

**River Bend Community  
Development District**

Report of the District Engineer



Prepared for:  
Board of Supervisors  
River Bend Community  
Development District

Prepared by:  
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July 8, 2015  
Revised April 27, 2016

## **1.0 INTRODUCTION**

The River Bend Community Development District ("the District") is located within Sections 17 and 20, Township 32, Range 19, Hillsborough County, Florida, west of Interstate 75 and approximately 1 ¼ miles south of State Road 674. The original District Engineer's Reports, dated May 19, 2005 and October 19, 2007, described the public infrastructure planned within the 286.6 acre District, and these improvements are complete.

See Appendix A for a Vicinity Map and Site Plan of the District.

## **2.0 PURPOSE**

The District was established for the purpose to construct and/or acquire, maintain, and operate all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned which include miscellaneous community landscaping/irrigation/hardscaping improvements and enhancements, as well as, adding a multi-purpose structure/playground facility.

## **3.0 THE DEVELOPMENT**

The District is fully developed which has resulted in the Board of Supervisors evaluating the amenity desires and needs of the community. The possible public improvements and community facilities being proposed include, but are not limited to, existing landscaping and irrigation improvement and enhancement and the addition of a multi-purpose structure, playground and associated parking, drainage, plumbing, and landscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

## **4.1 ENHANCEMENT OF THE COMMUNITY MAIN ENTRANCE**

Enhancement of the community main entrance may be considered by the District as part of the proposed public improvements and community facilities.

## **4.2 PARK IMPROVEMENTS**

Construction of new basketball and racquetball courts within the community public park site located on Roanoke Springs Drive, along with needed support parking, landscaping, and irrigation, are proposed and may be considered as part of the proposed public improvements and community facilities.

## **4.3 MULTI-PURPOSE STRUCTURE ADDITION**

Construction of a new multi-purpose structure, playground, utility services, and landscaping/irrigation/signage may be considered as part of the proposed public improvements and community facilities.

## **4.4 PROFESSIONAL SERVICES AND PERMITTING FEES**

Hillsborough County imposes fees for construction permits and plan reviews. Additionally, engineering, surveying, and architecture services are needed for the design, permitting, and construction administration of the proposed public improvements and community facilities.

## **5.0 CONSTRUCTION PERMITTING**

A Right of Way Use Permit may be required for work proposed within Hillsborough County rights of way and will be obtained by the District prior to performing any work within these rights of way. Construction permits needed for the work proposed within the District common areas will also be obtained prior to construction.

## **6.0 COSTS AND SUMMARY AND CONCLUSION**

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

Items of construction cost in this report are based on the District's contractor's cost estimates. It is our professional opinion that the estimated improvement costs provided herein for the

development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

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Tonja L. Stewart, P.E.  
Florida License No. 47704

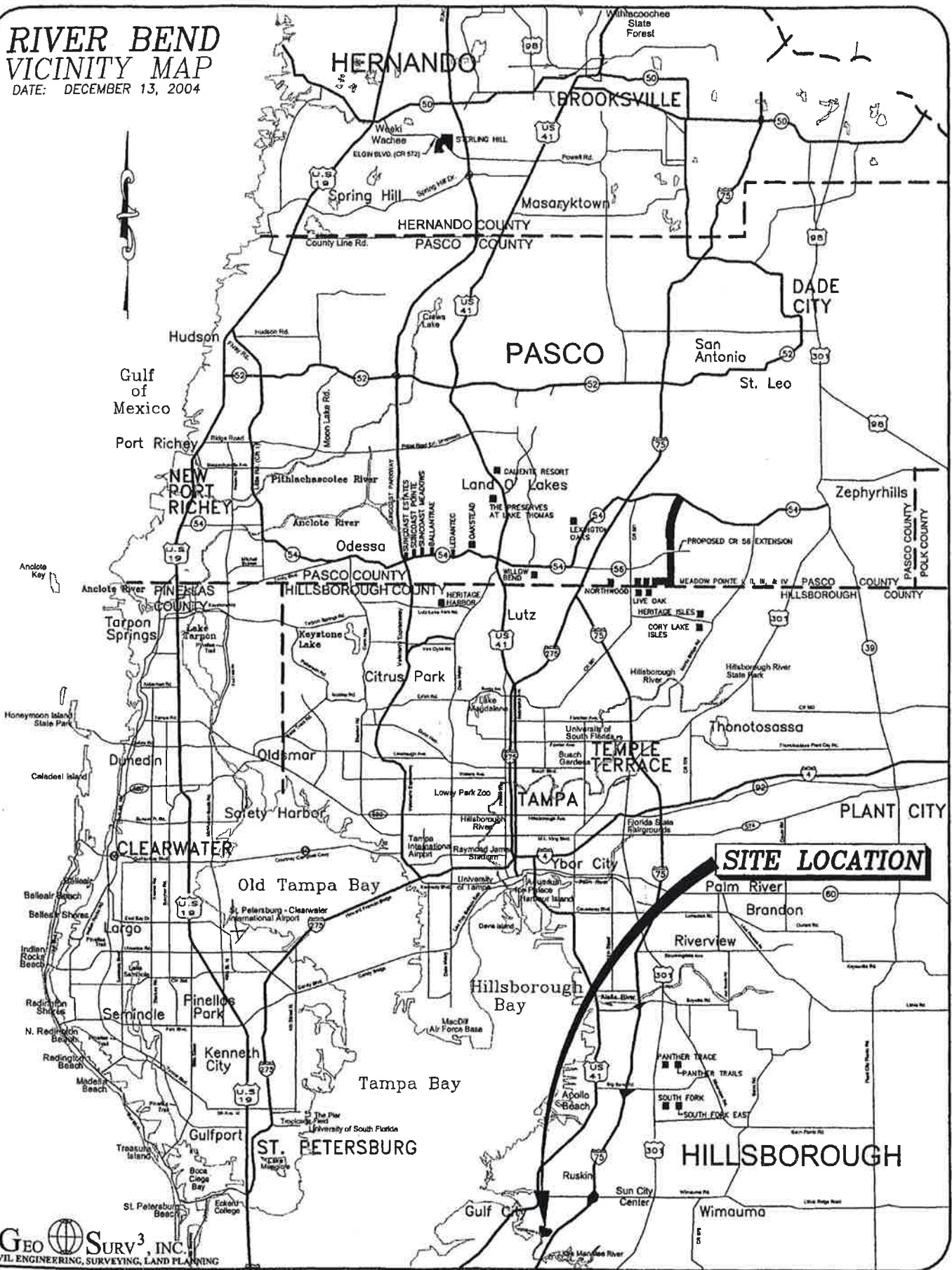
## **RIVER BEND COMMUNITY DEVELOPMENT DISTRICT**

Appendix A Vicinity Map and Site Plan of the District  
August 24, 2015

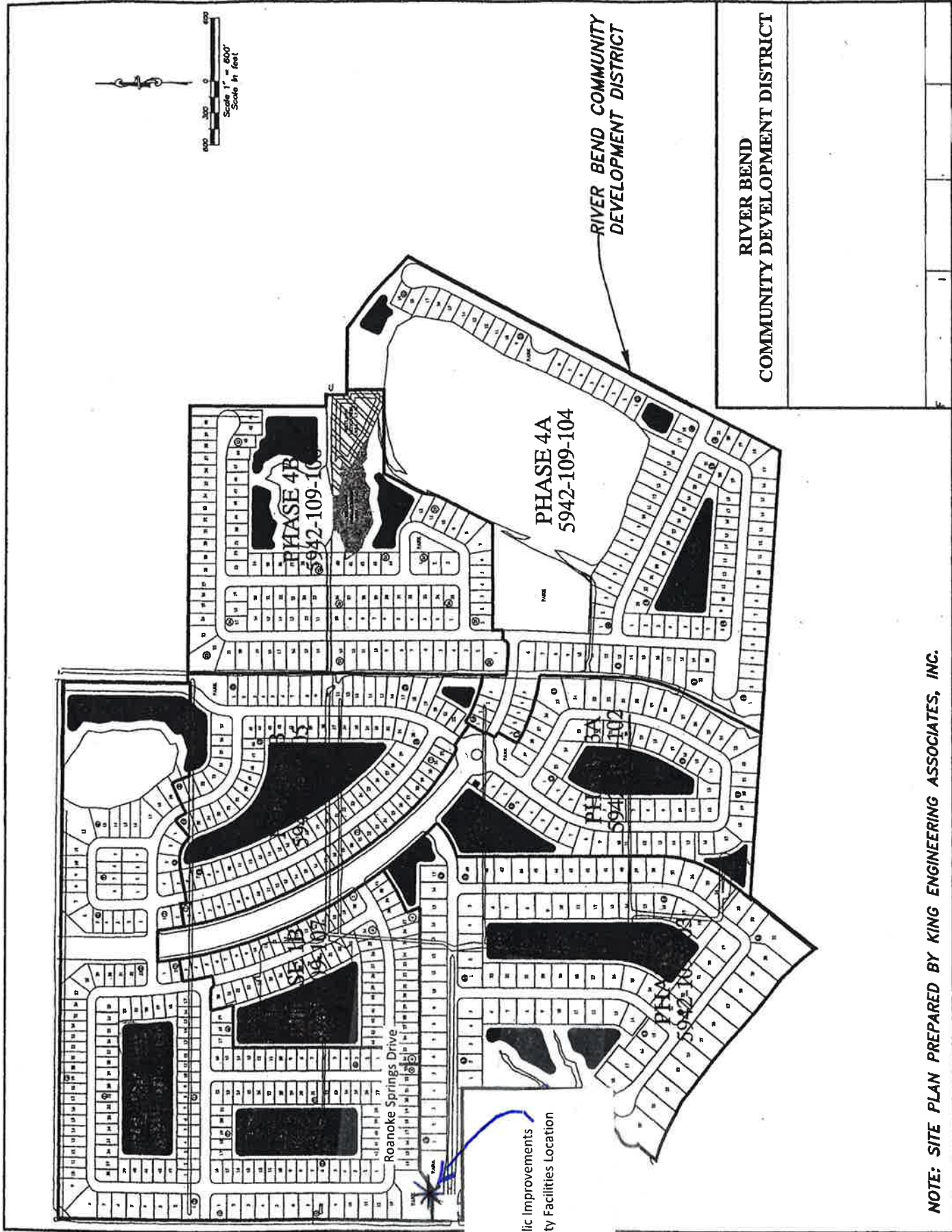
# **Appendix A VICINITY MAP AND SITE PLAN OF THE DISTRICT**

# RIVER BEND VICINITY MAP

DATE: DECEMBER 13, 2004



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Proposed Public Improvements  
and Community Facilities Location

RIVER BEND COMMUNITY  
DEVELOPMENT DISTRICT

RIVER BEND  
COMMUNITY DEVELOPMENT DISTRICT

NOTE: SITE PLAN PREPARED BY KING ENGINEERING ASSOCIATES, INC.

**RIVER BEND COMMUNITY DEVELOPMENT DISTRICT**

Appendix B Construction Cost Estimate of Public Improvements and Community Facilities  
August 24, 2015

**Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC  
IMPROVEMENTS AND COMMUNITY FACILITIES**



River Bend Community Development District  
Construction Cost Estimate of Public Improvements and Community Facilities  
July 9, 2015; Revised April 27, 2016

Enhancement of Community Main Entrance	\$50,000
Park Improvements	\$250,000
Multi-Purpose Structure	\$650,000
Professional and Permitting Fees	\$100,000
Total Estimated Costs	\$1,050,000