



August 6, 2019

Ken Lawson, Executive Director  
Florida Department of Economic Opportunity  
107 East Madison Street  
Caldwell Building  
Tallahassee, Florida 32399-4120

Re: City of Cape Coral  
Florida Job Growth Grant Fund Application – Corbett Road Infrastructure Project

Dear Mr. Lawson

Please accept the attached application for funding of the subject project through the Florida Job Growth Grant Fund program. The City of Cape Coral is requesting Florida Job Growth Grant funding to design and construct approximately 1.3 miles of potable water, sewer and irrigation lines along Corbett Road from Pine Island Road to Littleton Road. These lines will be placed in the City of Cape Coral easement. These infrastructure improvements will support the development of more than 200 acres of commercial and industrially zoned land shovel ready for attracting commercial and industrial businesses to locate operations.

The project supports the Florida Job Growth Grant Fund's state objectives of encouraging and supporting economic development through a public infrastructure project.

Thank you for considering this application. Please do not hesitate to contact me or my staff should you have any questions regarding the application or the project.

We look forward to working with your Department to enhance our community.

Sincerely,

A handwritten signature in blue ink that reads "John Szerlag" with a small flourish at the end.

John Szerlag  
City Manager

JAS/AY(Cover Letter DEO 2019)



## 2019-2020 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed. If additional space is needed, attach a word document with your entire answer.

### Governmental Entity Information

Name of Governmental Entity: City of Cape Coral, FL

Government Federal Employer Identification Number ██████████

Primary Contact Name: Amy Yearsley Thomas, AICP

Title: Housing Coordinator

Mailing Address: Department of Community Development

Planning Division PO Box 150027 Cape Coral, FL 33915-0027

Phone Number: 239.573.3182

Email: ayearsle@capecoral.net

Secondary Contact Name: Ricardo Noguera

Title: Manager, Cape Coral Economic Development Office

Phone Number: 239.574.0444

### Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry ([View Florida’s Targeted Industries here](#)).
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.

## 1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

**A. Provide a detailed description of the public infrastructure improvements.**

Design and construct 1.27 miles of potable water, sanitary sewer and irrigation lines along the Corbett Road right of way in the City of Cape Coral, FL from Pine Island Road to Littleton Road.

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**B. Provide location of public infrastructure, including physical address and county of project.**

The project is located in the Northeast sector of the City of Cape Coral, in Lee County. See Attachment 1 Questions 1A-C for additional project information. See Attachment 2 for Project Maps.

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**C. Is this infrastructure currently owned by the public?**  Yes  No

If no, is there a current option to purchase or right of way provided to the County?

Corbett is a County road. The City has an easement/right of way with the County to permit the infrastructure installation. Lee County is concurrently expanding Littleton Road and Kismet Parkway.

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**D. Provide current property owner.**

Lee County is the current property owner for the project site and maintains Corbett Road. The City is collaborating with the County to secure an easement in the right of way for utility placement.

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**E. Is this infrastructure for public use or does it predominately benefit the public?**

Yes  No

This Infrastructure will provide City utilities to both public and private properties along Corbett Road.

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**F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?**

Yes  No

There are more than a dozen property owners that will have direct use of the public infrastructure. Please see Attachment 1, Question 1F for the list of property owners.

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G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here](#)).
  - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
  - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

Please See Attachment 1 Question 1G. See Attachment 2 for the Cape Coral Economic Development Master Plan. Please see Attachment 3 - Lee County Letter of Support, City Council Resolution and Mayor Coviello's letter of support.

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## 2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Please See Attachment 1, Question 2A.

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B. What permits are necessary for the public infrastructure project?

The City allows certain public facilities in all zoning districts without a public hearing. Corbett Road is a Lee County roadway. Permitting in the right-of-way will be coordinated with Lee County.

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Please see response to Question 2B above.

- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The site zoning is CORR/CPO, I-1, and MR. CORR is (Corridor District), I-1 Industrial District, and MR Marketplace Residential. See Attachment 1, Question 2D for descriptions and Attachment 2 for Map.

- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes       No

- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes       No

- G. Does this project have a local match amount?  Yes       No

If yes, please describe the entity providing the match and the amount.

The City of Cape Coral will be providing a 10% cost match. This equates to \$413,362.01.

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

Please see Attachment 2 for Project Maps and other supporting documents.

### 3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

**Estimated Costs and Sources of Funding:** Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested**      \$ 3,720,258.13  
 Florida Job Growth Grant Fund

**A. Other Workforce Training Project Funding Sources:**

City/County                      \$ 413,362.01

Private Sources                 \$ 0

Other (grants, etc.)            \$ 0

Please Specify: \_\_\_\_\_

**Total Other Funding**         \$ 413,362.01

**B. Public Infrastructure Project Funding Sources:**

Construction                    \$ 2,671,321.25

Reconstruction                \$ 0

Design & Engineering         \$ 534,264.25

Land Acquisition                \$ 123,966.94

Land Improvement              \$ 0

Other                                \$ 804,067.69

Please Specify: Contingency

**Total Project Costs**            \$ 4,133,620.14

**Note:** The total amount requested must equal the difference between the workforce training project costs in 3. and the other Public infrastructure project funding sources in 2.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

Please See Attachment 1, Question 3C. Please see Attachment 2 for the Preliminary Cost Opinion. Please see Attachment 2 for the Project Timeline that is presented in a gantt chart.

#### 4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

§ 5-91 of the City Code requires the City Council approve the use of general funds, or any special fund that may be provided for that purpose for a portion of the cost of any improvement. See Attachment 1.

If board authorization is not required, who is authorized to sign?

Cape Coral City Council is required to accept and approve any grant agreements. City Council approval is not required for the submittal of a grant application.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

Please see Attachment 1, Question 4B. The City of Cape Coral is willing and able to hold special meetings with 15 days public notice.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

Please see Attachment 1, Question 4C.

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: City of Cape Coral, FL

Name and Title of Authorized Representative: John Szerlag, City Manager

Representative Signature: *Lonnie Baum for*

Signature Date: 8-7-19





## 2019-2020 Florida Job Growth Grant Fund Public Infrastructure Proposal

### Attachment 1

#### 1) Question 1A-C. Public Infrastructure Eligibility.

The City of Cape Coral is requesting Florida Job Growth Grant funding to design and construct approximately 1.3 miles of potable water, sewer and irrigation lines along Corbett Road from Pine Island Road to Littleton Road. These lines will be placed in the City of Cape Coral easement. These infrastructure improvements will support the development of more than 200 acres of commercial and industrially zoned land shovel ready for attracting commercial and industrial businesses to locate operations. In fact, a developer and manufacturer are already under contract to purchase multiple sites to develop. The infrastructure will be owned by the City of Cape Coral and will support a variety of businesses and residences along Corbett Road.

The infrastructure details for the Jobs Growth grant application are as follows. The project will include construction of approximately 4,700 linear feet (LF) of 12-inch polyvinyl chloride (PVC) and ductile iron (DI) water main, 7,800 LF of 12-inch PVC and DI irrigation main, 3,300 LF of 8-inch diameter PVC gravity sewer main, 9 sanitary sewer manholes 10,100 LF of 8-inch PVC force main and one duplex wastewater lift station. The total project length is approximately 25,900 lineal feet, or just under 5 miles.

Permits required for construction of the proposed utilities include Florida Department of Environmental Protection (FDEP) Wastewater Collection System General Permit, Florida Department of Health (FDOH) Water Distribution System General Permit, and Lee County Limited Review Development Order (LDO).

This project is extremely important to both the City of Cape Coral and Lee County because we have identified the need not only to expand the centralized utility system in Cape Coral but also to attract commercial and industrial companies to bring new economic development and jobs to the area. Cape Coral is collaborating with Lee County to secure a confidential manufacturing company engaged in the fast-growing

field of pharmaceuticals to consolidate and expand their pharmaceutical operations on a 5-acre parcel along Corbett Road. This industry has been identified by Enterprise Florida as a Qualified Targeted Industry for incentives under the Life Sciences business recruitment program. The expansion of this home-grown business will not be possible without the provision of critical infrastructure.

Cape Coral is also involved in a second major economic development project for the project area. This confidential development project will involve the construction of facilities in connection with the Department of Veterans Affairs, Bay Pines VA Health Care System facility that is located off Corbett Road. The project will consume 140 acres for use as a multi-use - technology office space; industrial space; hotel to service the VA Hospital (they have already completed a hotel feasibility study) that is located off Corbett Road. Approximately 3,000 new jobs will be created with average salaries more than \$45,000. In addition, the capital investment for this project is estimated at \$300,000,000

With these major economic development projects, the area is expected to attract even more private sector investment, resulting in an influx of more economic activity and traffic on Corbett Road. Without Job Growth grant funding to construct the sewer and water lines it will be extremely difficult to attract private investment and new industries to the area since public infrastructure is desperately needed. The Corbett Road Infrastructure Project is essential to supporting the vitality of not only Cape Coral, but the entire southwest Florida region.

2) Question 1F. Property Owners:

- a) PINE ISLAND REAL HOLDINGS LLC, Block: 0013 Lot: 1 PARL DESC IN OR 2564/483 LOC SEC 4 + 33 N OF PINE IS RD + E OF CORBETT RD AS DESC IN INST# 2008000236025
- b) PINE ISLAND REAL HOLDINGS LLC, Block: 0013 Lot: 1 W 412 FT OF NW1/4 OF NE1/4 LOC SEC 4+33 N OF PINE IS AS DESC IN INST# 2008000236026
- c) COLEMAN ANN L TR, Block: 0007 Lot: 1 CORBETT ROAD INDUSTRIAL PARK DESC IN INST#2006-108975 LOTS 1 + 2
- d) US ARMY CORE OF ENGINEERS 1717 CORBETT RD PARCEL LYING IN SW 1/4 OF SEC DESC IN 2012000049988
- e) LIGHT DANIEL B 49.36% INT + LIGHT LEAH RAE 17.86% + LIGHT WADE B 2.89% INT + PIRRON SHANNON D 2.89% + Block: 0007 Lot: 1 6810 INTERNATIONAL CENTER BLVD
- f) No Information available for corner of Corbett Road and Littleton Road (east side)
- g) Lee County Block: C3300 Lot: 001 PARCEL LYING IN NW 1/4 IN SEC 33 TWP 43 RNG 24 AS DESC IN INST 2018000291747
- h) BRAND PHYLLIS W + EVENSON MARK + EVENSON THOMAS A + EVENSON KURT A T/C Block: C3300 Lot: 1000 PARL IN NW 1/4 AS DESC IN OR 1950 PG 519

- i) FLORIDA PROPERTIES I LLC 2029 CORBETT RD PARL IN NW1/4 W OF CORBETT RD LESS N 958.53 FT + LESS PARL 1.001
- j) FLORIDA PROPERTIES I LLC Block: C3301 Lot: 4000 SW 1/4 SEC LYING W OF CORBETT RD + N OF DIPLOMAT LESS ROW OR 2840/2685 LESS POR DESC IN INST #2006-352361
- k) UNITED STATES OF AMERICA, DEPT OF VETERANS AFFAIRS, BAY PINES VA HEALTH CARE SYS Block: C3301 Lot: 4000 SW 1/4 SEC LYING W OF CORBETT RD + N OF DIPLOMAT AS DESC IN INST #2006-352361
- l) DEKORON UNITHERM INC Block: 6950 Lot: 1 Block: 6950 Lot: 1
- m) No information available for lot on corner of Corbett Road and Pine Island Road

3) Question 1G. How Public Infrastructure will support the Economic Development Vision for Cape Coral.

The City of Cape Coral Economic Development Master Plan provides a Blueprint for Promoting Growth. The City identifies in the Master Plan the need for expanding the centralized utility system. A large portion of Cape Coral lacks centralized utility systems for water and sewer service. Utility construction and expansion projects have been in progress continually and way costly to build and expand; however, given the large area of the City, all residents are not expected to have access to centralized utilities for several years. The lack of utility infrastructure has hindered commercial expansion for many parts of the City since access to utilities is vital for most commercial and industrial enterprises.

The City’s proposed infrastructure investment is part of the Northeast Quadrant of the Master Plan (See Figure 1 below).

**Geographic Region:** Starting from the eastern boundary of Cape Coral, running westward to eastern side of Santa Barbara Boulevard, north from Pine Island Road to northern edge of Cape Coral.

**Highlights:** This area lacks well-established residential neighborhoods except for 2-3 residential subdivisions. It contains three former Developments of Regional Impact (DRI) that have various levels of existing development. The area includes the North Cape Industrial Park as well as a city-owned site formerly known as Academic Village. This area is partially serviced by centralized utilities. There is a lack of major commercial corridors found within the southeast and southwest quadrants. Commercial use is more focused on nodes/commercial intersections. This area contains the conceptual Veteran’s Investment Zone (VIZ) and the North Zemel annexation area.

**Notable Commercial Developments:** 2-3 commercial developments exceeding 40,000 sq. ft. including a Publix Shopping Center. Also includes North Cape Industrial Park and the Lee County VA Healthcare Center.

**Total commercial acreage:** 3,979 acres

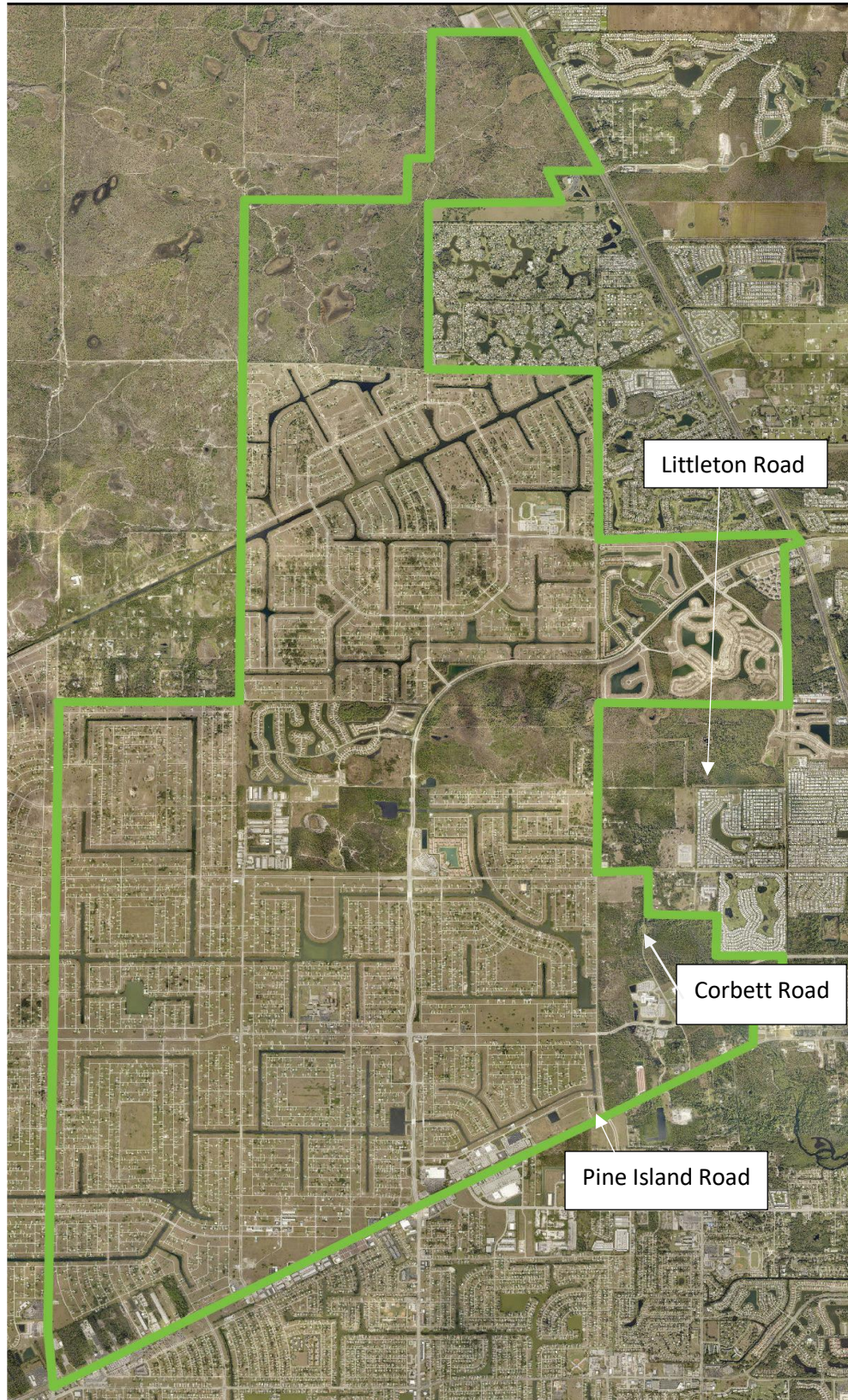


Figure 1. Northeast Quadrant of the City of Cape Coral Economic Development Master Plan (Corbett Road Infrastructure Project Highlighted)

Cape Coral is in negotiations with Project More to locate manufacturing operations to the grant project area. The following is a high-level summary of the project elements.

**Name:** PROJECT MORE

**Acreage & Location:** 5-acre property located on Corbett Road (Strap 33-43-24-C1-00001.002A) in NE Cape Coral.

**Description/Type of Business:** Manufacturer and Co-Packager of pharmaceutical grade supplements.

**Projected Jobs Created:** The company currently employs 40 at an average wage of \$46,000 and has experienced YoY annual growth rates of 105-127% since 2015.

**Capital Investment for building and Construction:** \$5M project consisting of a \$3M manufacturing facility with \$2M of equipment.

Cape Coral is also involved in a second major economic development project for the project area. This confidential development project will involve the construction of facilities in connection with the Department of Veterans Affairs, Bay Pines VA Health Care System facility that is located off Corbett Road. The project details are as follows:

**Name:** PROJECT D

**Acreage and Location:** 140 Acres in NE Cape Coral

**Description/Type of Business:** Multi Use- Technology Office Space; Industrial Space; Hotel to service VA Hospital (they have already completed a hotel feasibility study); Workforce Housing; Veterans ALF and Veterans ILF.

**Projected Jobs Created:** 3000+ Average Salaries of Jobs Created: 45,000+

**Capital Investment for Building(s) and Construction:** \$300,000,000

#### 4) Question 2A. Project Schedule.

The proposed timeline for completion of the project, including consultant selection, route survey, preliminary and final design, property acquisition, permitting, bidding and construction is anticipated to be approximately 28 months. The City will need to adjust the project schedule based on the grant award date. A Gantt Chart for the project schedule is included in Attachment 2.

- July 2019 – November 2019                      Consultant selection

- November 2019 – February 2020 Preliminary Design
- February 2020 – May 2020 Final Design
- February 2020 – October 2020 Land Acquisition
- May 2020 – September 2020 Permits
- September 2020 – December 2020 Request for Bids
- December 2020 – November 2021 Construction

The City is coordinating this project with private development along Corbett Road. This coordination will reduce project costs and streamline project completion since the installation of utilities will be undertaken while the developer constructs his facility along Corbett Road.

5) Question 2D. Zoning Districts.

**Corridor District (Corr)**

Purpose and intent. This district is established to:

- Implement the recommendations of the Pine Island Road Master Plan;
- To promote such uses as retail, office, office/warehouse, light manufacturing, institutional (schools, colleges), residential, golf courses, larger scale commercial retail (big box stores over 50,000 square-feet) and government uses such as parks and public facilities;
- To provide design guidelines for large scale retail; and
- Otherwise implement this ordinance.
- The nature of the development(s) that can be built within the Corridor district is determined by the size of the land to be developed. As the property size increases, so do the options for development.

**Industrial District (I-1)**

Purpose and intent. This district is established to:

- Permit areas which are intended to encourage and promote the development of a coordinated and related industrial complex located in areas where there are sites sufficiently large to meet the needs of industrial activities;
- Permit other uses generally compatible with such uses; and
- Otherwise implement this ordinance.

**Marketplace-Residential (MR)**

Purpose and intent. The purpose of this zoning district is to provide a variety of pedestrian-oriented neighborhood retail, specialty retail, office, services, and residential uses within the Commercial Activity Center future land use classification. The intent of the district is to encourage multi-use development at key locations, within proximity to major corridors throughout the City of Cape Coral. Additionally, the

intent is to encourage land assembly, provide a range of uses compatible with surrounding development, and to serve as a receiving zone for transfers of development rights (TDRs).

6) Question 3C. Budget Narrative.

This project will construct 1.27 miles of potable water, sanitary sewer and irrigation lines along the Corbett Road right of way from Pine Island Road to Littleton Road. The total cost to install the lines is estimated to be \$4,133,620.14. This cost includes funds to acquire two acres of land which is valued at \$60,000/acre. Project design, permitting and administrative costs account for \$534,264.25. This cost is derived by assuming a 20% of construction costs. Construction costs are estimated to be \$2,671,321.25. This cost is based on average unit pricing for materials and labor from the City's North 2 UEP project that was completed recently. These costs are further broken down by linear foot of water, sewer and irrigation line as well as unit costs for valves, lift stations, and general construction costs. The City has also included a 25% Project Contingency fee and a 5.1% Price Escalation fee. These fees are based from the cost to complete line construction. The Price Escalation fee is based on the Consumer Price Index (CPI) from March 2017 to June 2019. Please See Attachment 2 for a detailed breakdown of the project budget.

7) Question 4A. Approvals/Authorities.

The City Council for Cape Coral Must approve expenditures more than \$50,000. The City approved the proposed 10% project cost share at the August 5, 2019 City Council meeting (See Attachment 3).

8) Question 4B. City Council Meetings.

City Council meetings are held on Mondays at 4:30 p.m. in Council Chambers; unless otherwise indicated on their schedule. If the meeting falls on a Monday holiday, no meeting shall be held that week unless previously approved by the Council.

9) Question 4C. Powers and duties of the city manager.

§ 5.04. - The city manager shall be the chief administrative officer of the city. The city manager shall be responsible to the council for the administration of all city affairs placed in the city manager's charge by or under this charter. The city manager shall have the following powers and duties:

- (a) Shall appoint and, when the city manager deems it necessary for the good of the city, suspend or remove all city employees and appointive administrative officers for by or under this charter, except as otherwise provided by law, this charter, or personnel rules adopted pursuant to this charter. The city manager may authorize any administrative officer who is subject to the city manager's direction and

supervision to exercise these powers with respect to subordinates in that officer's department, office or agency.

- (b) Shall direct and supervise the administration of all departments, offices and agencies of the city, except as otherwise provided by this charter or by law.
- (c) Shall attend all council meetings and shall have the right to take part in discussion but may not vote.
- (d) Shall see that all laws, provisions of this charter, and acts of the council subject to enforcement by the city manager or by officers subject to the city manager's direction and supervision are faithfully executed.
- (e) Shall prepare and submit the annual budget and capital program to the council.
- (f) Shall report on the finances and administrative activities of the city at the end of each fiscal year in writing and shall include a detailed accounting of all unexpended cash balances, a project accounting for all capital appropriations, all appropriations purposes, and a description of all encumbrances against any appropriated balances.
- (g) Shall make such other reports as the council may require concerning the operations of city departments, offices and agencies subject to the city manager's direction and supervision.
- (h) Shall keep the council fully advised as to the financial condition and future needs of the city and make such recommendations to the council concerning the affairs of the city as the city manager deems desirable.
- (i) Shall perform such other duties as are specified in this charter or may be required by the council.





**2019-2020 Florida Job Growth Grant Fund  
Public Infrastructure Proposal**

**Attachment 2**

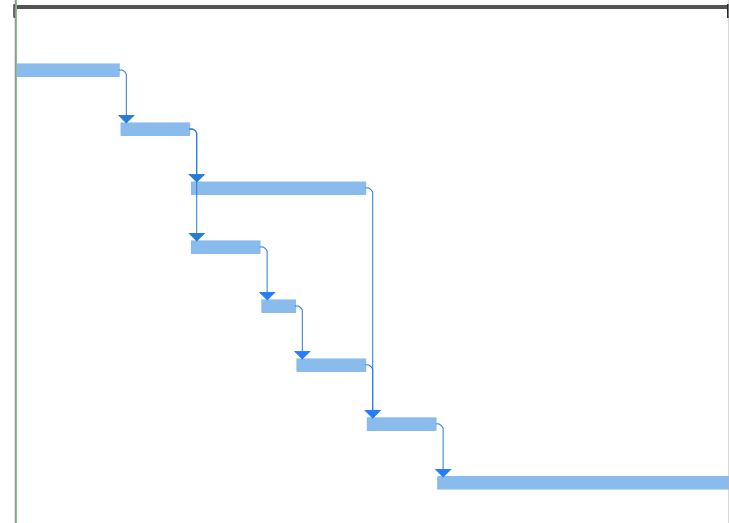
**Project Maps and Other Supporting Documentation**

- 1) Preliminary Cost Opinion**
- 2) Project Schedule**
- 3) Project Area Zoning Map**
- 4) Sanitary Sewer Project Map**
- 5) Water and Irrigation Project Map**
- 6) Cape Coral Economic Development Master Plan**

Item #	Description	Quantity	Unit	Unit Cost	Item Cost
<b>GENERAL COSTS</b>					
100	Mobilization ( 3% of Total CC)	1	LS	\$ 74,203.37	\$ 74,203.37
101	Surveying, Layout & Field Staking (2% of Total CC)	1	LS	\$ 49,468.91	\$ 49,468.91
102	Maintenance of Traffic	1	LS	\$ 45,000.00	\$ 45,000.00
103	Performance & Payment Bonds (2% of Total CC)	1	LS	\$ 49,468.91	\$ 49,468.91
104	Maintenance Bond (1% of Total CC)	1	LS	\$ 24,734.46	\$ 24,734.46
105	Clearing & Grubbing of Wooded Areas	4	AC	\$ 9,363.64	\$ 37,454.56
112	Silt Fence Along Excavation	9,200	LF	\$ 2.41	\$ 22,172.00
130	Restoration (Minimum 5% of Contract Total)	12,100	LF	\$ 20.29	\$ 245,509.00
147	Pavement Patch	2,000	SY	\$ 75.47	\$ 150,940.00
<b>SUBTOTAL GENERAL</b>					<b>\$ 698,951.21</b>
<b>WATER COSTS</b>					
200	6" Potable DI Water Main	120	LF	\$ 43.57	\$ 5,228.40
206	10" Potable DI Water Main	80	LF	\$ 105.57	\$ 8,445.60
208	10" Potable PVC Water Main	60	LF	\$ 36.02	\$ 2,161.20
209	12" Potable DI Water Main	50	LF	\$ 96.24	\$ 4,812.00
211	12" Potable PVC Water Main	4,650	LF	\$ 46.77	\$ 217,480.50
232	6" Gate Valve	3	EA	\$ 1,387.62	\$ 4,162.86
234	10" Gate Valve	5	EA	\$ 2,732.43	\$ 13,662.15
235	12" Gate Valve	5	EA	\$ 3,168.08	\$ 15,840.40
253	Potable Water Single Service - Long Side (Unimproved - Local/Collector Rd)	3	EA	\$ 603.03	\$ 1,809.09
288	Connect to Existing 12" with 12" Water Main	1	EA	\$ 8,365.00	\$ 8,365.00
268	Fire Hydrant Assembly (Short)	9	EA	\$ 4,873.32	\$ 43,859.88
280	6" Temp Blowoff	3	EA	\$ 1,000.00	\$ 3,000.00
281	10" Temp Blowoff	5	EA	\$ 2,000.00	\$ 10,000.00
<b>SUBTOTAL WATER</b>					<b>\$ 309,991.88</b>
<b>IRRIGATION COSTS</b>					
302	4" Irrigation PVC Irrigation Water Main	60	LF	\$ 18.19	\$ 1,091.40
303	6" Irrigation DI Irrigation Water Main	120	LF	\$ 48.83	\$ 5,859.60
305	6" Irrigation PVC Irrigation Water Main	40	LF	\$ 23.23	\$ 929.20
312	12" Irrigation DI Irrigation Water Main	165	LF	\$ 99.30	\$ 16,384.50
314	12" Irrigation PVC Irrigation Water Main	7,500	LF	\$ 49.45	\$ 370,875.00
330	6" Gate Valve	5	EA	\$ 1,319.39	\$ 6,596.95
332	12" Gate Valve	9	EA	\$ 3,215.87	\$ 28,942.83
351	Irrigation Water Single Services - Short Side (Unimproved - Local/Collector Rd)	3	EA	\$ 463.81	\$ 1,391.43
950	Jack and Bore Diplomat Parkway 12" in 24" Steel Casing	210	LF	\$ 600.00	\$ 126,000.00

Item #	Description	Quantity	Unit	Unit Cost	Item Cost
382	Cut-in-Connect to Existing 12" with 12" Irrigation Main	1	EA	\$ 8,400.00	\$ 8,400.00
371	4" Temp Blowoff	3	EA	\$ 800.00	\$ 2,400.00
372	6" Temp Blowoff	5	EA	\$ 1,000.00	\$ 5,000.00
	<b>SUBTOTAL IRRIGATION</b>				<b>\$ 565,990.71</b>
	<b>SEWER COSTS</b>				
401	8" Gravity Sewer Pipe (6-8 FT)	399	LF	\$ 48.90	\$ 19,511.10
402	8" Gravity Sewer Pipe (8-10 FT)	411	LF	\$ 60.78	\$ 24,980.58
403	8" Gravity Sewer Pipe (10-12 FT)	844	LF	\$ 80.41	\$ 67,866.04
404	8" Gravity Sewer Pipe (12-14 FT)	418	LF	\$ 115.30	\$ 48,195.40
405	8" Gravity Sewer Pipe (14-16 FT)	1,202	LF	\$ 156.88	\$ 188,569.76
406	8" Gravity Sewer Pipe (16-18 FT)	33	LF	\$ 199.16	\$ 6,572.28
451	Sanitary Sewer 4' Manholes (0-6 FT)	1	EA	\$ 3,501.34	\$ 3,501.34
452	Sanitary Sewer 4' Manholes (6-8 FT)	1	EA	\$ 3,946.46	\$ 3,946.46
453	Sanitary Sewer 4' Manholes (8-10 FT)	1	EA	\$ 4,771.08	\$ 4,771.08
454	Sanitary Sewer 4' Manholes (10-12 FT)	1	EA	\$ 5,848.77	\$ 5,848.77
455	Sanitary Sewer 4' Manholes (12-14 FT)	2	EA	\$ 7,201.25	\$ 14,402.50
456	Sanitary Sewer 4' Manholes (14-16 FT)	2	EA	\$ 8,316.65	\$ 16,633.30
531	Sanitary Sewer Master Manholes (16-18 FT)	1	EA	\$ 16,433.50	\$ 16,433.50
602	8" Sewer Force Main	10,100	LF	\$ 30.45	\$ 307,545.00
611	8" Plug Valve	3	EA	\$ 3,680.56	\$ 11,041.68
630	Automatic Air Release Valve Assembly (FM)	3	EA	\$ 7,879.22	\$ 23,637.66
631	Lift Station Start-Up Test	1	EA	\$ 6,546.00	\$ 6,546.00
646	Connect to Existing 8" w/ 8" Force Main	1	EA	\$ 6,385.00	\$ 6,385.00
670-A	Duplex Lift Station #610 (C-1, SA1)	1	LS	\$ 320,000.00	\$ 320,000.00
	<b>SUBTOTAL SEWER</b>				<b>\$ 1,096,387.45</b>
	<b>CONSTRUCTION TOTAL</b>				<b>\$ 2,671,321.25</b>
	<b>5.1% ESCALATION</b>				<b>\$ 136,237.38</b>
	<b>25% CONTINGENCY</b>				<b>\$ 667,830.31</b>
	<b>20% DESIGN, PERMITTING, ADMIN</b>				<b>\$ 534,264.25</b>
	<b>LAND ACQUISITION</b>	2	AC	\$ 60,000.00	\$ 123,966.94
	<b>GRAND TOTAL</b>				<b>\$ 4,133,620.14</b>
	<b>ASSUMPTIONS</b>				
	1. Based on average unit pricing from North 2 UEP (Linework) Contracts 1-11.				
	2. Assumes 5.1 % Price Escalation from March 2017 to June 2019 based on CPI Historical Tables.				
	3. Littleton Road Alignment in place or constructed simultaneously.				
	4. Costs for lift station upgrades at existing facilities excluded.				
	5. See Corbett Road Utility Extension Map (7/23/19) for conceptual utility alignments.				
	6. Assumes 25-foot permanent utility easement and 25-foot temporary construction easement along west side of Corbett Road ROW.				

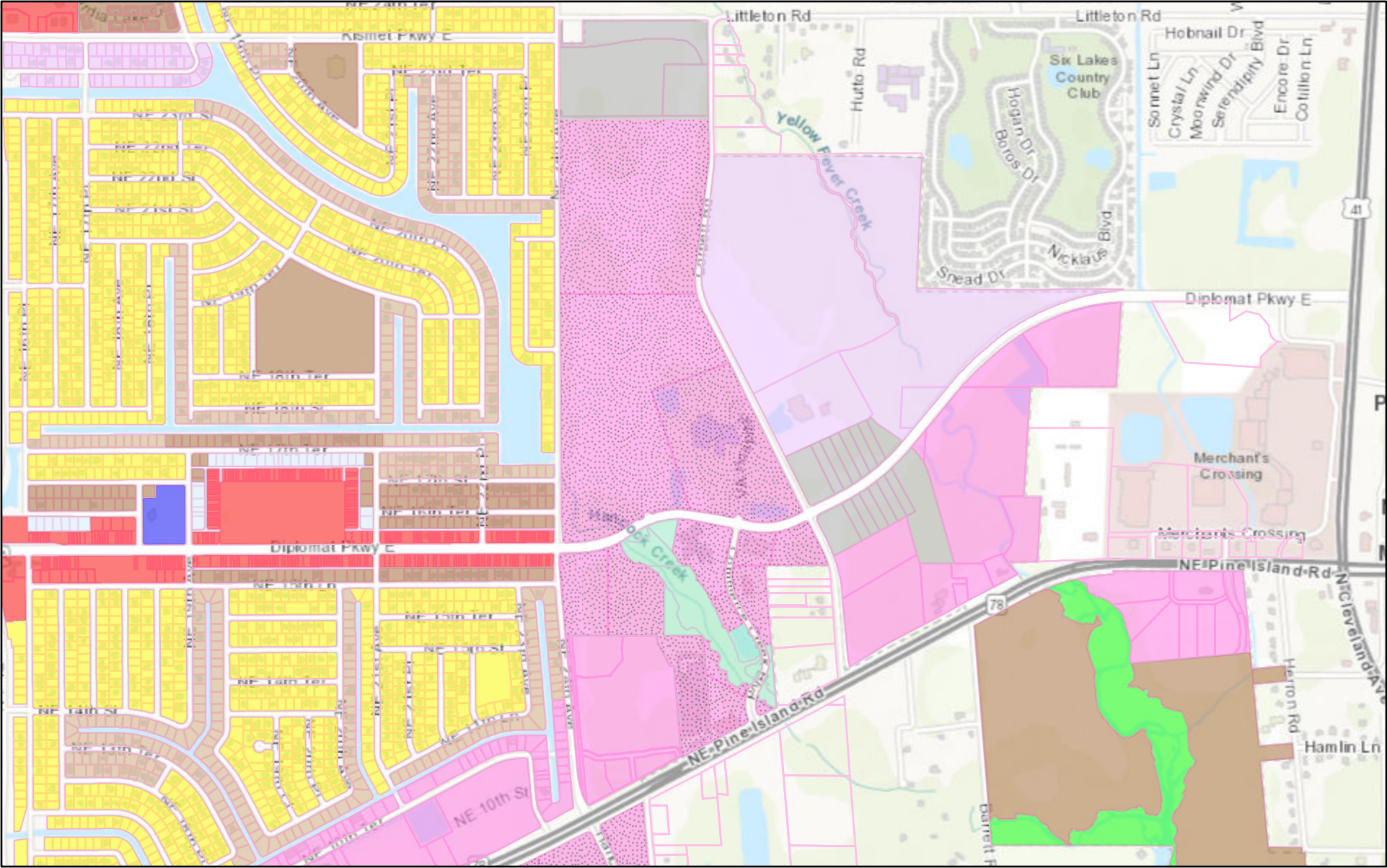
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	2019	Qtr 3, 2019	Qtr 4, 2019	Qtr 1, 2020	Qtr 2, 2020	Qtr 3, 2020	Qtr 4, 2020	Qtr 1, 2021	Qtr 2, 2021	Qtr 3, 2021	Qtr 4, 2021									
1		<b>Corbett Road Grant Application</b>	<b>610 days</b>	<b>Mon 7/22/19</b>	<b>Fri 11/19/21</b>		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2		Consultant Selection	90 days	Mon 7/22/19	Fri 11/22/19																					
3		Preliminary Design and Route Survey	60 days	Mon 11/25/19	Fri 2/14/20	2																				
4		Land Acquisition	150 days	Mon 2/17/20	Fri 9/11/20	3																				
5		Engineering Design	60 days	Mon 2/17/20	Fri 5/8/20	3																				
6		Permit Application Preparation and Submittal	30 days	Mon 5/11/20	Fri 6/19/20	5																				
7		Permit Review	60 days	Mon 6/22/20	Fri 9/11/20	6																				
8		Bidding	60 days	Mon 9/14/20	Fri 12/4/20	7,4																				
9		Construction	250 days	Mon 12/7/20	Fri 11/19/21	8																				



Project: Corbett Road Grant ap  
Date: Tue 7/23/19

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

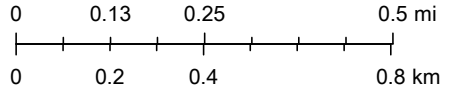
# Cape Coral FL DEO Project Map



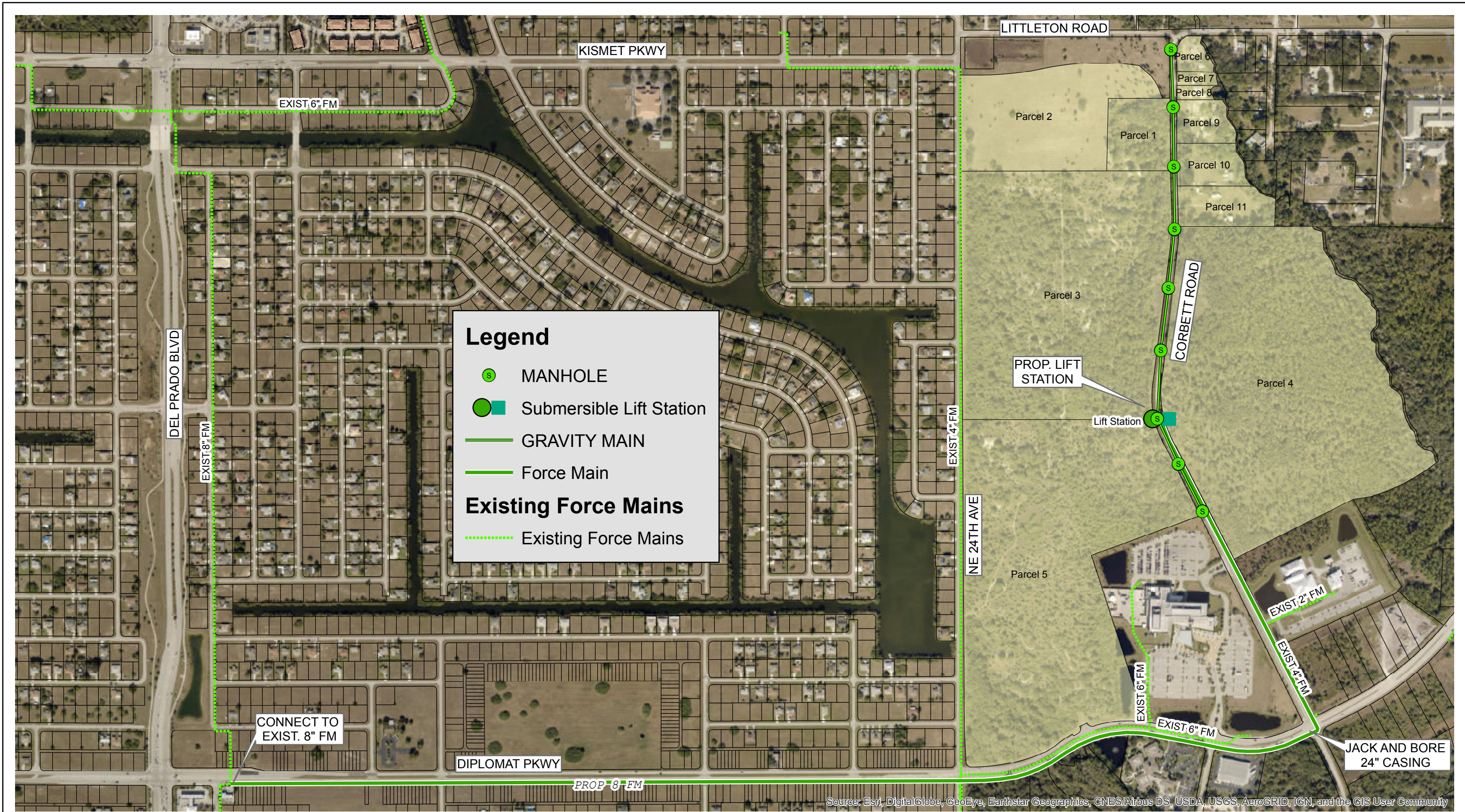
7/22/2019, 4:58:19 PM

Zoning	CORR	MR	R-1B	W
	A	CORR/CPO	P-1	R-3
	C-1	I-1	PRES	RX
			Ownership	

1:18,056



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,



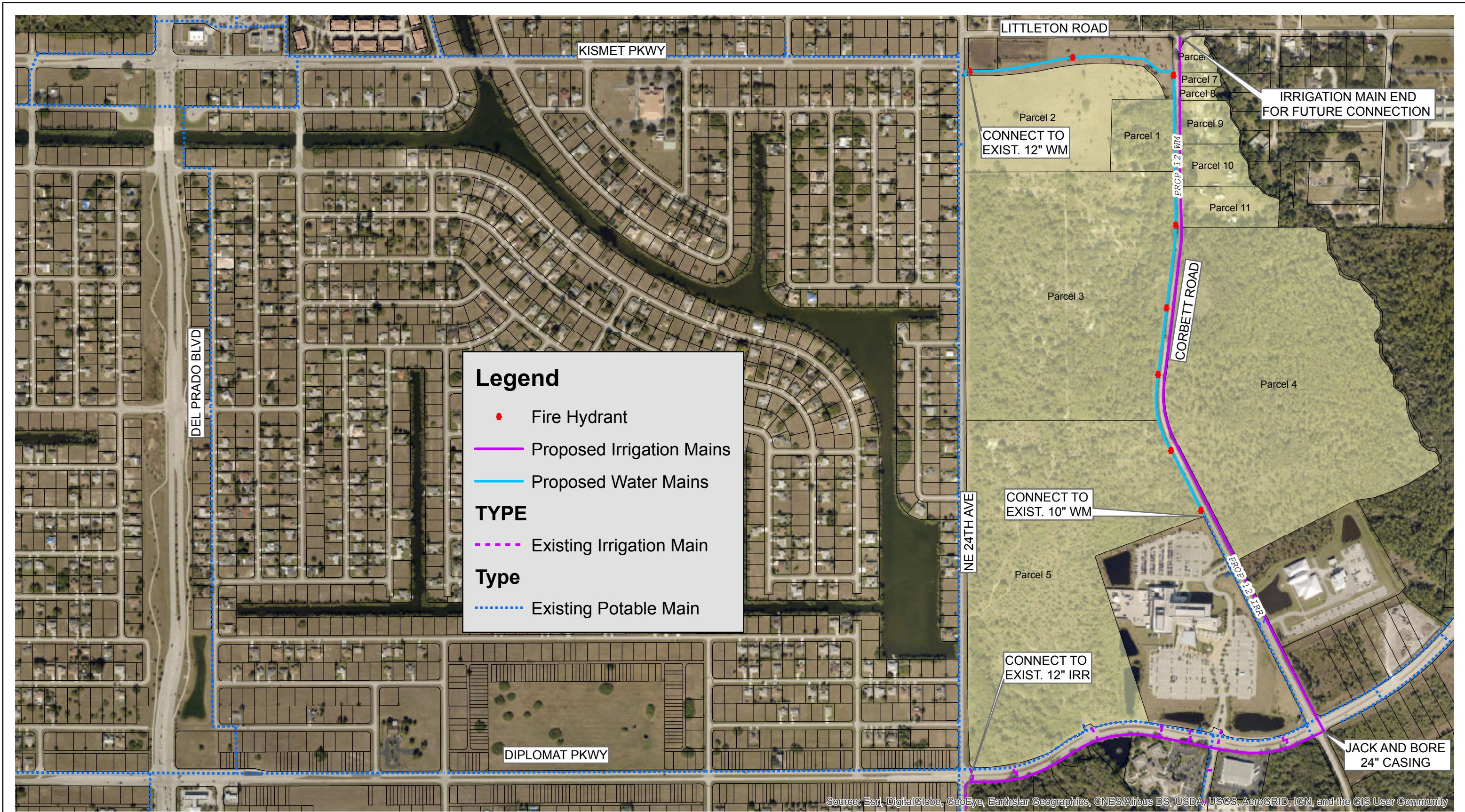
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Map and GIS Data Disclaimer  
 GIS data produced by the City of Cape Coral, Public Works Department is for the sole purpose of aiding regional decisions and is not warranted for any other use.

## CORBETT ROAD UTILITY EXTENSIONS SANITARY SEWER July 23, 2019

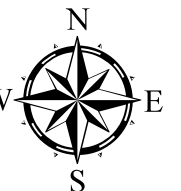
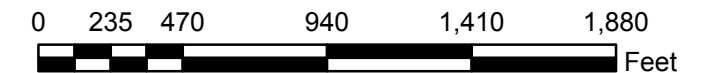




Map and GIS Data Disclaimer  
 GIS data produced by the City of Cape Coral, Public Works Department is for the sole purpose of aiding regional decisions and is not warranted for any other use.

## CORBETT ROAD UTILITY EXTENSIONS WATER AND IRRIGATION

July 23, 2019





# CAPE CORAL ECONOMIC DEVELOPMENT MASTER PLAN

**BLUEPRINT FOR PROMOTING GROWTH**





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**2019-2020 Florida Job Growth Grant Fund**  
**Public Infrastructure Proposal**

**Attachment 3**

- a) Lee County Letter of Support
- b) City Council of Cape Coral Resolution in Support of Public Infrastructure Proposal
- c) Mayor Coviello Letter of Support



August 1, 2019

Ken Lawson  
Executive Director  
Florida Department of Economic Opportunity  
107 East Madison Street  
Caldwell Building  
Tallahassee, Florida 32399-4120

RE: Cape Coral, FL - Florida Job Growth Grant Fund Application

Dear Mr. Lawson,

On behalf of Lee County government, I would like to express our full support for the City of Cape Coral's Florida Job Growth grant application for the Corbett Road Infrastructure Project. Cape Coral seeks funding to design and construct approximately 1.3 miles of potable water, sewer and irrigation lines along Corbett Road from Pine Island Road to Littleton Road. These lines will be placed in the City of Cape Coral easement or Lee County's right of way concurrent with the County's capital project to expand Kismet/Littleton Road from a two-lane road with no shoulders to a four-lane road with shoulders. These infrastructure improvements will create more than 200 acres of industrially zoned land shovel ready for attracting industrial businesses to locate operations.

These projects are extremely important to both the City of Cape Coral and Lee County because we have identified the need not only to expand the centralized utility system in Cape Coral but also to attract industrial manufacturers to further diversify our local economy. We are assisting Cape Coral in their negotiations with a confidential manufacturing company engaged in the fast-growing field of pharmaceuticals to consolidate and expand their pharmaceutical operations on a 5-acre parcel along Corbett Road. The 2<sup>nd</sup> development is a 140-acre site that City of Cape Coral EDO is assisting a confidential mixed-use project that could bring up to 3,000 jobs. The business expansion of this home-grown business and multi-use development will not be possible without the provision of critical infrastructure.

With this new manufacturing plant, the area is expected to attract even more private sector investment, resulting in an influx of more economic activity and traffic on Corbett Road. Without Job Growth grant funding to construct the sewer and water lines and the County's commitment to expand Kismet/Littleton Road, this area will experience severe congestion issues created when the company opens its doors for business and the other development begins.

Lee County is committed to improving road safety conditions and mitigating anticipated congestion issues around growth spots in the county, including around this new facilities. The Corbett Road Infrastructure Project is essential to supporting the vitality of Lee County, and it will have positive impact to the entire southwest Florida region as well. Please give full consideration to this important transportation and infrastructure project.

Sincerely,

John Talmage, Director  
Lee County Economic Development Office

RESOLUTION 273 - 19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPE CORAL APPROVING A GRANT APPLICATION TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY FOR THE FLORIDA JOB GROWTH GRANT FUND PUBLIC INFRASTRUCTURE GRANT IN THE AMOUNT OF \$3,720,258.13 WITH A CITY MATCH OF TEN PERCENT IN THE AMOUNT OF \$413,362.01; APPROVING THE ACCEPTANCE OF ANY GRANT FUNDS AWARDED; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE RELATED DOCUMENTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Cape Coral intends to apply for the Florida Department of Economic Opportunity 2019-2020 Florida Job Growth Grant Fund Public Infrastructure Grant;

WHEREAS, the Florida Job Growth Grant Fund is an economic development program designed to promote public infrastructure and workforce training across the state; and

WHEREAS, the City has identified a public infrastructure project for submission; and

WHEREAS, the identified public infrastructure project is the extension of City water, sewer and irrigation infrastructure along Corbett Road from Pine Island Road and Littleton Road; and

WHEREAS, these infrastructure improvements will support the development of more than 200 acres of commercial and industrially zoned land shovel ready for attracting commercial and industrial businesses to locate operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AS FOLLOWS:

Section 1. The City Council hereby authorizes the City Manager, or his designee, to apply to the Florida Department of Economic Opportunity for the 2019-2020 Florida Job Growth Grant Fund Public Infrastructure Grant.

Section 2. The City Council hereby approves the acceptance of any grant monies awarded to the City and authorizes the City Manager to accept any such award of the grant and grant funds. The City Manager or his designee is authorized to execute any documents necessary to receive the grant award.

Section 3. The City Council approves the utilization of City funds in the amount of \$413,362.01 as a match for the grant.

Section 4. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR COUNCIL SESSION THIS 5<sup>th</sup> DAY OF August 2019

  
JOE COVIELLO, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

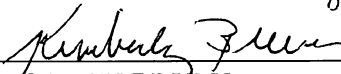
COVIELLO  
GUNTER  
CARIOSCIA  
STOUT

aye  
aye  
aye  
excused

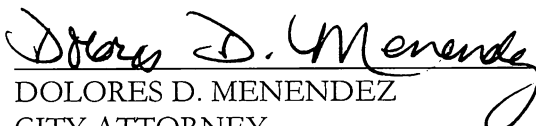
NELSON  
STOKES  
WILLIAMS  
COSDEN

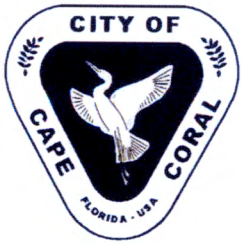
aye  
aye  
aye  
aye

ATTESTED TO AND FILED IN MY OFFICE THIS 9<sup>th</sup> DAY OF August, 2019.

  
KIMBERLY BRUNS  
CITY CLERK

APPROVED AS TO FORM:

  
DOLORES D. MENENDEZ  
CITY ATTORNEY



August 9, 2019

Ken Lawson, Executive Director  
Florida Department of Economic Opportunity  
107 East Madison Street  
Caldwell Building  
Tallahassee, Florida 32399-4120

Re: City of Cape Coral  
Florida Job Growth Grant Fund Application – Corbett Road Infrastructure Project

Dear Mr. Lawson

On behalf of the City Council of the City of Cape Coral, I would like to express our full support for the City of Cape Coral's Florida Job Growth Grant application.

We are requesting funding to design and construct approximately 1.3 miles of potable water, sewer and irrigation lines along Corbett Road from Pine Island Road to Littleton Road. These lines will be placed in the City of Cape Coral easement. The proposed infrastructure improvements, in addition to the expansion of the roadway from two to four lanes by Lee County, will support the development of more than 200 acres of commercial and industrially zoned land shovel ready for attracting commercial and industrial businesses to locate operations.

This project is extremely important to both Cape Coral and Lee County because we have identified the need not only to expand the centralized utility system in Cape Coral but also to attract industrial manufacturers to further diversify our local economy.

Please give full consideration to this important infrastructure project.

Sincerely,

Joe Coviello, Mayor

JAS/AY(Cover Letter DEO 2019)