

NASSAU COUNTY WORK AUTHORIZATION #08

Contract Number:	CM3501
Consultant/Vendor:	Pond & Company
Consultant/Vendor Contact Name:	Stephen Harrill
Consultant/Vendor Contact Phone Number:	(904) 647-4877
Consultant/Vendor Contact Email Address:	HarrillS@pondco.com
Project Short Title:	Old Sheriff Admin Site, SR 200, and William Burgess Blvd. Intersection Improvements
Total Amount of Previous Work Authorizations:	\$1,197,222.81
Amount of this Work Authorization:	\$498,666.40
New Contract Amount including this Work Authorization:	\$1,695,889.21
Funding Source:	04073519-563365 NCPP2

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 thirty (30) 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: Robert Companion 8/1/2025
Date

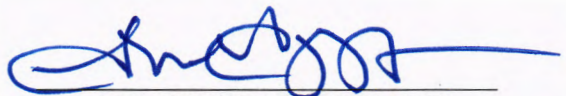
Procurement: Lanass Helms 8/6/2025
Date

Office of Management & Budget: Chris Lacambra 8/5/2025
Date

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

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**

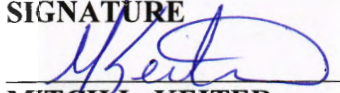


By: A.M. "HUPP" HUPPMANN

Its: Chairman

Date: 8-20-25

**ATTEST TO CHAIR'S
SIGNATURE**



MITCH L. KEITER

Its: Ex-Officio Clerk

POND & COMPANY CORPORATION

By: Stephen Harrill

Print Name: Stephen Harrill

Title: Director

Date: 8/6/2025



EXHIBIT "A"

1200 Riverplace Boulevard, Suite 600
Jacksonville, FL 32207
T: 904.543.0400

July 30, 2025

Scott Pedigo, P.E., PTOE, RSP1
Senior Project Manager
Nassau County Capital Projects Management
96161 Nassau Place
Yulee, FL 32097

Re: Task Order #8: William Burgess Roundabout and SR 200 Roadway Modifications.

Pond is pleased to provide Nassau County with a proposal for engineering the design of the roundabout at William Burgess Road and related roadway modifications along SR 200. The main features of the design will include installation of a new roundabout along William Burgess Boulevard, a new road connecting the roundabout north to SR 200, median and intersection modifications along SR 200 from Wildlight Ave to East of Floco Avenue and widening of Floco Avenue. The roundabout will be located along William Burgess Road at the storage unit business entrance. Through design we will accommodate the long-term plan of widening William Burgess Blvd to a 4-lane roadway and development of the Old Sheriff Site. The addition of the roundabout will require right-of-way acquisition, lighting, landscaping, signalization work, drainage, signing and marking, and pedestrian facilities. The design will consider impacts to right-of-way, wetlands, constructability, and construction cost. Procore Interface: Consultant is required to interface with Nassau County, its agents, and the construction team via the Procore construction management software platform for all submittals, RFIs, change orders, meeting minutes, and other communications and documentation, ensuring a centralized and efficient project management process during all phases of the project.

SCOPE

Task 1: Base Data Collection (DRMP, EGS, Pond)

Task 1A: Survey (DRMP)

Pond's subconsultant DRMP will develop an existing conditions, topographic, boundary and tree survey for the project area. Specifics include:

- Establishing primary and secondary horizontal control as needed. Referenced to existing SAM survey.
- Establishing primary and secondary vertical control as needed. Referenced to existing SAM Survey
- Establishing alignment and right of way lines for SR200 and William Burgess Blvd
- 3D topographic survey to be merged with the existing SAM Survey for the following areas: SR200 1100 feet (median to first lane line north and south), Floco Ave (from first lane line to 325 feet north)(from west RW to face east sidewalk), Wildlight Ave/William Burgess Intersection(from 25 feet north of median bullnose), Wildlight - to 25 feet south of median bullnose William Burgess)(RW to RW)(250 feet), William Burgess Blvd (from 25 feet north of end existing sidewalk southeast for 850 feet), Area north of William Burgess
- We estimate that 10 drainage structures will be surveyed. DRMP will also collect upstream and downstream pipe inverts, pie sizes, materials, and structure details.

Task 1B: Subsurface Utility Engineering (SUE)(DRMP)

Pond's subconsultant DRMP will conduct SUE for the project area (see figure 1). Specifics include:

- Level B for 1100 feet along SR 200 to cover the signal foundations and ped crossing poles at the Floco Ave intersection and the new connector road to William Burgess of the south side of SR200 between UF and Nassau County properties.
- Level A for the SR 200 intersections at Floco Ave and new connector road to William Burgess
- 9 mast arm foundations
- 8 pedestrian pole foundations
- Level B for SR200 and William Burgess Intersection (NE corner, middle of intersection and SW corner)
- Level A for SR 200 at William Burgess for 4 PED Poles - 2 per day (2 days)
- Level B for 925 feet along William Burgess for proposed roundabout

Task 1C: Right-of-Way Mapping (DRMP)

DRMP will provide the following RW Mapping services for this project as a subconsultant to Pond.

- Prepare 2 Parcel sketches 4 to 6 pages each
- Prepare 2 Legal descriptions

Task 1D: Geotechnical Field Services: (EGS)

Pond's subconsultant EGS will provide geotechnical services identified in Tasks 1D, 1E, and 1F. Field services will include:

- Clear Path to Soil Borings (Clearing Machine / ATV Drill) (1 Day)
- Multi-Use Trail (1,600 Ft): Install 1-5 Ft Hand Auger On 100 Ft Centers (16-5 Ft / 80 Ft)
- Roadway Survey (1,500 Ft): Install 1-10 Ft SPT Boring On 100 Ft Centers (15-10 Ft / 150 Ft)
- SWMF (1 SWMF / ~ 1 Acre): Install 2-30 Ft SPT Borings And 1-10 Ft Cased Hole Test In Footprint Of SWMF
- Mast Arm Structures (9): Install 9-30 Ft SPT Borings at Mast Arm Locations (270 Ft SPT)
- Pavement Survey (3): Perform 3 Pavement Cores at Locations chosen by Pond.

Task 1E: Geotechnical Laboratory -Classification and Uniformity (EGS):

- Particle Size Analysis Every 10 Feet (56 Tests)
- Plastic Limit and Liquid Limit Every 20 Feet (23 Tests)
- Organic Test Every 20 Feet (23 Tests)
- Corrosion Test (1-Roadway + 9-Mast Arms = 10 Tests)

Task 1F: Geotechnical Report (EGS)

- Subsurface Materials Encountered
- Measured Groundwater
- Estimated "Normal" Seasonal High Groundwater
- Multi-Use Trail (1,600 Ft): Over-Excavation Recommendations (If Any), And Compaction Recommendations for Proposed Multi-Use Trail
- Roadway (1,500 Ft): Over-Excavation Recommendations (If Any), And Compaction Recommendations for Proposed Roadway
- SWMF (1): Provide Geotechnical Parameters, Including Horizontal and Vertical Permeability Estimates, Porosity, Saturation, and Other Parameters Needed In Order To Perform The Groundwater Modeling
- Mast Arms (9): Provide Geotechnical Design Parameters for design of signal pole and mast arm foundations. Provide Guidance as to whether FDOT "Standard" drilled shaft foundations can be

Utilized at these locations, or whether specialized foundations will be required at one or more locations

- Pavement Survey (3): Provide Existing Asphalt Thickness, Base Thickness, and Subgrade Thickness At 3 Locations and Provide Existing Structural Number

Task 1G: FDOT Intersection Control Evaluation (ICE) Coordination (Pond)

It is understood that FDOT will address all ICE and traffic analysis required. To ensure design properly addresses the recommendations from the traffic analysis, the consultant team will engage with Nassau County and FDOT staff. Coordination will include:

- Review of the FDOT ICE and Traffic Analysis.
- One virtual meeting with Nassau County and FDOT to present findings and recommendations

Deliverables

- Electronic Topographic Survey
- Geotechnical Report
- Review of ICE documentation and Traffic Analysis provided by FDOT

Task 2: Schematic Design (30%)

Task 2A: Kickoff Meeting

Pond will prepare and attend a kick-off meeting to discuss the project goals and determine the lines of communication.

Task 2B: Schematic Design Plans

The preliminary design will update the provided concept design based on the additional survey collected and traffic analysis completed in Phase I.

Schematic design plans deliverable will include:

- Roadway Plans
- Roadway Profiles
- Roadway Cross Sections
- Roadway Pavement Design
- Preliminary Construction Staging Plan
- Drainage Profiles
- Signing and Marking Plans
- Schematic Lighting Plans and Photometrics
- Preliminary Photometric Documents
- Preliminary Signalization Design Plans and Details (SR 200)
- Roundabout Schematic Design

Task 2C: Utility Coordination

Pond will provide 30% Plans to Utility Agencies/Owners (UAOs) for markups of existing facilities.

Task 2D: Drainage and MS4

Pond will identify drainage patterns and outfalls. Pond will provide preliminary drainage layouts and profiles as part of the 30% plans.

Task 2E: Preliminary Signalization Design

Pond will design the signalization plans to a preliminary level for the 30% submittal. The design plans will be prepared conforming to AASHTO, Manual on Uniform Traffic Control Devices (MUTCD), Nassau County, and Florida Department of Transportation (FDOT) requirements and standards, as appropriate. Signal design items are limited to (2) new signalized intersections along SR 200 at the new roundabout approach and Floco Ave and (1) modified existing signalized intersection at SR 200 and William Burgess Blvd/Wildlight Ave. The signals will be interconnected with each other and the immediate adjacent signals.

Task 2F: Structural Analysis

The County is improving three intersections which require installing mast arms for new signals. The design of the proposed structures will be performed in accordance with LRFD Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals, 1st Edition (2015) with the 2017, 2018, 2019, 2020, and 2022 interims as modified by Volume 3 of January 2025 FDOT Structures Manual. The proposed new mast arm assembly will conform to FDOT FY 2025-26 Standard Plans Index Nos. 649-030 and 649-031. Design of the new structures will be performed using the FDOT's MastArm v2.0 Mathcad design software.

Task 2G: Nassau County Submittal

Pond will submit the schematic design plans to the county for comment/approval. Pond will respond to one compiled list of comments from county reviewers and incorporate appropriate comments from that compiled list into the plans. As part of the compiled comments, we anticipate one round of comments.

Deliverables

- One Kickoff Meeting with Nassau County
- Schematic Design Plans (See Hourly Breakdown Detail in the Attached Manhour Estimate)
- 30% Autodesk Civil 3D CAD files (Some disciplines will be converted from Bentley OpenRoads Designer)
- First Utility Submittal
- Monthly Progress Reports

Task 3: Preliminary Design (60%)**Task 3A: Project Meetings**

- Status Updates/Monthly Progress Reports – We plan to attend monthly status meetings during this phase and provide monthly progress reports.

Task 3B: Preliminary Design Plans

The preliminary design will update the 30% Schematic Design Plans based on county comments. Design will be further developed based on approved schematic design. Preliminary design plans deliverable will include:

- Roadway Plans
- Roundabout Grading Plan
- Roadway Profiles
- Roadway Cross Sections
- Construction Staging Plan
- Drainage Profiles
- Utility Plans
- Signing and Marking Plans

- Lighting Plans
- Photometric Documents
- Voltage Drop Calculations
- Load Calculations
- Schematic Landscape Plan, Plant Palette, Hardscape Plan
- Signalization Design Plans and Details (SR 200)

Task 3C: Utility Coordination

Utility Markups from UAOs will be incorporated into the preliminary design plans. SUE investigations will be documented in the plans as well. Coordination with UAOs to accommodate existing facilities.

Task 3D: Drainage and MS4

Drainage and MS4 Report – Pond will prepare a drainage and stormwater management report to document the flows and stormwater design of this project. Permanent Stormwater Management features will be limited to those that provide water quality due to limited right of way.

Task 3E: Preliminary Opinion of Probable Cost (OOPC)

Pond will create the OOPC based on the updated set of plans.

Task 3F: Nassau County Submittal

Pond will submit the preliminary design plans to the county for comment/approval. Pond will respond to one compiled list of comments from county reviewers and incorporate appropriate comments from that compiled list into the plans.

Deliverables

- Monthly Progress meetings
- Preliminary Design Plans (See Hourly Breakdown Detail in the Attached Manhour Estimate)
- 60% Autodesk Civil 3D CAD files. (Some disciplines will be converted from Bentley OpenRoads Designer)
- Preliminary Cost Estimate
- Monthly Progress Reports

Task 4: Construction Plans/Documents (90% and 100%)**Task 4A: Project Meetings**

- Status Updates/Monthly Progress Reports – We plan to attend monthly status meetings during this phase and provide monthly progress reports.

Task 4B: Construction Plans

The construction drawings will update the 60% Preliminary Design Plans based on county comments. Design and Construction Details will be further developed. Construction Plans deliverable will include:

- Roadway Plans
- Roundabout Grading Plan
- Roadway Profiles
- Roadway Cross Sections
- Construction Staging Plan
- Drainage Profiles and Final MS4 Report

- Utility Plans
- Signing and Marking Plans
- Lighting Plans
- Photometric Documents
- Voltage Drop Calculations
- Load Calculations
- Landscape Plan, Hardscape Plan, Details
- Signalization Design Plans and Details (SR 200)
- Environmental Permitting (See Task 5)

Task 4C: Utility Coordination:

Existing UAO facilities and UAO relocations will be shown on the construction plans.

Task 4D: Updated Preliminary Opinion of Probable Cost (OOPC)

Pond will update the OOPC based on the updated set of plans.

Task 4E: Nassau County Submittal: Pond will submit the preliminary design plans to the county for comment/approval. Pond will respond to one compiled list of comments from county reviewers and incorporate appropriate comments from that compiled list into the plans.

Deliverables

- Monthly Status Meetings
- Signed and Sealed Construction Plans (See Hourly Breakdown Detail in the Attached Manhour Estimate)
- 100% Autodesk Civil 3D Cadd Files. (Some disciplines will be converted from Bentley OpenRoads Designer)
- Final Construction Cost Estimate
- Special Provisions
- Monthly Progress Reports

Task 5: Environmental Permitting (EGS)

The purpose of the environmental support services is to verify wetland impacts identified within the project corridor and coordinate with the design team for environmental commitments that have been made with regulatory agencies (U.S. Army Corps of Engineers [USACE], US Fish and Wildlife [USFWS], etc.), and to prepare the environmental permit packages for submittal to the state and federal regulatory agencies. All work will be performed in accordance with the standards and practices of the FDOT Standards.

Task 5A: Wetland Delineation

- Field verify the presence of wetlands on the property and coordinate their locations with the surveyor, ensuring that wetland locations are incorporated into the plans.
- Based on one mobilization and one field delineation.

Task 5B: Regulatory Review

- Conduct a virtual meeting with regulatory agencies to ensure proper permitting is performed for the project.
- Meet with regulatory agency on-site to review wetland locations for concurrence.

Task 5C: SHPO Coordination

- Preparation of a “No Effect” letter submitted to the State Historic Preservation Office

Task 5D: Permitting Services

- Review updated plans and prepare the following permitting packages based on the project consisting of a new connection and also the anticipated wetland and/or OSW impacts:
- One (1) anticipated Individual Environmental Resource Permit (ERP) for the St. John’s River Water Management District (SJRWMD).
- One (1) anticipated Nationwide Permit for USACE
- One (1) Uniform Mitigation Assessment Method (UMAM) Evaluation for mitigation, if required.
- Prepare Figures needed for permit submittals, including Site Location Maps, Aerial View Maps, USGS Topographic Maps, FLUCCS Maps, Soil Survey Maps, FEMA Maps, and National Wetlands Inventory Maps.
- Prepare Responses to regulatory agencies Request for Additional Information.
- Coordinate, submit, and obtain approval of an Individual Permit from the St. Johns River Water Management District (SJRWMD) and Section 404 Permitting through the U.S. Army Corp of Engineers (USACE).

Estimated cost for Individual Permit fee is \$2,100.00 for projects with less than 3 acres of work in wetlands. Any wetland mitigation fees (if warranted) are to be paid for by Others (mitigation costs TBD).

Task 6: Bid Phase Services

Pond will support Nassau County in the preparation of bid documents for Contractor bidding. Pond services are limited to the following:

- Bid Form Tabulation – Bid Items and Quantities
- Specifications
- Response to Contractor Questions during Bidding Phase
- Review / Comment on Bids Received

Task 7: Post Design Services/CA Services

Provide post-design services including submittal reviews, RFI responses, site visits and observations as necessary, change order evaluation, participation in construction meetings, punch list development, as-built documentation review, commissioning support, and certificate of occupancy assistance as needed. Procure Interface: Consultant is required to interface with Nassau County, its agents, and the construction team via the Procure construction management software platform for all submittals, RFIs, change orders, meeting minutes, and other construction administration communications and documentation, ensuring a centralized and efficient project management process.

ASSUMPTIONS / QUALIFICATIONS / EXCLUSIONS

- FDOT will perform all ICE and appropriate Traffic Analyses in coordination with the county. Those items have been removed from this scope.
- Written specifications are not included. All specifications will be shown in the form of notes on plan sheets.
- Balance earthwork is not guaranteed, borrow site design is not included if import fill is required.
- Permitting shall consist of preparing plans and associated forms/documents limited to the items listed in the scope. Pond shall prepare responses/revise design to address review comments provided by local and state agencies.

- Contractor shall be responsible for filing the CGP NOI/NOT.
- Proposed roundabout location and configuration will be set prior to progressing the design plans. Any change to the alternate after alternate is selected will result in re-work.
- Any revisions requested by the owner that change the design from that which was approved after acceptance of each design stage milestone will be considered additional services and require a contract revision.
- Services not specifically included in the proposal are deemed to be excluded and considered additional / out of scope services, which will require a change order prior to commencement of any additional work.
- Any estimates as to costs are based on industry experience and Pond is not responsible for changes in market conditions that affect construction, material, or maintenance costs. Any changes to the project or additional expenses associated with same will not be the responsibility of Pond under this Agreement.
- Nassau County will provide access to site for Pond and its subconsultants during engineering period. Pond will notify Nassau County prior to entering site.
- Design services will include one photometric submittal. Photometric target criteria and analysis methods will conform to Illumination Engineering Society (IES) RP 8-18 and FDOT Design Manual.
- Design services include cost estimates for electrical work communicated by design documents at each electrical design submittal. Estimates will be created using line items and associated costs included in the Florida Department of Transportation Basis of Estimates and Item Mean Summary.
- Design will adhere to FDOT and Nassau County lighting requirements.
- EGS is not responsible for obtaining necessary permits (excluding utility locate ticket), should they be required, for the proposed site; and,
- Groundwater Mounding Analysis (the determination of horizontal and vertical design infiltration rates) of the proposed SWMF is to be performed by others.
- A 10 Ft wide path is required to access soil boring locations. Limited tree/brush removal will be required.
- 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 Owner authorizing us to proceed with the investigation.
- Pavement Design for new construction areas will meet the pavement design requirements in the Nassau County Roadway and Drainage Standards Article 11 Section 11.5. Assuming a minor collector, this would be 12in Stabilized subgrade, 8in Base course, 1.5in surface course. For the concrete pavement we would use 10" concrete pavement for SR 200.
- Pavement Design for reconstruction areas will be designed based on existing pavement cores.
- Costs are based on preparing two permit packages (one to SJRWMD and one to USACE).
- Costs are based on two pre-application meetings.

SCHEDULE

A final schedule will be determined, and Pond will develop a project plan developed upon notice to proceed. Work on this contract is to be completed **32 months (975 days)** from Contract begin date. Estimate Milestone Dates are listed below:

Milestone	Estimated Date	Duration (Months)	Duration (Total Days)
Contract Begin Date - Design	8/15/2025	14	426
Initial OOPC Date	2/11/2026		
Begin Bidding/Construction Phase	10/15/2026	18	549
Contract End Date - Construction Complete	4/16/2028		

FEE STRUCTURE

This is an Hourly, Not to Exceed Contract. Pond shall receive compensation for the above-described responsibilities as broken out below and the attached fee spreadsheet. Fees are to be billed monthly based on billed hours at approved rates. Design schedule will be submitted with each invoice.

Task 1 – Base Data Collection	\$212,181.36
Task 2 – Schematic Design Plans (30%)	\$53,735.94
Task 3 – Preliminary Design Plans (60%)	\$93,749.45
Task 4 – Construction Plans (90/100%)	\$92,092.46
Task 5 – Environmental Permitting	\$18,069.23
Task 6 – Bid Phase Services	\$9,129.04
Task 7 – Post Design/CA Services	\$19,708.92
Fee Total	\$498,666.40

We appreciate the opportunity to provide these services to you. We look forward to working with you on this project.

Sincerely,



Christian Morales, PE
Project Manager

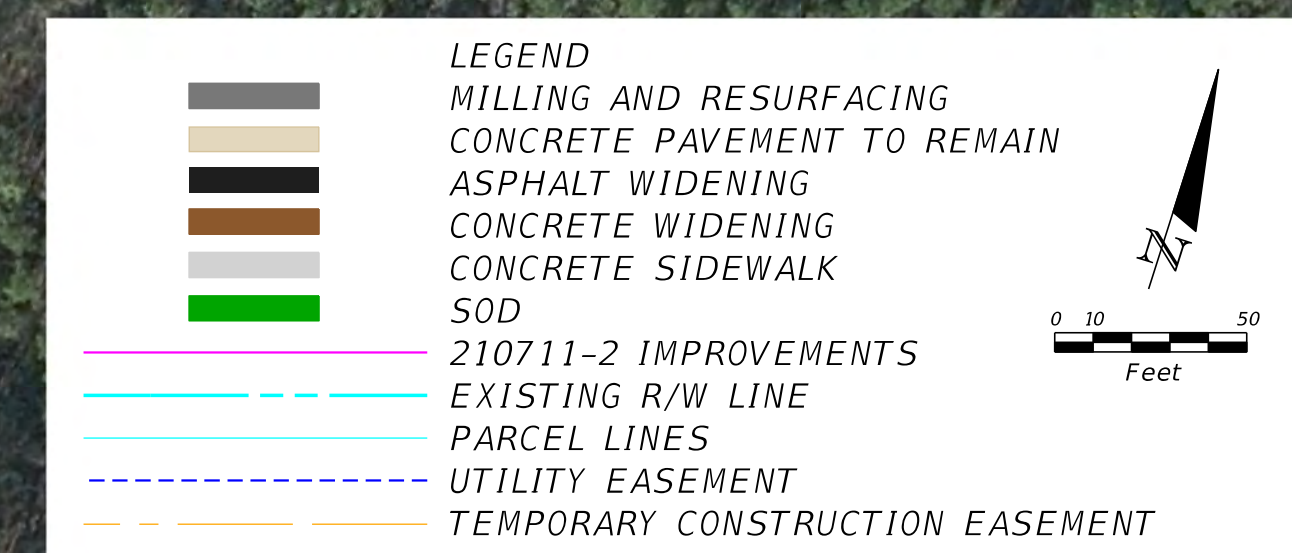


Richard Fangmann
Vice President

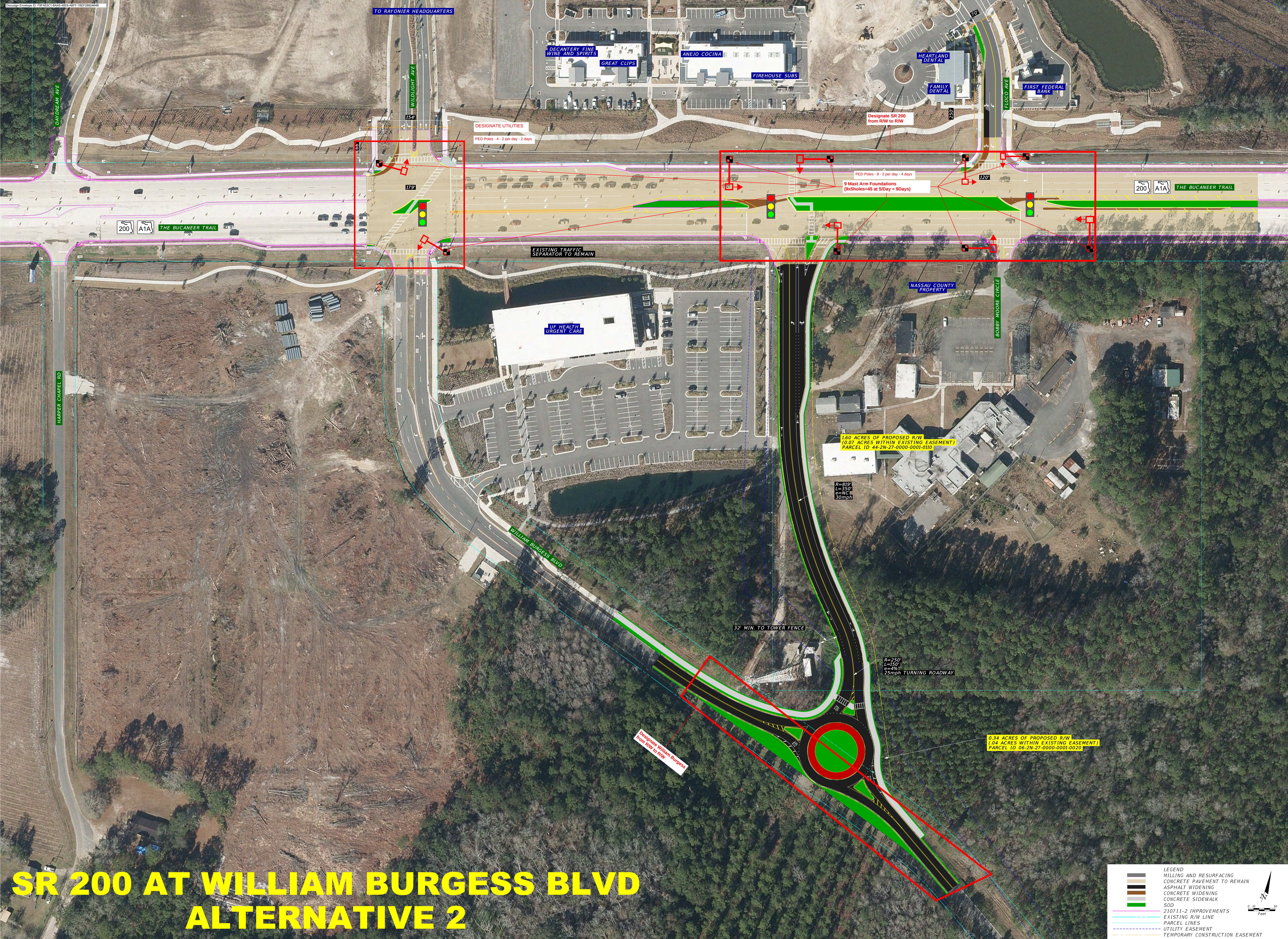
Attachments:

- Attachment 1: Fee Estimate Breakdown
- Attachment 2: Concept Graphic
- Attachment 3: SUE Scope Graphic

[illegible]



**SR 200 AT WILLIAM BURGESS BLVD
ALTERNATIVE 2**



SR 200 AT WILLIAM BURGESS BLVD ALTERNATIVE 2

LEGEND

- MILLING AND RESURFACING
- CONCRETE PAVEMENT TO REMAIN
- ASPHALT WIDENING
- CONCRETE WIDENING
- CONCRETE SIDEWALK
- SOD
- 210711-2 IMPROVEMENTS
- EXISTING R/W LINE
- PARCEL LINES
- UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

0 10 20 Feet