

**CONCORD STATION
COMMUNITY DEVELOPMENT
DISTRICT**

REPORT OF DISTRICT ENGINEER



Prepared for:
CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT
5844 OLD PASCO ROAD
SUITE 100
WESLEY CHAPEL, FL 33544

Prepared by:
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June 9, 2016

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The Concord Station Community Development District (the "District") is located in Pasco County, Florida. The District was established by the Florida Land and Water Adjudicatory Commission pursuant to Chapter 42UU-1 of the Florida Administrative Code effective as of September 15, 2004 for the purpose of financing and managing the acquisition, construction, maintenance and operation of the public infrastructure necessary for the proper function of the Concord Station subdivision. As well, a Report of District Engineer for the Capital Improvement Revenue Bonds, Series 2005, dated June 23, 2005, was prepared by the original District Engineer, Geo Surv3, Inc. and listed the proposed public improvements and community facilities and their estimated construction costs. A recreational facility was included in the list of improvements planned at the time, and the facility was completed in 2008. The developer, Concord Station, LLP, solely funded and constructed the facility, without the use of the Series 2005 Bonds. They also own the facility.

The purpose of this *Report of District Engineer* is to discuss the anticipated replacement cost of the facility. Since Stantec Consulting Services Inc. works with many Community Development Districts in the area that are currently constructing comparable facilities, i.e. Cypress Creek of Hillsborough County CDD, Union Park CDD, Park Creek CDD, Waterleaf CDD, and Talavera CDD, we have estimated that the cost to construct a comparable facility today is between \$1,750,000 and \$2,250,000.

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