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| ESTIMATE        | #1403        |
| ESTIMATE DATE   | Jul 17, 2026 |
| EXPIRATION DATE | Aug 16, 2026 |
| TOTAL           | \$174,750.00 |

Port Carlos Cove Inc.  
Port Carlos Cove Inc.  
1802 Main St  
Fort Myers Beach, FL 33931

#### CONTACT US

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## ESTIMATE

### 8" Domestic Water Service Requirement

#### Services

##### DESIGN-BUILD PROPOSAL

##### PROJECT OVERVIEW:

Golden Plumbing LLC is pleased to provide this Design-Build Proposal for the installation of a new 8-inch domestic water service to replace the existing 4-inch domestic water service serving Port Carlos Cove Inc.

The existing 4-inch water service does not provide the fire flow required by the Fort Myers Beach Fire Control District. This project will upgrade the community's domestic water infrastructure, improve fire protection capabilities, and provide a new water service that complies with current Lee County Utilities standards and applicable fire flow requirements.

As the Design-Build Contractor, Golden Plumbing will provide complete project delivery by coordinating engineering, permitting, utility coordination, specialty subcontractors, inspections, testing, restoration, and final utility acceptance. Our objective is to provide the Owner with a single point of responsibility and a complete turnkey installation from initial design through final project completion.

##### DESIGN, PROJECT MANAGEMENT & PRE-CONSTRUCTION:

- Engineering design, utility plan preparation, permitting coordination, and agency review through Golden Plumbing's engineering partner
- Project management and construction scheduling
- Coordination with Lee County Utilities
- Utility locating coordination
- Material procurement and logistics
- Maintenance of Traffic (MOT) planning and coordination
- Utility shutdown planning
- On-site project supervision throughout construction

##### UNDERGROUND UTILITY CONSTRUCTION:

- Project mobilization
- Excavation and dewatering, as required
- Coordination and installation of a wet tap on the existing 12-inch Lee County Utilities water main
- Connection to the existing Lee County Utilities water main following successful completion of the wet tap
- Installation of approximately 150 linear feet of 8-inch Class 350 ductile iron potable water main
- Installation of all required valves, fittings, restraints, and associated appurtenances
- Installation of mechanical joint restraints and thrust restraint systems in accordance with the approved engineering plans
- Connection to the existing 8" Port Carlos Cove water distribution system
- Furnish and install complete 8-inch domestic water meter assembly, including bypass piping, isolation valves, fittings, and associated appurtenances
- Furnish and install new 8-inch Reduced Pressure Zone (RPZ) backflow preventer
- Final above-ground piping connections

##### TESTING, RESTORATION & PROJECT CLOSEOUT:

- Hydrostatic pressure testing
- Water main chlorination and disinfection
- Bacteriological testing and laboratory coordination
- Backflow prevention assembly testing and certification
- Lee County Utilities inspections
- Final system startup and utility acceptance

- Asphalt pavement restoration
- Concrete sidewalk restoration
- Landscape and sod restoration
- Maintenance of Traffic (MOT) implementation, including required signage, barricades, traffic control devices, flagging operations, and steel plates as required
- Coordination of all required subcontractors and closeout activities
- Site cleanup
- Preparation of as-built documentation
- Submission of required Lee County Utilities closeout documentation
- Final walkthrough with the Owner

#### REGULATORY COMPLIANCE & AGENCY COORDINATION:

Golden Plumbing will coordinate all engineering, utility, inspection, and regulatory requirements necessary to complete the project in accordance with applicable agency standards.

Project coordination includes:

- Lee County Utilities
- Fort Myers Beach Fire Control District
- Approved engineering plans
- Lee County Utilities approved materials and specifications
- Applicable Lee County Utilities Design Manual requirements
- Wet tap scheduling and utility coordination
- Utility inspections
- Hydrostatic pressure testing
- Water main chlorination and disinfection
- Bacteriological testing and clearance
- Golden Plumbing maintains an in-house State Certified Backflow Prevention Assembly Tester and will perform all required testing, certification, and submission of documentation to the Authority Having Jurisdiction (AHJ)
- Final utility acceptance
- Required project closeout documentation

#### PROJECT ASSUMPTIONS:

This proposal is based upon the following assumptions:

- Existing utility information and available record drawings are substantially accurate.
- The existing 12-inch Lee County Utilities water main is assumed to be located adjacent to the existing fire backflow assembly near Salty Sam's Marina based on available Lee County Utilities utility maps. Final location and tie-in point will be verified during engineering design and utility coordination
- Work will be performed during normal weekday working hours
- One continuous construction mobilization is anticipated
- Access to the work area will remain available throughout construction
- Utility shutdowns will be coordinated through Lee County Utilities
- No unforeseen underground conditions exist beyond those reasonably anticipated for this project

#### OWNER RESPONSIBILITIES / EXCLUSIONS:

The following items are excluded from this proposal and shall remain the responsibility of the Owner:

- Lee County Utilities impact fees and/or capacity fees, if assessed
- Execution of the required Perpetual Public Utility Easement and any associated legal or recording costs
- Owner requested changes to the approved project scope or engineering plans after proposal acceptance
- Unforeseen underground conditions, undocumented utilities, irrigation systems, abandoned utilities, or utility conflicts not identified on the approved engineering plans
- Law enforcement traffic control personnel, if specifically required by the permitting authority beyond the approved Maintenance of Traffic (MOT) plan

#### PROJECT SCHEDULE:

- Construction is anticipated to be completed on or before September 30, 2026, provided engineering review, permitting, utility approvals, easement execution, material procurement, and utility scheduling proceed without unforeseen delays
- Golden Plumbing will make every reasonable effort to maintain one lane of Main Street open during construction whenever practical. Temporary access through the Salty Sam's Marina parking lot will be utilized as coordinated with the Owner. Emergency vehicle access will be maintained throughout the duration of the project

#### INVESTMENT:

Golden Plumbing will furnish all labor, materials, equipment, supervision, specialty subcontractors, testing, permitting coordination, and project management necessary to complete the work described herein for the following lump sum investment:

\$174,750.00

#### PAYMENT SCHEDULE:

- Initial Project Funding \$45,000.00  
Due upon execution of the Agreement to initiate engineering, project management, Maintenance of Traffic (MOT), utility coordination, permitting activities, and procurement of long-lead materials.
- Progress Payment No. 1 \$45,000.00  
Due upon completion of engineering and authorization to procure major project materials.
- Progress Payment No. 2 \$50,000.00

Due upon completion of the underground utility construction, including the wet tap, installation of the 8-inch water main, complete water meter assembly, RPZ installation, and successful hydrostatic pressure testing.

•Final Payment \$34,750.00  
Due upon final utility acceptance, completion of restoration, project closeout, and final completion of the project.

WARRANTY:

•Golden Plumbing LLC warrants all workmanship performed under this Agreement for a period of Twenty-Four (24) Months from the date of final completion

•Manufacturer warranties applicable to furnished equipment and materials shall be transferred to the Owner upon project completion

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| <b>Total</b> | <b>\$174,750.0</b> |
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