

Meeting Date
April 5, 2016



AGENDA	
Section	CONSENT
Item No.	II.A.2

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Adopt Resolution and Release Performance Bond: Addison Preserve Developer: TGO Campsite, LLC	District 1
DEPT/OFFICE:	Public Works Department	

Requested Action:

In accordance with Section 62-2844(b), it is requested that the Board of County Commissioners adopt the attached Resolution and authorize the Chairman to sign the resolution releasing the contract and Cash Performance Bond dated November 17, 2015 for the above referenced project.

Summary Explanation & Background:

The Addison Preseve project received final engineering and preliminary plat approval by the Board on November 17, 2015. The developer posted a Cash Performance Bond to ensure completion of the infrastructure improvements according to the approved plans.

The Addison Preserve subdivision is located within The Great Outdoors (TGO) Premier RV Park west of Interstate 95 approximately 1.5 miles south of State Highway 50, and is a Development of Regional Impact (DRI). The Great Outdoors is an RV destination resort which is defined as a large scale, low density RV park oriented to the long term permanent or part time/seasonal resident. As such, the destination resort offers facilities that exceed that of a standard RV park including more open space and recreational facilities as well as supporting commercial facilities. TGO's overall development plan includes approval of up to 1,000 cabins and 1,000 recreational vehicle sites, as well as commercial uses, an 18 hole golf course, and amenities.

As of March 15, 2016, the Addison Preserve infrastructure improvements have been completed. Because the improvements in Addison Preserve are private, a maintenance bond is not required and we are requesting the Board of County Commissioners adopt the attached Resolution to Release the Contract and Cash Performance Bond back to the Developer.

Reference: 14SD-00334/14WV-00589/15BD00006

Contact: Christine Verrett
 Phone: 321-637-5437 ext. 52240

Clerk to the Board instruction:
 Notify the Public Works Department of the action taken by the Board.

Exhibits Attached: Resolution, Subdivision Infrastructure Contract, and Cash Performance Bond

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager

Stockton Whitten

Assistant County Manager-

Department Director / Extension
 John P. Denninghoff, Public Works Director
 Ext. 57202



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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April 6, 2016

M E M O R A N D U M

TO: John Denninghoff, Public Works Director Attn: Christine Verrett

RE: Item II.A.2., Resolution Releasing Contract and Cash Performance Bond for Addison Preserve – TGO Campsite, LLC

The Board of County Commissioners, in regular session on April 5, 2016, adopted Resolution No. 16-041, releasing Contract and Cash Performance Bond dated November 17, 2015, for Addison Preserve. Enclosed is a certified Resolution.

Your continued cooperation is greatly appreciated.

Sincerely yours,

**BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK**

Tammy Rowe, Deputy Clerk

Encl. (1)

RESOLUTION 16-041

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, and TGO Campsite, LLC entered into a contract to guarantee the construction of improvements on property commonly known as Addison Preserve.

WHEREAS, by execution of the Contract, the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA agreed to accept said improvements for private use at such time as said improvements were satisfactorily completed; and

WHEREAS, TGO Campsite, LLC completed all of the infrastructure improvements and has requested that the executed contract approved on November 17, 2015 be released and release of all undisbursed funds referenced in the Contract hereinabove described.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:

1. The BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereby acknowledges that there is satisfactory completion of all improvements to that certain real property commonly known as Addison Preserve.
2. The BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereby releases the contract and performance bond executed on November 17, 2015.
3. This Resolution shall take effect immediately upon adoption.

DONE, ORDERED, AND ADOPTED in Regular Session the **5th day of April, 2016**.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

By:



Jim Barfield, Chairman

As approved by the Board on April 5, 2016

Subdivision No. 14SD-00334

Project Name ADDISON PRESERVE

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 17th day of NOV 2015, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and TGO CAMP SITE, L.L.C., hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:
Landscape and irrigation - Conservation signage and fence - Hardscape signage, fencing and electrical - Grate chains, fire hydrant blue reflectors, stabilize ditch bottom #6, and finalize as-built survey
and all other improvements depicted in subdivision number 14SD-00334. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.
2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with nondefective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 17th day of May, 2016.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$ 115,855.99 . If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

CASH PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That TGO Camp Site, LLC, hereinafter referred to as "Owner" is held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County" in the sum of \$ 115,855.99 cash, for the payment of which he binds himself, his heirs, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, Owner has agreed to construct the improvements listed below in Addison Preserve (SD 14-00334) subdivision. Improvements to be constructed, are as follows:

Construction Signage & Fence, Landscaping, Septic, Electrical, Gate chairs, Fire hydrant reflectors, Stabalmed dock #6 & fittings as built

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully construct the Improvements listed above by May 17, 2016, then this obligation shall be null and void otherwise it shall remain in full force and effect.

If the Owner shall be declared in default by the County, the Owner hereby authorizes the County or its representative to enter upon the land and the County shall have the right to complete the improvements described above and the Owner shall pay all costs of completing the improvements to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. The County shall have the additional right to contract for the completion of the improvement upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for completion of said contract, the Owner shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection therefore, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County may use the Cash Performance Bond to pay the cost of construction or completion of the improvements listed. Owner shall remain liable for any costs in excess of this payment bond.

In the event that the County commences suit for the collection of any sums due hereunder, the Owner agrees to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 3rd day of November 2015.

WITNESS:

Witness signatures: Brenda K. Vincent, Kathleen A. Johnson

OWNER:

Signature of Malcolm R. Kreschenbaum, Title: President - EKS, Inc. Managing member of TGO Camp Site, LLC