

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**APPLICATION FOR TRANSPORTATION
ENHANCEMENT PROJECTS**

Project Title: The David Levy Yulee Florida Railroad Commemorative Center_____

Project Sponsor (municipal, county, state, or federal agency, or tribal council):

Nassau County, Florida_____

Contact Jonathan Page, P.E._____ Title Interim Director of Engineering Services_____

Address 96160 Nassau Place_____

Phone 904-491-7330_____ FAX 904-491-3611_____

Priority (relative to other applications submitted by the Project Sponsor). First priority_____

Name of Applicant (If other than Project Sponsor): The Yulee Historic Council, Inc._____

1. Qualifying Enhancement Activities:

Check the enhancement activity that the proposed project will address. **(NOTE: Checking all activities possible does not ensure or increase eligibility. Each activity checked must meet all criteria listed for that activity in Appendix A of FDOT Procedure #525-030-300, Transportation Enhancement Projects).**

- _____ Provision of facilities for pedestrians and bicycles
- _____ The provision of safety and educational activities for pedestrian and bicyclists
- X Acquisition of scenic easements and scenic or historic sites
- _____ Scenic or historic highway programs, (including the provision of tourist and welcome center facilities)
- _____ Landscaping and other scenic beautification
- X Historic preservation
- X Rehabilitation of historic transportation buildings, structures or facilities (including historic railroad facilities and canals)
- X Preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian or bicycle trails)
- _____ Control and removal of outdoor advertising
- _____ Archaeological planning and research
- _____ Environmental mitigation to address water pollution due to highway runoff or reduce vehicle-caused wildlife mortality while maintaining habitat connectivity
- _____ Establishment of transportation museums

2. Project Description:

Use additional sheets as necessary to respond to the following:

(a) What type of work is being proposed? (Check all that apply)

- Planning Activities
- Project Development and Environmental Studies
- Engineering and Final Plans Preparation Work
- Right of Way Acquisition
- Construction
- Construction Engineering and Inspection Activities

- (b) Describe how the proposed project is related to the intermodal transportation system by either function, proximity or impact. (One or more may apply). (Not applicable)
- (c) Where is the project located (and what is the project length and termini, if appropriate)? Include location map. (Included, see attachment part II)
- (d) Summarize any special characteristics of project. Provide typical section drawings for appropriate projects. (Included conceptual site plan see attachment parts I and II)
- (e) Describe the project's existing right of way ownerships. This description shall identify when the right of way was acquired and how ownership is documented (i.e. plats, deeds, prescriptions, certified surveys). (Included, see attachment part III.)
- (f) Describe any proposed right of way acquisition, including expected matching fund source, limitations on fund use or availability, and who will acquire and retain ownership of proposed right of way. (Not applicable)
- (g) Describe any related project work phases that are already complete or currently underway. (Included, see attachment part IV)
- (h) Other specific project information that should be considered. (Included)

3. Project Implementation Information:

Attach documentation as exhibits to this application.

- (a) Describe the proposed method of performing (i.e. contract or in-house) and administering (i.e. local or state) each work phase of the project. If it is proposed that the project be administered by a governmental entity other than the Department of Transportation, the agency must be certified to administer Federal Aid projects in accordance with the department's **Local Agency Program Manual** (topic no. 525-010-300). (Included, see Project Summary and Part V, attachment)
- (b) Describe any public (and private, if applicable) support of the proposed project. (Examples include: written endorsement, formal declaration, resolution, financial donations or other appropriate means). (Included, see part VI)
- (c) Describe the proposed ownership and maintenance responsibilities for the project when it is completed. (Included see part VII of the attachment)
- (d) Describe source of matching funds and any restrictions on availability. (Included)
- (e) Other specific implementation information that should be considered. (Included)

4. Project Cost:

What is the total estimated cost of the work requested to be funded as an enhancement project through this application?

Planning Activities. (Schematic phase)	\$ <u>11,160</u>
Project Development and Environmental Studies. (DD)	\$ <u>22,200</u>
Engineering and Final Plans Preparation Work.	\$ <u>33,240</u>
Right of Way Acquisition.	\$ <u>0</u>
Construction. (note X)	\$ <u>903,400</u>
Construction Engineering and Inspection Activities.	\$ <u>7,320</u>
Other. (Describe)	\$
TOTAL:	\$ <u>977,320</u>

How will the project be funded?

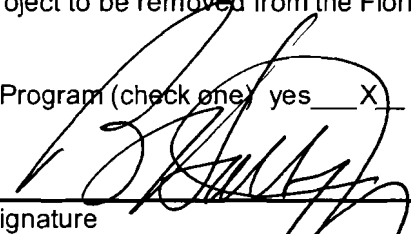
FDOT Enhancement Funds \$ 977,320 + Local \$ 0 = Total \$977,320

FDOT Enhancement Funds 100 % + Local 0 % = 100 %

CERTIFICATION OF PROJECT SPONSOR

I hereby certify that the proposed project herein described is supported by Nassau County Florida, (municipal, county, state or federal agency, or tribal council) and that said entity will: (1) provide any required funding match; (2) enter into a maintenance agreement with the Florida Department of Transportation; (3) comply with the Federal Uniform Relocation Assistance and Acquisition Policies Act for any Right of Way actions required for the project, and (4) support other actions necessary to fully implement the proposed project. I further certify that the estimated costs included herein are reasonable and understand that significant increases in these costs could cause the project to be removed from the Florida Department of Transportation work program.

This project will be administered using the department's Local Agency Program (check one) yes no



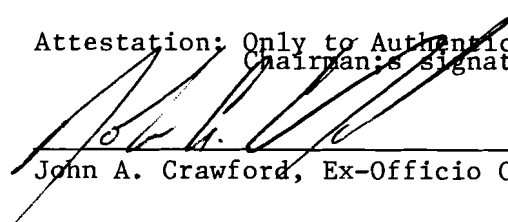
Signature

Barry Holloway
Name (please type or print)

Chairman Nassau County Board of Commissioners
Title

May 22, 2009
Date

Attestation: Only to Authenticity as to
Chairman's signature:



John A. Crawford, Ex-Officio Clerk

FOR FDOT USE ONLY		
	YES	NO
Application Complete	_____	_____
Project Eligible	_____	_____
Implementation Feasible	_____	_____
Include in Work Program	_____	_____

I. Project Summary

The Yulee Historic Council, with the assistance, support, and sponsorship of the Nassau County Board of County Commissioners proposes to design and construct a commemorative and educational center that shall tangibly preserve historically significant railroad transportation structures and an historic site relating to the work of David Levy Yulee and the Florida Railroad, Florida's first railroad. The center, when completed will consist of a) An outdoor group educational and local history interpretative areas for all ages, b) Restored historic structures including the 1897 Yulee Train Depot and a restored segment of the original Florida Railroad railbed, and c) Supporting facilities including public restrooms, utilities, walkways, and parking.¹ The project shall have future capability to link to and complement the adjacent John Muir Ecological Park which is owned and operated by the Nassau County Board of County Commissioners. The Yulee Historic Council is in possession of title to the four acre proposed project site located along SR 200, A1A, given through a generous public donation from the Rayonier Corporation.

As a federally funded program, the proposed project must be administered by a certified Local Agency Program (LAP) administrator. The FDOT funding cycle for the region is 5 years. In FY 2014 upon availability of federal funds and contingent on its eligibility, Nassau County agrees to become certified to administer the project², and to enter into a required agreement of administration. The Yulee Historic Council proposes to form a building advisory committee, to provide local history information and other local cultural advisory capacities under the direction of the designated County LAP administrator. Upon availability of funds in 2014, Nassau County would advertise and award design services, with completion of design by the end of 2014. In the spring of 2015, the county would bid and award the construction contract, with an estimated duration of construction of eight months. Upon receipt of funding and at the time Nassau County enters into an agreement to administer the project, the Yulee Historic Council agrees to deed the property to Nassau County which would maintain the facility with the adjacent John Muir Ecological Park.

II. Project Site Location and Documentation of Historic Transportation Resources

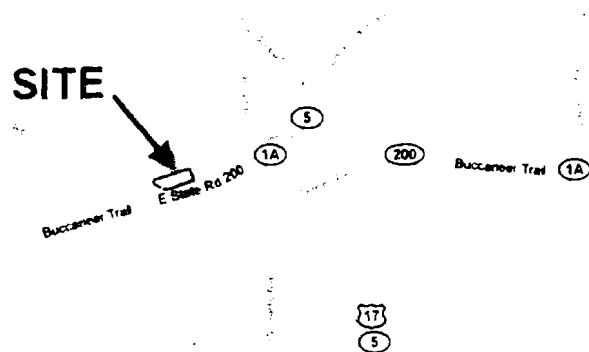
The proposed project site is located approximately 1600 feet east of the intersection of US-17 and SR 200 (A1A) in the unincorporated town of Yulee, Florida. It is abutted by SR 200 (A1A) on the south, Still Quarters Road on the west, the John Muir Ecological Park on the east, and by private properties on the north. The site lies adjacent to the area identified as The Yulee Historic District (1881-1900) in the Florida Master Site File (8NA939), and contains a portion of the Florida Railroad Railbed (8NA985)³. Additionally, as a component of this project, the 1897 Yulee Railroad Depot

¹ See *Conceptual Site Plan* below.

² For requirements of certification see FDOT requirements at the following link:
<http://www.dot.state.fl.us/projectmanagementoffice/LAP/BecomingCertified.shtm>

³ Documentation of the historic transportation resources cited here has been provided by the FDOT
"Cultural Resource Survey of SR 200/A1A from I-95 to US 17 and SR 200/A1A from US 17 to Amelia

(8NA935) is proposed to be purchased and relocated to the proposed site and will undergo structural remediation and an historic exterior restoration. The building will be relocated in the same physical relationship to the historic railbed as its original location using means and methods following best practices of historic restoration and preservation.⁴



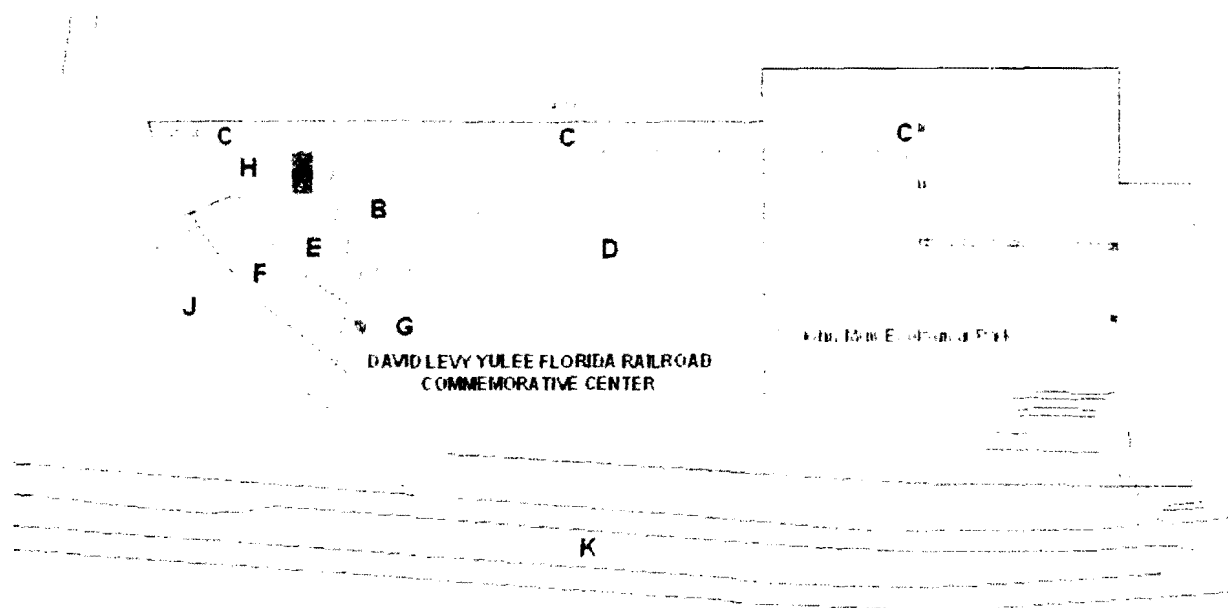
Location Map



The Yulee Railroad Depot (ca. 1897)

*Island Parkway*⁴, prepared for FDOT, District 2, FPN 210711 and 210712, by Anne V. Stokes, Southeastern Archaeological Resources Inc, October, 2003. This survey has established both the Yulee Depot and the Florida Railroad Railbed as historically significant structures.

⁴ See conceptual site plan. Reference standard: *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, U.S. Dept of the Interior, National Park Service, Washington, D.C., 1995.



CONCEPTUAL SITE PLAN

Legend: A- Yulee Train Depot B- Group Presentation Area and age appropriate activity area
 C- Florida Railroad Railbed D- Boardwalk E- Covered securable outdoor display kiosks
 F- Parking and vehicular circulation G- Restrooms H- Boardwalk J- Still Quarters Road
 K- SR 200 (A1A) Green shaded area is probable vegetative wetlands.

III. Property Ownership Documentation

The legal description and title of the project site is recorded at the Nassau County Courthouse. The property deed indicating ownership by the Yulee Historic Council is provided at the Nassau County Courthouse website.⁵ No construction associated with the project will take place beyond the property lines of the project site.

IV. Description of Work Phases Currently Underway

Site acquisition phase. The Yulee Historic Council completed this phase in October, 2008.⁶ *Conceptual Planning.* This was conducted from October 2008 to May 2009 resulting in a conceptual site plan, probable scope of work, total project budget, and implementation schedule. *Preliminary wetlands delineation.* Work in progress is being conducted by Florida DEP wetlands biologists.

⁵ The link to the recorded property deed is located at the following web address:
<http://www.nassauclerk.com/clerk/publicrecords/oncoreweb/showdetails.aspx?id=804905&m=2&pi=0&ref=search>

⁶ County records indicate a nearby cleared parcel of 2.76 acres also fronting SR 200 is valued at \$585,110 for land only. The uplands 1.5 acres of the proposed 4.2 acre project site is conservatively estimated to be worth approximately \$250-300,000.

V. Proposed Methods of Performing and Administering the Work of this Project

As indicated above, Nassau County agrees to obtain LAP certification when federal funds become available and shall assign a Florida Registered Engineer on the staff of the Nassau County Department of Engineering Services to administer the project in accordance with governing state and federal regulations. It is anticipated that the project delivery method will be conventional "design-bid-build". Upon receiving funding, Nassau County will administer designer selection in accordance with LAP guidelines. The designer's contract would provide for all design necessary for obtaining all permitting relating to the project and will include ordinary construction services. Upon completion of the design, Nassau County as the LAP will administer the bid, award, and construction phases of the project. Depending on availability of funds it is anticipated the project would commence in 2014 and be completed in 2015.

VI. Local Support for the Project

In October, 2008 *The Yulee Historic Council, Inc.* received a generous in-kind contribution of the 4.2 acre project site from *The Rayonier Corporation*. The ceremony marking this gift was attended by numerous county supporters of the project. As noted above, the property is conservatively estimated at \$250,000 which represents a substantial local commitment to this project. *The Yulee Historic Council, Inc.* has been in existence for a period of 10 years as a Florida Registered Non-Profit Corporation and has a membership of over 100.

VII. Ownership and Maintenance of the Project

At the time of receipt of project funding, *The Yulee Historic Council, Inc.* shall agree to deed ownership of the property to Nassau County which shall operate and maintain it as a consolidated county park facility in conjunction with the existing adjacent John Muir Ecological Park. The Muir Park was established in 2006 and is currently maintained in excellent condition by Nassau County.



John Muir Ecological Park

End of Attachment

Project Cost Estimate

Selective Cleaning	\$18,240	
Parking Lot Site Improvements	\$19,380	
Furnish & Install Parking Lot (Stops, pavers, curbs, grass mat, sod)	\$9,120	
Furnish and install proposed septic drainfield	\$18,240	
Furnish & Install concrete sidewalks (detectable warnings, guard rail)	\$31,920	
Furnish & install sewer, water and electric service to toilet	\$35,340	
Landscaping	\$35,340	
Survey and Stakeout	\$20,000	
As-built drawings	\$8,000	
Selective Cleaning	\$16,000	
Timber Walkways	\$188,100	
Railbed restoration	\$25,000	
Depot Building acquisition	\$10,000	
Depot relocation	\$12,198	
Depot structural remediation	\$10,000	
Depot hazmat remediation	\$24,529	
Depot exterior restoration	\$60,780	
Historical display kiosks	\$40,000	
Group Interpretative areas and age appropriate child educational activity area	\$15,000	
Install power feeds and lighting to building, group areas and kiosks	\$25,000	
Subtotal (Includes GCOHP)	\$622,187	
Premium cost for LEED certification @10%	\$62,219	
Subtotal Construction Contract	\$684,406	
Construction Contingency@ 10%	\$68,441	
Design fees including LEED AP	\$61,600	
Subtotal		\$814,446
Escalation @4%/year		\$162,874
Total Project Cost		\$977,320

	qty	unit price	
Asbestos removal			
Poly building, 8 mil	1500	0.90	\$1,350
Remove transite siding	960	3.24	\$3,110
Vacuum surfaces	1500	0.70	\$1,050
Collect and bag material (3 CF/bag) assumed 100 sf/cf	4	50.00	\$200
Cart bags to dumpster	8	5.00	\$40
Remove asbestos caulk from windows	LS	1,500.00	\$1,500
Testing	LS	1,000.00	\$1,000
Hygenist (2 days)	2	560.00	\$1,120
Disposal charge/one 10 CY dumpster	10	181.00	\$1,810
Trucking of material per load	1	250.00	\$250
Lead Paint removal			
Remove from doors assume premium cost/sf	100	12.00	\$1,200
Remove from windows	10	218.00	\$2,180
Remove from perimeter trim	200	7.50	\$1,500
Remove from 24" overhang (soffit)	200	6.10	\$1,220
Remove from roof fascia trim	100	6.10	\$610
Misc equipment for 2 days		500.00	\$500
Disposal	LS		\$500
Transport	LS		\$250
Total Hazmat Removal			\$19,390
Including Design Contingency at 10%			\$1,939
Subtotal Hazmat removals			\$21,329
Total including GCOHP at 15%			\$24,529
Building Restoration			
Remove 1x board sheathing	1000	\$2.52	\$2,520
Remove existing trim (after hazmat removal) per lf	200	\$3.00	\$600
Remove windows and trim	10	\$20.00	\$200
Remove doors	2	\$25.00	\$50
Remove steps	1	\$50.00	\$50
Dumpster rental ea 30 cy per week, assumed two removals/mo x 4 months	4	\$500.00	\$2,000
Remove wood soffit sf	200	\$3.00	\$600
			\$0
Install new 1 x board sheathing , custom milled	1000	\$4.40	\$4,400
Install new custom historical siding add 20% for custom	1000	\$4.40	\$4,400
Install custom trim add 20% for custom	200	\$4.40	\$880
install custom windows and trim	10	\$2,000.00	\$20,000
Install custom doors and trim	2	\$2,500.00	\$5,000
Install soffit board	200	\$4.00	\$800
Install custom fascia	100	\$4.00	\$400
Paint siding soffit 2 coats Aikyd brushwork	1200	\$1.22	\$1,464
Paint trim 2 coats Aikyd	200	\$0.75	\$150
Paint doors	2	\$187.00	\$374
Paint windows	10	\$100.00	\$1,000
Remove roofing	900	\$0.58	\$522
Install new period roofing shingle and trim	9	\$215.00	\$1,935
Install peel and stick underlayment	9	\$78	\$702
subtotal			\$48,047
design contingency of 10%			\$4,805
sub-total exterior restoration			\$52,852
Total including GCOHP			\$60,779
Structural repairs	LS		\$15,000
Design Fees		\$61,600	\$73,920
Schematic Phase@ 15%		\$9,300	\$11,160
Design Development @30%		\$18,500	\$22,200
Construction Documents @ 45%		\$27,700	\$33,240
Construction Services @10%		\$6,100	\$7,320