

CS-22-244

FIRST AMENDMENT TO CONTRACT
FOR PROFESSIONAL SERVICES FOR WESTSIDE REGIONAL PARK IN NASSAU
COUNTY, FLORIDA

THIS AMENDMENT made and entered into this 21st day of June, 2023 by and between the **Board of County Commissioners of Nassau County**, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County", and **PROSSER, INC**, whose office address is located at 13901 Sutton Park Drive South, Suite 200, Jacksonville, Florida 32224-0229, hereinafter referred to as "Consultant".

WHEREAS, the parties entered into a Contract on or about December 13, 2021; and

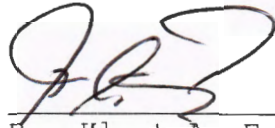
WHEREAS, the Contract provided for an initial performance period from December 13, 2021, the date of execution, through December 13, 2023 with the option to extend the performance period, if necessary; and

WHEREAS, County has determined it necessary to increase the amount of compensation by \$126,050.00 for the additional services attached hereto as Attachment A, B, and C dated April 17, 2023, to account for the additional services increasing the total not-to-exceed amount of the Contract to \$744,790.00.

NOW, THEREFORE, for and in consideration of the promises and mutual covenants and understanding contained herein, the parties hereto do mutually agree as follows:

1. The Contract amount shall be increased by \$126,050.00 for a total Contract amount that is not-to-exceed \$744,790.00.
2. All other provisions of the Contract not in conflict with this Amendment shall remain in full force and effect.

**BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA**

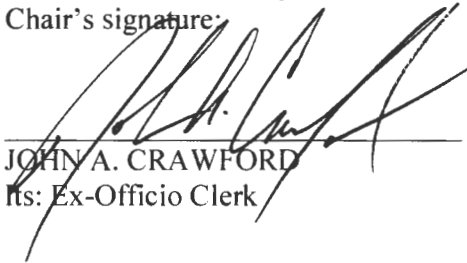


By: Klynt A. Farmer

Its: Chairman

Date: June 21, 2023

Attest as to authenticity of the
Chair's signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney

Denise C 5/22/2023

DENISE C. MAY

Prosser, Inc.

Shawn Bliss

By: Shawn Bliss

Its: Vice President

Date: 5/22/2023

ATTACHMENT "A"
VENDOR PROPOSAL



ADDITIONAL SERVICES AUTHORIZATION TO:

CONTRACT/PROJECT# Nassau County Westside Regional Park (Project #120091.02)

ADDITIONAL SERVICES **CHANGE IN SCOPE OF SERVICES**

NOTE: SERVICES WILL BE PERFORMED UNDER THE SAME TERMS & CONDITIONS AS IN THE ORIGINAL AGREEMENT: (UNLESS OTHERWISE STATED)

PROJECT NAME: Nassau County Westside Regional Park

ADDITIONAL PROJECT # ASSIGNED: TBD

PROJECT MANAGER: Shawn Bliss

CLIENT: Nassau County Parks & Recreation Department

CLIENT CONTACT: Jay Robertson

ORIGINAL CONTRACT DATE: 11-07-2021 PROJECT DISCIPLINE: Landscape Arch.

Description of Additional Services:

This request is associated with See Attachment 'A', 'B' and 'C' dated April 17, 2023

Additional work is required See Attachment 'A', 'B' and 'C' dated April 17, 2023

Additional Compensation Amount: \$126,050.00

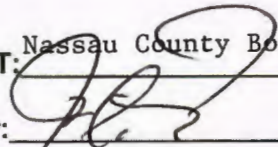
Original Contract Amount: \$618,740.00

Revised Contract Amount: \$744,790.00

AUTHORIZATION:

PROSSER, INC.
Principal: 

Date: 04-17-2023

CLIENT: Nassau County Board of County Commission
Officer: 

Date: June 21, 2023

PLEASE SIGN AND RETURN ORIGINAL

Attachment 'A'

Nassau County Westside Regional Park

Additional Services

April 17, 2023

- 1) Offsite Transportation & Drainage Design and FDOT Permitting – Right and left turn lanes along US Highway 1 at front entrance and Pratt Siding Road <specifically excluded from original scope based on uncertainty of FDOT review and comments>
Engineering Additional Fee - \$14,000.00
FDOT Permitting – \$10,000.00
TOTAL ADD: \$24,000.00

- 2) Advancement of 'Outfitter' building beyond original architectural design concept phase <see Contract Exhibit "A" Cover Sheet>
Architectural Additional Fee - \$14,550
Structural Additional Fee - \$3,850.00
MEP Additional Fee - \$15,000.00 <includes conditioned space>
TOTAL ADD: \$33,400.00

- 3) Addition of 600 SF Park Maintenance Structure
Architectural Additional Fee - \$4,650.00
Structural Additional Fee - \$1,650.00
MEP Additional Fee - \$2,000.00
Engineering Fee - \$1,750.00
LA Fee - \$1,625.00
TOTAL ADD: \$11,675.00

- 4) Addition of 600 SF Playground/Birthday Pavilion
Architectural Additional Fee - \$3,200.00
Structural Additional Fee - \$1,100.00
MEP Additional Fee - \$1,000.00
Engineering Fee - \$1,300.00
LA Fee - \$1,375.00
TOTAL ADD: \$7,975.00

- 5) Addition of Star Gazing Area
MEP Additional Fee - \$1,000.00
Engineering Fee – \$750.00
LA Fee - \$750.00
TOTAL ADD: \$2,500.00

- 6) Lighting of Soccer Fields
MEP Additional Fee - \$2,500.00
TOTAL ADD: \$2,500.00

- 7) Additional Pathway/Safety Lighting for Extended Park Hours
MEP Additional Fee - \$2,500.00
TOTAL ADD: \$2,500.00

- 8) Lake/Wetland Drawdown Analysis – Additional Geotechnical Services as requested by SJRWMD
RAI
Geotechnical Additional Fee - \$21,800.00
TOTAL ADD: \$21,800.00

- 9) Additional Picnic Pavilion (in Phase 2)
Structural Additional Fee - \$1,000.00
MEP Additional Fee - \$1,000.00
Engineering Fee - \$1,200.00
LA Fee - \$750.00
TOTAL ADD: \$3,950.00

- 10) Additional Coordination Meetings beyond budgeted amount (10 budgeted)
TOTAL ADD: No Charge

- 11) Wetland Line Adjustments from Original Lines – Adjustment of plans to new boundaries
Engineering Additional Fee - \$4,500.00
LA Additional Fee - \$3,750.00
TOTAL FEE: \$8,250.00

- 12) Timber Harvesting Plans
LA Additional Fee - \$4,000.00
TOTAL FEE: \$4,000.00

- 13) Overall Project Management for Additional Components - \$3,500.00
TOTAL FEE: \$3,500.00

TOTAL ADDITIONAL FEES - \$126,050.00

Attachment 'B' (Fee Calculation Summary)
 Nassau County Westside Regional Park

Additional Services

17-Apr-23

Item No.	Contract Ref.	Description of Work	Fee
1	Task 5.3 (exclusion)	Offsite Transportation & Drainage Design	
		Engineering Fee	\$ 14,000.00
		FDOT Permitting	10,000.00
		Total Fee	\$ 24,000.00
2	Exhibit A (Page 1/Bullet 1)	Advancement of Outfitter Building	
		Architectural Fee	\$ 14,550.00
		Structural Fee	3,850.00
		MEP Fee	<u>15,000.00</u>
		Total Fee	\$ 33,400.00
3	New Improvement	Park Maintenance Building	
		Architectural Fee	\$ 4,650.00
		Structural Fee	1,650.00
		MEP Fee	2,000.00
		Engineering Fee	1,750.00
LA Fee	<u>1,625.00</u>		
Total Fee	\$ 11,675.00		
4	New Improvement	Playground/Birthday Pavilion	
		Architectural Fee	\$ 3,200.00
		Structural Fee	1,100.00
		MEP Fee	1,000.00
		Engineering Fee	1,300.00
		LA Fee	<u>1,375.00</u>
Total Fee	\$ 7,975.00		

5	New Improvement	Star Gazing Area	MEP Fee Engineering Fee LA Fee Total Fee	\$ 1,000.00 750.00 750.00 <hr/> 2,500.00
6	New Improvements	Soccer Field Lighting	MEP Fee Total Fee	\$ <hr/> 2,500.00 \$ 2,500.00
7	New Improvements	Pathway Safety Lighting	MEP Fee Total Fee	\$ <hr/> 2,500.00 \$ 2,500.00
8	Subconsultant New Services (See 1 Under Subconsultant Services)	Lake/Wetland Drawdown Analysis	Geotechnical Fee Total Fee	\$ <hr/> 21,800.00 \$ 21,800.00
9	Exhibit A (Page 1/Bullet 6)	Second Picnic Pavilion	Structural Fee MEP Fee Engineering Fee LA Fee Total Fee	\$ 1,000.00 1,000.00 1,200.00 750.00 <hr/> 3,950.00
10	Task 6	Coordination Meetings - Over Budgeted Amt.	Total Fee (No Charge)	\$ -
11		Wetland Line Adjustments from Survey	Engineering Fee LA Fee Total Fee	\$ 4,500.00 3,750.00 <hr/> 8,250.00 \$ 8,250.00

12	New Improvement	Timber Harvest Plans and Coordination	\$	4,000.00
		LA Fee		
		Total Fee	\$	4,000.00
13	New Improvements	Project Management - Additions	\$	3,500.00
		Total Fee		
		TOTAL ADDITIONS	\$	126,050.00



Creative Visionaries. Engineering Minds™

ATTACHMENT C - Original Contract Comparison

October 4, 2021

Mr. J. Brian Simmons
Procurement Manager
Nassau County Board of County Commissioners
96135 Nassau Place, Suite 2
Yulee, Florida 32097

Re: Nassau County Westside Regional Park – Implementation Documents, Permitting and Post Design Services

Dear Mr. Simmons:

Thank you very much for the opportunity to provide this professional services proposal for the Westside Regional Park in Nassau County, Florida. Based on our conversations and the master plan we've developed under a previous contract, the project elements for the approximate 107 acre site include the entire Master Plan Concept, see attached dated 6/14/2021. Considerations for flexible phasing scenarios are included in this scope of work. Generally, the assumptions related to phasing includes a maximum of four (4) construction phases and an initial "early clearing" phase. The architectural design for the following buildings will be completed as noted:

Item #2, completion through DD & CD's

- **Outfitters Building (+/-2,000 sf) - Completed to the Architectural Concept Design phase only**
- (1) Community Pavilion Building with Restroom (+/-2,000sf) – Complete Architectural Design and Structural, Mechanical, Electrical & Plumbing (MEP) Engineering Design Services
- (1) Amphitheater Building (Prefabricated Building) - Design services limited to structural and electrical engineering design to provide lighting and event power only
- (1) Airmuseum Structure (+/-8,000 sf) - Complete Architectural Design and Structural, Mechanical, Electrical & Plumbing (MEP) Engineering Design Services
- (2) Restroom Buildings – Complete Architectural Design, Structural, Mechanical, Electrical & Plumbing (MEP) Engineering Design Services
- (1) Picnic Pavilion (+/-625 square feet), prefabricated structure with custom architectural features) – Complete Architectural Design and Structural, Mechanical, Electrical & Plumbing (MEP) Engineering Design Services
- Future Community Fitness Building – Excluded from Architectural Design

Item #9, a second picnic pavilion planned for phase 2

Item #3 - Addition of 600 SF Park Maintenance Building

Item #4 - Addition of 600 SF Playground/Birthday Pavilion

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Below please find our scope of services, for our comprehensive services leading to the implementation for Nassau County Westside Regional Park.

Task 1 – Project Coordination and Management

Item #13 -
Additional
Project
Coordination &
Management
for additional
items noted

Prosser will provide project coordination and management throughout the permitting and design stages of the project. This management includes coordination with the Client, and our sub-consultants (Survey-by Client, Geotechnical, Environmental Assessment, Structural Engineering & MEP Engineering) and regulatory agencies; and overall project coordination. This task will also include design team meetings, as needed, via conference call or onsite.

As part of these services, Prosser will develop and maintain an overall project schedule that identifies all items to be completed under this contract. Because of the uncertain nature of this task, we propose a Time and Materials budget, with a not to exceed amount in the fee table below.

Task 2 – Landscape Architectural Services

Task 2.1 – Schematic Design Plan

Prosser will prepare a schematic design package document, based on the approved Conceptual Master Plan (Lakeside Loop), which will represent all site program elements at a level of detail depicting design intent, scale, and relationship. The designs will be developed in CAD and submitted to the Client for review in black and white. Your comments will be incorporated, and then re-submitted for your review and approval which will finalize the schematic design package, to include the following:

Schematic Design Deliverables:

1. Site plan refinement, include preliminary building plans, sections and elevations.
2. Design Inspiration Imagery
3. Preliminary civil engineering improvements
4. Incorporate all site program elements
5. Signage and Wayfinding
6. Schematic site plan enlargements for areas around the Community Pavilion, Village Green, Community Playground and Lakeside Amphitheater.
7. Schematic Design Site Sections and Elevations for the Entry Sign / Feature, Trailside Interpretative Nature Pavilion/Kiosk, and Community Playground¹.
8. Typical roadway / trail sections
9. Preliminary materials selection
10. Opinion of Probable Construction Cost

Item #5 - Star
Gazing Area is a
New Program
Element added in
October 2022

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The final schematic design package will be the basis for remaining tasks below. Revisions to the schematic design package requested after the completion of this task will be considered additional services.

¹Prosser can provide color renderings and/or 3D graphics of the final schematic site plan for an additional fee.

Task 2.2 - Design Development

Prosser will develop design development level documents (CAD based) for review, cost analysis and coordination for the entire project. These documents will be based on the approved schematic design. CAD drawings will be produced and used for coordination purposes with team members, project leadership and with relevant permit agencies. We anticipate producing the following during design development:

- 2.1 Comprehensive base plan including building footprints, parking areas, and the project site elements described above
- 2.2 Preliminary site and materials identification plan
- 2.3 Preliminary grading plans
- 2.4 Preliminary utility plans
- 2.5 Elevations and sections of hardscape elements, signage and specialty details
- 2.6 Preliminary site electrical lighting plan
- 2.7 Preliminary landscape plan
- 2.8 Preliminary site furnishing plan
- 2.9 Materials selections

The completed Design Development package will be submitted to the Client for review. Comments will then be incorporated in the final Design Development Package and submitted to the Client. Included under this task will be an update the Opinion of Probable Construction Cost. Any additional revisions requested after the final documents have been submitted, will be considered additional services.

Task 2.3 – Construction Drawings

The construction drawings will include the final documents for permit, bidding and construction. Detailed information related to construction elements, materials, layout and coordination will be provided. The following will be provided in final form:

- 3.1 Site Plan
- 3.2 Grading Plan(s)
- 3.3 Layout and Dimensioning Plans
- 3.4 Site Furnishing Plan
- 3.5 Construction Details
- 3.6 Landscape and Irrigation Plans (will meet Nassau County LDC requirements)
- 3.7 Cost analysis

Item #12, A formal Timber Harvesting Plan was never anticipated in the CD's

Our team will also coordinate with all design team members to ensure all permit submittals are achieved.

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Submittals will be made to the Client for review at 60% and 90% completion. Comments will then be incorporated in the final Construction Plans. Included under this task will be an Opinion of Probable Construction Cost at the 60% & 90% submittals. Any revisions requested impacting the design of any site program elements, once the construction documents are underway, will be considered additional services.

Task 3 – Professional Architectural Services

Architectural design services will be provided for each of the buildings shown in the Master Plan Concept, to the limits as noted in the project elements described in the scope above. The design process will be as follows:

3.1 – Concept Design:

Architect will meet with Client and design team to confirm any initial programming/aesthetic preferences. Architect will then prepare up to three (3) preliminary concept options with associated conceptual floor plan, concept building elevations and 3D axonometric views. Architect will review preliminary concept options with Client and design team for feedback followed by an adjusted/preferred Concept (floor plan, elevations, and 3D axonometric views) submitted for approval. One (1) revision to the architectural concept drawings will be provided.

3.2 - Design Development:

Following completion of the Concept Design services, Architectural Design Development documents will be prepared including on-sheet outline specifications, preliminary code analysis/life safety plan, overall floor plan, enlarged floor plans, roof plan, reflected ceiling plan, building elevations, building sections, typical wall section, opening types and schedule, material/finish schedule, toilet rooms accessory schedule and 3D axonometric views. Coordinate with project engineers to align supporting Civil, Structural and MEP building systems, fixtures, and equipment. Design Development documents will be used to obtain a probable estimated project cost for the Owner with contingency to allow for forthcoming Construction Documents' fine-tuning/details. Architectural Design Development drawings will be submitted for review and comments by the owner. One (1) revision to the architectural Design Development drawings will be provided.

3.2 - Construction Documents:

Following the completion of the Design Development task, Architectural Construction Documents will be prepared including on-sheet specifications and comprehensive annotated/dimensioned drawings including the following: code analysis/life safety plan, floor plan, roof plan, reflected ceiling plan, building elevations, building sections, wall sections, exterior and interior details, opening types and schedule, material/finish schedule, toilet room accessory schedule and 3D axonometric views. Architect will coordinate with project engineers to align supporting Civil, Structural and MEP building systems, fixtures, and equipment. The Construction Documents will be used by a Contractor to obtain a Construction Permit.

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Task 4 – Civil Engineering Construction Documents & Permitting

Civil Engineering

Prosser will prepare plans and applications for construction approval for the site grading and utility improvements of the project based on the approved site plan from Task 2 and 3 to include the following:

- Assemble the 1"=30' (or appropriate scale) final site plan, incorporating any review comments from Task 2 and 3.
- Prepare an existing conditions and demolition plan with specifics required for the proposed project improvements. This will also serve as the pre-development drainage plan and SWPPP sheet implanting all erosion control necessary.
- Prepare a horizontal baseline for construction of all buildings, park entry roadway connections at U.S. Highway 1 and Pratt Siding Road, parking and common areas with the site stakeout and layout plans. Prosser will use the footprint of each building provided by our Architect. The plans will be designed to meet local codes and will include the detailed design with dimensions for the layout and construction of proposed improvements.
- Prepare engineering plans for the construction of the park access drive, on-street parking areas, grading, drainage and stormwater collection system. The construction drawings will include construction details, minimum finished floor elevations for structures and calculations suitable for submittal to the Nassau County and the St. Johns River Water Management District (see Task 7). It is our understanding that FDEP and floodplain modeling are not required, therefore they are excluded from this scope of services.
- Sanitary sewer piping plans will be prepared to connect to a design-build septic system to the proposed structures.
- Prosser will prepare piping plans for an onsite water connection system to the potable wells provided by the contractor as design, permit and build. The demand for each building will be provided by the MEP consultant.
- It is anticipated that the proposed ponds will be utilized to provide fire protection by means of a dry fire hydrant. The piping will be sized to accommodate the anticipated fire flow requirements. The MEP team will be responsible for all items related to the building plumbing. Fire sprinklers design within any structures is excluded.
- Coordinate criteria and provide piping from the buildings to the septic system for the three (3) proposed restrooms. The design and permitting of the septic systems is anticipated to be completed by the contractor as design, permit and build.

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Task 5 - Transportation Engineering

Nassau County Westside Regional Park (NCWRP) has over 4,200-feet of frontage on US-1, which is a state highway classified as Rural Principal Arterial with a posted speed limit of 65MPH. For any full driveway connections onto US-1 from the NCWRP, we believe the Florida Department of Transportation (FDOT) will require an Intersection Control Evaluation (ICE) study which provides a quantitative process to evaluate several intersection control alternatives and ranks these alternatives based on their operational and safety performance. This proposal is based on evaluating one "full" driveway connection and up to two right-in/right-outs. To assist you, we propose the following detailed scope of services:

Task 5.1 - Meetings, Coordination, and Data Collection

This task includes attending coordination meetings related to this project with internal team members, external team members, Nassau County, and FDOT as necessary. This task also includes hose counts on US-1 adjacent to the subject parcel.

Task 5.2 - Operational Analysis

An operational analysis will be conducted for each development phase of this regional park. This subtask includes review of operations at U.S. Highway 1 and Pratt Siding Road Connections. The analyses that will be conducted include:

- Development of Trip generation using the ITE Trip Generation Manual, 10th Edition.
- Development of Trip distributions utilizing existing traffic and the proposed park configuration.
- Development of background traffic utilizing the data collected in Task 1 and the average growth rate calculated using FDOT's traffic online.
- Synchro modeling at each driveway.
- A written narrative.

Task 5.3 - Intersection Control Evaluation (ICE) Study

Prosser will perform an ICE study at one full driveway opening per FDOT requirements. The study will include:

Desktop Review

- Prosser will document the project location, basic roadway characteristics, control and design vehicles, design and target speeds, peak hour volumes, growth rate trends, multimodal uses, and roadway context classifications for the subject intersection. This effort is comprised primarily of desktop analysis.

Stage 1 Analysis

- Stage 1 ICE Evaluation considers many potential intersection control strategies and evaluates them using the CAP-X and SPICE tools. The CAP-X tool is an operational analysis tool to evaluate selected types of innovative intersection designs, and the SPICE tool evaluates the safety performance of the intersections.

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Stage 2 Analysis (Optional)

- This task will only be executed if required by FDOT.
- Stage 2 ICE Evaluation is a preliminary control strategy assessment. It helps differentiate any remaining control strategies from Stage 1, by requiring an in depth analysis of the proposed control strategies. Prior to conducting additional analyses, a conceptual design must be developed for each viable control strategy. These conceptual designs are essential for communicating control strategy concepts and evaluating factors. The analysis should incorporate Traffic Operations, Safety Performance, Costs, Benefit-Cost Analysis, Utility Impacts, Right-of-Way impacts, and Multimodal Accommodations, as well as Agency Coordination. Stage 2 will utilize the SPICE tool, and the FDOT ICE Tool to select a preferred control strategy.
- Upon completion of the Stage 2 ICE form, results of the analysis are shared with the DTOE, DDE, and applicable FDOT staff.

Prosser's evaluation of the various options will include cost-benefit analysis. Based on the results of the above Operational Analysis and ICE Study, recommendations will be provided for both off-site & on-site transportation requirements.

Item #1

Due to the unknown nature of the wide range of transportation options available which are predicated on the studies cited above, Prosser can provide a fee for the additional transportation design and permitting services, once the studies are complete and the scope can be defined.

Task 6 – Coordination Meetings

Item #10, (26)
Meetings have
Occurred so
far with more
to come

During the design process Prosser will be available to discuss the project as needed with the client. This subtask includes meetings or correspondence with the client, or any associated relevant entities with regard to the project. We have budgeted up to ten (10) meetings/presentations. This task does not include meetings or coordination with regulatory agencies, those are included above / below.

Task 7 – Permitting

A. St. Johns River Water Management District

The St Johns River Water Management District (SJRWMD) is the regulating authority as it relates to water quality in North Florida.

Prosser's scope of services will include the following:

1. Attend a pre-application meeting with the SJRWMD.
2. Prepare and submit application to the SJRWMD that will include calculations, support exhibits, and construction plans showing the engineering design of the stormwater management facility.
3. Respond to the SJRWMD request for additional information.
4. Our services will provide the engineering expertise to prepare the permit application. If necessary, we anticipate that your environmental consultant will provide all expertise relative to wetlands and non-engineering environmental issues. Prosser will incorporate their documents into our package to create a unified submittal to the SJRWMD. If requested, Prosser can provide CAD and

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analytical support services to the environmental consultant as Additional Services to this proposal.

B. Nassau County

Prosser will prepare and make DRC submittal of the construction plans to Nassau County. The construction submittals will include site civil engineering plans, drainage and hydrology calculations. After receiving County comments, Prosser will revise the plans and make a final submittal to the County. This proposal assumes that land use, zoning and concurrency has been obtained for development.

Task 8 - Limited Construction Services

Prosser contains a construction management department which can provide assistance as needed to you or full construction management services. The latter service has been very beneficial over the years to our clients as our construction department literally becomes an extension of their staff. From full bid administration to close out and all the details in the middle, Prosser can be responsible for it all. For the purpose of this proposal, we will provide the following Limited Construction Services as a minimum:

- A. Plan interpretation.
- B. Request for Information responses.
- C. Shop Drawing Review.
- D. SJRWMD Certification

This task includes the minimum required involvement and construction observations required by Prosser for certification. Prosser, Inc. can provide comprehensive construction administration services under a future additional services agreement, once the scope of the required services have been clearly defined.

Subconsultant Services

Prosser will contract with the professional consultants listed below to provide the required services. Coordination with the subconsultants will be provided by Prosser as noted in Task 1.

Item #8, Additional Geotech Services for Wetland Drawdown requested by SJRWMD

1. Geotechnical Engineering Services – Services to include sub-surface borings at the proposed access roads, parking, buildings and fishing pond / stormwater structure locations. A geotechnical report will be provided which documents findings, to include recommendations on the proposed improvements and construction testing.

2. Environmental Assessment Services - includes wetland evaluation and delineation throughout the project limits. Delineated wetlands will be marked and then included within the survey. Permit application and submission of proposed wetland impacts for the entire master plan project is included.

3. Mechanical, Electrical & Plumbing Engineering – includes the design of mechanical, electrical and plumbing systems for the proposed architectural buildings to be completed to final design. Also included is sign lighting and entry feature lighting. Coordination will be provided with FPL for the design of the roadway lighting system proposed to be on a leasing program. The project electrical engineer will develop a conduit plan, to be installed under the overall construction contract, FPL will install the light post and pull all wiring.

Items #6 & #7 - Additional lighting beyond anticipated areas to include three (3) soccer fields and pathway lighting for safety since the park will be open beyond dusk

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4. Structural Engineering Services – structural design services for architectural buildings, and project site elements.

ADDITIONAL SERVICES:

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached, but will not commence without written permission. Prosser will obtain proposals for other sub-consultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work. All relevant subconsultant work will be contracted through Prosser.

FEE SUMMARY:

TASK	DESCRIPTION	FEE
1	Project Coordination and Management (T&M Budget - NTE)	\$29,300.00
2	Landscape Architectural Services	
2.1	Conceptual Landscape Arch. Design (Lump Sum)	\$28,050.00
2.2	Design Development (Lump Sum)	\$54,980.00
2.3	Construction Drawings (Lump Sum)	\$71,040.00
3	Architectural Services (Lump Sum)	\$52,275.00
4	Civil Engineering Construction Documents (Lump Sum)	\$97,420.00
5	Transportation Engineering (Lump Sum)	\$34,300.00
	Stage 2 Analysis - Optional If required by FDOT (Lump Sum)	\$33,675.00
6	Coordination Meetings (T&M Budget - NTE)	\$12,000.00
7	Permitting (Lump Sum)	\$17,500.00
8	Limited Construction Services (T&M Budget - NTE)	\$35,000.00
	Subconsultant Services	
	Geotechnical Engineering Services (Lump Sum)	\$61,300.00
	Environmental Services (Lump Sum)	\$27,800.00
	Mechanical, Electrical & Plumbing Engineering (Lump Sum)	\$25,000.00
	Structural Engineering Services (Lump Sum)	\$24,600.00

Item #11, wetland survey completed 2/6/2023 - required adjustments to previous plans submitted for permit

Item #1, offsite turn lanes per traffic study/FDOT

The T&M Budget – NTE delivery method refers to Time and Materials with a Not to Exceed Fee. These fees will be invoiced with back up and are based on hourly rates. If circumstances entail budget limits being approached, Prosser will notify the Client of this potential issue to discuss the need for additional services authorization or a feasible solution.

Our scope of work for this project does not include the following:

- Wetland survey (post flagging from environmental consultant)
- Zoning or Land Use Deviations, Modifications, or Amendments
- Design of Offsite Transportation or Utility Improvements
- Land or Easement Acquisition Elements
- Professional Surveying (provided by Nassau County)
- Fire Protection studies, analysis or design
- Off-site stormwater modeling or design
- Bulkhead and Retaining Walls
- Flood zone analysis and FEMA permitting

PROSSER

Mr. J. Brian Simmons
Nassau County Westside Regional Park – Implementation/Permit Documents
October 4, 2021
Page 10

- NPDES Stormwater Permitting
- Illustrative Marketing or 3D Graphics
- Specialized Modeling for Impaired Basins (not anticipated at this time)
- Value Engineering
- Bid Administration
- Permit/application Fees
- Signalization Plans/Construction Documents
- Offsite Transportation Impact Analysis Report
- Offsite Transportation Improvements
- Traffic modeling other than described above
- Calculations in Vissim or Cube Voyager
- Analyzing multiple phased development scenarios
- Concept drawings (except for those required in Stage 2 ICE)
- Roadway or Temporary Traffic Control Plans
- Offsite Signing and Pavement Marking Plans
- Land or Easement Acquisition Elements

OUT-OF-POCKET EXPENSES:

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long distance telephone charges, mail and courier delivery services will be billed at cost plus 15%. Prosser anticipates a budget to cover these costs not to exceed \$ 14,500.00.

It is our pleasure to provide this professional services proposal to you. Please feel free to call me at (904) 739-3655 if you have any questions or concerns. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

Our Standard General Conditions and Rate Schedule are attached to this proposal for your information.

Thank you again for the opportunity to provide our engineering and landscape architecture services.

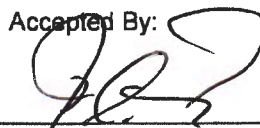
Sincerely,

PROSSER, Inc.



Shawn Bliss
Principal

Accepted By:



Signature

Klynt A. Farmer, Chairman
Typed Name and Title

June 21, 2023

Date

PROSSER