The parties acknowledge that this Project Cost will exceed the amount of net proceeds available from the Bonds to be issued by the District, in one or more Series, in connection with the Project. The total payment to be made by the District for all the Developer's rights or interests in the Project calculated in accordance with and subject to this Agreement shall not exceed the Project Cost or the amount of net proceeds available from the Bonds, whichever is less (the "Purchase Price") deposited into the applicable Acquisition and Construction Account and from monies in the Reserve Account(s) as a result of satisfaction of the Release Conditions (as defined in the Indenture).

2.2 In no event shall the District pay more than the Purchase Price for all of the Project. In the event that there are not sufficient funds from the available net proceeds of the Bonds and from available money released from the Reserve Account(s) upon satisfaction of the Release Conditions to pay for the Project, then, the Project Cost shall be reduced to equal the amount of remaining funds available from the net proceeds of the Bonds and available monies in the Reserve Account(s) as a result of satisfaction of the Release Conditions, so that payment of such remaining and available funds shall fully satisfy the District's obligation to the Developer and the Developer shall convey all of the Improvements and the interests in real property subject to this Agreement without further right to any additional payments for the Improvements or the interests in real property constituting the Project. The acquisition of the Developer's rights or interest in the Project by the District and the District's payment for same shall be in accordance with the terms of this Agreement, the applicable

Indentures relating to each Series of Bonds, the resolution or resolutions authorizing the Bonds, and the Engineer's Report, all of which are incorporated herein by reference. The parties recognize that Developer shall not be paid more than the Purchase Price for the Project.

2.3 For purposes of the payment provisions of this Agreement, all payments to the Developer shall be made and directed to Lennar Homes, LLC, unless otherwise directed in writing by Lennar Homes, LLC.

3. CONVEYANCE OF IMPROVEMENTS AND REAL PROPERTY.

3.1 In accordance with the terms and conditions of this Agreement, the Developer shall, in one or more conveyances, convey, or cause to be conveyed by the Developer or others, as the case may be, to the District by dedication, special warranty deed, quit claim deed, easement, bill of sale or other appropriate form of conveyance satisfactory to the District and its counsel, any and all of the Developer's rights in the interests in real property and the Improvements from time to time and as the Improvements are completed. At least fifteen (15) days prior to the date of conveyance of any interests in real property (pursuant to Section 3.2 and Section 3.6 below) or Improvements hereunder, the Developer shall provide the District with copies of surveys and as-built plans, if applicable, signed and sealed by the Developer's surveyor and/or engineer of record describing the Improvements and any real property, if applicable, being conveyed. At least ten (10) days prior to the date of conveyance of any interests in real property pursuant to Section 3.2 and Section 3.6 hereunder, the Developer shall provide the District with title insurance, an attorney's opinion of title or other evidence of clear title relating to any interests in real property and Improvements acceptable to the District and its counsel describing the nature of Developer's rights or interest in the real property and Improvements being conveyed, and stating that (i) such interests in real property and Improvements are free and clear of all liens and encumbrances, except as provided herein and except for those encumbrances that do not impair or interfere with any functions of the District, (ii) all governmental approvals necessary to install the Improvements have been obtained, and (iii) the Developer is conveying the complete interest in the Improvements to the District.

3.2 Conveyance of interests in real property. Pursuant to and as more particularly described in the Engineer's Report and as part of the Project, the Developer is required, at no cost to the District, to convey or ensure the conveyance of those interests in real property necessary for the District to own, operate and maintain the Project. With respect to the conveyance of the interests in real property, on the date of the closing on said property, or portions thereof, the Developer shall deliver to the District the following original documents:

- a. Special Warranty Deed or Quit Claim Deed (each, a "Deed") or Grant of Easement, as provided in the Engineer's Report;
- b. Attorney's Opinion of Title;
- c. Owner's/Seller's Affidavit;
- d. Bill of Sale for improvements on the property;

- e. Any necessary consent resolutions;
- f. Any assignments or other documents that might be required as part of or in connection with the issuance of the title commitment or opinion of title.

3.3 The parties acknowledge and agree that certain portions of the Improvements may have been or will be constructed in rights-of-way, utility easements, common areas or areas, any or all of which may have been previously dedicated to other governmental bodies, public entities, or other quasi-public organizations, and that, therefore, such portions of the Improvements may be subject to certain rights of other governmental bodies, public entities, other quasi-public organizations. Accordingly, the Developer's rights or interest in such portions of the Improvements may be conveyed by the Developer to the District, subject to such other rights provided such rights are perpetual in nature, and the District shall have free and unencumbered access to such Improvements.

3.4 All terms and conditions of this Agreement apply equally to conveyances made prior to funding from proceeds of the Bonds, and the District shall make payment for such conveyances in accordance with Section 4 below, provided that under no circumstances shall a conveyance made prior to such funding obligate the District to make payment prior to receipt by the District of such funding from proceeds of the Bonds.

3.5 By approval and execution of this Agreement, the District authorizes and ratifies the preparation and execution by the proper official(s) of the District of all documents necessary to effectuate the conveyances contemplated by this Agreement.

3.6 The Developer further agrees to convey, or have conveyed without monetary consideration, such real property and interests in real property, whether by Deed, easement, or otherwise, from the Developer or other owner(s), as the case may be, so that the District has full access by means of ingress and egress to all Improvements for purposes of ownership and maintenance of said Improvements and in accordance with the Engineer's Report. Developer further agrees to convey or have conveyed, at no cost to the District, such other real property interests in District Lands from the Developer in favor of the District as determined to be necessary by District legal counsel and which permit the District to acquire, own, and operate the Project within said District Lands.

4. PAYMENT FOR IMPROVEMENTS, CONNECTION CHARGES AND MOBILITY FEES.

4.1 After receipt by the District of funds from the net proceeds of the Bonds, or a particular Series, and in accordance with the terms of the applicable Indentures relating to the Bonds and this Agreement, the District agrees to pay the Developer upon the issuance of the Bonds from available funds for that purpose under the Indenture, as total payment for all of the Developer's and any other grantor's rights or interest in any Improvements to be conveyed to the District, an amount not more than the Purchase Price, which shall not exceed the lesser of the documented actual cost of

the Improvements or the Engineer's estimated fair market value of such Improvements, with the exact purchase price to be based on the certificate of the Engineer, and which is subject to the amount of funds available to the District from the net proceeds of the Bonds, to pay for the Improvements. The Purchase Price is inclusive of any mobility fees or connection charges that are part of the Project, as described in Section 5 of this Agreement and in the Engineer's Report. The Developer shall convey all the Improvements subject to this Agreement without further right to any additional payments for the Improvements except as provided in Section 4.1.1 below, including the mobility fees and connection charges, by the District and the District's payment for same shall be in accordance with the terms of this Agreement, the applicable Indentures relating to the Bonds, the resolution or resolutions authorizing the Bonds, and the Engineer's Report. The payment of the Purchase Price shall occur in the following manner:

4.1.1 Payment. From time to time subsequent to the Effective Date of this Agreement and subsequent to the receipt by the District of funds from proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions, upon proper requisition as provided by the applicable Indentures relating to the Bonds and upon certification by the Engineer and the Developer in accordance with Section 6 of this Agreement with respect to any portion of the Improvements to be conveyed or already conveyed, the District shall direct the Trustee to pay the Developer such certified amount in one or more installments for each Series of Bonds, as necessary. To the extent that there are sufficient funds available from the net proceeds of the Bonds, including moneys released from the Reserve Account(s) upon satisfaction of the Release Conditions, the District will continue to pay the Developer from such proceeds for certain portions of the Improvements as those portions are conveyed to, and accepted by, the District in accordance with this Agreement, until the earlier of such time as the total Purchase Price shall have been paid to the Developer or there are no longer any funds available to the District from the net proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions to pay for the Improvements.

4.1.2 No Additional Payment Obligation. Nothing in this Agreement shall obligate the District to make additional payments in the event that there are not sufficient funds available to the District from the net proceeds of the Bonds or from the Reserve Account(s) upon satisfaction of the Release Conditions to pay for the Improvements.

4.1.3 Maximum Payment. In no event shall the District pay more than the Purchase Price for all of the Improvements, and in the event that there are not sufficient funds from the available net proceeds of the Bonds, or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions to pay for Improvements, then, the Purchase Price shall be reduced to equal the amount of remaining funds available from the available net proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions, so that payment of such remaining and available funds shall fully satisfy the District's obligation to the Developer and the Developer shall convey all of the Improvements and real property subject to this Agreement without further right to any additional payments for the Improvements. The acquisition of the Developer's rights or interest in the Improvements and District's payment for the same shall be in accordance with the terms of this Agreement and the applicable Indentures relating to the Bonds and with the resolution or resolutions authorizing the

Bonds and the Engineer's Report. Notwithstanding, the parties recognize that the Developer shall not be paid more than the Purchase Price for the Improvements that constitute the Project.

4.2 No provision of Section 4 shall relieve the Developer of the completion obligations in Section 7 of this Agreement or which may be contained in a separate completion agreement to be entered into by the District and the Developer prior to the issuance of the Bonds (the "Completion Agreement"). Notwithstanding anything else in this Agreement to the contrary, the District and Developer acknowledge that the District's obligation to pay for the Project is subject to the terms of the Indenture.

4.3 The Developer agrees that water and sewer connection charges and mobility fees, as described in the Engineer's Report are part of the Project. If the Developer pays the connection charges or mobility fees to the applicable governmental authority, it shall be paying them on behalf of the District. To the extent the proceeds of the Series 2026 Bonds are sufficient, the District shall reimburse the Developer from such proceeds if the Developer makes such payments for connection charges or mobility fees. If the Developer is entitled to any mobility fee credits, the Purchase Price for any component of the Project that generated the impact fee credits shall be reduced in like amount.

5. CONDITION OF IMPROVEMENTS AND PROPERTY; WARRANTY. At the time of conveyance by the Developer of the Developer's rights or interest in all or any portion of the completed Improvements, the portion of the Improvements being conveyed shall be in good condition, reasonably free from defects, as determined by the District's Engineer; and Developer warrants to the District, and to any government entity to which the Improvements may be conveyed by the District, that said Improvements shall be free from defects in materials, equipment or construction for a period of one (1) year from the date of conveyance. Developer further agrees, as part of any conveyance of Improvements, to assign to the District any warranties associated with or applicable to the Improvements, but only to the extent capable by their terms of being assigned. Notwithstanding any warranty relating to the Improvements contained herein, the District acknowledges that any interests in real property conveyed hereunder shall be conveyed in "AS IS, WHERE IS" condition, with no representation, warranty, or recourse, excepting that which is provided in any quit claim deed, opinion of title, or title insurance commitment pertaining to the property.

6. CERTIFICATIONS. Before any payment by the District for any portion of the Improvements, the District shall be provided with a certificate (or certificates), signed by the District's Engineer and a certificate (or certificates) (collectively, the "Certifications") signed by the Developer certifying that: (a) the amount to be paid to the Developer for any portion of the Improvements does not exceed the lower of (i) the actual cost paid or to be paid by the Developer for said Improvements (based upon representations of the Developer) or (ii) the fair market value of such Improvements; (b) that said Improvements for which payment is to be made are part of the Project; (c) that said Improvements conveyed or to be conveyed to the District have been installed or constructed in substantial conformity with the plans and specifications and in conformance with applicable rules, regulations, ordinances, laws and all permits and approvals governing the installation or construction of the same; (d) that all currently required approvals and permits for

acquisition, construction, reconstruction, installation and equipping of the Improvements or any portion thereof have been obtained or can reasonably be expected to be obtained from all applicable regulatory bodies; (e) that the Developer has paid all contracts, subcontracts and materialmen that have provided services or materials in connection with such Improvements; (f) that sufficient funds are available from the available net proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions to acquire or construct any remaining portion of the Project; and (g) that each payment to be received by the Developer pursuant to this Agreement does not constitute a loan of the proceeds of the Bonds to the Developer. If sufficient funds are not available from the available net proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions to acquire or construct any remaining portion of the Project, the project completion obligations of Section 7 shall be invoked and applicable.

Final completion of the Improvements is to be provided by the Developer, and such completion shall be evidenced by a certificate of completion signed by the Developer and the District's Engineer and delivered to the District.

7. COMPLETION.

7.1 The Developer covenants that it shall cause the Improvements constituting the Project to be completed and conveyed and shall convey or cause to be conveyed any interests in real property necessary for the maintenance and operation of the Improvements or the Project, regardless of whether the proceeds of the Bonds or other amounts available for that purpose under the Indenture are sufficient to cover the costs of such completion and such conveyances. Pursuant to this Agreement and the terms of the Completion Agreement of equal date herewith by and between the District and the Developer, the Developer hereby agrees to complete or cause to be completed or to provide funds to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the Improvements which remain unfunded from the sum of the available net proceeds of the Bonds issued by the District and from moneys from the Reserve Account(s) as result of satisfaction of the Release Conditions, including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related soft costs (collectively, the "Remaining Improvements"), for the Improvements specially benefiting the lands within the District Lands.

7.2 The Developer acknowledges that the Project Cost will exceed the amount of net proceeds anticipated to be available from the Bonds issued or to be issued by the District.

7.3 Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness, or to provide funds for any portion of the Remaining Improvements or interests in real property from any source other than the proceeds of the Bonds, including amounts from the Reserve Account upon satisfaction of the Release Conditions.

8. APPLICATION OF THE INDENTURES. The acquisition of the Developer's rights or interest in any portion or all of the Project by the District and District's payment for same shall be in accordance with the terms of this Agreement and applicable provisions of the applicable

Indentures relating to the Bonds, which are specifically incorporated herein by reference and made a part hereof. In no case shall the cumulative price paid by the District for the Project exceed the lesser of Project Cost or available net proceeds from the issuance of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Release Conditions.

9. SUCCESSORS. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors, successors-in-title, and assigns.

10. CONSTRUCTION OF TERMS. Whenever used, the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

11. ENTIRE AGREEMENT. This Agreement contains the entire understanding between the District and the Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

12. CAPTIONS. The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

13. SEVERABILITY. If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

14. EXECUTION OF DOCUMENTS. Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction herein contemplated and to convey good and marketable title for all conveyances subject to this Agreement.

15. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

16. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of

law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

17. AMENDMENTS AND WAIVERS. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. No failure by District or Developer to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Either party hereto, by notice, may but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter this Agreement but each and every covenant, agreement, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof. Notwithstanding anything herein to the contrary, this Agreement may not be materially amended in a manner that (a) could have the effect of reducing the total debt service revenue collected or to be collected for payment of debt service on the Bonds issued or to be issued by the District or (b) lessens Developer's obligations in this Agreement without the written consent of the Trustee for the Bonds, acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Bonds then outstanding. The term "Majority" shall mean more than fifty (50%) percent.

18. APPLICABLE LAW. This Agreement is made and shall be construed under the laws of the State of Florida.

19. COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

20. NO THIRD-PARTY BENEFICIARIES. Except as provided below, this Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns (other than homebuyers). Notwithstanding anything herein to the contrary, the Trustee for the Bonds, on behalf of the Bondholders, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and, acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Bonds then outstanding, shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations hereunder.

21. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of

this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

22. ASSIGNMENT. This Agreement, or any monies to become due hereunder, may be assigned by the Developer, provided that the Developer first obtains the prior written approval of the District, which approval shall not unreasonably be withheld. In addition, the Developer may not assign its obligations hereunder without the prior written consent of the Trustee acting at the direction of the holders owning a Majority of the aggregate principal amount of the Bonds outstanding.

23. FURTHER ASSURANCES. At any and all times, the Developer and District shall, so far as either may be authorized by law, make, do, execute, acknowledge and deliver, all and every other further acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable, as determined by the District, for the better assuring, conveying, granting, assigning and confirming of any and all rights or interest in the Improvements and the real property which are intended or required to be acquired by or conveyed to or by the District as contemplated by the Indenture and this Agreement, including the conveyance, assignment or transfer to other government agencies of such portions of the Improvements or interests in real property as authorized, directed or required by applicable laws or regulations, conditions of development orders, or agreements entered into by the District.

24. REMEDIES. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages and injunctive relief and specifically include the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property within the District and owned by the Developer, which lien shall be foreclosable in the manner of mechanics' liens pursuant to Chapter 713, Florida Statutes, or as otherwise provided by law. In the event of the Developer's default under this Agreement, the parties agree as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided above and by general application of law, the right to obtain specific performance of the Developer's obligations hereunder.

25. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

26. NOTICES. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

District: Rancho Grande Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

Developer: Lennar Homes, LLC
5505 Waterford District Drive
Miami, Florida 33126
Attn: Carlos Gonzalez, Vice President

With a copy to: Holland & Knight LLP
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, Florida 33301
Attention: Jonathan Marcus, Esq.

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date first above written.

RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

Print Name

Print Name

By: _____

Teresa Baluja, Chairperson
Board of Supervisors

Attest: _____

Juliana Duque, Assistant Secretary

_____ day of _____, 2026

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____ day of _____, 2026, by Teresa Baluja, as Chairperson of the Board of Supervisors for **RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____ day of _____, 2026, by Juliana Duque, as Assistant Secretary of the **RANCHO GRANDE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission:

LENNAR HOMES, LLC, a Florida limited liability company

Witnesses:

Print Name

Print Name

By: _____
Greg McPherson, Vice President

_____ day of _____, 2026

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2026, by Greg McPherson, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

Notary Public
Commission:

Exhibit A

Improvements - Project

1. Stormwater Management and Drainage Facilities. All stormwater management and drainage facilities for the Project, including certain earthwork and drainage improvements and facilities for the onsite and offsite roads, and appurtenant improvements and facilities throughout the development. These stormwater management and drainage facilities are more particularly described in the Engineer's Report, dated December 19, 2025, prepared by Alvarez Engineers, Inc., as may be further amended and supplemented from time to time by the District (collectively, the "Engineer's Report").
2. Sanitary Sewer System. The sanitary sewer system for the Project, as more particularly described in the Engineer's Report, as well as applicable sanitary sewer connection charges for the Project.
3. Water Distribution System and Sanitary Sewer System. The water distribution system for the Project, as more particularly described in the Engineer's Report, as well as applicable water connection charges for the Project.
4. Roadway/Public Right-of-Way Improvements. The roadway improvements for the Project consist of public right-of-way improvements benefitting the District Lands, including the construction of roads in District and County right-of-ways, as well as applicable mobility fees, all as more particularly described in the Engineer's Report.
3. Conveyance of Interests in Land. Easements and fee simple interests, as identified in Table 1 of the Engineer's Report, will be granted at no cost to the District prior to the conveyance of completed infrastructure. Water and Sewer easements may also be granted to the District or directly to the water and sewer utility prior to or at the time of the conveyance of completed infrastructure to the District, and subsequently by the District to the water and sewer utility.
4. Other Improvements. Those other, appurtenant, and related public infrastructure components of the Project, as described and depicted in the Engineer's Report.

Rancho Grande

Community Development District

BILL TO: Lennar Homes
5505 Waterford District, 5th Floor
Miami, FL 33126

January 16, 2026
Funding Request #3

PAYEE		GENERAL FUND
1	GMS - SF, LLC	
	Inv# 1 - Management Fees & Expenses (Jan 26)	\$ 2,662.83
2	McClatchy Media	
	Inv# 105770 - Notice of Rule	\$ 305.40
	Inv# 105771 - Notice of Intent to Assess	\$ 561.03
	Inv# 105769 - RFP - Engineering Services	\$ 281.34
	Inv# 105767 - Notice of Meeting Dates	\$ 329.45
	Inv# 105768 - Notice of Public Hearing	\$ 705.38
TOTAL		\$ 4,845.43

Please make check payable to:

Rancho Grande Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Rancho Grande

Community Development District

BILL TO: Lennar Homes
5505 Waterford District, 5th Floor
Miami, FL 33126

February 20, 2026
Funding Request #4

	PAYEE		GENERAL FUND
1	Billing Cochran PA		
	Inv# 196698 - General Counsel (Dec 25)	\$	4,170.00
	Inv# 197026=9 - General Counsel (Jan 262)	\$	2,623.25
2	FloridaCommerce		
	Inv# 93913 - Special District Fee	\$	200.00
3	GMS - SF, LLC		
	Inv# 2 - Management Fees & Expenses (Feb 26)	\$	2,618.31
4	Miami Herald		
	Ad IPL0308593 - Notice of Public Hearing	\$	3,768.96
	TOTAL	\$	13,380.52

Please make check payable to:

Rancho Grande Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351