

NASSAU COUNTY WORK AUTHORIZATION #16

Contract Number:	CM3490
Consultant/Vendor:	Environmental and Geotechnical Specialists, Inc.
Consultant/Vendor Contact Name:	Matthew R. Landschoot
Consultant/Vendor Contact Phone Number:	904-580-8501
Consultant/Vendor Contact Email Address:	Matt-landschoot@egs-us.com
Project Short Title:	Expanded Yulee Regional Park
Total Amount of Previous Work Authorizations:	\$246,990.33
Amount of this Work Authorization:	\$82,800.00
New Contract Amount including this Work Authorization:	\$329,790.33
Funding Source:	68075572-563716-C0149

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 120 days 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: Doug Podiak 7/23/2025
Date

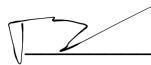
Procurement: Lanase Helmore 7/25/2025
Date

Office of Management & Budget: Chris Lacambra 7/23/2025
Date

County Attorney: Denise C. May, Esq., BCS 8/4/2025
Denise C. May Date
EM 8/4/2025

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.

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



By: Taco E. Pope AICP-ICMA-CM

Its: County Manager

Date: 8/4/2025

**ENVIRONMENTAL AND GEOTECHNICAL
SPECIALISTS, INC.**

BY Matthew R. Landschoot

Print Name: Matthew R. Landschoot

Title: Vice President

Date: 7/25/2025

Exhibit "A"
ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.

EGS Proposal No: 100-754-25

July 21, 2025

Nassau County Board of County Commissioners
96161 Nassau Place
Yulee, FL 32097



ATTN: Jason Brown, CPRP
Parks & Recreation Operations Manager

SUBJECT: Cost Proposal for Geotechnical and Environmental Services
Expanded Yulee Regional Park Alternative Concept
Nassau County Parcel Number: 50-3N-27-0000-0001-0380
Yulee, Florida

Dear Jason:

Attached is the Cost Estimate for Environmental and Geotechnical Specialists, Inc. (**EGS**) to perform the requested geotechnical design and environmental support services for the abovementioned Project. As requested, the below cost estimate is based on the following Scope of Services;

TASK A – Phase I Geotechnical Investigation (See Concept Figure)

- **EGS** will complete the attached Scope of Services in accordance with the Terms and Conditions that will be agreed to for this Contract. All work will be done in accordance with the understandings outlined in this Cost Proposal.

TASK B – Wetland Delineation Service

- **EGS** will conduct a wetland delineation on an approximately 102-acre parcel of land for the Yulee Regional Park. The wetland delineation will include the following:
 - Conduct a desktop review to evaluate potential wetlands and other surface waters within and adjacent to the project area;
 - Field verify wetlands present on the property and coordinate locations with the surveyor, to ensure wetland locations are incorporated into the plans;
 - Wetland Flags to be picked up by a Professional Land Surveyor to more accurately locate the wetland boundary; and
 - Preparation of a Wetland Assessment Report.

ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.

TASK C – Threaten and Endangered Species Survey Service

- **EGS** will conduct a threatened and endangered species survey on approximately 102-acre parcel of land for the Yulee Regional Park. The survey will include the following:
 - Conduct a desktop review to evaluate potential listed species within and adjacent to the project area;
 - In conjunction with the wetland delineation, a field review for potential listed species and/or their habitat present within the project area will also be conducted. If listed species are identified within the project area, photographic documentation and GPS coordinates will be collected and shared with the Client; and
 - Preparation of Threaten and Endangered Species Assessment Report.

The attached Scope of Services and costs are based on the following understandings:

- Environmental and Geotechnical Specialists, Inc. (**EGS**) will have access to the soil boring locations and have permission to be on-site;
- Bid assumes that **EGS** can perform the work between the regular business hours of Monday through Friday, 7:00 am to 5:00 pm;
- **EGS** is not responsible for obtaining necessary permits (excluding utility locate ticket), should they be required, for the proposed site;
- Costs have not been included for design services other than those outlined in the above Scope of Services;
- Groundwater Mounding Analysis of the proposed **SWMF** is to be performed by others;
- **EGS has approval and permission to clear a 10-foot-wide path to access our soil boring locations. The path will be cleared with a skid steer track unit with a mulching head attachment, and all brush and trees cleared will be mulched and placed on and around the proposed path. Care will be taken to avoid clearing larger trees (tree diameters in excess of 6 inches), but the Client understands that some larger trees will likely need to be removed to access the soil boring location. This cost proposal is based on the understanding that the Client or Owner has coordinated with the property owner and has obtained permission for us to clear, PRIOR to EGS mobilizing on site;**
- **Costs have not been included to coordinate site access/site approval / clearing approval with private property owners. In cases where access is needed on private property or when clearing a path is required on private property to access the boring locations, EGS will mobilize on-site to begin the field investigation after we have received something in writing from the Client or Owner authorizing us to proceed with the investigation;**
- The Client and the Owner understand that geotechnical rotary drill equipment causes an impact on grass and existing vegetation to access soil boring locations and to install soil borings as requested. Should the property

ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.

owner want the grass and/or landscaping restored to its existing conditions, it is the responsibility of Others to perform that service;

- Costs have not been included to evaluate the use of deep foundations;
- Foundation design of the proposed building is to be performed by others; and;
- Costs have only been included for the tasks outlined in the attached cost proposal, as directed by the **Client**;
- Surveyors will pick up wetland flags;
- All work will be conducted in accordance with the Contract that will be agreed to for this Project, should it be approved.

EGS estimates it can complete the attached Scope of Services for a Lump Sum amount of \$82,800.00.

EGS estimates it can complete the attached Scope of Services for the following Lump-Sum Amounts:

• TASK A – Geotechnical Investigation:	\$52,000.00
• TASK B – Wetland Delineation:	\$16,400.00
• <u>TASK C – Listed Species Assessment:</u>	<u>\$14,400.00</u>
• TOTAL – TASK's A through C:	\$82,800.00

Environmental and Geotechnical Specialists appreciates the opportunity to provide the attached Cost Estimate under **EGS's** continuing service contract with Nassau County. Authorization of this Cost Proposal can be accomplished by providing **EGS** a Contract for our review and signature.

If you have any questions concerning the costs, please call me. Thank you again for considering EGS for this Project.

Sincerely,

Environmental and Geotechnical Specialists, Inc.

Matt Landschoot

Matthew R. Landschoot, P.E.
Vice President / Senior Geotechnical Engineer

Attachment: **EGS Cost Proposal (7-21-2025)**
 Figure – Site Concept Plan/Boring Locations

ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.
PROJECT ESTIMATE - TASK A

PROJECT: EXPANDED YULEE REGIONAL PARK ALTERNATIVE	DATE: 7/21/2025
LOCATION: YULEE, FLORIDA	PROPOSAL: 100-754-25

CLIENT: NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS Page 1 of 1

TASK A: GEOTECHNICAL INVESTIGATION - BASED ON THE EXPANDED YULEE REGIONAL PARK
ALTERNATIVE CONCEPT PROVIDED (SEE FIGURE)

Scope of Services:

Clearing
Mobilize on Site
Based On 3 Days Of Clearing, To Access Soil Boring Locations.
Field
Mobilize on Site
Obtain Utility Clearance (Sr. Eng. Tech: 8 Hrs)
One (1) Proposed Restroom Facility - ~15,000 Sf (See Figure)
Based On Installing 2-15 Ft SPT Soil Borings In Footprint Of Restroom Facility, Based On The Restroom Facility Being Founded On A Shallow Foundation (30 Ft SPT)
One (1) Proposed Septic Drain Field (See Figure)
Based On 1-15 Ft SPT Soil Boring And 1-10 Ft Cased Hole "Piezometer" Test In The Footprint of Drain Field Location Outlined In The Attached Figure (15 ft SPT / 10 Ft Cased Hole)
Two (2) Proposed Storm Water Management Facility (SWMF) Ponds, < 1 Acre (See Figure)
Based On Installing 3-30 Ft SPT Soil Borings (1 Boring For Smaller Pond, 2 Borings for Larger Pond), And 3-10 Ft Cased Hole "Piezometer" Tests (1 Cased Hole For Smaller Pond, 2 Cased Hole for Larger Pond) In The Footprint Of Pond Locations Outlined In The Attached Figure (90 Ft SPT / 30 Ft Cased Holes)
Proposed Pedestrian Access (With Future Vehicle Access) (See Figure)
Based On Installing 1-10 Ft SPT Soil Boring In Footprint Of Pedestrian Access, In The Footprint Of Location Outlined In The Attached Figure (10 Ft SPT)
One (1) Proposed Parking Facility (See Figure)
Based On Installing 1-10 Ft SPT In Footprint Of Parking Facility (10 Ft SPT)
Proposed Access Road to Parking Facility (See Figure)
Based On Installing 1-10 Ft SPT In Footprint Of Access Road (10 Ft SPT)
Three (3) Proposed Soccer Fields With Two (2) Pavillion Structures (See Figure)
Based On Installing 3-10 Ft SPT Soil Boring In The Footprint Of Proposed Soccer Field and Pavillion Structures Area To Evaluate If Groundwater Issues Will Effect The Performance Of The Facility (30 Ft SPT)
Laboratory (Classification and Uniformity)
Particle Size Analysis Every 10 Feet (20 Tests)
Plastic Limit and Liquid Limit Every 20 Feet (10 Tests)
Organic Test Every 20 Feet (10 Tests)
Report
Prepare a Geotechnical Report, Including:
Subsurface Materials Encountered
Measured Groundwater and Estimated "Normal" Seasonal High Groundwater
Geotechnical Plan Sheet For Inclusion In Construction Plan Set
Restroom Facility: Geotechnical Design Parameters And Allowable Bearing Capacity For Shallow Foundations and Geotechnical Design Parameters For Proposed Structures
Drain Field: Provide Geotechnical Design Parameters (Horizontal and Vertical Permeability Rates, Porosity, Saturation) For Design Of Septic Drain Field (Note: Design of Septic Drain Field Performed By Others)
SWMF (2): Provide Geotechnical Parameters, Including Horizontal and Vertical Permeability Estiamtes, Porosity Saturation, and Other Parameters Needed In Order To Perform The Groundwater Modeling
Note: Costs Have Not Been Included To Provide Design Infiltration Rate of SWMF
Pedestrian Access: Over-Excavation Recommendations (If Any), And Compaction Recommendations For Proposed Roadway
Parking Facility: Over-Excavation Recommendations (If Any), And Compaction Recommendations For Proposed Roadway
Access Road to Parking Facility: Over-Excavation Recommendations (If Any), And Compaction Recommendations For Proposed Roadway
Soccer Fields (3)/Pavillions (2): Evaluate If Groundwater Issues Will Effect The Performance Of Each Facility/Structure

LABOR CATEGORY	UNITS	NO. OF UNITS	COST/UNIT	COST
MAT Senior Engineer	Hour	32	\$215.16	\$6,885.12
MAT Engineer	Hour	32	\$133.94	\$4,286.08
MAT Engineering Intern	Hour	80	\$87.92	\$7,033.60
MAT CADD / Computer Technician	Hour	80	\$97.69	\$7,815.20
Total Labor			\$26,020.00	
FIELD CATEGORY				
UTILITY CLEARANCE				
MAT Senior Engineering Technician	Hour	8	\$118.90	\$951.20
MOBILIZATION				
Drill Rig - Truck Mounted	Each	1	\$636.54	\$636.54
Clearing Equipment	Each	1	\$742.63	\$742.63
DRILLING				
Drill Crew Support Vehicle	Day	2	\$318.27	\$636.54
SPT - Truck - 0-50 Ft	LF	195	\$19.10	\$3,724.50
Grout Boreholes - Truck - 0-50 Ft	LF	195	\$8.49	\$1,655.55
Extra SPT Samples - Truck - 0-50 Ft	Each	39	\$72.14	\$2,813.46
CLEARING				
Clearing Equipment - Mulching Attachment (Equipment Only)	Day	3	\$2,652.25	\$7,956.75
Chainsaw - (Equipment Only)	Day	3	\$159.14	\$477.42
FIELD PERMEABILITY TESTING / PIEZOMETERS				
Field Permeability - 0-10 Ft - Piezometer (Cased Hole) Method	Each	4	\$424.36	\$1,697.44
2-Inch Temporary Piezometer Installation - 0-50 Ft	LF	40	\$49.86	\$1,994.40
Total Field			\$23,286.43	
LABORATORY CATEGORY				
Particle Size Anyls AASHTO T88 (No Hydrometer)	Test	20	\$99.72	\$1,994.40
Liquid Limit AASHTO T89	Test	10	\$60.47	\$604.70
Plastic Limit & Plasticity Index AASHTO T90	Test	10	\$60.47	\$604.70
Organic Content Ignition FM 1 T-267	Test	10	\$45.62	\$456.20
Corrosion Series FM 5-550 through 5-553	Test	2	\$291.75	\$583.50
Total Laboratory			\$4,243.50	
			SUBTOTAL	\$53,549.93
			TASK A - LUMP-SUM TOTAL:	\$52,000.00

NOTE: ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS
AGREED TO FOR THIS CONTRACT.

ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.
PROJECT ESTIMATE - TASK B AND C

PROJECT: EXPANDED YULEE REGIONAL PARK ALTERNATIVE
LOCATION: NASSAU COUNTY, FLORIDA

DATE: 7/21/2025
PROPOSAL: 100-754-25

CLIENT: NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

TASK B AND C: ENVIRONMENTAL SUPPORT SERVICES - BASED ON THE EXPANDED YULEE REGIONAL PARK ALTERNATIVE CONCEPT PROVIDED (SEE FIGURE)
WETLAND DELINEATION AND THREATENED AND ENDANGERED SPECIES SURVEY

Scope of Services:

TASK B - WETLAND DELINEATION

- Perform a Desktop Review
- Conduct a Field Review to Delineate Wetlands and Other Surface Waters within Project Area (~102 ac)
- Share Wetland Aerials with Design Team and Surveyor
- Prepare a Wetland Delineation Report
- Review Plan Set

TASK C - THREATENED AND ENDANGERED SPECIES SURVEY

- Perform a Desktop Review
- In Conjunction with Task B, Conduct a Field Review of Species within Project Area (~102 ac)
- Document Species Identified within Project Area
- Share Identified Species with Design Team
- Prepare a Threatened and Endangered Species Survey Report

Permitting Efforts are Not Included

UNIT RATES ARE NEGOTIATED, PLUS 3% ESCALATOR FOR 2025

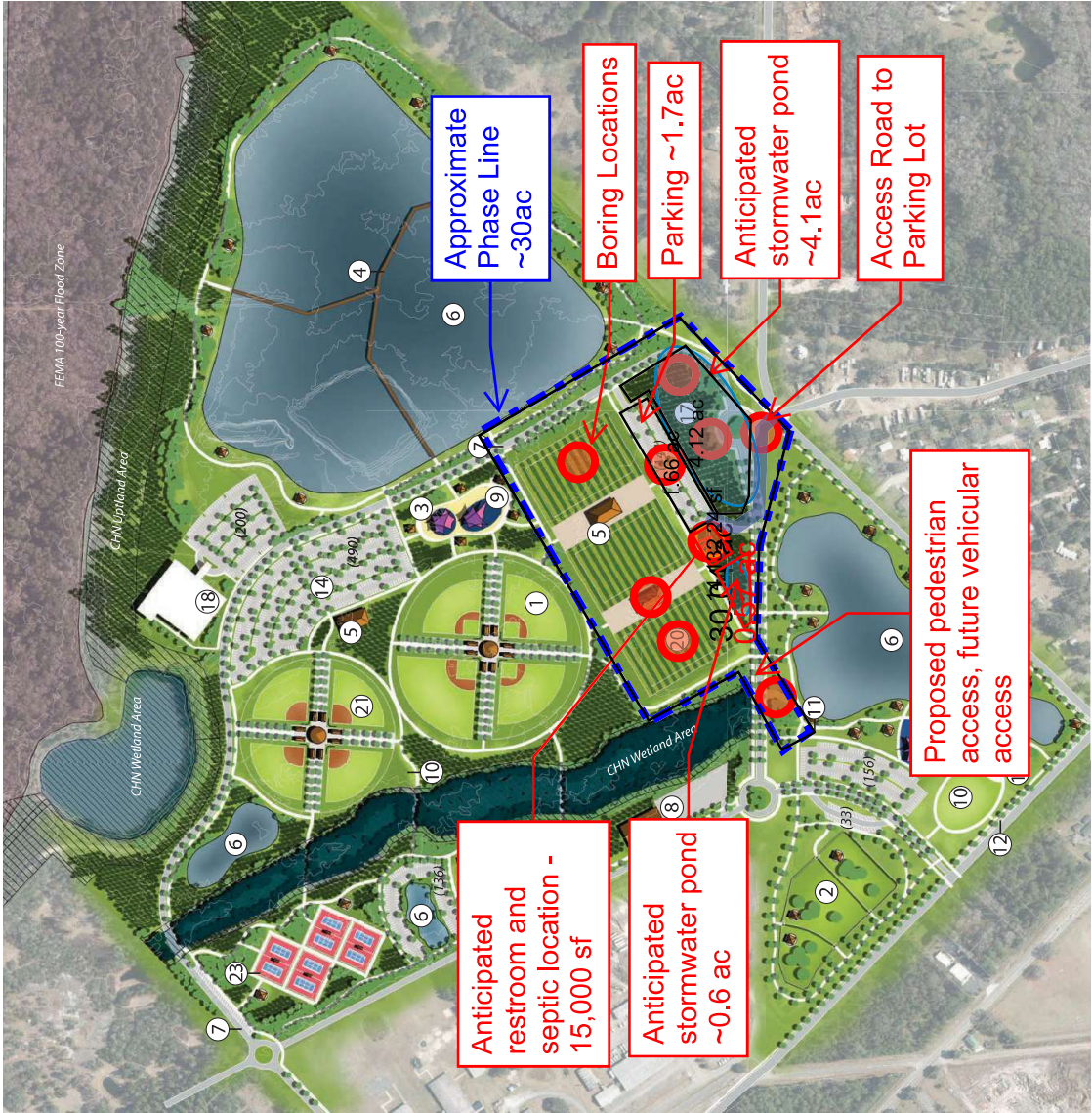
		UNITS	NO. OF UNITS	COST/UNIT	COST
ENVIRONMENTAL SERVICES					
TASK B - WETLAND DELINEATION					
MAT Chief Engineer	Hour	2		\$198.90	\$397.80
MAT Engineering Intern	Hour	55		\$87.93	\$4,836.15
MAT CADD / Computer Technician	Hour	16		\$97.69	\$1,563.04
Senior Environmental Scientist	Hour	72		\$145.80	\$10,497.60
Task B Total - Wetland Delineation				\$17,294.59	
TASK C - THREATENED AND ENDANGERED SPECIES SURVEY					
MAT Chief Engineer	Hour	2		\$198.90	\$397.80
MAT Engineering Intern	Hour	45		\$87.93	\$3,956.85
MAT CADD / Computer Technician	Hour	12		\$97.79	\$1,173.48
Senior Environmental Scientist	Hour	66		\$145.80	\$9,622.80
Task C Total - Threatened and Endangered Species Survey				\$15,150.93	

TASK B - SUBTOTAL: \$17,294.59

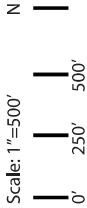
TASK C - SUBTOTAL: \$15,150.93

TOTAL - TASK's B AND C - LUMP SUM TOTAL: \$30,800.00

NOTE: ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS AGREED TO FOR THIS CONTRACT.



Expanded Yulee Regional Park Alt.
Conceptual Park Site Master Plan



Certificate Of Completion

Envelope Id: 785A20E1-1189-46BD-9F31-753ABD27867F

Status: Completed

Subject: CM3490-WA16 Environmental and Geotechnical Specialists, Inc. \$82,800

Source Envelope:

Document Pages: 9

Signatures: 10

Envelope Originator:

Certificate Pages: 6

Initials: 4

Keesha Deetlefs

AutoNav: Enabled

kdeetlefs@nassaucountyfl.com

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bdden@nassaucountyfl.com

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Nassau County BOCC

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Doug Podiak

dpodiak@nassaucountyfl.com

Facilities Director

Nassau County BOCC

Security Level: Email, Account Authentication
(None)

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Tracy Poore

tpoore@nassaucountyfl.com

OMB Admin

Nassau County BOCC

Security Level: Email, Account Authentication
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Signed: 7/23/2025 1:52:53 PM

Electronic Record and Signature Disclosure:

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chris lacambra

clacambra@nassaucountyfl.com

OMB Director

Nassau County BOCC

Security Level: Email, Account Authentication
(None)

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Signer Events	Signature	Timestamp
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Matthew R. Landschoot matt.landschoot@egs-us.com Vice President Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 7/25/2025 11:57:19 AM ID: 92ba452d-981c-4fa1-8f14-f5f7be5e0f52	 Signature Adoption: Pre-selected Style Using IP Address: 142.190.122.182	Sent: 7/25/2025 8:44:46 AM Resent: 7/25/2025 9:00:44 AM Viewed: 7/25/2025 11:57:19 AM Signed: 7/25/2025 11:59:39 AM
Elizabeth Moore emoore@nassaucountyfl.com Assistant County Attorney Nassau County Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	 Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	Sent: 7/25/2025 11:59:42 AM Viewed: 7/28/2025 1:58:57 PM Signed: 8/4/2025 8:34:45 AM
Denise C. May, Esq., BCS dmay@nassaucountyfl.com County Attorney Nassau County BOCC Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	 Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	Sent: 8/4/2025 8:34:48 AM Viewed: 8/4/2025 8:35:55 AM Signed: 8/4/2025 8:36:10 AM
Taco Pope, AICP tpope@nassaucountyfl.com County Manager Nassau County BOCC Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	 Signature Adoption: Drawn on Device Using IP Address: 50.238.237.26	Sent: 8/4/2025 8:36:13 AM Viewed: 8/4/2025 10:19:30 AM Signed: 8/4/2025 10:19:50 AM
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Notary Events	Signature	Timestamp
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Certified Delivered	Security Checked	8/5/2025 9:16:38 AM
Signing Complete	Security Checked	8/5/2025 9:20:40 AM
Completed	Security Checked	8/5/2025 9:20:44 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, County of Nassau (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

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.

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Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

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