

NASSAU COUNTY WORK AUTHORIZATION # CM3585-WA02

Contract Number:	CM3585
Consultant/Vendor:	GAI Consultants, Inc.
Consultant/Vendor Contact Name:	Peter Sechler, Vice President
Consultant/Vendor Contact Phone Number:	(321) 319-3126
Consultant/Vendor Contact Email Address:	p.sechler@gaiconsultants.com
Project Short Title:	Timber to Tides - Impact Analysis of Development Standards
Total Amount of Previous Work Authorizations:	\$16,460.00
Amount of this Work Authorization:	\$79,000.00
New Contract Amount including this Work Authorization:	\$95,460.00
Funding Source:	04247515-531025

This Work Authorization is issued pursuant to the Contract referenced above between Nassau County and the Consultant/Vendor for the following services:

ARTICLE 1. Description of Services. Consultant/Vendor shall provide the services as set forth in Exhibit “A”, attached hereto and incorporated herein.

ARTICLE 2. Time Schedule. Consultant/Vendor anticipates the services to be completed pursuant to the time schedule contained in Exhibit “A”, attached hereto and incorporated herein, or no later than six (6) months from the issuance of this Work Authorization. The parties agree that this Work Authorization shall be considered as the Notice to Proceed.

ARTICLE 3. Compensation. Consultant/Vendor shall be compensated for the services in detailed in Exhibit “A”, attached hereto and incorporated herein, using rates previously established in the Contract referenced above.

ARTICLE 4. Other Provisions. This Work Authorization shall become a part of the Contract when executed by both parties. Any Work Authorization entered into prior to expiration or termination set forth in the Contract shall continue in effect through the earlier of: (i) the date all of the Services thereunder have been fully completed and accepted by Nassau County, or (ii) until such time as such Work Authorization expires or is terminated in accordance with its terms or is terminated pursuant to Article 2 hereof. Consultant/Vendor acknowledges that all drawings, data, electronic files and other information required for this Work Authorization has been accepted by Consultant/Vendor. Specifically, all electronic files have been reviewed and accepted for the purposes of this Work Authorization.

RECOMMENDED AND APPROVED BY:

Department Head/Managing Agent:	<u>Elizabeth Backe</u>	<u>2/6/2025</u>
		Date
Procurement:	<u>Lanace Belmont</u>	<u>2/6/2025</u>
		Date
Office of Management & Budget:	<u>Chris Lacambra</u>	<u>2/6/2025</u>
		Date
County Attorney:	<u>Denise C. May, Esq., BCS</u>	<u>2/6/2025</u>
	<u>Denise C. May</u>	<u>Date</u>

IN WITNESS WHEREOF, the Parties have caused this Work Authorization to be executed by its duly authorized representatives, effective as of the last date below.

NASSAU COUNTY, FLORIDA



By: Taco E. Pope, AICP
 Its: Nassau County Manager
 Date: 2/6/2025

GAI CONSULTANTS, INC.

BY: P Sechler
 Print Name: Peter Sechler
 Title: Vice President
 Date: 2/6/2025

EXHIBIT "A"

GAI CONSULTANTS, Inc.
Work Order for Professional Services

Project Number: R230770.00 Work Order Number: 2

Project Name: Impact Analysis of Development Standards

Project Location: Nassau County, FL

The terms and conditions of the Professional Services Agreement for Professional Services, (hereinafter referred to as "AGREEMENT") between Nassau County, (hereinafter referred to as "CLIENT") and GAI Consultants, Inc (hereinafter referred to as "GAI") will govern the performance of the services described in this Work Order (hereinafter referred to as "WORK ORDER").

Project Description: This project will conduct a comparative analysis of proposed form-based codes along State Road 200/A1A in Nassau County, FL, and similar communities in Florida situated along 6-lane divided highways. The analysis will focus on communities that implement concepts such as overlays, new urbanism, and urban design techniques. Additionally, the study will examine the impacts of varying development approaches—comparing areas that have adopted higher development standards with those that have retained conventional Euclidean zoning approaches. The analysis will assess how these approaches influence factors such as aesthetics, sense of place, property values, and community identity, and how these factors contribute to positive or negative growth and development patterns. Ultimately, the study aims to identify key relationships between these communities and demonstrate how the Timber to Tides Design Overlay might likewise promote economic development and foster value-added growth patterns through its implementation.

Objectives

1. Case Study Examination: Compare and contrast communities along two 6-lane divided highways (or comparable) in Florida, focusing on those that have adhered to higher development standards and those that have taken a more relaxed approach.
2. Development Pattern Examination: Analyze the development patterns in both types of communities, noting the influence of design regulations, zoning codes, and planning strategies.
3. Impact Assessment: Assess the relationship between development standards and key community characteristics such as aesthetics, property values, sense of place, walkability, etc.
4. Site-Specific Comparison: Identify and analyze specific sites within the communities that illustrate the differences in development standards and outcomes.
5. Best Management Practices: Provide a set of best practices and recommendations based on the comparative findings, considering the broader implications for future development along the SR 200/A1A Corridor.
6. Market Feasibility: Quantify the long-term effect on growth and development that higher development standards have had on identified communities and draw connections back to the SR 200/A1A Corridor and the proposed overlay regulations.

GAI Scope of Services: GAI will perform the following services under this Work Order.

1. Community Selection and Data Collection
 - a. Select a range of communities located along two 6-lane divided highways in Florida that exhibit distinct differences in development approaches (higher standards, overlay, and/or form-based code vs. conventional zoning).
 - b. Gather data on zoning codes, form-based codes, overlays, planning strategies, and urban design techniques from each community.
2. Development Patterns Review
 - c. Conduct an in-depth review of the development patterns in each of the two communities, assessing how the communities have utilized design regulations and planning policies to guide development.
 - d. Compare and contrast areas with stricter development standards and more relaxed approaches to urban design.
3. Impact Assessment
 - e. Document the impacts of varying development standards on community characteristics such as visual appeal (aesthetics), sense of place, property values, and walkability.
 - f. Quantitative assessment of the two case study communities, including but not limited to, property values, market performance metrics, and employment/wage related economic growth patterns to ascertain the extent to which they may, or may not, be influenced by varying development standards.
4. Site-Specific Analysis
 - g. Identify key sites within the two case study communities that exemplify the differences in development standards.

GAI CONSULTANTS, Inc.
Work Order for Professional Services

- h. Document how development standards have affected the functionality, aesthetics, and market performance of these specific sites.
- 5. Recommendations and Best Practices
 - i. Compile the findings from the comparative analysis and develop a set of best practices to compare to the proposed Timber to Tides Regulations.
- 6. Impact Analysis
 - j. Connect the findings to the SR 200/A1A Corridor, demonstrating the extent to which implementation of the stronger development standards contemplated in the Timber to Tides Design Overlay might reasonably contribute to long-term employment and wage related economic growth and market position.
- 7. Final Report
 - k. Assist the county in preparing visual aids, including maps, charts, comparative tables, and presentation slides to clearly present the differences between the case study communities and the potential benefits of higher development standards.

County Assistance

The County will provide GAI all relevant data and documents pertaining to these tasks.

Schedule: Pursuant to the provisions of the AGREEMENT between GAI and CLIENT, GAI shall commence work upon receipt of a copy of this WORK ORDER executed by CLIENT. GAI shall endeavor to complete its services under this WORK ORDER within the schedule mutually agreed to with the County after execution by GAI and CLIENT, subject to excused delays occasioned by factors beyond GAI’s reasonable control. The work shall be completed by March 26, 2025.

Compensation: Total estimated cost of GAI’s services under this WORK ORDER is \$79,000.00, to be billed on an hourly basis including direct expenses.

Assumptions and Understandings: GAI’s Scope, Schedule and Compensation as set forth above have been based on the following assumptions and understandings:

- 1) CLIENT has provided all its requirements for GAI’s services under this WORK ORDER at the time this WORK ORDER is authorized.
- 2) CLIENT has provided all available information pertinent to GAI’s services, including previous reports/drawings/GIS data, etc. at the time this WORK ORDER is authorized. Unless otherwise noted, GAI may rely upon such information.
- 3) CLIENT will give GAI prompt notice whenever it observes or otherwise becomes aware of any development that affects the scope or timing of GAI’s performance.
- 4) CLIENT will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
- 5) Any of CLIENT’s other consultant(s)/contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
- 6) GAI’s compensation is based on receiving authorization to proceed with the services described in this WORK ORDER within 45 days. If authorization to proceed is not received within 45 days, GAI reserves the right to revise its compensation.

REQUESTED AND AUTHORIZED BY
NASSAU COUNTY

By _____
 Printed Name _____
 Title _____

OFFERED AND AGREED BY
GAI CONSULTANTS, INC.

By _____
 Printed Name _____
 Title _____

Attachments:

Exhibit A – Professional Services Agreement

END OF WORK ORDER

Certificate Of Completion

Envelope Id: 7A29192A-12F1-435E-BD69-28D64F4F75C5

Status: Completed

Subject: Contract No.: CM3585-WA02 Vendor Name: GAI Consultants \$79,000 Description: T2T Impact Analysis

Source Envelope:

Document Pages: 5

Signatures: 10

Envelope Originator:

Certificate Pages: 6

Initials: 2

Susan Gilbert

AutoNav: Enabled

sgilbert@nassaucountyfl.com

Envelopeld Stamping: Enabled

IP Address: 50.238.237.26

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Record Tracking

Status: Original

Holder: Susan Gilbert

Location: DocuSign

2/6/2025 7:35:41 AM

sgilbert@nassaucountyfl.com

Signer Events

Signature

Timestamp

Elizabeth Backe

ebacke@nassaucountyfl.com

Planning Director

Nassau County

Security Level: Email, Account Authentication (None)

Sent: 2/6/2025 7:46:31 AM

Viewed: 2/6/2025 7:55:04 AM

Signed: 2/6/2025 7:55:27 AM

Signature Adoption: Pre-selected Style

Using IP Address: 174.239.92.160

Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Tracy Poore

tpoore@nassaucountyfl.com

OMB Admin

Nassau County BOCC

Security Level: Email, Account Authentication (None)

Sent: 2/6/2025 7:55:29 AM

Viewed: 2/6/2025 8:45:30 AM

Signed: 2/6/2025 8:46:42 AM

Signature Adoption: Pre-selected Style

Using IP Address: 50.238.237.26

Electronic Record and Signature Disclosure:

Not Offered via Docusign

chris lacambra

clacambra@nassaucountyfl.com

OMB Director

Nassau County BOCC

Security Level: Email, Account Authentication (None)

Sent: 2/6/2025 8:46:45 AM

Viewed: 2/6/2025 10:04:04 AM

Signed: 2/6/2025 10:34:55 AM

Signature Adoption: Pre-selected Style

Using IP Address: 50.238.237.26

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Lanae Gilmore

lgilmore@nassaucountyfl.com

Procurement Director

Nassau County BOCC

Security Level: Email, Account Authentication (None)

Sent: 2/6/2025 10:34:58 AM

Viewed: 2/6/2025 10:53:30 AM

Signed: 2/6/2025 10:53:36 AM

Signature Adoption: Pre-selected Style

Using IP Address: 50.238.237.26

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Signer Events	Signature	Timestamp
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Peter Sechler
 p.sechler@gaiconsultants.com
 Vice President, GAI Consultants, Inc
 Security Level: Email, Account Authentication (None)



Signature Adoption: Drawn on Device
 Using IP Address: 130.41.41.46

Sent: 2/6/2025 10:53:38 AM
 Viewed: 2/6/2025 11:02:14 AM
 Signed: 2/6/2025 11:02:37 AM

Electronic Record and Signature Disclosure:
 Accepted: 2/6/2025 11:02:14 AM
 ID: 1aa5436c-e8e2-4109-b9ac-69275a01eaa4

Denise C. May, Esq., BCS
 dmay@nassaucountyfl.com
 County Attorney
 Nassau County BOCC
 Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style
 Using IP Address: 50.238.237.26

Sent: 2/6/2025 11:02:41 AM
 Viewed: 2/6/2025 11:04:59 AM
 Signed: 2/6/2025 11:05:21 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Taco Pope, AICP
 tpope@nassaucountyfl.com
 County Manager
 Nassau County BOCC
 Security Level: Email, Account Authentication (None)



Signature Adoption: Drawn on Device
 Using IP Address: 50.238.237.26

Sent: 2/6/2025 11:05:24 AM
 Viewed: 2/6/2025 11:05:59 AM
 Signed: 2/6/2025 11:06:05 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

BOCC AP
 boccap@nassauclerk.com
 Nassau County Clerk
 Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style
 Using IP Address: 12.23.69.254

Sent: 2/6/2025 11:06:07 AM
 Viewed: 2/7/2025 10:02:23 AM
 Signed: 2/7/2025 10:03:29 AM

Electronic Record and Signature Disclosure:
 Accepted: 2/4/2021 9:59:11 AM
 ID: 6238f06a-a4ad-4d45-a7f5-929d04629059

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Clerk Services
 BOCCclerkServices@nassauclerk.com
 Security Level: Email, Account Authentication (None)



Sent: 2/7/2025 10:03:31 AM
 Viewed: 2/7/2025 10:56:48 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Procurement procurement@nassaucountyfl.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 2/7/2025 10:03:32 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/6/2025 7:46:31 AM
Certified Delivered	Security Checked	2/7/2025 10:02:23 AM
Signing Complete	Security Checked	2/7/2025 10:03:29 AM
Completed	Security Checked	2/7/2025 10:03:32 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Nassau:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: bsimmons@nassaucountyfl.com

To advise County of Nassau of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at bsimmons@nassaucountyfl.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Nassau

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to bsimmons@nassaucountyfl.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Nassau

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to bsimmons@nassaucountyfl.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Nassau as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Nassau during the course of your relationship with County of Nassau.