

BOCC CONTRACT
APPROVAL FORM

CS-24-549

CONTRACT
TRACKING NO.

CM3987

SECTION 1 - GENERAL INFORMATION

Requesting Department: Capital Projects Contact Person: Scott Pedigro/Ray Albury
Telephone: (904) 530-6374 Email: capitalprojects@nassaucountyfl.com

SECTION 2 - VENDOR INFORMATION

Name: FMD Architects, Inc. dba Shelter Planners of America
Address: 3200 W. Market St. Ste. 205
City: Fairlawn State: OH Zip Code: 44333
Vendor's Administrator Name: Melanie Freidman Title: Principal
Telephone: (330) 836-2343 Email: melanie@spousa.com

SECTION 3 – VENDOR AUTHORIZED SIGNATORY

Authorized Signatory Name: Melanie Friedman Title: Principal
Authorized Signatory Email: melanie@spousa.com
(IDENTIFY WHO WILL SIGN THE CONTRACT ON BEHALF OF THE VENDOR. OFFICER/DIRECTOR WITH AUTHORITY TO BIND COMPANY.)

SECTION 4 - CONTRACT INFORMATION

Contract Name: Professional Design Services for the Animal Services Campus
Short Description of Product(s)/Service(s) Being Requested: Professional Design Services for the Animal Services Campus
(GOODS AND/OR SERVICES TO BE PROCURED, PHYSICAL LOCATION, ETC.)
Procured Method: ☐ Quotes ☐ ITB ☐ RFP ☒ RFQ ☐ Piggyback ☐ Exemption ☐ Sole Source ☐ Single Source
☐ Other:
Amount of Initial Contract Term: \$3,220,000.00
Amount of Renewal Options (if applicable): Year 1: \$ 0.00 Year 2: \$ 0.00
Year 3: Year 4:
Total Amount of Contract (Initial Term + Renewal Options): \$3,220,000.00 (Estimate if necessary)
Account Number: 68621562-562010-C0179
Source of Funds: ☒ County ☐ State ☐ Federal ☐ Other:
County Authorized Signatory: ☒ BOCC Chairman ☐ County Manager
(IDENTIFY WHO WILL SIGN CONTRACT ON BEHALF OF BOCC)

SECTION 5 – INSURANCE

Insurance Category: ☐ Category L ☒ Category M ☐ Category H ☐ Other: w/professional
Risk Manager Initials: LM

SECTION 6 – AMENDMENT INFORMATION

Contract Tracking No: Amendment No:
Type of Amendment: ☐ Renewal ☐ Time Extension with Increase ☐ Time Only Extension ☐ Additional Scope
☐ Supplemental Agreement ☐ Other:
Contract Amount with Previous Amendments: Amount of this Amendment:
New Contract Amount including this Amendment:
Account Code Change From: To:
County Authorized Signatory: ☐ BOCC Chairman ☐ County Manager
(IDENTIFY WHO WILL SIGN AMENDMENT ON BEHALF OF BOCC)

APPROVALS PURSUANT TO NASSAU COUNTY PURCHASING POLICY

1. Robert Companion9/5/2025

Department Head/Contract ManagerDate
2. Chris Lacambra9/8/2025

Office of Mgmt. & BudgetDate
3. Hanan Helmos9/8/2025

ProcurementDate
4. Denise C. May, Esq., BCS9/8/2025

County AttorneyDate

COUNTY MANAGER – FINAL SIGNATURE APPROVAL

County Manager9/8/2025
Date

**CONTRACT FOR PROFESSIONAL DESIGN SERVICES FOR ANIMAL SERVICES
CAMPUS**

THIS CONTRACT is entered into by and between the **Board of County Commissioners of Nassau County**, a political subdivision of the State of Florida, hereinafter referred to as the “County”, and **FMD Architects, Inc. dba Shelter Planners of America**, located at 3200 W. Market St. Ste. 205, Fairlawn, OH 44333, hereinafter referred to as the “Consultant” on the day and year last written below (hereinafter “Effective Date”).

WHEREAS, the County desires to obtain professional design services for the Animal Services Campus. Said services are more fully described in the *County’s Request for Qualifications NC25-010-RFQ*, attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, the Consultant desires to render certain professional services as described in Exhibit “A” and Exhibit “B”, and has the qualifications, experience, staff and resources to perform those professional services; and

WHEREAS, the County, through a competitive selection process conducted in accordance with the requirements of law and County policy, and based upon the Consultant’s assurance that it has the qualifications, experience, staff and resources, the County has determined that it would be in the best interest of Nassau County to award a contract to the Consultant for the rendering of those services described in Exhibit “A” and Exhibit “B”.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

SECTION 1. Recitals.

1.1 The above recitals are true and correct and are incorporated herein, in their entirety, by this reference.

SECTION 2. Exhibits.

2.1 The Exhibits listed below are incorporated into and made part of this Contract:

Exhibit A COUNTY’S REQUEST FOR QUALIFICATIONS NC25-010-RFQ (“RFQ”), AS MODIFIED BY ADDENDA.

Exhibit B VENDOR’S RESPONSE DATED APRIL 16, 2025, BUT ONLY TO THE EXTENT RESPONSIVE TO THE RFQ.

Exhibit C NEGOTIATED FEE PROPOSAL.

SECTION 3. Employment of the Consultant.

3.1 The County hereby agrees to engage the Consultant, and the Consultant hereby agrees to perform the professional services set forth in Exhibit “A” and “B”.

SECTION 4. Scope of Services.

4.1 The Consultant shall provide professional services in accordance with Exhibit “A” and “B”.

4.2 Services requested by the County or the County’s representative that are not set forth in Exhibit “A” and “B” shall be considered additional services. Any request for additional services and additional fees shall be mutually agreed upon by the parties in writing.

SECTION 5. The County’s Responsibility.

5.1 The County shall provide the Consultant with all required data, information, and services regarding the requirements and objectives for the services under this Contract. The Consultant shall rely upon the accuracy and completeness of any information, reports, data supplied by the County or the County’s representative.

5.2 The County hereby designates the Capital Projects Management Director, or designee, to act on the County’s behalf under this Contract. The Capital Projects Management

Director, or designee, under the supervision of the County Manager, shall have complete authority to transmit instructions, receive information, interpret and define the County's policies and decisions with respect to materials, elements and systems pertinent to the provision of the Consultant's services.

SECTION 6. Term of Contract and Option to Extend or Renew.

6.1 The term of this Contract shall begin upon the execution of this Contract by all parties and shall terminate twelve (12) months from notice to proceed. The term of this Contract may be extended in (12) month increments, for up to two (2) additional twelve (12) months, with no changes in terms or conditions, upon mutual written agreement between the Consultant and the County. The County Manager is hereby authorized to execute any Contract renewal, amendment and/or modification upon approval by the County Attorney's Office. Any extension or amendment to this Contract shall be subject to availability of funds of the County as set forth in Section 11 hereinbelow.

6.2. In the event that this Contract is continued beyond the term provided above by mutual consent of the parties and not reduced to writing, this Contract shall be carried out on a month-to-month basis and shall not constitute an implied renewal of the Contract. Said month-to-month extension shall be upon the same terms of the Contract and at the compensation and payment provided herein.

SECTION 7. Compensation.

7.1 The Consultant shall be compensated in an amount not to exceed Three Million, Two Hundred Twenty Thousand and 00/100 dollars (\$3,220,000.00), in accordance with Exhibit "C".

7.2 The Consultant shall prepare and submit to the Capital Projects Management Director, capitalprojects@nassaucountyfl.com for approval, an invoice for the services rendered with a copy to invoices@nassaucountyfl.com. Invoices for services shall be paid in accordance with the Florida Prompt Payment Act found at Section 218.70, Florida Statutes. All invoices shall be accompanied by a report or statement identifying the nature of the work performed, the hours required and compensation for the work performed. The report or statement shall show a summary of fees. The County reserves the right to withhold payment to the Consultant for failure to perform the work in accordance with the provisions of this Contract, and the County shall promptly notify the Consultant in writing if any invoice or report is found to be unacceptable and will specify the reasons therefor. The Consultant shall have thirty (30) days to cure any failure upon written notice. Consultant shall honor all purchase orders or work authorizations issued prior to the expiration of the term of this Contract.

7.3 All representation, indemnifications, warranties and guaranties made in, required by or given in accordance with this Contract, as well as all continuing obligations indicated in this Contract, will survive final payment and termination or completion of this Contract.

7.4 Final Invoice: Consultant shall submit to County Consultant's final/last billing to County clearly marked as "Final Invoice." Submittal of the Final Invoice by Consultant to County shall indicate that all services have been performed by Consultant and that all charges and costs have been invoiced by the Consultant to County and that there is no further work to be performed and no further invoices to be submitted under this Contract.

SECTION 8. Standard of Care.

8.1 The Consultant shall exercise the same degree of care, skill, and diligence in the performance of the services as is ordinarily provided by a professional under similar

circumstances, at the same time, and in the same locality. In the County's sole discretion, upon request by the County, the Consultant shall, at no additional cost to the County, re-perform services which in the sole discretion of the County do not meet the foregoing standard of care.

SECTION 9. Equal Opportunity Employment.

9.1 In connection with the work to be performed under this Contract, the Consultant agrees to comply with the applicable provisions of State and Federal Equal Employment Opportunity statutes and regulations.

SECTION 10. Access to Premises.

10.1 The County shall be responsible for providing access to all project sites (if required), and for providing project site specific information.

SECTION 11. Funding.

11.1 The County's performance and obligation under this Contract is contingent upon an annual appropriation by the Board of County Commissioners for subsequent fiscal years and is subject to termination based on lack of funding.

SECTION 12. Expenses.

12.1 The Consultant shall be responsible for all expenses incurred while performing the services under this Contract including, but not limited to, license fees, memberships and dues; automobile and other travel expenses; meals and entertainment; insurance premiums; and all salary, expenses and other compensation paid to the Consultant's agents, if any, hired by the Consultant to complete the work under this Contract.

SECTION 13. Taxes, Liens, Licenses and Permits.

13.1 The Consultant recognizes that the County, by virtue of its sovereignty, is not required to pay any taxes on the services or goods purchased under the terms of this Contract.

As such, the Consultant shall refrain from including taxes in any billing. The Consultant is placed on notice that this exemption generally does not apply to nongovernmental entities, contractors, or subcontractors. Any questions regarding this tax exemption shall be addressed to the County Manager.

13.2 The Consultant shall secure and maintain all licenses and permits required to perform the services under this Contract and to pay any and all applicable sales or use tax, or any other tax or assessment which shall be imposed or assessed by any and all governmental authorities, required under this Contract, and to meet all federal, state, county and municipal laws, ordinances, policies and rules.

13.3 The Consultant acknowledges that property being improved that is titled to the County, shall not be subject to a lien of any kind for any reason. The Consultant shall include notice of such exemptions in any subcontracts and purchase orders issued under this Contract.

SECTION 14. Governing Law, Venue and Compliance with Laws.

14.1 This Contract shall be deemed to have been executed and entered into within the State of Florida and any dispute arising hereunder, shall be governed, interpreted and construed according to the laws of the State of Florida, the Ordinances of Nassau County, and any applicable federal statutes, rules and regulations. Any and all litigation arising under this Contract shall be brought in Nassau County, Florida, and any trial shall be non-jury. Any mediation, pursuant to litigation, shall occur in Nassau County, Florida.

14.2 The Consultant shall comply with applicable regulatory requirements including federal, state, and local laws, rules, regulations, codes, orders, criteria and standards.

SECTION 15. Modifications.

15.1 The terms of this Contract may be modified only upon the written and mutual consent of both parties, and approval by appropriate legal authority in the County.

SECTION 16. Assignment and Subcontracting.

16.1 The Consultant shall not assign, sublet, convey or transfer its interest in this Contract without the prior written consent of the County.

16.2 In order to assign this Contract, or to subcontract any of the work requirements to be performed, the Consultant shall ensure and provide assurances to the County, that any subcontractor selected for work under this Contract has the necessary qualifications and abilities to perform in accordance with the terms and conditions of this Contract. The Consultant shall provide the County with the names of any subcontractor considered for work under this Contract; the County reserves the right to reject any subcontractor whose qualifications or performance, in the County's sole discretion, are insufficient. The Consultant shall be responsible for all work performed and all expenses incurred with the project. Any subcontract arrangements shall be evidenced by a written document available to the County upon request. The Consultant further agrees that the County shall not be liable to any subcontractor for any expenses or liabilities incurred under the subcontract. The Consultant, at its expense, shall defend the County against such claims.

16.3 The Consultant shall make payments to any of its subcontractors within seven (7) working days after receipt of full or partial payments from the County in accordance with Section 287.0585, Florida Statutes, unless otherwise stated in the contracts between the Consultant and subcontractors. The Consultant's failure to pay its subcontractor(s) within seven (7) working days shall result in a penalty charged against the Consultant and paid to the subcontractors in the amount of one-half of one percent (0.50%) of the amount due per day from

the expiration of the period allowed herein for payment. Such penalty shall be in addition to the actual payments owed and shall not exceed fifteen percent (15%) of the outstanding balance due.

SECTION 17. Severability.

17.1 If any section, subsection, sentence, clause, phrase, or portion of this Contract is, for any reason, held invalid, unconstitutional, or unenforceable by any Court of Competent Jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 18. Termination for Default.

18.1 If the Consultant fails to perform any of its obligations under this Contract, and if such default remains uncured for a period of more than fifteen (15) days after notice thereof was given in writing by the County to the Consultant, then the County may, without prejudice to any right or remedy the County may have, terminate this Contract.

18.2 Upon termination of this Contract, the Consultant shall immediately (1) stop work on the date specified; (2) terminate and settle all orders and subcontracts relating to the performance of the terminated work; (3) transfer all work in process, completed work, and other materials related to the terminated work to the County; (4) render to the County all property belonging to the County, including but not limited to, equipment, books, and records.

SECTION 19. Termination for Convenience.

19.1 The County reserves the right to terminate this Contract in whole or part by giving the Consultant written notice at least thirty (30) days prior to the effective date of the termination. Upon receipt of written notice of termination from the County, the Consultant shall only provide those services and/or materials specifically approved or directed by the County. All other rights and duties of the parties under the Contract shall continue during such notice period,

and the County shall continue to be responsible to the Consultant for the payment of any obligations to the extent such responsibility has not been excused by breach or default of the Consultant. The Consultant shall promptly contact the County to make arrangements to render to the County all property belonging to the County, including but not limited to, equipment, books, and records.

SECTION 20. Nondisclosure of Proprietary Information.

20.1 The Consultant shall consider all information provided by the County and all reports, studies, calculations, and other documentation resulting from the Consultant's performance of the services to be proprietary unless such information is available from public sources. The Consultant shall not publish or disclose proprietary information for any purpose other than the performance of the services without the prior written authorization of the County or in response to legal process.

SECTION 21. Contingent Fees.

21.1 The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Contract.

SECTION 22. Ownership of Documents.

22.1 The Consultant shall be required to work in harmony with other County consultants relative to providing information requested in a timely manner and in the specified form. All documents, records, disks, original drawings, or other information shall become the property of

the County upon completion for its use and distribution as may be deemed appropriate by the County.

SECTION 23. Force Majeure.

23.1 Neither party of this Contract shall be liable to the other for any cost or damages if the failure to perform the Contract arises out of causes beyond the control and without the fault or negligence of the parties. Such causes may include, but are not restricted to, acts of nature, fires, quarantine restrictions, strikes and freight embargoes. In all cases, the failure to perform shall be totally beyond the control and without any fault or negligence of the party.

23.2 In the event of delay from the foregoing causes, the party shall take all reasonable measures to mitigate any and all resulting delay or disruption in the party's performance obligation under this Contract. If the delay is excusable under this section, the delay shall not result in any additional charge or cost under the Contract to either party. In the case of any delay that the Consultant believes is excusable under this section, the Consultant shall notify the County in writing of the delay or potential delay and describe the cause of the delay either: (1) within ten (10) calendar days after the cause that created or will create the delay first arose, if the Consultant could reasonably foresee that a delay could occur as a result; or (2) within five (5) calendar days after the date the Consultant first had reason to believe that a delay could result, if the delay is not reasonably foreseeable. THE FOREGOING SHALL CONSTITUTE THE CONSULTANT'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY. Providing notice in strict accordance with this section is a condition precedent to such remedy. The County, in its sole discretion, shall determine if the delay is excusable under this section and shall notify the Consultant of its decision in writing. No claim for damages, other than for an extension of time, shall be asserted against the County. The Consultant shall not be entitled to an

increase in the Contract price or payment of any kind from the County for direct, indirect, consequential, impact, or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this section, after the causes have ceased to exist, the Consultant shall perform at no increased cost, unless the County determines, in its sole discretion, that the delay will significantly impair the value of the Contract to the County, in which case, the County may do any or all of the following: (1) accept allocated performance or deliveries from the Consultant, provided that the Consultant grants preferential treatment to the County with respect to products or services subjected to allocation; (2) purchase from other sources (without recourse to and by the Consultant for the related costs and expenses) to replace all or part of the products or services that are the subject of the delay, which purchases may be deducted from the Contract quantity; or (3) terminate the Contract in whole or in part.

SECTION 24. Access And Audits of Records.

24.1 The Consultant shall maintain adequate records to justify all charges, expenses, and costs incurred in providing the services and materials for at least three (3) years after completion of work contemplated under this Contract. The County and the County Clerk of Court shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours upon five (5) days' written notice to the Consultant.

SECTION 25. Independent Consultant Status.

25.1 The Consultant shall perform the services under this Contract as an independent contractor and nothing contained herein shall be construed to be inconsistent with this

relationship or status. Nothing in this Contract shall be interpreted or construed to constitute the Consultant or any of its agents or employees to be an agent, employee or representative of the County.

25.2 The Consultant and the County agree that during the term of this Contract: (a) the Consultant has the right to perform services for others; (b) the Consultant has the right to perform the services required by this Contract; and (c) the Consultant has the right to hire assistants as subcontractors, or to use employees to provide the services required by this Contract.

SECTION 26. Indemnification.

26.1 The Consultant shall indemnify and hold harmless the County and its agents and employees from all claims, liabilities, damages, losses, expenses and costs, including attorney's fees, arising out of or associated with or caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant or any persons employed or utilized by the Consultant, in the performance of this Contract. The Consultant shall, at its own expense, defend any and all such actions, suits, or proceedings which may be brought against the County in connection with the Consultant's performance under this Contract.

SECTION 27. Insurance.

27.1 The Consultant shall provide and maintain at all times during the term of this Contract, without cost or expense to the County, such commercial (occurrence form) or comprehensive general liability, workers compensation, professional liability, and other insurance policies as detailed in Exhibit "A". The policy limits required are to be considered minimum amounts.

27.2 The Consultant shall provide to the County a Certificate of Insurance for all policies of insurance and renewals thereof in a form acceptable to the County. Said certificates shall provide that the Nassau County Board of County Commissioners is an additional insured, and that the County shall be notified in writing of any reduction, cancellation or substantial change of policy or policies at least thirty (30) days prior to the effective date of said action with the exception of ten (10) days for non-payment. All insurance policies shall be issued by responsible companies who are acceptable to the County and licensed and authorized under the laws of the State of Florida.

SECTION 28. Dispute Resolution Process.

28.1 In the event of a dispute regarding the interpretation of the terms of this Contract, the County, in its sole discretion, may elect to use the dispute resolution process as set forth in this section.

28.2 In the event the County elects to use the dispute resolution process under this section, the County shall send a written communication to the Consultant pursuant to Section 35 hereinbelow. The written notification shall set forth the County's interpretation of the terms of this Contract.

28.3 The County shall then set a date and time for the parties to meet with the County Manager or designee. This meeting shall be set no more than twenty (20) days from the date that the written communication was sent to the Consultant. The Consultant may submit a written response to the County's written communication no less than five (5) days prior to the meeting with the County Manager or designee.

28.4 If no satisfactory resolution as to the interpretation of the Contract terms is reached

at the meeting with the County Manager or designee, then the parties may elect to submit the dispute to mediation in accordance with mediation rules as established by the Florida Supreme Court. Mediators shall be chosen by the County and the cost of mediation shall be borne by the Consultant. The Consultant shall not stop work during the pendency of the dispute resolution or mediation process as set forth in this section.

SECTION 29. E-Verify.

29.1 The Consultant shall comply with Section 448.095, Florida Statutes, and use the United States Department of Homeland Security's E-Verify system ("E-Verify") to verify the employment eligibility of all persons hired by the Consultant during the term of this Contract to work in Florida. Additionally, if the Consultant uses subcontractors to perform any portion of the work (under this Contract), the Consultant shall include a requirement in the subcontractor's contract that the subcontractor use E-Verify to verify the employment eligibility of all persons hired by subcontractor to perform any such portion of the work. Answers to questions regarding E-Verify as well as instructions on enrollment may be found at the E-Verify website: www.uscis.gov/e-verify.

29.2 The Consultant shall maintain records of its participation and compliance with the provisions of the E-Verify program, including participation by its subcontractors as provided above, and to make such records available to the County or other authorized entity consistent with the terms of the Consultant's enrollment in the program. This includes maintaining a copy of proof of the Consultant's and subcontractors' enrollment in the E-Verify program. If the Consultant enters into a contract with a subcontractor, the subcontractor shall provide the Consultant with an affidavit stating that the subcontractor does not employ, contract with, or

subcontract with an unauthorized alien. The Consultant shall maintain a copy of such affidavit for the duration of the Contract.

29.3 Compliance with the terms of the E-Verify program provision is made an express condition of this Contract and the County may treat a failure to comply as a material breach of the Contract. If the County terminates the Contract pursuant to Section 448.095(2)(c), Florida Statutes, the Consultant may not be awarded a public contract for at least one (1) year after the date on which the contract was terminated and the Consultant is liable for any additional costs incurred by the County as a result of the termination of this Contract.

SECTION 30. Public Records.

30.1 The County is a public agency subject to Chapter 119, Florida Statutes. **IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 530-6090, RECORDS@NASSAUCOUNTYFL.COM, 96135 NASSAU PLACE, SUITE 6, YULEE, FLORIDA 32097.** Under this Contract, to the extent that the Consultant is providing services to the County, and pursuant to Section 119.0701, Florida Statutes, the Consultant shall:

- a. Keep and maintain public records required by the County to perform the service.
- b. Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within

a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Consultant does not transfer the records to the County.

d. Upon completion of the Contract, transfer, at no cost, to the County all public records in possession of the Consultant or keep and maintain public records required by the County to perform the service. If the Consultant transfers all public records to the County upon completion of the Contract, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Contract, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically shall be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

30.2 A request to inspect or copy public records relating to the County's contract for materials shall be made directly to the County. If the County does not possess the requested records, the County shall immediately notify the Consultant of the request, and the Consultant shall provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

30.3 If the Consultant does not comply with the County's request for records, the County shall enforce the Contract provisions in accordance with the Contract.

30.4 If the Consultant fails to provide the public records to the County within a reasonable time, the Consultant may be subject to penalties under Section 119.10, Florida Statutes.

30.5 If a civil action is filed against the Consultant to compel production of public records relating to the Contract, the Court shall assess and award against the Consultant the reasonable costs of enforcement, including reasonable attorney fees if:

- a. The Court determines that the Consultant unlawfully refused to comply with the public records request within a reasonable time; and
- b. At least eight (8) business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the Consultant has not complied with the request, to the County and to the Consultant.

30.6 A notice complies with Section 30.5 b. hereinabove, if it is sent to the County's custodian of public records and to the Consultant at the Consultant's address listed on its Contract with the County or to the Consultant's registered agent. Such notices shall be sent pursuant to Section 35 hereinbelow.

30.7 If the Consultant complies with a public records request within eight (8) business days after the notice is sent, the Consultant is not liable for the reasonable costs of enforcement.

30.8 In reference to any public records requested under this Contract, the Consultant shall identify and mark specifically any information which the Consultant considers confidential and/or proprietary, inclusive of trade secrets as defined in Section 812.081, Florida Statutes, and which the Consultant believes to be exempt from disclosure, citing specifically the applicable exempting law and including a brief written explanation as to why the cited Statute is applicable

to the information claimed as confidential and/or proprietary information. All materials shall be segregated and clearly identified as "EXEMPT FROM PUBLIC DISCLOSURE."

30.9 In conjunction with the confidential and/or proprietary information designation, the Consultant acknowledges and agrees that after notice from County, the Consultant shall respond to a notice from the County immediately, but no later than 10 calendar days from the date of notification or the Consultant shall be deemed to have waived and consented to the release of the confidential and/or proprietary designated materials.

30.10 The Consultant further agrees that by designation of the confidential/proprietary material, the Consultant shall defend the County (and its employees, agents and elected and appointed officials) against all claims and actions (whether or not a lawsuit is commenced) related to the Consultant's designation of the material as exempt from public disclosure and to hold harmless the County (and its employees, agents and elected and appointed officials) from any award to a plaintiff for damages, costs and attorneys' fees, incurred by the County by reason of any claim or action related to the Consultant's designation of material as exempt from public disclosure.

SECTION 31. Disclosure Of Litigation, Investigations, Arbitration or Administrative Decisions.

31.1 During the term of this Contract, or any extension thereto, the Consultant shall have the continued duty to disclose to the County Attorney, in writing, upon occurrence, all civil or criminal litigation, arbitration, mediation, or administrative proceeding involving the Consultant. If the existence of the proceeding causes the County concerns that the Consultant's ability or willingness to perform this contract is jeopardized, the Consultant may be required to provide the County with reasonable written assurance to demonstrate the Consultant can perform the terms and conditions of the Contract.

SECTION 32. Scrutinized Companies and Public Entity Crimes.

32.1 The Consultant is directed to the Florida Public Entities Crime Act, Section 287.133, Florida Statutes, as well as Section 287.135, Florida Statutes, regarding Scrutinized Companies, and represents to County that the Consultant is qualified to transact business with public entities in Florida, and to enter into and fully perform this Contract subject to the provisions stated therein. Failure to comply with any of the above provisions will be considered a material breach of the Contract.

SECTION 33. Anti-Discrimination.

33.1 The Consultant agrees that it will not discriminate in employment, employee development, or employee advancement because of religious or political opinions or affiliations, race, color, national origin, sex, age, physical handicap, or other factors, except where such factor is a bonified occupational qualification or is required by State and/or Federal Law.

SECTION 34. Advertising.

34.1 The Consultant shall not publicly disseminate any information concerning this Contract without prior written approval from the County, including but not limited to, mentioning the Contract in a press release or other promotional material, identifying the County as a reference, or otherwise linking the Consultant's name and either description of this Contract or the name of the County in any material published, either in print or electronically, to any entity that is not a party this Contract, except potential or actual authorized distributors, dealers, resellers, or service representative.

SECTION 35. Notices.

35.1 All notices, demands, requests for approvals or other communications given by the parties to another in connection with this Contract shall be in writing, and shall be sent by

registered or certified mail, postage prepaid, return receipt requested, or overnight delivery service (such as federal express), or courier service or by hand delivery to the office of each party indicated below:

County: Nassau County

Attn: Ray Albury

96161 Nassau Place

Yulee, Florida 32097

Consultant: FMD Architects, Inc. dba Shelter Planners of America

Attn: Melanie Friedman

3200 W. Market St. Ste 205

Fairlawn, OH 44333

SECTION 36. Attorney's Fees.

36.1 Notwithstanding the provisions of Section 30 hereinabove, in the event of any legal action to enforce the terms of this Contract each party shall bear its own attorney's fees and costs.

SECTION 37. Authority to Bind.

37.1 The Consultant represents and warrants that the Consultant's undersigned representative if executing this Contract of behalf of a partnership, corporation or agency has the authority to bind the Company to the terms of this Contract.

SECTION 38. Conflicting Terms, Representations and No Waiver of Covenants or Conditions.

38.1 In the event of any conflict between the terms of this Contract and the terms of any exhibits, the terms of this Contract shall prevail.

38.2 All representations, indemnifications, warranties and guaranties made by the Consultant in this Contract, as well as all continuing obligations indicated in this Contract, shall survive final payment and termination or completion of this Contract.

38.3 The failure of either party to insist on strict performance of any covenant or condition herein, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance.

38.4 The Consultant warrants that any goods provided by the Consultant under this Contract shall be merchantable. All goods provided shall be of good quality within the description given by the County, shall be fit for their ordinary purpose, shall be adequately contained and packaged with the description given by the County, shall conform to the agreed upon specifications, and shall conform to the affirmations of facts made by the Consultant or on the container or label.

SECTION 39. Construction of Contract.

39.1 The parties hereby acknowledge that they have fully reviewed this Contract and any exhibits and have had the opportunity to consult with legal counsel of their choice, and that this Contract shall not be construed against any party as if they were the drafter of this Contract.

SECTION 40. Headings.

40.1 The section headings and captions of this Contract are for convenience and reference of the parties and in no way define, limit or describe the scope or intent of this Contract or any part thereof.

SECTION 41. Entire Agreement and Execution.

41.1 This Contract, together with any exhibits, constitutes the entire Contract between the County and the Consultant and supersedes all prior written or oral understandings.

41.2 This Contract may be executed in any number of counterparts; each executed counterpart hereof shall be deemed an original; and all such counterparts, when taken together, shall be deemed to constitute one and the same instrument.

SECTION 42. Change of Laws.

42.1 If there is a change in any state or federal law, regulation or rule or interpretation thereof, which affects this Contract or the activities of either party under this Contract, and either party reasonably believes in good faith that the change will have a substantial adverse effect on that party's rights or obligations under this Contract, then that party may, upon written notice, require the other party to enter into good faith negotiations to renegotiate the terms of this Contract. If the parties are unable to reach an agreement concerning the modification of this Contract within fifteen (15) days after the date of the notice seeking renegotiation, then either party may terminate this Contract by written notice to the other party. In such event, Consultant shall be paid its compensation for services performed prior to the termination date.

SECTION 43. Foreign Countries.

43.1 In accordance with Section 287.138, Florida Statutes, the Consultant shall provide the County an affidavit, on a form approved by the County, signed by an officer or representative of the Consultant under penalty of perjury attesting that the Consultant will comply with all requirements of Section 287.138, Florida Statutes.

SECTION 44. Anti-Human Trafficking.

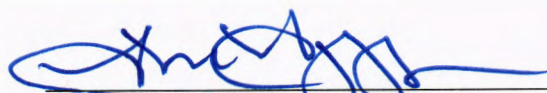
44.1 In accordance with Section 787.06, Florida Statutes, the Consultant shall provide the County an affidavit, on a form approved by the County, signed by an officer or representative of the Consultant under penalty of perjury attesting that the Consultant does not use coercion for labor or services in Section 787.06, Florida Statutes.

SECTION 45. Use of Procore Construction Management Platform.

45.1 The Consultant and any sub consultants shall utilize the Nassau County Procore Construction Management Platform to interface with the County for all project related communications, documentation, submittals, and coordination. Access to Procore will be provided by the County. Failure to use the Procore Construction Management Platform to maintain accurate and up-to-date records may result in delay in payment or termination of this Contract.

IN WITNESS WHEREOF, the parties have executed this Contract which shall be deemed an original on the day and year last written below

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

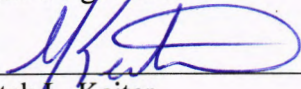


By: A.M. "HUPP" HUPPMANN

Its: Chairman

Date: 9/17/2025

Attest as to authenticity of the
Chair's signature:



Mitch L. Keiter

Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney

Denise C. May, Esq., BCS

DENISE C. MAY

Contract Tracking No. CM3987

**FMD ARCHITECTS, INC. DBA SHELTER
PLANNERS OF AMERICA**

Melanie Friedman

By: Melanie Friedman

Its: Principal

Date: 9/8/2025

NASSAU COUNTY FLORIDA



REQUEST FOR QUALIFICATIONS (RFQ)

**PROFESSIONAL DESIGN SERVICES FOR
NASSAU COUNTY ANIMAL SERVICES CAMPUS**

RFQ NO. NC25-010-RFQ

PROPOSALS ARE DUE NOT LATER THAN

APRIL 17, 2025 @ 10:00 A.M. EST

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ATTACHMENT VI	PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (MAY 17, 2024)

SECTION 1: GENERAL INFORMATION**1.1 PURPOSE:**

Nassau County is seeking the services of a design services firm for the provision of professional design services, permitting, and project management for the Nassau County Animal Services Campus.

1.2 PROCUREMENT METHOD:

This procurement is being conducted in accordance with the Competitive Consultant Negotiation Act (CCNA) as identified in in Section 287.055, Florida Statutes.

1.3 COMPETITIVE PROCESS:

Any vendor that meets the requirements specified in this Request for Qualifications may participate in the competitive process.

1.4 PROPOSAL DOCUMENTS:

This document and subsequent addendums, if any, can be downloaded electronically via the County's electronic bidding platform ([PlanetBids](https://pbsystem.planetbids.com/portal/49083/bo/bo-search)), which is accessible via the County's website or using the following link: <https://pbsystem.planetbids.com/portal/49083/bo/bo-search>.

1.5 PUBLIC ENTITY CRIMES:

A person or affiliate who has been placed on the convicted Vendors list following a conviction for public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or Proposer under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Florida Statutes, Section 287.017, for Category Two for a period of thirty-six (36) months from the date of being placed on the convicted Vendor list. By signature on this solicitation and confirmation on the attached form, proposer certifies that they are qualified to do business with Nassau County in accordance with Florida Statutes.

1.6 CONFLICT OF INTEREST:

The Firm, by submission of their proposal, warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the Firm to solicit or secure this agreement and that he or she has not paid or agreed to pay any person, company, corporation, individual, or Firm other than a bona fide employee working solely for the Firm any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this agreement. For the breach or violation of this provision, the County shall have the right to terminate the agreement without liability and, at its discretion, to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

1.7 PROHIBITION AGAINST CONSIDERING SOCIAL, POLITICAL, OR IDEOLOGICAL INTERESTS IN GOVERNMENT CONTRACTING:

Vendor is hereby notified that pursuant to Section 287.05701, Florida Statutes, the County may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor and may not give preference to a vendor based on the vendor's social, political, or ideological interests.

SECTION 2: SCOPE OF SERVICES**2.1 OVERVIEW**

Nassau County is seeking the services of a design services firm for the provision of professional design services, permitting, and project management for the Nassau County Animal Services Campus. The selected firm will perform services as listed under the Scope of Services attached hereto as Appendix "A".

SECTION 3: INSTRUCTIONS TO RESPONDENTS**3.1 SCHEDULE OF SELECTION PROCESS/KEY DATES:**

Listed below are the dates and time by which stated actions will be taken or completed. The County may determine, in its sole discretion, that it is necessary to change any of these dates and times. All listed times are eastern standard times.

Event	Date	Time
RFQ Available on PlanetBids	March 14, 2025	
Pre-Proposal Meeting	N/A	N/A
Deadline for Questions	March 25, 2025	by 4:00 p.m.
County Responses to Questions Posted to PlanetBids	March 31, 2025	
RFQ Responses Due Date/Time and RFQ Opening Date/Time	April 17, 2025	by 10:00 a.m.
Evaluation Committee (Evaluate/Rank Vendors)	Week of May 5, 2025	TBD
BOCC Award/Approval	TBD	

3.2 SUBMISSION OF QUALIFICATIONS (RFQ):

The following person has been designated the Point of Contact for this RFQ:

Lanaee Gilmore, Procurement Director
Procurement Department
Nassau County
96135 Nassau Place, Suite 2
Yulee, FL 32097
Ph: 904-530-6040

Respondents to this RFQ, or persons acting on their behalf shall not contact any employee or officer of the County concerning any aspect of this RFQ, except in writing to the authorized County Point of Contact identified in this section, between the time RFQ is released and the end of the seventy-two (72) hour period (excluding Saturdays, Sundays, and County holidays) following the County's posting of notice of recommendation of award. Violation of this provision may be grounds for rejecting a response.

- 3.3** Proposals must be submitted to the County's eProcurement system, [PLANETBIDS VENDOR PORTAL](#). The County will not accept proposals by facsimile, paper (hand-carry), email, or any other method. **Proposal must be received no later than the date and time specified in Section 3.1.**
- 3.4** Respondents are directed to not contact evaluating committee members, County Commissioners, County departments or divisions until an award has been made by the Board of County Commissioners. **ALL QUESTIONS FROM RESPONDENTS MUST BE ADDRESSED IN WRITING AND SUBMITTED TO THE NASSAU COUNTY'S EPROCUREMENT SYSTEM, [PLANETBIDS VENDOR PORTAL](#)**
- 3.5** **ADDITIONAL INFORMATION/ADDENDA:** Any ambiguity, conflict, discrepancy, omissions, or other error discovered in this solicitation must be reported immediately and a request made for modifications or clarification. Requests for additional information or clarifications must be made in writing and submitted to NASSAU COUNTY'S EPROCUREMENT SYSTEM, [PLANETBIDS VENDOR PORTAL](#) by the question deadline identified in Section 3.1.

The County will issue responses to inquiries and any other corrections or amendments it deems necessary in written addenda issued prior to the RFQ opening date. Respondents should not rely on any representations, statements, or explanations other than those made in this solicitation or in any addendum to this solicitation. Where there appears to be a conflict between the RFQ and any addenda issued, the last addendum issued will prevail.

It is the Respondent's responsibility to be sure all addenda were received.

No PROPOSALS may be withdrawn for one-hundred twenty (120) days after closing time scheduled for receipt of PROPOSALS.

- 3.6** **PROPOSALS AND PRESENTATION COST:** The County will not be liable in any way for any cost incurred by the Respondent in the preparation of their proposal in response to this RFQ nor for the presentation of their proposals or participation in any discussions or negotiations.
- 3.7** **INSURANCE REQUIREMENTS:** Respondents to this RFQ shall submit proof of insurance coverage that meets or exceeds the insurance requirement listed in Appendix "B"
- 3.8** **PRE-PROPOSAL MEETING:** No pre-proposal meeting scheduled for this RFQ.

SECTION 4: SUBMITTAL CONTENTS

- 4.1** **RESPONSE FORMAT:** To facilitate and expedite review, the County asks that all vendors follow the response format outlined below. Failure to submit your response in the format requested may result in the reduction of your overall evaluation score. To assist you in preparing your response, the County's selection procedures are also described herein. Please abide by all requirements set forth to avoid any risk of disqualification.

TAB 1 – Cover Letter

Provide a cover letter no longer than two (2) pages in length, signed by an authorized representative of the Vendor that can legally bind the company and provide, his/her title, address, phone number, and email address. Provide a positive commitment to perform the required scope of services. Vendor should also provide the primary contact person for this solicitation including his/her title, phone number, and email address. A table of contents should follow the cover letter.

TAB 2 – Table of Contents

Include a clear identification of the material included in the proposal by page number.

TAB 3 – Firm Experience and Qualifications

Respondents should include:

- Provide a brief description of your firm's organization, structure and philosophy.
- Provide firm's background and years of experience.
- Number of employees.
- The location of office(s) and identify the office(s) that would provide the project services.
- Describe any significant or unique awards received or accomplishments in previous, similar projects.
- Specify if the firm is a certified minority business enterprise as defined by the Florida Small and Minority Business Assistance Act.

TAB 4 – Staff Qualifications and Project Team –

Respondents should:

- Introduce the designated project manager and the project team. Include a project team organizational chart.
- For each key person that would be assigned to the project, include:
 - o A one or two-page résumé that includes a summary of relevant professional qualifications, relevant project experience, education, and professional registration.
 - o Include a copy of current Department of Business and Professional Regulation License for each key person with a professional registration.
 - o Describe the services the individuals will provide to Nassau County.
 - o Contact information.

TAB 5 –Delivery and Approach

Respondent should provide the following information regarding firm's project approach:

- Define what services your company is proposing to Nassau County that will best meet the criteria specified in the Scope of Services. State your project management plan, firm's interpretation of scope and method of approach.
- Describe the responsibilities of the management and staff personnel that will perform work on the Project; describe methods employed to ensure prompt service, customer satisfaction, prompt compliant resolution, effective employee performance and training, and timely initiation and completion of all work.

- List and provide background information for any subconsultant to be used.
- Provide information regarding any proposed innovative concepts that may enhance value and quality, any favorable cost containment approaches or additional or alternative ideas that may be successful if implemented by Nassau County.

TAB 6 – References

As part of this solicitation, Respondents are required to submit references. Respondent references are a critical aspect of this solicitation. As such, evaluators reserve the right to contact and evaluate each reference provided in response to this solicitation. Additionally, evaluators may review public sources to verify whether Respondent has listed contracts for similar work within the specified period.

To satisfy this requirement, please complete FORM “B,” the RESPONDENT QUESTIONNAIRE (as referenced in the Table of Contents), and include the completed form in this section (Tab 6). The form should list the references where the Respondent has performed similar services within the past five (5) years.

TAB 7 – Current Workload

List your Firm’s current projects/workload and schedules for completion and whether you are the prime or sub-consultant.

TAB 8 – Costs

This solicitation is being issued in accordance with Florida Statutes Chapter 287.055 "Consultants' Competitive Negotiation Act", and therefore price cannot and will not be a determining factor in the selection of the successful firm. The County will request price/hourly rates once the most qualified firm is selected. The County reserves the right to negotiate price/hourly rates. **DO NOT SUBMIT COSTS OR ANY PRICING DETAIL WITH RFQ RESPONSE.**

TAB 9 – Attachments/Forms Administrative Information

All Attachment/Forms required by the RFQ shall be fully completed and executed by an authorized representative that can legally bind the Firm.

Respondents shall submit all information to this RFQ in the above order. Failure to do so may diminish your score.

SECTION 5. EVALUATION/SELECTION PROCESS

5.1 PROPOSAL EVALUATION: The County will review all qualified responses to this RFQ and select the proposal that is determined to be in the best public interest in accordance with the intent of this RFQ. All proposals will first be screened for adherence to the requirements of this RFQ. The County will not consider non-responsive proposals. A non-responsive proposal is a proposal that was not timely submitted or fails to meet the material terms and conditions of this RFQ as determined by the County.

The County reserves the right to waive any informality in any proposal and to accept any proposal which it considers to be in the best public interest, and to reject any or all proposals. **The decision of the County shall be final.**

Solicitation responses, tabulation and award will be made public in accordance with Florida Statute 119.071 and Florida Statute 286.0113.

- 5.2 EVALUATION/SELECTION COMMITTEE:** The Procurement Director will facilitate the evaluation process. The evaluation/selection committee will be responsible for evaluating and ranking each Firm based upon the proposal submitted.
- 5.3 EVALUATION CRITERIA:** The Evaluation Committee will evaluate the responses and will shortlist a minimum of the top three (3) firms. The evaluation will be based on the following criteria:

Evaluation Factor	Maximum Points
Firm Experience, Qualifications, References	20
Staff Qualifications and Project Team	30
Delivery and Approach	40
Current Workload	10
Max Points	100

- 5.4** The County reserves the right to make selections based on the submittals only or to request oral presentations or questions/answer sessions with the top ranked Firms before determining the final ranking.
- 5.5** If the County requests oral presentations from the top ranked Firms, a separate evaluation process will be conducted. The evaluation criteria and scoring that will be used for the ranking of the oral presentations will be provided prior to the presentation date.

SECTION 6. CONTRACT PROCEDURES

- 6.1 Presentation to the Board:** The Capital Projects Department shall submit an agenda item for presentation to the Nassau County Board of County Commissioners requesting consideration and approval to award based on the recommendation of the evaluation committee according to the overall ranking and authorization to negotiate a contract with the top-ranked Firms.
- 6.2 Competitive Negotiations:** Approval of the recommendation to award by the Nassau County Board of County Commissioners will constitute authorization to negotiate with the top-ranked Firm. The proposal package, signed by the successful Respondent, along with documentation included in the proposal as required by this RFQ and other additional materials submitted by the Respondent, and accepted by the County, shall be the basis for negotiation of a contract. Nassau County shall negotiate a contract with the top ranked Firms for professional services at compensation which Nassau County determines is fair, competitive, and reasonable. The Firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. During contract negotiations, the County will negotiate fee schedules with the goal of establishing standardized rates. The Board of County Commissioners will have final approval of the terms negotiated.

- 6.3 Unable to Negotiate:** Should Nassau County be unable to negotiate a satisfactory contract with the top ranked Firm, negotiations with that Firm must be formally terminated. The County shall then undertake negotiations with the second-ranked Firm. Failing to accord with the second ranked Firm, the agency must terminate negotiations. The County shall then undertake negotiations with the third-ranked Firm. Should the County be unable to negotiate a satisfactory contract with any of the selected Firms, the County shall select additional Firms in the order of their competence and qualification and continue negotiations in accordance with this paragraph until an agreement is reached, or the County reserves the right to terminate all negotiations and reissue a new Request for Qualifications.

SECTION 7. STANDARD CONTRACT TERMS FOR PROFESSIONAL SERVICES

The contract that the County intends to use for award is attached as Appendix "C" for reference only. Any exceptions to this standard contract must be clearly indicated by return of the standard contract with the proposal, with exceptions clearly noted. The County has the right to require the selected respondent to sign the attached contract or to negotiate revisions to the contract language prior to execution of the contract, at its sole discretion. Modification or alteration of the documents contained in the solicitation or contract shall only be valid if mutually agreed to in writing by the Consultant and the County.

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APPENDIX “A” SCOPE OF SERVICES

Scope of Services:

Nassau County is seeking the services of a design services firm for the provision of professional design services, permitting, and project management for the Nassau County Animal Services Campus. To meet the complete needs of the growing community, it is imperative to build a state-of-the-art facility that meets the needs identified in the Needs Assessment Report conducted in 2023, and shown in Attachment I.

- This is projected to be a large, complex Animal Care and Control facility with:
 - o Two stories (see Attachment II)
 - o Medical grade ventilation
 - o Durable surfaces to withstand animal activities
 - o Backup power source(s)
- The site is in the “Wildlight” District which desires architectural features with samples shown in Attachment III for more information.
- Conceptual drainage is designed and shown in Attachment IV
- Ability to facilitate future expansion within the site
- Relevant Standards:
 - o Nassau County Ordinances
 - o Association of Shelter Veterinarians’ Guidelines for the Standard of Care in Animal Sheltering.
 - o Florida Building Codes, including NFPA 150.
- CRAS Report is shown in Attachment V.
- Phase I Environmental Site Assessment is shown in Attachment VI

The Animal Services Campus will be constructed at the following location:

Nassau County Animal Services

Parcel ID: 44-2N-27-0000-0002-0050

Near: Intersection of SR 200 (A1A) and Wildworks Ave in Yulee, FL (Parcel is located on the South Side of SR 200 in the vicinity of this intersection)

Timeline:

The anticipated timeline for design services is approximately 12 months from the execution of a fully executed contract. At this time, an estimated construction timeline has not been established.

Deliverables:

The Consultant shall provide the following deliverables to the County:

1. Project management, coordination, field review, data collection.
 - a. Coordinate the project with County Staff during the design of the project as necessary
 - b. Provide monthly progress reports for the duration of the project due on the 1st of each month
 - c. Conduct bi-weekly project meetings and provide meeting minutes to the County
 - d. Perform survey, and SUE (as necessary) of the project site within the project limits
 - e. Conduct a field review of the project to take photos, note field conditions, and verify survey information within the project limits
 - f. Obtain any existing site survey, existing geotechnical report, and any existing as-builts from the County to incorporate County and franchise utilities information update the project documents.
2. Design and Permitting
 - a. Preliminary Design (30%)
 - i. One (1) electronic set of plans in "pdf" format.
 - ii. Two (2) 24" x 36" sets of plans.
 - iii. One (1) 30% opinion of probable construction cost with bid quantities.
 - iv. PDF signed copy of documents submitted to permitting agencies.
 - b. Intermediate Design (60%)
 - i. One (1) electronic set of plans in "pdf" format.
 - ii. Two (2) 24" x 36" sets of plans.
 - iii. One (1) 60% opinion of probable construction cost with bid quantities.
 - iv. PDF signed copy of documents submitted to Permitting agencies.
 - v. One (1) electronic set of technical specifications in "pdf" format.
 - c. Final Draft Design (90%)
 - i. One (1) electronic set of plans in "pdf" format.
 - ii. Two (2) 24" x 36" sets of plans.
 - iii. One (1) 90% opinion of probable construction cost with bid quantities.
 - iv. PDF signed copy of documents submitted to Permitting agencies.
 - v. One (1) electronic set of technical specifications in "pdf" format.
 - d. Final Design (100%)
 - i. One (1) PDF signed copy of all documents submitted to Permitting Agencies.
 - ii. Two (2) sets of signed and sealed 24" x 36" of plans and specifications.

- iii. One (1) CD (or flash drive) with base files in AutoCAD “dwg” BIM and text fonts used, Microsoft Word “doc”, and Excel “xls” formats as applicable and plan and technical specifications set in “pdf” format.
- iv. Electronic BIM files.

e. Permitting

- i. Submit permit applications for the construction of the project to Authority Having Jurisdiction (AHJ).

3. Bid and Construction Phase Services

a. Bid Phase

- i. Prepare electronic bid package consisting of plans, necessary permits, book specifications to include measurement and payment sections.
- ii. Participate in one (1) pre-bid conference as the County’s engineering representative.
- iii. Review and provide responses to RFI’s and provide amendments to the plans and specifications necessary during bidding process.

b. Construction Phase

- i. Review Contractor’s Quality Management Plan and Develop Quality Assurance Plan
- ii. Attend one (1) pre-construction meeting, prepare and provide agenda and minutes of the meeting.
- iii. Attend progress meetings during the contraction phase.
- iv. Review monthly pay applications submitted by the Contractor for completeness, make recommendations for payments and provide updated project schedule.
- v. Review and provide responses/approvals for submittals, RFI’s, and shop drawings.
- vi. Provide recommendations of changes, as necessary, which may be required within the scope of the project during construction. This may result in the need to issue an Architects Supplemental Information (ASI).
- vii. Conduct a limited number of site visits during construction to observe general construction activities and prepare a one-page narrative on the progress of the work.
- viii. Prepare the punch list items to be corrected or completed at the substantial and final completion stages of the work.
- ix. Prepare and furnish a final set of reproducible record drawings from the construction contractor’s as-builts documents and submit to the County and to permitting agency for final permit clearance. Record drawing deliverable to County would include:
 - 1. One (1) electronic set of certified record drawings in “pdf” format.

- 2.** One (1) flash drive with record drawing base files, including text fonts, in AutoCAD “dwg”.
- 3.** BIM files updated.

GENERAL INFORMATION AND MINIMUM INSURANCE REQUIREMENTS**COMMERCIAL GENERAL LIABILITY INSURANCE**

The Vendor/Contractor shall purchase and maintain at the Vendor/Contractor's expense Commercial General Liability insurance coverage (ISO or comparable Occurrence Form) for the life of this Contract. Modified Occurrence or Claims Made forms are not acceptable.

The Limits of this insurance shall not be less than the following limits:

Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit	\$1,000,000
Products & Completed Operations Aggregate Limit	\$2,000,000
General Aggregate Limit (other than Products & Completed Operations) Applies Per Project	\$2,000,000

General liability coverage shall continue to apply to "bodily injury" and to "property damage" occurring after all work on the Site of the covered operations to be performed by or on behalf of the additional insureds has been completed and shall continue after that portion of "your work" out of which the injury or damage arises has been put to its intended use.

WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE

The Vendor/Contractor shall purchase and maintain at the Vendor/Contractor's expense Workers' Compensation and Employer's Liability insurance coverage for the life of this Contract.

The Limits of this insurance shall not be less than the following limits:

Part One – Workers' Compensation Insurance – Unlimited
Statutory Benefits as provided in the Florida Statutes and

Part Two – Employer's Liability Insurance

Bodily Injury By Accident	\$500,000 Each Accident
Bodily Injury By Disease	\$500,000 Policy Limit
Bodily Injury By Disease	\$500,000 Each Employee

*If leased employees are used, policy must include an Alternate Employer's Endorsement

AUTOMOBILE LIABILITY INSURANCE

The Vendor/Contractor shall purchase and maintain at the Vendor/Contractor's expense Automobile Liability insurance coverage for the life of this Contract.

The Limits of this insurance shall not be less than the following limits:

Combined Single Limit – Each Accident	\$1,000,000
---------------------------------------	-------------

Covered Automobiles shall include any auto owned or operated by the insured Vendor/Contractor, including autos which are leased, hired, rented or borrowed, including autos owned by their employees which are used in connection with the business of the respective Vendor/Contractor.

PROFESSIONAL LIABILITY (ERRORS & OMISSIONS)

This additional coverage will be required for all projects involving consultants, engineering services, architectural or design/build projects, independent testing firms and similar exposures.

The Contractor/Vendor shall purchase and maintain at the Contractor/Vendor's expense Professional Liability insurance coverage for the life of this Contract.

If the contract includes a requirement for Professional Liability or Errors and Omissions insurance, the minimum amount of such insurance shall be as follows:

Each Occurrence/Annual Aggregate –	\$1,000,000
------------------------------------	-------------

Design Professional Liability coverage will be provided on an Occurrence Form or a Claims Made Form with a retroactive date to at least the first date of this Agreement. If provided on a Claims Made Form, the coverages must respond to all claims reported within three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

Vendor/Contractor shall require each of his Sub-Vendor/Contractors to likewise purchase and maintain at their expense Commercial General Liability insurance, Workers' Compensation and Employer's Liability coverage and Automobile Liability insurance coverage meeting the same limit and requirements as the Vendor/Contractors insurance.

Certificates of Insurance and the insurance policies required for this Agreement shall contain –

- **Endorsement that coverage afforded under the policies will not be cancelled or allowed to expire until at least thirty (30) days prior written notice has been given to Nassau County Board of County Commissioners.**
 - **Nassau County Board of County Commissioners must be named as an Additional Insured and endorsed onto the Commercial General Liability (CGL), Auto Liability policy (ies).**
 - **CGL policy for construction related contracts –**
 - **Additional Insured Endorsement must include Ongoing and Completed**
 - **CGL policy shall not be endorsed with Contractual Liability Limitation Endorsement or Amendment of Insured Contract Definition**
 - **CGL policy shall include broad form contractual liability coverage for the Contractors covenants to and indemnification of the Authority under this Contract**
- **Provision under General Liability, Auto Liability and Workers' Compensation to include a Waiver of Subrogation clause in favor of Nassau County Board of County Commissioners.**
- **Provision that policies, except Workers' Compensation, are primary and noncontributory.**

Certificates of Insurance and the insurance policies required for this Agreement shall contain a provision under General Liability, Auto Liability, Environmental Liability and Workers' Compensation to include a Waiver of Subrogation clause in favor of Nassau County Board of County Commissioners.

All Insurers must be authorized to transact insurance business in the State of Florida as provided by Florida Statute 624.09(1) and the most recent Rating Classification/Financial Category of the insurer as published in the latest edition of "Best's Key Rating Guide" (Property-Casualty) must be at least A- or above.

All of the above referenced Insurance coverage is required to remain in force for the duration of this Agreement and for the duration of the warranty period. Accordingly, at the time of submission of final application for payment, Vendor/Contractor shall submit an additional Certificate of Insurance evidencing continuation of such coverage.

If the Vendor/Contractor fails to procure, maintain or pay for the required insurance, Nassau County Board of County Commissioners shall have the right (but not the obligation) to secure same in the name of and for the account of Vendor/Contractor, in which event, Vendor/Contractor shall pay the cost thereof and shall furnish upon demand, all information that may be required to procure such insurance. Nassau County Board of County Commissioners shall have the right to back-charge Vendor/Contractor for the cost of procuring such insurance. The failure of Nassau County Board of County Commissioners to demand certificates of insurance and endorsements evidencing the required insurance or to identify any deficiency in Vendor/Contractors coverage based on the evidence of insurance provided by the Vendor/Contractor shall not be construed as a waiver by Nassau County Board of County Commissioners of Vendor/Contractor's obligation to procure, maintain and pay for required insurance.

The insurance requirements set forth herein shall in no way limit Vendor/Contractors liability arising out of the work performed under the Agreement or related activities. The inclusions, coverage and limits set forth herein are minimum inclusion, coverage and limits. The required minimum policy limits set forth shall not be construed as a limitation of Vendor/Contractor's right under any policy with higher limits, and no policy maintained by the Vendor/Contractor shall be construed as limiting the type, quality or quantity of insurance coverage that

Vendor/Contractor should maintain. Vendor/Contractor shall be responsible for determining appropriate inclusions, coverage and limits, which may be in excess of the minimum requirements set forth herein.

If the insurance of any Vendor/Contractor or any Sub-Vendor/Contractor contains deductible(s), penalty(ies) or self-insured retention(s), the Vendor/Contractor or Sub-Vendor/Contractor whose insurance contains such provision(s) shall be solely responsible for payment of such deductible(s), penalty(ies) or self-insured retention(s).

The failure of Vendor/Contractor to fully and strictly comply at all times with the insurance requirements set forth herein shall be deemed a material breach of the Agreement.

CONTRACT FOR PROFESSIONAL SERVICES

THIS CONTRACT is entered into by and between the **Board of County Commissioners of Nassau County**, a political subdivision of the State of Florida, hereinafter referred to as the “County”, and _____, located at _____, hereinafter referred to as the “Consultant” on the day and year last written below (hereinafter “Effective Date”).

WHEREAS, the County desires to obtain professional services for _____. Said services are more fully described in the _____, attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, the Consultant desires to render certain professional services as described in Exhibit “A”, and has the qualifications, experience, staff and resources to perform those professional services; and

WHEREAS, the County, through a competitive selection process conducted in accordance with the requirements of law and County policy, and based upon the Consultant’s assurance that it has the qualifications, experience, staff and resources, the County has determined that it would be in the best interest of Nassau County to award a contract to the Consultant for the rendering of those services described in Exhibit “A”.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

SECTION 1. Recitals.

1.1 The above recitals are true and correct and are incorporated herein, in their entirety, by this reference.

SECTION 2. Exhibits.

2.1 The Exhibits listed below are incorporated into and made part of this Contract:

Exhibit A CONSULTANT’S SCOPE OF PROFESSIONAL SERVICES

Exhibit B INSURANCE REQUIREMENTS

SECTION 3. Employment of the Consultant.

3.1 The County hereby agrees to engage the Consultant, and the Consultant hereby agrees to perform the professional services set forth in Exhibit “A”.

SECTION 4. Scope of Services.

4.1 The Consultant shall provide professional services in accordance with Exhibit “A”.

4.2 Services requested by the County or the County’s representative that are not set forth in Exhibit “A” shall be considered additional services. Any request for additional services and additional fees shall be mutually agreed upon by the parties in writing.

SECTION 5. The County’s Responsibility.

5.1 The County shall provide the Consultant with all required data, information, and services regarding the requirements and objectives for the services under this Contract. The Consultant shall rely upon the accuracy and completeness of any information, reports, data supplied by the County or the County’s representative.

5.2 The County hereby designates the _____, or designee, to act on the County’s behalf under this Contract. The _____, or designee, under the supervision of the County Manager, shall have complete authority to transmit instructions, receive information, interpret and define the County’s policies and decisions with respect to materials, elements and systems pertinent to the provision of the Consultant’s services.

SECTION 6. Term of Contract and Option to Extend or Renew.

6.1 The term of this Contract shall begin upon the execution of this Contract by all parties and shall terminate on _____. The term of this Contract may be extended in one (1) year increments, with no changes in terms or conditions, upon mutual written agreement between the Consultant and the County. The County Manager is hereby authorized to execute any Contract renewal, amendment and/or modification upon approval by the County Attorney's Office. Any extension or amendment to this Contract shall be subject to availability of funds of the County as set forth in Section 11 hereinbelow.

6.2. In the event that this Contract is continued beyond the term provided above by mutual consent of the parties and not reduced to writing, this Contract shall be carried out on a month-to-month basis and shall not constitute an implied renewal of the Contract. Said month-to-month extension shall be upon the same terms of the Contract and at the compensation and payment provided herein.

SECTION 7. Compensation.

7.1 The Consultant shall be compensated in an amount not to exceed _____, in accordance with Exhibit "A".

7.2 The Consultant shall prepare and submit to the _____, for approval, an invoice for the services rendered, with a copy provided to invoices@nassaucountyfl.com. Invoices for services shall be paid in accordance with the Florida Prompt Payment Act found at Section 218.70, Florida Statutes. All invoices shall be accompanied by a report or statement identifying the nature of the work performed, the hours required and compensation for the work performed. The report or statement shall show a summary of fees. The County reserves the right to withhold payment to the Consultant for

failure to perform the work in accordance with the provisions of this Contract, and the County shall promptly notify the Consultant in writing if any invoice or report is found to be unacceptable and will specify the reasons therefor. The Consultant shall have thirty (30) days to cure any failure upon written notice. Consultant shall honor all purchase orders or work authorizations issued prior to the expiration of the term of this Contract.

7.3 All representation, indemnifications, warranties and guaranties made in, required by or given in accordance with this Contract, as well as all continuing obligations indicated in this Contract, will survive final payment and termination or completion of this Contract.

7.4 Final Invoice: Consultant shall submit to County Consultant's final/last billing to County clearly marked as "Final Invoice." Submittal of the Final Invoice by Consultant to County shall indicate that all services have been performed by Consultant and that all charges and costs have been invoiced by the Consultant to County and that there is no further work to be performed and no further invoices to be submitted under this Contract.

SECTION 8. Standard of Care.

8.1 The Consultant shall exercise the same degree of care, skill, and diligence in the performance of the services as is ordinarily provided by a professional under similar circumstances, at the same time, and in the same locality. In the County's sole discretion, upon request by the County, the Consultant shall, at no additional cost to the County, re-perform services which in the sole discretion of the County do not meet the foregoing standard of care.

SECTION 9. Equal Opportunity Employment.

9.1 In connection with the work to be performed under this Contract, the Consultant agrees to comply with the applicable provisions of State and Federal Equal Employment Opportunity statutes and regulations.

SECTION 10. Access to Premises.

10.1 The County shall be responsible for providing access to all project sites (if required), and for providing project site specific information.

SECTION 11. Funding.

11.1 The County's performance and obligation under this Contract is contingent upon an annual appropriation by the Board of County Commissioners for subsequent fiscal years and is subject to termination based on lack of funding.

SECTION 12. Expenses.

12.1 The Consultant shall be responsible for all expenses incurred while performing the services under this Contract including, but not limited to, license fees, memberships and dues; automobile and other travel expenses; meals and entertainment; insurance premiums; and all salary, expenses and other compensation paid to the Consultant's agents, if any, hired by the Consultant to complete the work under this Contract.

SECTION 13. Taxes, Liens, Licenses and Permits.

13.1 The Consultant recognizes that the County, by virtue of its sovereignty, is not required to pay any taxes on the services or goods purchased under the terms of this Contract. As such, the Consultant shall refrain from including taxes in any billing. The Consultant is placed on notice that this exemption generally does not apply to nongovernmental entities, contractors, or subcontractors. Any questions regarding this tax exemption shall be addressed to the County Manager.

13.2 The Consultant shall secure and maintain all licenses and permits required to perform the services under this Contract and to pay any and all applicable sales or use tax, or any other tax or assessment which shall be imposed or assessed by any and all governmental

authorities, required under this Contract, and to meet all federal, state, county and municipal laws, ordinances, policies and rules.

13.3 The Consultant acknowledges that property being improved that is titled to the County, shall not be subject to a lien of any kind for any reason. The Consultant shall include notice of such exemptions in any subcontracts and purchase orders issued under this Contract.

SECTION 14. Governing Law, Venue and Compliance with Laws.

14.1 This Contract shall be deemed to have been executed and entered into within the State of Florida and any dispute arising hereunder, shall be governed, interpreted and construed according to the laws of the State of Florida, the Ordinances of Nassau County, and any applicable federal statutes, rules and regulations. Any and all litigation arising under this Contract shall be brought in Nassau County, Florida, and any trial shall be non-jury. Any mediation, pursuant to litigation, shall occur in Nassau County, Florida.

14.2 The Consultant shall comply with applicable regulatory requirements including federal, state, and local laws, rules, regulations, codes, orders, criteria and standards.

SECTION 15. Modifications.

15.1 The terms of this Contract may be modified only upon the written and mutual consent of both parties, and approval by appropriate legal authority in the County.

SECTION 16. Assignment and Subcontracting.

16.1 The Consultant shall not assign, sublet, convey or transfer its interest in this Contract without the prior written consent of the County.

16.2 In order to assign this Contract, or to subcontract any of the work requirements to be performed, the Consultant shall ensure and provide assurances to the County, that any subcontractor selected for work under this Contract has the necessary qualifications and abilities

to perform in accordance with the terms and conditions of this Contract. The Consultant shall provide the County with the names of any subcontractor considered for work under this Contract; the County reserves the right to reject any subcontractor whose qualifications or performance, in the County's sole discretion, are insufficient. The Consultant shall be responsible for all work performed and all expenses incurred with the project. Any subcontract arrangements shall be evidenced by a written document available to the County upon request. The Consultant further agrees that the County shall not be liable to any subcontractor for any expenses or liabilities incurred under the subcontract. The Consultant, at its expense, shall defend the County against such claims.

16.3 The Consultant shall make payments to any of its subcontractors within seven (7) working days after receipt of full or partial payments from the County in accordance with Section 287.0585, Florida Statutes, unless otherwise stated in the contracts between the Consultant and subcontractors. The Consultant's failure to pay its subcontractor(s) within seven (7) working days shall result in a penalty charged against the Consultant and paid to the subcontractors in the amount of one-half of one percent (0.50%) of the amount due per day from the expiration of the period allowed herein for payment. Such penalty shall be in addition to the actual payments owed and shall not exceed fifteen percent (15%) of the outstanding balance due.

SECTION 17. Severability.

17.1 If any section, subsection, sentence, clause, phrase, or portion of this Contract is, for any reason, held invalid, unconstitutional, or unenforceable by any Court of Competent Jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 18. Termination for Default.

18.1 If the Consultant fails to perform any of its obligations under this Contract, and if such default remains uncured for a period of more than fifteen (15) days after notice thereof was given in writing by the County to the Consultant, then the County may, without prejudice to any right or remedy the County may have, terminate this Contract.

18.2 Upon termination of this Contract, the Consultant shall immediately (1) stop work on the date specified; (2) terminate and settle all orders and subcontracts relating to the performance of the terminated work; (3) transfer all work in process, completed work, and other materials related to the terminated work to the County; (4) render to the County all property belonging to the County, including but not limited to, equipment, books, and records.

SECTION 19. Termination for Convenience.

19.1 The County reserves the right to terminate this Contract in whole or part by giving the Consultant written notice at least thirty (30) days prior to the effective date of the termination. Upon receipt of written notice of termination from the County, the Consultant shall only provide those services and/or materials specifically approved or directed by the County. All other rights and duties of the parties under the Contract shall continue during such notice period, and the County shall continue to be responsible to the Consultant for the payment of any obligations to the extent such responsibility has not been excused by breach or default of the Consultant. The Consultant shall promptly contact the County to make arrangements to render to the County all property belonging to the County, including but not limited to, equipment, books, and records.

SECTION 20. Nondisclosure of Proprietary Information.

20.1 The Consultant shall consider all information provided by the County and all reports, studies, calculations, and other documentation resulting from the Consultant's

performance of the services to be proprietary unless such information is available from public sources. The Consultant shall not publish or disclose proprietary information for any purpose other than the performance of the services without the prior written authorization of the County or in response to legal process.

SECTION 21. Contingent Fees.

21.1 The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Contract.

SECTION 22. Ownership of Documents.

22.1 The Consultant shall be required to work in harmony with other County consultants relative to providing information requested in a timely manner and in the specified form. All documents, records, disks, original drawings, or other information shall become the property of the County upon completion for its use and distribution as may be deemed appropriate by the County.

SECTION 23. Force Majeure.

23.1 Neither party of this Contract shall be liable to the other for any cost or damages if the failure to perform the Contract arises out of causes beyond the control and without the fault or negligence of the parties. Such causes may include, but are not restricted to, acts of nature, fires, quarantine restrictions, strikes and freight embargoes. In all cases, the failure to perform shall be totally beyond the control and without any fault or negligence of the party.

23.2 In the event of delay from the foregoing causes, the party shall take all reasonable measures to mitigate any and all resulting delay or disruption in the party's performance obligation under this Contract. If the delay is excusable under this section, the delay shall not result in any additional charge or cost under the Contract to either party. In the case of any delay that the Consultant believes is excusable under this section, the Consultant shall notify the County in writing of the delay or potential delay and describe the cause of the delay either: (1) within ten (10) calendar days after the cause that created or will create the delay first arose, if the Consultant could reasonably foresee that a delay could occur as a result; or (2) within five (5) calendar days after the date the Consultant first had reason to believe that a delay could result, if the delay is not reasonably foreseeable. THE FOREGOING SHALL CONSTITUTE THE CONSULTANT'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY. Providing notice in strict accordance with this section is a condition precedent to such remedy. The County, in its sole discretion, shall determine if the delay is excusable under this section and shall notify the Consultant of its decision in writing. No claim for damages, other than for an extension of time, shall be asserted against the County. The Consultant shall not be entitled to an increase in the Contract price or payment of any kind from the County for direct, indirect, consequential, impact, or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this section, after the causes have ceased to exist, the Consultant shall perform at no increased cost, unless the County determines, in its sole discretion, that the delay will significantly impair the value of the Contract to the County, in which case, the County may do any or all of the following: (1) accept allocated performance or deliveries from the

Consultant, provided that the Consultant grants preferential treatment to the County with respect to products or services subjected to allocation; (2) purchase from other sources (without recourse to and by the Consultant for the related costs and expenses) to replace all or part of the products or services that are the subject of the delay, which purchases may be deducted from the Contract quantity; or (3) terminate the Contract in whole or in part.

SECTION 24. Access And Audits of Records.

24.1 The Consultant shall maintain adequate records to justify all charges, expenses, and costs incurred in providing the services and materials for at least three (3) years after completion of work contemplated under this Contract. The County and the County Clerk of Court shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours upon five (5) days' written notice to the Consultant.

SECTION 25. Independent Consultant Status.

25.1 The Consultant shall perform the services under this Contract as an independent contractor and nothing contained herein shall be construed to be inconsistent with this relationship or status. Nothing in this Contract shall be interpreted or construed to constitute the Consultant or any of its agents or employees to be an agent, employee or representative of the County.

25.2 The Consultant and the County agree that during the term of this Contract: (a) the Consultant has the right to perform services for others; (b) the Consultant has the right to perform the services required by this Contract; and (c) the Consultant has the right to hire assistants as subcontractors, or to use employees to provide the services required by this Contract.

SECTION 26. Indemnification.

26.1 The Consultant shall indemnify and hold harmless the County and its agents and employees from all claims, liabilities, damages, losses, expenses and costs, including attorney's fees, arising out of or associated with or caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant or any persons employed or utilized by the Consultant, in the performance of this Contract. The Consultant shall, at its own expense, defend any and all such actions, suits, or proceedings which may be brought against the County in connection with the Consultant's performance under this Contract.

SECTION 27. Insurance.

27.1 The Consultant shall provide and maintain at all times during the term of this Contract, without cost or expense to the County, such commercial (occurrence form) or comprehensive general liability, workers compensation, professional liability, and other insurance policies as detailed in Exhibit "B". The policy limits required are to be considered minimum amounts.

27.2 The Consultant shall provide to the County a Certificate of Insurance for all policies of insurance and renewals thereof in a form acceptable to the County. Said certificates shall provide that the Nassau County Board of County Commissioners is an additional insured, and that the County shall be notified in writing of any reduction, cancellation or substantial change of policy or policies at least thirty (30) days prior to the effective date of said action with the exception of ten (10) days for non-payment. All insurance policies shall be issued by responsible companies who are acceptable to the County and licensed and authorized under the laws of the State of Florida.

SECTION 28. Dispute Resolution Process.

28.1 In the event of a dispute regarding the interpretation of the terms of this Contract, the County, in its sole discretion, may elect to use the dispute resolution process as set forth in this section.

28.2 In the event the County elects to use the dispute resolution process under this section, the County shall send a written communication to the Consultant pursuant to Section 35 hereinbelow. The written notification shall set forth the County's interpretation of the terms of this Contract.

28.3 The County shall then set a date and time for the parties to meet with the County Manager or designee. This meeting shall be set no more than twenty (20) days from the date that the written communication was sent to the Consultant. The Consultant may submit a written response to the County's written communication no less than five (5) days prior to the meeting with the County Manager or designee.

28.4 If no satisfactory resolution as to the interpretation of the Contract terms is reached at the meeting with the County Manager or designee, then the parties may elect to submit the dispute to mediation in accordance with mediation rules as established by the Florida Supreme Court. Mediators shall be chosen by the County and the cost of mediation shall be borne by the Consultant. The Consultant shall not stop work during the pendency of the dispute resolution or mediation process as set forth in this section.

SECTION 29. E-Verify.

29.1 The Consultant shall comply with Section 448.095, Florida Statutes, and use the United States Department of Homeland Security's E-Verify system ("E-Verify") to verify the employment eligibility of all persons hired by the Consultant during the term of this Contract to work in Florida. Additionally, if the Consultant uses subcontractors to perform any portion of

the work (under this Contract), the Consultant shall include a requirement in the subcontractor's contract that the subcontractor use E-Verify to verify the employment eligibility of all persons hired by subcontractor to perform any such portion of the work. Answers to questions regarding E-Verify as well as instructions on enrollment may be found at the E-Verify website: www.uscis.gov/e-verify.

29.2 The Consultant shall maintain records of its participation and compliance with the provisions of the E-Verify program, including participation by its subcontractors as provided above, and to make such records available to the County or other authorized entity consistent with the terms of the Consultant's enrollment in the program. This includes maintaining a copy of proof of the Consultant's and subcontractors' enrollment in the E-Verify program. If the Consultant enters into a contract with a subcontractor, the subcontractor shall provide the Consultant with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Consultant shall maintain a copy of such affidavit for the duration of the Contract.

29.3 Compliance with the terms of the E-Verify program provision is made an express condition of this Contract and the County may treat a failure to comply as a material breach of the Contract. If the County terminates the Contract pursuant to Section 448.095(2)(c), Florida Statutes, the Consultant may not be awarded a public contract for at least one (1) year after the date on which the contract was terminated and the Consultant is liable for any additional costs incurred by the County as a result of the termination of this Contract.

SECTION 30. Public Records.

30.1 The County is a public agency subject to Chapter 119, Florida Statutes. **IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF**

CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 530-6090, RECORDS@NASSAUCOUNTYFL.COM, 96135 NASSAU PLACE, SUITE 6, YULEE, FLORIDA 32097. Under this Contract, to the extent that the Consultant is

providing services to the County, and pursuant to Section 119.0701, Florida Statutes, the Consultant shall:

- a. Keep and maintain public records required by the County to perform the service.
- b. Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Consultant does not transfer the records to the County.
- d. Upon completion of the Contract, transfer, at no cost, to the County all public records in possession of the Consultant or keep and maintain public records required by the County to perform the service. If the Consultant transfers all public records to the County upon completion of the Contract, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of

the Contract, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically shall be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

30.2 A request to inspect or copy public records relating to the County's contract for materials shall be made directly to the County. If the County does not possess the requested records, the County shall immediately notify the Consultant of the request, and the Consultant shall provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.

30.3 If the Consultant does not comply with the County's request for records, the County shall enforce the Contract provisions in accordance with the Contract.

30.4 If the Consultant fails to provide the public records to the County within a reasonable time, the Consultant may be subject to penalties under Section 119.10, Florida Statutes.

30.5 If a civil action is filed against the Consultant to compel production of public records relating to the Contract, the Court shall assess and award against the Consultant the reasonable costs of enforcement, including reasonable attorney fees if:

- a. The Court determines that the Consultant unlawfully refused to comply with the public records request within a reasonable time; and
- b. At least eight (8) business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the Consultant has not complied with the request, to the County and to the Consultant.

30.6 A notice complies with Section 30.5 b. hereinabove, if it is sent to the County's

custodian of public records and to the Consultant at the Consultant's address listed on its Contract with the County or to the Consultant's registered agent. Such notices shall be sent pursuant to Section 35 hereinbelow.

30.7 If the Consultant complies with a public records request within eight (8) business days after the notice is sent, the Consultant is not liable for the reasonable costs of enforcement.

30.8 In reference to any public records requested under this Contract, the Consultant shall identify and mark specifically any information which the Consultant considers confidential and/or proprietary, inclusive of trade secrets as defined in Section 812.081, Florida Statutes, and which the Consultant believes to be exempt from disclosure, citing specifically the applicable exempting law and including a brief written explanation as to why the cited Statute is applicable to the information claimed as confidential and/or proprietary information. All materials shall be segregated and clearly identified as "EXEMPT FROM PUBLIC DISCLOSURE."

30.9 In conjunction with the confidential and/or proprietary information designation, the Consultant acknowledges and agrees that after notice from County, the Consultant shall respond to a notice from the County immediately, but no later than 10 calendar days from the date of notification or the Consultant shall be deemed to have waived and consented to the release of the confidential and/or proprietary designated materials.

30.10 The Consultant further agrees that by designation of the confidential/proprietary material, the Consultant shall defend the County (and its employees, agents and elected and appointed officials) against all claims and actions (whether or not a lawsuit is commenced) related to the Consultant's designation of the material as exempt from public disclosure and to hold harmless the County (and its employees, agents and elected and appointed officials) from any award to a plaintiff for damages, costs and attorneys' fees, incurred by the County by reason

of any claim or action related to the Consultant's designation of material as exempt from public disclosure.

SECTION 31. Disclosure Of Litigation, Investigations, Arbitration or Administrative Decisions.

31.1 During the term of this Contract, or any extension thereto, the Consultant shall have the continued duty to disclose to the County Attorney, in writing, upon occurrence, all civil or criminal litigation, arbitration, mediation, or administrative proceeding involving the Consultant. If the existence of the proceeding causes the County concerns that the Consultant's ability or willingness to perform this contract is jeopardized, the Consultant may be required to provide the County with reasonable written assurance to demonstrate the Consultant can perform the terms and conditions of the Contract.

SECTION 32. Scrutinized Companies and Public Entity Crimes.

32.1 The Consultant is directed to the Florida Public Entities Crime Act, Section 287.133, Florida Statutes, as well as Section 287.135, Florida Statutes, regarding Scrutinized Companies, and represents to County that the Consultant is qualified to transact business with public entities in Florida, and to enter into and fully perform this Contract subject to the provisions stated therein. Failure to comply with any of the above provisions will be considered a material breach of the Contract.

SECTION 33. Anti-Discrimination.

33.1 The Consultant agrees that it will not discriminate in employment, employee development, or employee advancement because of religious or political opinions or affiliations, race, color, national origin, sex, age, physical handicap, or other factors, except where such factor is a bonified occupational qualification or is required by State and/or Federal Law.

SECTION 34. Advertising.

34.1 The Consultant shall not publicly disseminate any information concerning this Contract without prior written approval from the County, including but not limited to, mentioning the Contract in a press release or other promotional material, identifying the County as a reference, or otherwise linking the Consultant's name and either description of this Contract or the name of the County in any material published, either in print or electronically, to any entity that is not a party this Contract, except potential or actual authorized distributors, dealers, resellers, or service representative.

SECTION 35. Notices.

35.1 All notices, demands, requests for approvals or other communications given by the parties to another in connection with this Contract shall be in writing, and shall be sent by registered or certified mail, postage prepaid, return receipt requested, or overnight delivery service (such as federal express), or courier service or by hand delivery to the office of each party indicated below:

County: Nassau County
Attn:
96135 Nassau Place
Yulee, Florida 32097

Consultant: [Consultant Address]
Attn: [Consultant Contact Person]
[Consultant Address]

SECTION 36. Attorney's Fees.

36.1 Notwithstanding the provisions of Section 30 hereinabove, in the event of any legal action to enforce the terms of this Contract each party shall bear its own attorney's fees and costs.

SECTION 37. Authority to Bind.

37.1 The Consultant represents and warrants that the Consultant's undersigned representative if executing this Contract of behalf of a partnership, corporation or agency has the authority to bind the Company to the terms of this Contract.

SECTION 38. Conflicting Terms, Representations and No Waiver of Covenants or Conditions.

38.1 In the event of any conflict between the terms of this Contract and the terms of any exhibits, the terms of this Contract shall prevail.

38.2 All representations, indemnifications, warranties and guaranties made by the Consultant in this Contract, as well as all continuing obligations indicated in this Contract, shall survive final payment and termination or completion of this Contract.

38.3 The failure of either party to insist on strict performance of any covenant or condition herein, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance.

38.4 The Consultant warrants that any goods provided by the Consultant under this Contract shall be merchantable. All goods provided shall be of good quality within the description given by the County, shall be fit for their ordinary purpose, shall be adequately contained and packaged with the description given by the County, shall conform to the agreed upon specifications, and shall conform to the affirmations of facts made by the Consultant or on the container or label.

SECTION 39. Construction of Contract.

39.1 The parties hereby acknowledge that they have fully reviewed this Contract and any exhibits and have had the opportunity to consult with legal counsel of their choice, and that this Contract shall not be construed against any party as if they were the drafter of this Contract.

SECTION 40. Headings.

40.1 The section headings and captions of this Contract are for convenience and reference of the parties and in no way define, limit or describe the scope or intent of this Contract or any part thereof.

SECTION 41. Entire Agreement and Execution.

41.1 This Contract, together with any exhibits, constitutes the entire Contract between the County and the Consultant and supersedes all prior written or oral understandings.

41.2 This Contract may be executed in any number of counterparts; each executed counterpart hereof shall be deemed an original; and all such counterparts, when taken together, shall be deemed to constitute one and the same instrument.

SECTION 42. Change of Laws.

42.1 If there is a change in any state or federal law, regulation or rule or interpretation thereof, which affects this Contract or the activities of either party under this Contract, and either party reasonably believes in good faith that the change will have a substantial adverse effect on that party's rights or obligations under this Contract, then that party may, upon written notice, require the other party to enter into good faith negotiations to renegotiate the terms of this Contract. If the parties are unable to reach an agreement concerning the modification of this Contract within fifteen (15) days after the date of the notice seeking renegotiation, then either party may terminate this Contract by written notice to the other party. In such event, Consultant shall be paid its compensation for services performed prior to the termination date.

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DRAFT

IN WITNESS WHEREOF, the parties have executed this Contract which shall be deemed an original on the day and year last written below

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

By: _____
Its: _____
Date: _____

Attest as to authenticity of the
Chair’s signature:

Mitch L. Keiter
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney

DENISE C. MAY

COMPANY’S NAME

By: _____
Its: _____
Date: _____

FORM A

Nassau County Animal Services Campus

**SWORN STATEMENT
UNDER FLORIDA STATUTE 287.133(3)(a) ON PUBLIC ENTITY CRIMES**

TO BE RETURNED WITH BID

THIS MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS

1. This sworn statement is submitted with Bid, Proposal or Contract for _____.
2. This sworn statement is submitted by _____ (entity submitting sworn statement), whose business address is _____ and its Federal Employee Identification Number (FEIN) is _____. (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. My name is _____ (please print name of individual signing), and my relationship to the entity named above is _____.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services, any leases for real property, or any contract for the construction or repair of a public building or public work, to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
 - a) A predecessor or successor of a person convicted of a public entity crime; or
 - b) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not to fair market value under an arm's length agreement, shall be prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.
7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one of more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, and (Please indicate which additional statement applies.)

_____ There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the Hearing Officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

Signature

Date

State of: _____

County of: _____

Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization, this _____ day of _____, 20 ____ by _____ who is ____ personally known to me or ____ produced _____ as identification.

Notary Public

My commission expires: _____

FORM B

RESPONDENT QUESTIONNAIRE

The following questionnaire shall be answered by the Respondent for use in the evaluation process.

1. Company Name: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____ Email: _____
 Website Address _____

2. **COMPANY STRUCTURE:**

Sole Proprietor Partnership Corporation Other _____

3. Are you registered with the FL Secretary of State to conduct business? Yes ☐ No ☐
4. Are you properly licensed/certified by State of Florida to perform the specified services?
 Yes ☐ No ☐

5. **EXPERIENCE:**

Years in business: _____

Years in business under this name: _____

Years performing this type of work: _____

Has your company: Failed to complete or defaulted on a contract: ____ Yes ____ No

Been involved in bankruptcy or reorganization: ____ Yes ____ No

Pending judgment claims or suits against firm: ____ Yes ____ No

6. **PERSONNEL**

How many employees does your company employ: _____

List all positions or position categories within your firm (may use additional sheets if needed).

Position/Category (List all)	Full-time	Part-time

7. REFERENCES:

List at least three references for which you have provided services related to this RFP Scope of Services (similar scope/size) in the past five years - preferably government agencies.

Reference #1:

Company/Agency Name: _____

Address: _____

Contract Person: _____

Phone: _____ Email: _____

Project Description: _____

Contract \$ Amount: _____

Date Completed: _____

Reference #2:

Company/Agency Name: _____

Address: _____

Contract Person: _____

Phone: _____ Email: _____

Project Description: _____

Contract \$ Amount: _____

Date Completed: _____

Reference #3:

Company/Agency Name: _____

Address: _____

Contract Person: _____

Phone: _____ Email: _____

Project Description: _____

8. NOTICE OF PARTIES AND BINDING AUTHORITY

The following information is required if Respondent is selected for award of a contract with the County.

Notice to Parties

All notices, demands, requests for approvals or other communications shall be in writing, and shall be sent by registered or certified mail, postage prepaid, return receipt requested, or overnight delivery service (such as federal express), or courier service or by hand delivery to:

Contractor Name: _____

Attn: _____

Mailing Address: _____

Binding Authority

The person to execute the contract must be an officer of the company. If not an officer of the company, Respondent must provide proof of signing authority. Please provide the name, email address, and phone number of person who will execute the contract, if awarded.

Name of Person to execute contract (if awarded): _____

Title: _____

Email Address: _____

Phone Number: _____

The Remainder of this Page Intentionally Left Blank

FORM C**DRUG FREE WORKPLACE CERTIFICATE**

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that _____
_____ (print or type name of firm)

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance in the workplace named above and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under bid or proposal, a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under bid or proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, plea of guilty or nolo contendere to, any violation of Chapter 1893, or any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of a drug free workplace program.

[Remainder of the page intentionally blank.]

“As a person authorized to sign a statement, I certify that the above-named business, firm, or corporation complies fully with the requirements set forth herein.”

Authorized Signature

Date Signed

State of: _____

County of: _____

Sworn to (or affirmed) and subscribed before me by means of ____ physical presence or ____ online notarization, this _____ day of _____, 20 ____ by _____ who is ____ personally known to me or ____ produced _____ as identification.

Notary Public

My commission expires: _____

FORM D (E-1)

CONTRACTOR E-VERIFY AFFIDAVIT

I hereby certify that _____ (Contractor Company Name) does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with Section 448.095, Florida Statutes.

All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.

A true and correct copy of _____ (Contractor Company Name) proof of registration in the E-Verify system is attached to this Affidavit.

Print Name: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (Date) by _____ (Name of Officer or Agent, Title of Officer or Agent) of _____ (Name of Contractor Company Acknowledging), a _____ (State or Place of Incorporation) Corporation, on behalf of the Corporation. He/She is personally known to me or has produced _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

FORM D (E-2)

SUBCONTRACTOR E-VERIFY AFFIDAVIT

I hereby certify that _____(Subcontractor Company Name) does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with Section 448.095, Florida Statutes.

All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.

A true and correct copy of _____ (Subcontractor Company Name) proof of registration in the E-Verify system is attached to this Affidavit.

Print Name: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐physical presence or ☐online notarization, this _____ (Date) by _____(Name of Officer or Agent, Title of Officer or Agent) of _____(Name of Contractor Company Acknowledging), a _____(State or Place of Incorporation) Corporation, on behalf of the Corporation. He/She is personally known to me or has produced _____ as identification.

Notary Public

Printed Name

My Commission Expires: _____

FORM E

COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS AFFIDAVIT
Section 787.06, Florida Statutes
Contract, contract renewals and contract extensions

Before me the undersigned authority, personally appeared _____, whom after being duly sworn, deposes and states:
Affiant

1. My name is _____ and I am over the age of 18 years of age and I have personal knowledge of the matters set forth herein.
2. I am a corporate officer or other authorized person with _____, a non-governmental entity. I assert and acknowledge that I have legal authorization to contractually bind the non-governmental entity.
3. The non-governmental entity does not use coercion for labor or services, as defined in Section 787.06, Florida Statutes.
4. This declaration is made pursuant to Section 92.525, Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Laws Affidavit and that the facts stated in it are true.

Further Affiant Sayeth Naught.

Signature: _____

Firm Name: _____

Title: _____

Date: _____

Acknowledgment

The foregoing Affidavit was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____ who is personally known to me or who has produced _____ as identification.

[Notary Seal]

Signature: _____

Nassau County Animal Services

Needs Assessment Report

February 2023

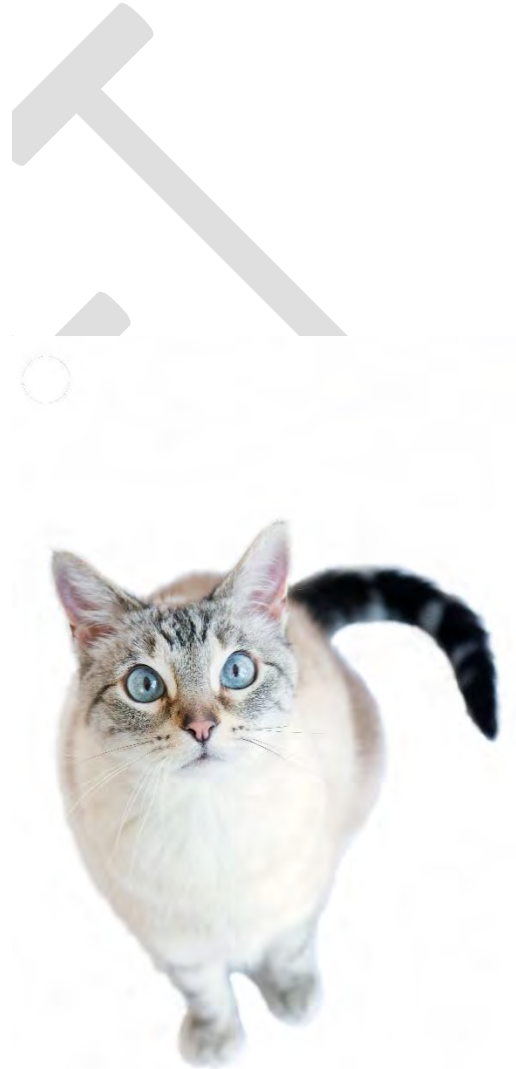


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1. Executive Summary

On December 6-7, 2022, Heather Lewis and Teresa Adams of Animal Arts, hosted a Needs Assessment Workshop with Nassau County Animal Services (NCAS) in Nassau County, Florida to analyze the existing facilities and recommend potential future use options or alternate long-term solutions. The following report documents the data analysis conducted prior to the workshop, a brief review of the existing facilities, discussions at the workshop including necessary requirements for the function of the animal services programs, and future opportunities for the agency.

The first day of the site visit included a walking tour of the NCAS facility and interview-style conversations with key staff. The second day of the site visit was a strategic planning workshop to discuss observations, best practices in animal shelter design, shelter statistics, and a wish list program of needed spaces. This process concluded that a new shelter facility is the best option for NCAS moving forward.

New Facility Estimates

Below are relevant estimates for a new facility to serve the future of Nassau County. The new animal shelter will provide a healthy and functional environment for animals, staff, volunteers, and visitors and will allow Nassau County to expand programs to better serve the community.

- Recommended Square Footage
 - 28,054 SF *Animal Shelter Interior*
 - 14,489 SF *Animal Shelter Exterior Covered*
 - 50,780 SF *Exterior*
- Recommended Animal Holding Capacity including Adoption and Holding, but not including Medical Housing
 - 84 *Canines*
 - 110 *Felines*
- Recommended Budget
 - \$17,479,524 *Total Hard Costs*
 - \$7,304,822 *Probable Soft Costs*

Total Recommended Budget Range of \$26 million to \$28 million in 2023 Dollars***

*** Note: Based on the project timeframe, 6 percent per year escalation should be added. Please see the full Budget discussion in Section 8 of this report for details on these budget numbers.

2. Best Practices

Best practice industry standards are important to analyze and incorporate when designing a new shelter building. By considering these standards, a new shelter can be right sized and not overbuilt. An overbuilt shelter costs more to build and operate than necessary.

The basics for best practices for animal care are as follows:

- Hold only when essential, reduce time in care
 - o Reduction of mandated holds if possible (in this case, the shelter is following state minimum holding times).
 - o Reduce time in care through quality in-house medical care.
 - o Create a public-friendly building so people want to come to adopt.
 - o Utilize foster care to the greatest extent possible.
 - o Utilize resources to prevent relinquishments.
- Provide a healthy and sanitary environment
 - o For staff.
 - o For animals.
- Design for easy operations

Hold Only When Essential, Reduce Time in Care

A shelter is a stressful place for a pet. Therefore, reducing time in care is one of the most important goals for best practice animal sheltering. Animal behavior experts assert that two weeks is about the length of time a dog can stay before it begins to deteriorate behaviorally. Both dogs and cats are more likely to become ill in the shelter environment the longer they stay. More information on this topic can be found at www.sheltermedicine.com.

NCAS currently follows minimum hold times for animals as required by law, but it is important to see if there are other ways to streamline the number of days an animal stays in care.

In-house medical care can greatly decrease the length of stay for sheltered animals. NCAS does not have efficient access to veterinary care. The majority of animals coming in are stray, and in most cases, they require sterilization and/or vaccination. Animals who need these services must be transported to an off-site facility on specific days of the week, lengthening hold times. An onsite medical care facility provides opportunities to reduce the length of stay for stray animals as it provides a place on campus for partnering veterinarians to work, without the inefficiency of transport. It may take effort and some time to develop partnerships to bring a veterinarian onsite, but this will be the best long-term solution for the county. We assume that the county will continue to work with part-time, independent partnering veterinarians, rather than hiring one fulltime, due to the shortage of veterinarians nationwide.

Creating an adoption friendly facility should be of high priority. This includes having a friendly, welcoming space for adopters to view shelter pets. After viewing, one-on-one, meet and greet spaces can be utilized to introduce the shelter pets and potential adopters. The Humane Society of the United States published a manual to help animal shelters design their adoption programs called *Adopters Welcome*

(<https://humanepro.org/page/adopters-welcome-manual>). *Adopters Welcome* is a research-based set of guidelines that can be very helpful when considering operational goals for the new NCAS Animal Shelter.

NCAS should utilize a foster care program to the greatest extent possible. More pets in foster care means fewer pets in the shelter; therefore, less housing is needed, and a smaller capacity facility can be designed. A large percentage of kitten intakes at NCAS are bottle fed, which staff noted is the reason that neonatal kittens are the most at-risk group in the shelter. Foster care homes are the best option for vulnerable populations such as neonatal kittens, and will reduce the workload for staff.

TNR Programs. The number of cats coming into a shelter is related to the number of cats free roaming in communities. NCAS should continue to partner with outside groups providing TNR services for feral and community cats, to reduce the number of neonatal kittens and the overall number of free-roaming cats.

Utilize resources to prevent relinquishments. As noted during the workshop, the new shelter facility for NCAS will be more community facing than the older facility. Resources that the new shelter can provide include a classroom for education and pet behavior training, counseling rooms, and a pet food bank. The classroom can also be used for vaccination and microchip clinics.

Ideally, the NCAS shelter could also provide high-volume spay/neuter services for community-owned pets, although this program requires more veterinary staffing than we believe NCAS is likely to retain in the short term. There are potential opportunities to partner with other groups such as the Nassau Humane Society to provide spay/neuter and other veterinary services to the community.

The Humane Society of the United States founded The Pets for Life program which reports the benefits of community and safety net support services. (<https://humanepro.org/sites/default/files/documents/pets-for-life-sustainability-guide.pdf>, page 102).

Provide a Healthy and Sanitary Environment

The most important aspect of providing well-being for shelter pets is to operate the NCAS shelter in such a way as to be able to provide humane care for each animal. This includes strategies to reduce the number of pets in care, but also means constructing and staffing the shelter such that each animal is housed in an environment that supports its well-being. For more information about capacity for care, refer to [Overview of Capacity for Care \(C4C\) | Resources | Koret Shelter Medicine Program](#).

A healthy and sanitary environment is directly beneficial to shelter pets while supporting staff during their day-to-day tasks. Laundry rooms, dishwashing and food prep areas, along with kennels that are well draining and easy to clean are all crucial infrastructure components for staff to reduce the time they spend on essential tasks. This then provides more staff time for animal enrichment, and helps meet the goals of capacity for care.

NCAS should have a much better area for isolation of infectious disease. Infectious disease has been a major burden to staff operations at the NCAS shelter, and increases risk of euthanasia for the animals in the shelter. Isolation areas should be dedicated to housing infectious animals and should not be used as overflow healthy housing. Isolation areas should be designed for proper protocols such as the donning of

personal protective equipment, and should be separated by species and type of disease, for safety and well-being for dogs and cats.

Create a Fear Free® environment. Fear Free is a movement that provides guidelines to reduce fear, anxiety, and stress for pets in veterinary hospitals and shelters. Fear Free Sheltering training is specific to animal shelters, is self-paced, and available online, at no charge (<https://fearfreeshelters.com/>). Please see section 6. **New Facility Recommendations**, for a comprehensive description of best practice cat and dog housing.

Design for Easy Operations

As described in the previous section, easy to operate laundry, dish washing, and food prep areas, as well as easy to clean kennels, will free up hours per day of staff time. This time can be better spent on customer service, animal enrichment, and animal placement efforts.

Best practice animal control facilities are designed with efficient and safe intake areas. A sallyport (enclosed area where officers can unload animals) will prevent animal escapes and will increase officer safety and comfort. From a sallyport, animals should be able to be moved safely into intake examination areas and housing. In particular, dogs on bite holds and dogs with other dangerous behaviors should be able to be moved efficiently. This requires good flow design such as wide hallways, touch-free door operations, and wide kennels that are easier and safer for staff to enter with dogs.

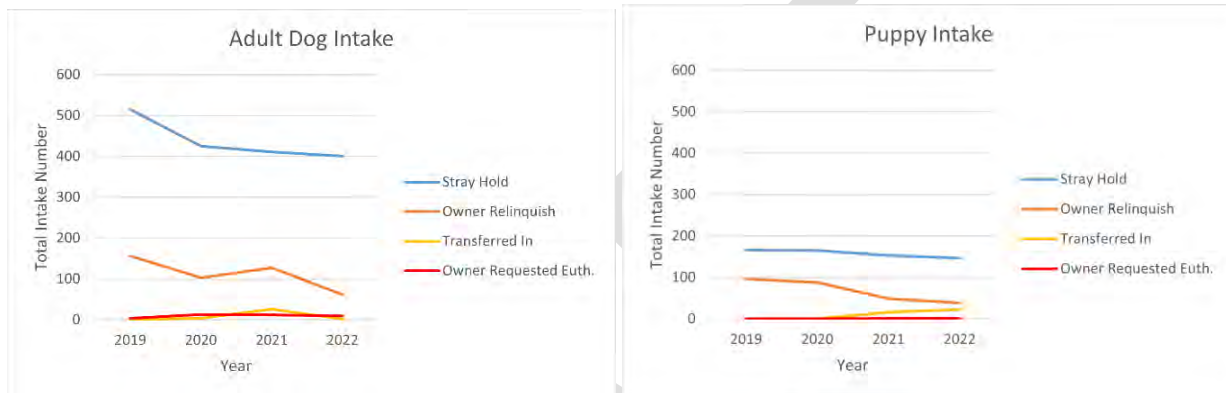
Another task that can be very time consuming for staff is moving dogs from housing into yards for play. Flow from dog areas to yards should be short. Yards should be designed to separate groups of dogs, or individual dogs depending on the dogs' behavior and the staffing or volunteers available to run play group programs. Yards should be partially covered for use during hot weather and rain.

On the customer service side of the building, safety and security should be considered in the design. Public areas are separated from staff areas with secure doors. Public lobbies should be designed for safety of staff during critical incidents such as a threatening customer. Designing for safety is a balance of creating a welcoming feeling, but with the underlay of safety infrastructure such as vestibules, safe rooms, security cameras, and panic buttons.

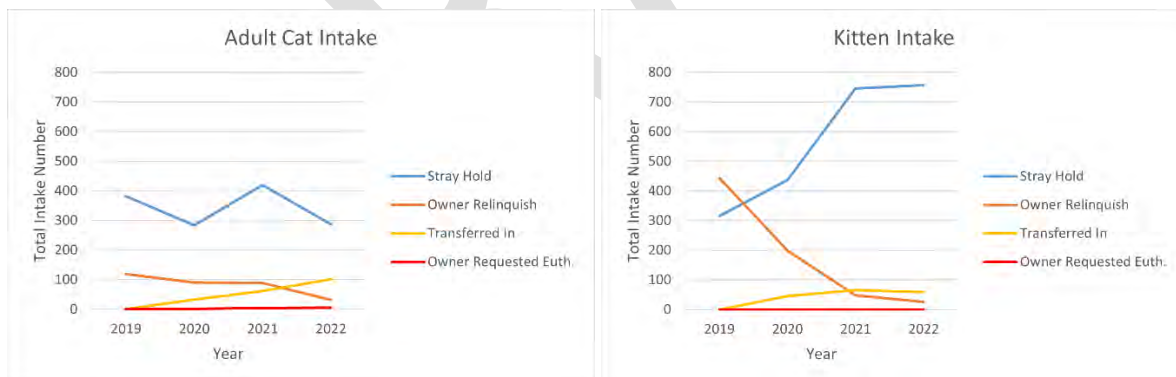
3. Statistical Trends

One of the first steps we take when working with an organization is to review data to look for trends in intakes and outcomes for animals. We work together with our clients to build on positive trends, and to design around strategic goals. Based on these trend projections we can design facilities to last an organization several decades into the future.

There has been a steady increase in intakes over the past several years at NCAS, in particular for kittens. As seen in the next few diagrams, most of the intakes are made up for kittens, adult dogs, and adult cats.



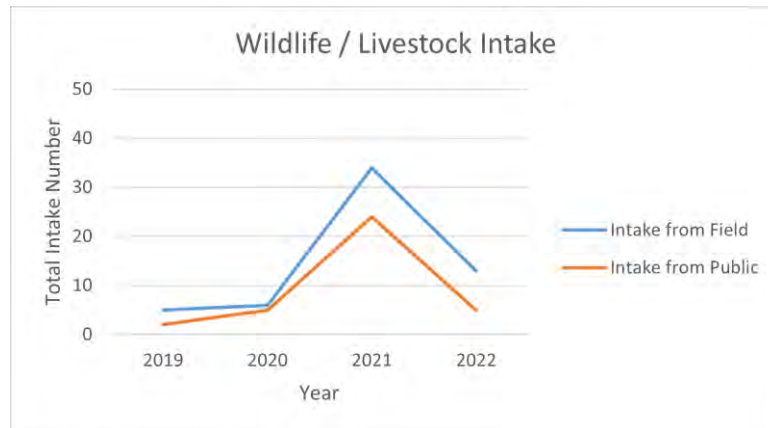
The majority of dog/puppy intakes at Nassau County Animal Services are brought in as strays. Owner relinquished animals are the next highest, with transferred in and owner-requested euthanasia being the lowest. Dogs need to be held for five working days for owned animals and three working days for strays per Florida law, and ten days minimum for bite-hold cases.



Stray cats and kittens are the largest percentage of intakes for cats. Just as with dogs, cats need to be held for a minimum of five days for owned animals and three for strays per Florida law.

NCAS should seek solutions to optimize care for kittens. As we can see from the data, kittens are more likely than other categories of animals to die in care. A large percentage of stray kittens intake at NCAS are bottle fed. Growing the foster program so that these high-need kittens can be cared for outside of the shelter, with trained foster parents, would be ideal for reducing stress on the shelter staff along with improving outcomes for kittens.

As noted during the staff interviews at NCAS, animals that need sterilization, vaccination, or medical care are transported on specific days to a veterinarian at an off-site clinic. One way to reduce the length of stay for all animals would be to have a streamlined path to medical care, ideally at an on-site veterinary clinic.



Nassau County Animal Services brings in a variety of wildlife, as well as livestock, at times through law enforcement cases, which is where the spike in 2021 came from. To care for these other animals, the new facility needs to have a temporary holding place for animals, and flexible housing options for livestock.



In general, adult dog and puppy outcomes are good. To reduce the dog/puppy euthanized and died-in-care numbers, the facility needs good infectious disease isolation.



Cats and kittens had a higher rate of euthanized and died-in-care outcomes. Improving outcomes for felines will be a combination of reducing intake numbers through partnerships with TNR groups, not

accepting more kittens in the shelter than can be cared for, building the foster program to care for kittens, and providing more special needs housing in the shelter. These measures will benefit more vulnerable populations in the shelter such as kittens, FIV+ and FeLV+, and senior cats.

Biological Risk Management in the new facility will help reduce the number of animals that die in care or must be euthanized, especially for treatable diseases.

Calculating Animal Capacity Requirements

We examined the animal statistics at Nassau County Animal Shelter to determine recommended capacity for the new shelter. Too much capacity means animals are likely to stay longer, and too little capacity can result in overcrowding. A more diverse selection of housing units can help meet the needs of each animal coming into the facility. Animal capacity is calculated using the following:

- Annual intakes
- Current average length of stay
- Peak capacity (ratio of highest month of intake to average month)

Animal shelters should be built with flexible housing options to meet the needs of behaviorally challenged dogs, bonded pairs, litters of cats and kittens, or animals requiring special care. The recommended capacity can be calculated based on the following:

$$\begin{array}{ccccccc} \text{Average Daily} & & \text{Average} & & \text{Animals in} & & \text{Peak} \\ \text{Intakes} & \times & \text{Length of} & = & \text{Shelter per} & \times & \text{Capacity} \\ & & \text{Stay} & & \text{Day} & & \\ & & & & & & = \text{Animal} \\ & & & & & & \text{Capacity} \end{array}$$

Animal Housing Requirements									
Animal	YEARLY INTAKES	ADJUSTMENT FACTOR	ADJUSTED	DAILY INTAKE	AVG LOS	ADJUSTED LOS	BASE CAPACITY	PEAK FACTOR	REQUIRED CAPACITY
Adult Dog	570	1	570	2	34	24	37	1.47	55
Puppies	235	1	235	1	22	14	9	1.74	16
Adult Cats	478	1	478	1	33	21	28	1.48	41
Kittens	787	1	787	2	44	14	30	2.17	65
TOTAL	2,070								177

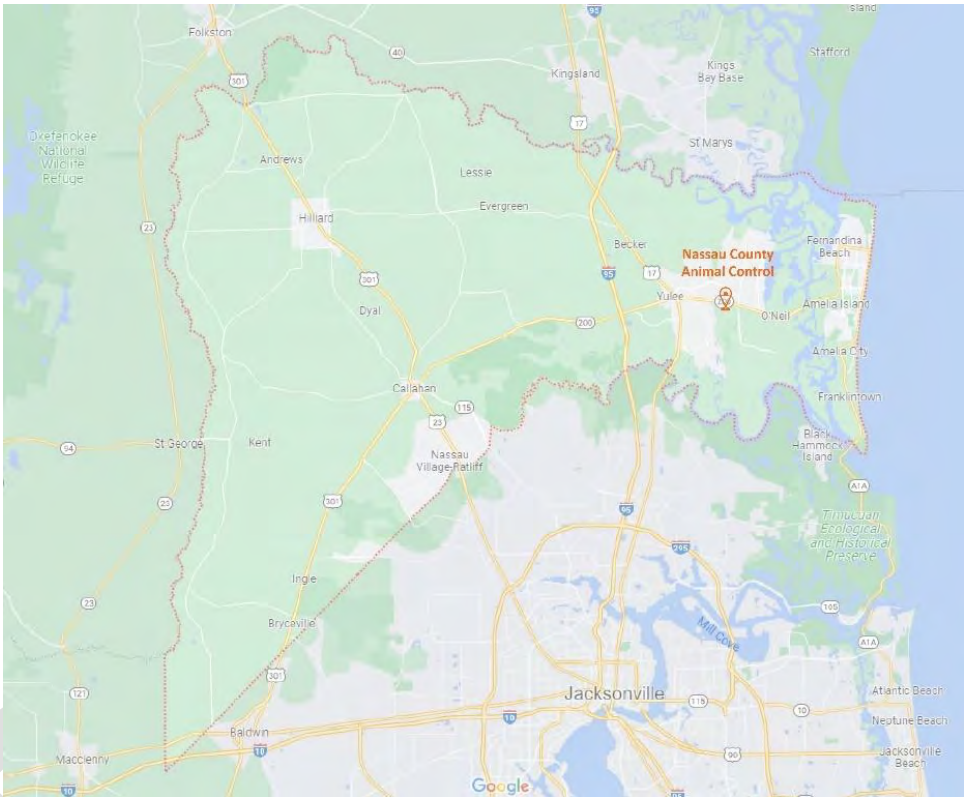
**The numbers are based on the averages from 2019-2022.*

Animal Arts is recommending a shorter length of stay for each animal category. With this strategy, the recommended capacity is approximately 177 animals. The program of spaces provides slightly more housing, to allow for changing human population, and to allow the shelter to operate with some additional units for emergency housing even when it is peak season. It must be reiterated that *the goal is not to bring in more animals*, but to support the programs that reduce the number of homeless animals relative to the human population over time.

The number in the recommended capacity calculator does not account for the percentage of the population in foster housing. We do account for some units that would be double capacity for litters.

4. Demographics

Population growth trends are important to analyze when considering the location of a future animal shelter because these trends illustrate where services are needed and at what scale. Nassau County experienced a 28 percent growth in population between 2010-2020, bringing the population to more than 94,000 people today. This growth has occurred on the east side of the county. Currently, the Nassau County Animal Shelter is located on the east side of the county between Yulee and Amelia Island.

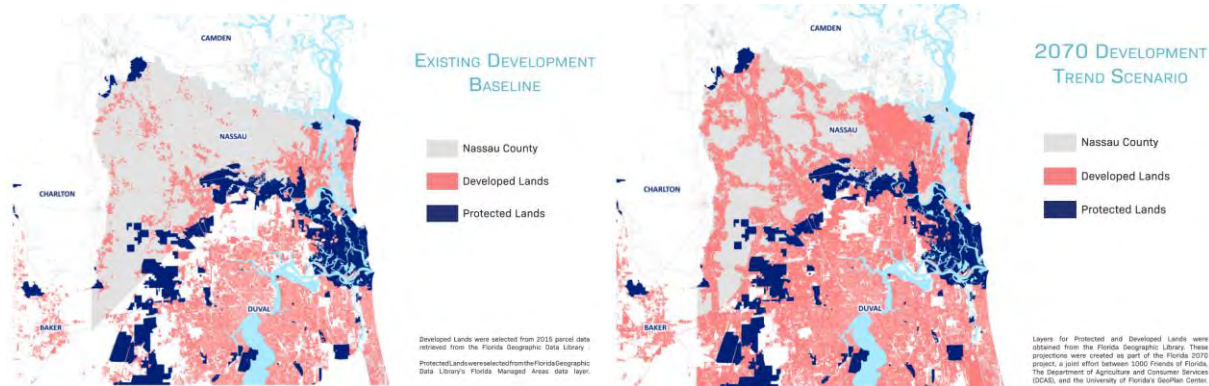


Outline of Nassau County, Florida, and the location of the Nasau County Animal Shelter

Human Population Statistics

Nassau County	
2010	73,314
2020	89,258
2025 Prediction	101,700
2040 prediction	125,300

As Nassau County reaches its forecasted growth rate of 40 percent between 2020 and 2040, the population is expected to grow along the interstates, with the most growth on the east side of the county, but growing toward the west over time. Currently, most of the county’s density is located towards the east side of the county.



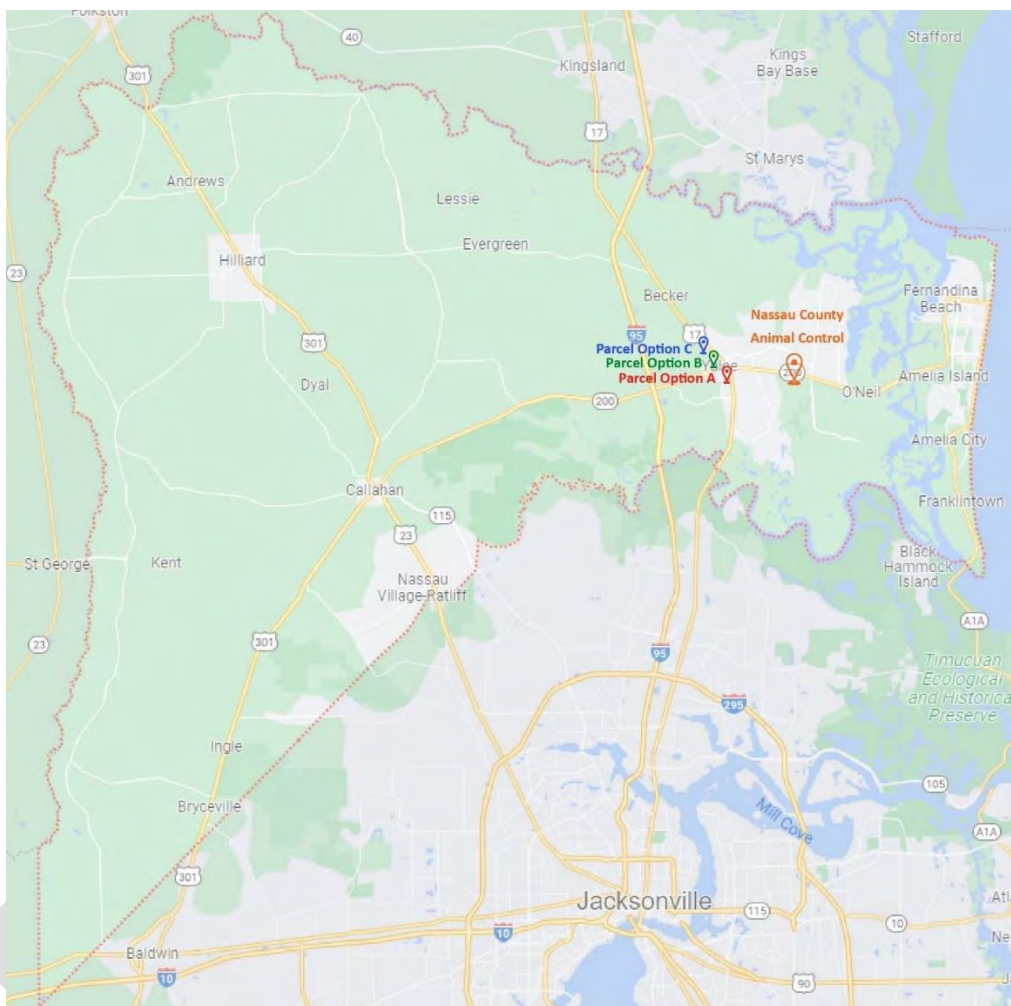
<https://www.nassaucountyfl.com/DocumentCenter/View/23331/2022-Growth-Trends-Report?bidId=>

Existing Development Baseline and 2070 Development Trend Scenario, highlighting which areas in Nassau County are projected to be developed over the next 47 years.

The future land use of Nassau County implies that the new shelter facility should be easily accessible from denser populations on the east side of the county, but it should also be more centrally located to serve a growing west side over time. Being more centrally located will also help serve the more rural areas of the county, where the population is less affluent, and where more resources may need to be provided.

5. Drive Time Analysis/Future Site Recommendations

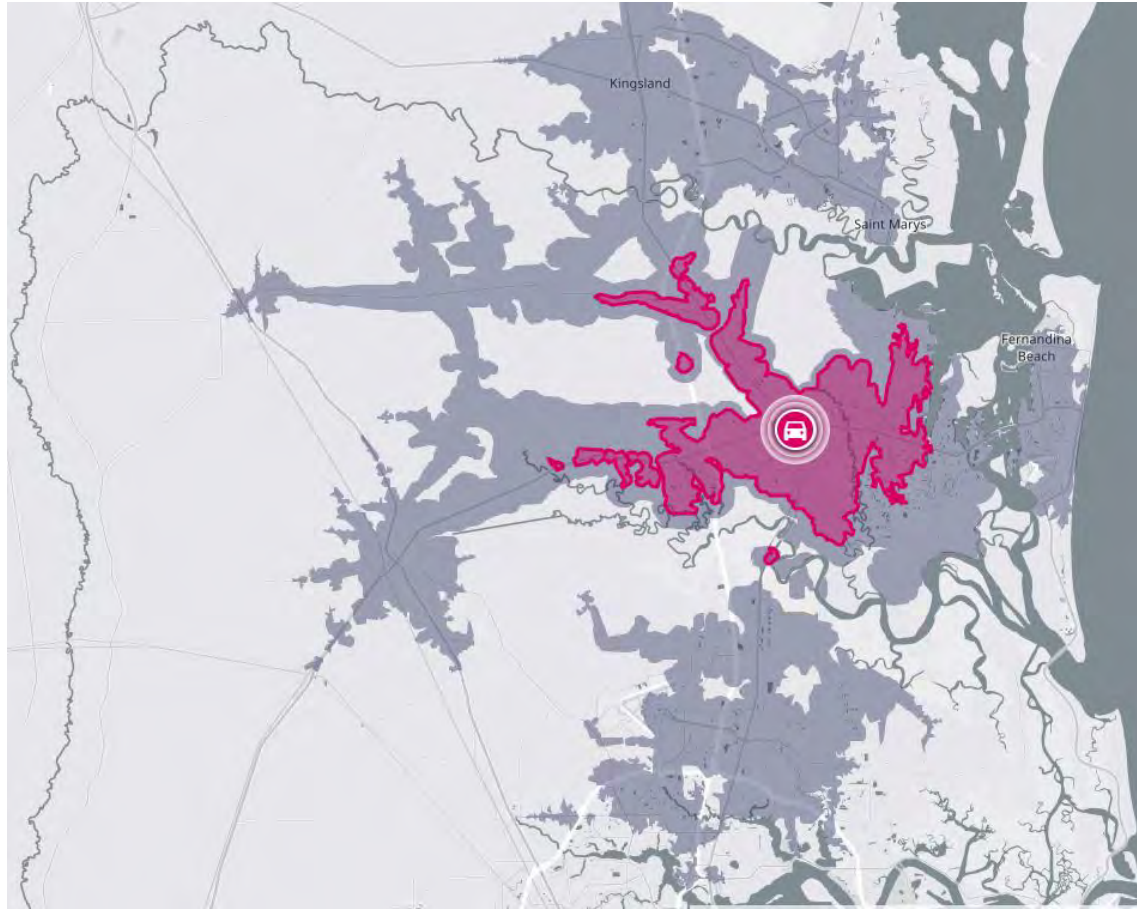
Map of Current Location and Sample Potential Future Locations



Google Maps

The current Nassau County Animal Services is located between Yulee and Amelia Island. We analyzed three sample new locations to provide some guidance for what type of location will be ideal for the new animal shelter to allow easy access for the public, as well as reasonable service call times for animal control officers.

Map of Drive Times in Nassau County



The map above indicates drive times from Yulee to various parts of the county at 5PM on an average weekday. This analysis was used to show what areas are reachable by staff and the community within a 30-minute or 15-minute drive time from the three example parcels. As this map shows, the western portion of Nassau County will still be slow to reach during rush hour, if the new shelter is located on the east side of the county.

Given the context of drive times, as well as the projected growth discussed in the previous section, a slightly more centralized location will be ideal to balance the hard-to-reach area of the county with the heavily populated eastern side of the county.

Future Site Land Requirements

With a new project, it is always beneficial to determine the minimum site requirements needed to accommodate the square footage of the building(s), parking, outdoor yard spaces, and site setbacks or easements. Ideally, a new site would have a useable area that is at least five times larger than the building's total gross square footage, as determined in the program of spaces listed below.

Total covered square footage: 28,054 sf. + 14,489 sf. = 42,543 sf.

Total square footage requirements: 42,543 sf. X 5 = 212,715 sf.

Total acreage requirements: 212,715 sf. / 43,560 sf. Per acre = **5 acres**

Therefore, based on the determined total 42,543 covered square feet for the building there will be approximately five acres of usable site needed. The five acres should be useable site not consisting of large topographic changes, utility easements, and other site setbacks.

It would be beneficial to Nassau County to choose a site that has even more land than this minimum because of the need to house livestock onsite. Therefore, **we recommend a site that is 5.5 to eight useable acres.**

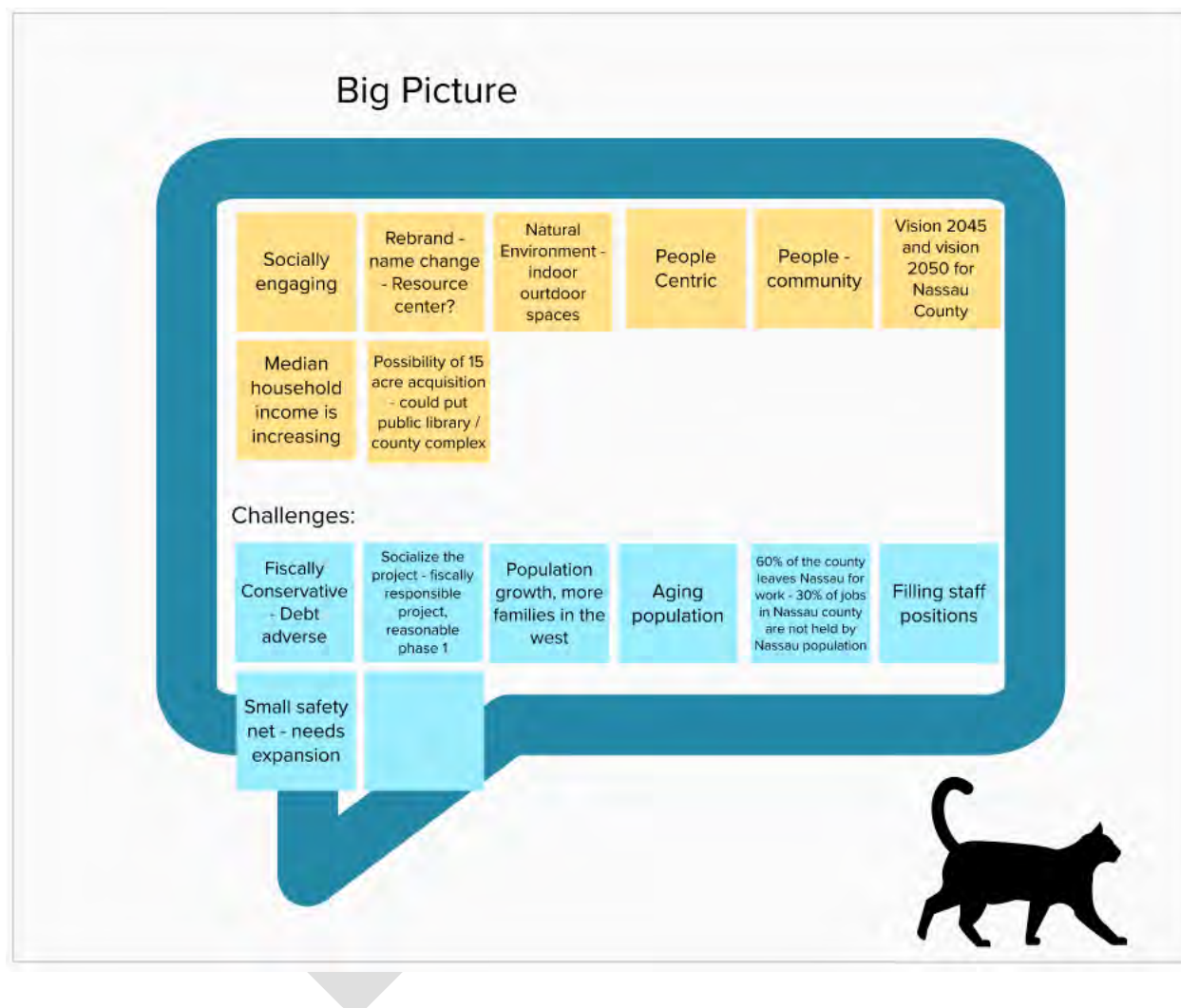
Below are some recommended qualities of a new site for Nassau County Animal Services.

- Not in a FEMA flood zone or plain (can be studied with county GIS data).
- City utilities are available.
- Three phase power is available.
- Proper zoning designations and/or ability to rezone or achieve special use permits.
- In a safe area easily accessible to visitors.
- Near a quiet area and/or conservation zone to allow for outdoor dog activities without disturbing neighbors.

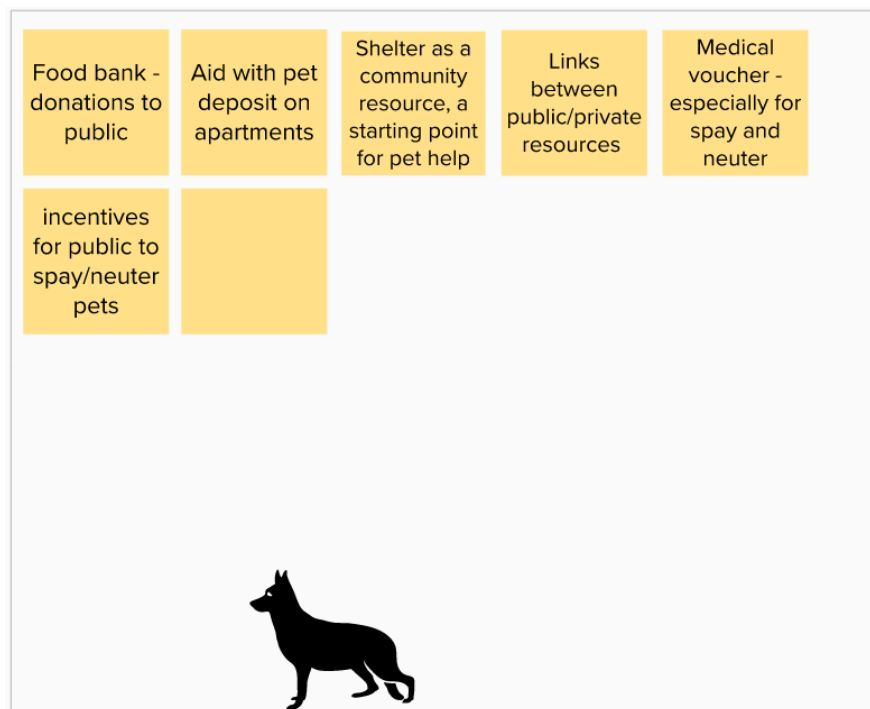
6. Programming Workshop Summary

On December 7, 2022, Animal Arts conducted a workshop with the Nassau County Animal Services, which was attended by staff. Enclosed are notes from the open facilitated discussion of needs for a new animal shelter.

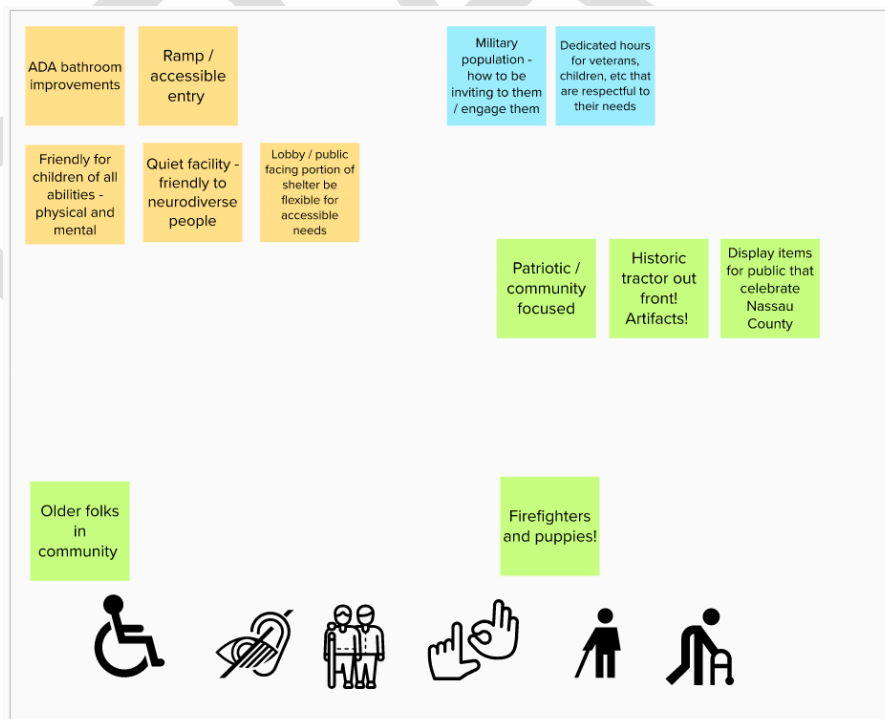
Big picture thoughts and concerns for the new Nassau County Animal Services Shelter facility:



Socioeconomic project drivers – access to care, etc.:

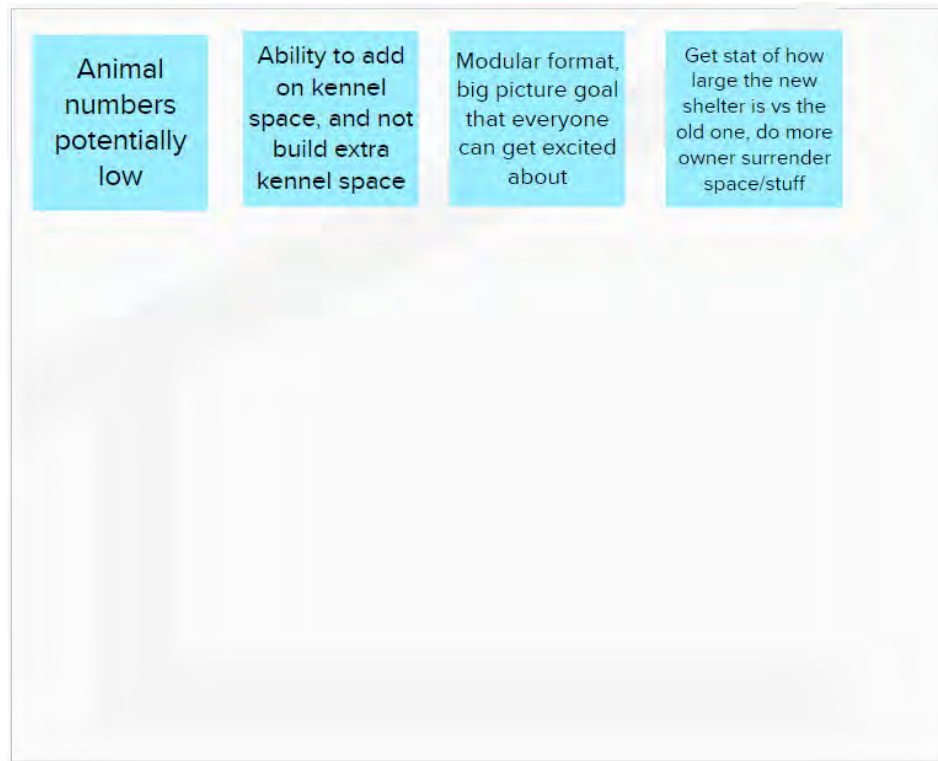


Inclusive environments that nurture staff and welcome visitors:



Sustainability & environmental goals:***How do you want the new Nassau County Animal Services shelter to feel?***

Concerns for the new shelter?



Program ideas for the new Nassau County Animal Shelter:



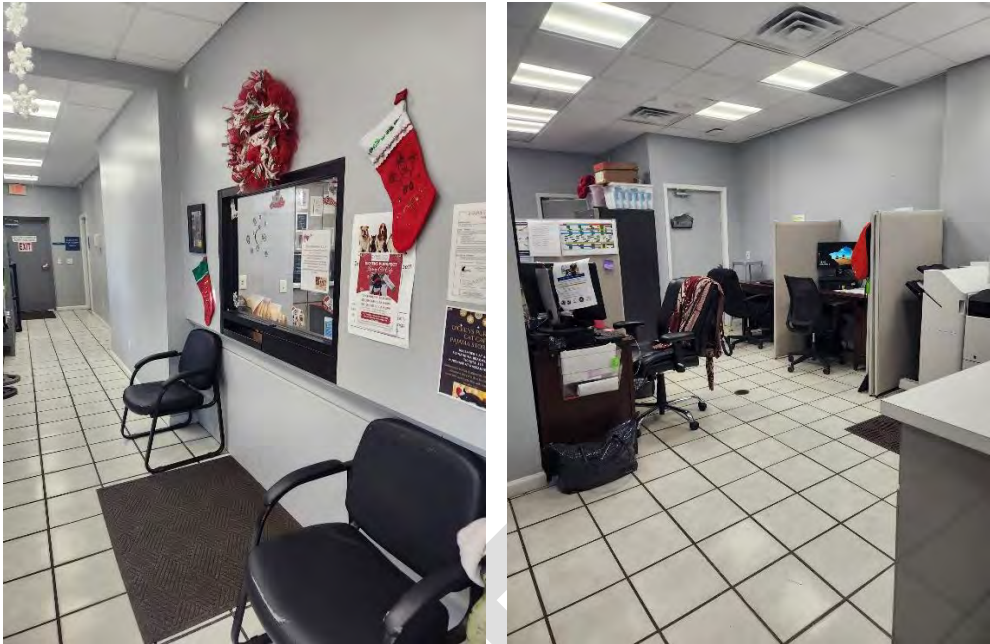
7. Brief Overview of Existing Facility

The current needs for shelter operations have outgrown the existing Nassau County Animal Services facility. Overall, the current facility does not have adequate staff areas nor animal areas regarding square footage and functionality of space. The opportunity to expand on the current site is not feasible. To aid in designing the new NCAS animal shelter to be as functional as possible, the challenges of the current NCAS animal shelter are listed and analyzed below.

On Tuesday, December 6, 2022, Animal Arts conducted individual interviews with most members of the Nassau County Animal Services staff. Below are the top 10 items that staff would like to see change in the facility:

- In need of more rooms for staff and volunteers - break rooms, workstations, offices.
- In need of functional sallyport for Animal Control Officers.
- In need of a functional laundry room and dishwashing area – need more than the current single washing machine, need dishwashers and a food prep area.
- In need of a veterinary suite - currently there are no exam rooms nor a functional treatment area.
- In need of areas for adoptees - meet and greet rooms and a separate, dedicated lobby.
- More storage in all areas but especially for animal food so the space is climate/vermin controlled.
- Improvements in dog kennel areas – cleanability solutions, ventilation, lighting, and acoustic upgrades.
- In need of functional isolation/quarantine areas for both dogs and cats.
- Improvements in cat areas – better ventilation, cleanable cat cages, more cat group rooms.
- Flexible livestock housing – pasture, barn.

Below are images of the current facility that highlight some of the challenges listed above. The new Nassau County Animal Services shelter facility design will take these challenges into consideration to make a functional, appropriately sized shelter.



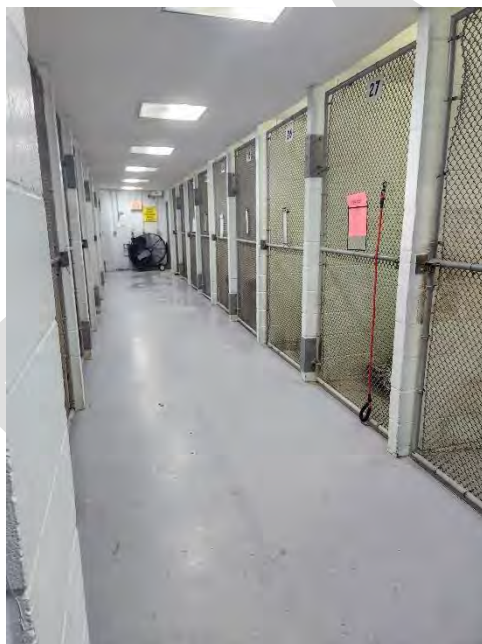
Lobby, Staff Workstations



Laundry Area, Dishwashing Area



Food Storage Area, Other Storage and Dog Cages



Shelter Building Dog Kennels, Detached Building Dog Kennels



Cat Cages, Cat Group Room

8. New Facility Recommendations

Program of Spaces

Over the course of the needs assessment, including before, during, and after the workshop, the following program of spaces was developed and revised for a new Nassau County Animal Shelter.

Program of Spaces						Gross	Ext. Cov	Exterior
Public								
<i>Covered Canopy Allowance</i>	1	x	=	0			1500	
Vestibule	1	10	x	12	=	120	1.35	162
Intake/Resource Lobby	1	20	x	26	=	520	1.35	702
Counsel Room	1	9	x	10	=	90	1.35	122
Adoption Lobby	1	26	x	40	=	1040	1.35	1404
Desk	4	6	x	8	=	192	1.35	259
Feature	2	8	x	10	=	160	1.35	216
Admin Workstations	3	6	x	8	=	144	1.35	194
Training Room	1	30	x	40	=	1200	1.35	1620
Training Room Storage	2	8	x	15	=	240	1.35	324
Janitorial	1	5	x	6	=	30	1.35	41
Public Restrooms	2	10	x	13	=	260	1.35	351
Volunteer Room	1	12	x	14	=	168	1.35	227
Cat Housing								
Kitten Cages	24	2.5	x	5	=	300	2.5	750
Cat Cages	20	2.5	x	5	=	250	2.5	625
Cat Runs	8	4	x	6	=	192	2	384
<i>Outdoor Portion of Runs</i>	8	4	x	6	=	192	1	192
Cat Group Room	1	10	x	12	=	120	2	240
<i>Catio</i>	1	10	x	12	=	120	1	120
Meet/Greet/Enrichment	1	8	x	10	=	80	1.35	108
Cat Food Prep	1	10	x	14	=	140	1.35	189
Cat Laundry/Janitorial	1	14	x	20	=	280	1.35	378
Dog Housing								
Puppy Runs	5	4	x	8	=	160	2	320
Dog Runs (typical)	15	4	x	10	=	600	2.75	1650
Dog Runs (medium)	36	5	x	6	=	1080	3	3240
<i>Outside Portion of Run</i>	36	5	x	6	=	1080	2.25	2430
Dog Runs (large)	20	5.5	x	6	=	660	3	1980
<i>Outside Portion of Run</i>	20	5.5	x	6	=	660	2.25	1485
Meet/Greet	1	10	x	16	=	160	1.35	216
<i>Meet/Greet Outdoor</i>	5	20	x	20	=	2000	1	2000

Dog Play Medium	4	30	x	40	=	4800	1	4800
Dog Play Large	4	40	x	50	=	8000	1	8000
Dog Food Prep	1	10	x	16	=	160	1.35	216
Dog Janitorial	3	6	x	8	=	144	1.35	194
Dog Laundry	1	16	x	28	=	448	1.35	605
Other Housing								
Flex/Small Animal	2	10	x	10	=	200	1.35	270
Storage	1	6	x	10	=	60	1.35	81
Intake/Processing								
Temp Holding Dogs	1	10	x	20	=	200	1.35	270
TNR Cat Room	1	10	x	12	=	120	1.35	162
<i>Barn Cats (Outside)</i>	<i>1</i>	<i>10</i>	<i>x</i>	<i>16</i>	<i>=</i>	<i>160</i>	<i>1</i>	<i>160</i>
Intake Exam Dogs	1	10	x	12	=	120	1.35	162
Intake Exam Cats	1	10	x	10	=	100	1.35	135
Bathing	1	10	x	14	=	140	1.35	189
Euthanasia Room	1	10	x	14	=	140	1.35	189
ACO								
<i>Sallyport</i>	<i>2</i>	<i>16</i>	<i>x</i>	<i>30</i>	<i>=</i>	<i>960</i>	<i>1.2</i>	<i>1152</i>
<i>Evidence Freezer</i>	<i>1</i>	<i>10</i>	<i>x</i>	<i>12</i>	<i>=</i>	<i>120</i>	<i>1.5</i>	<i>180</i>
ACO Storage	1	10	x	10	=	100	1.35	135
Evidence Room	1	6	x	10	=	60	1.35	81
Officer Workstations	7	6	x	8	=	336	1.65	554
Officer Lockers	10	1.6	x	1.6	=	25.6	2	51
Officer								
Shower/Changing	1	6	x	10	=	60	1.35	81
Officer Restroom	1	8	x	9	=	72	1.35	97
Dispatch	1	10	x	10	=	100	1.35	135
Field Supervisors Office	1	10	x	12	=	120	1.35	162
Small Conf Room	1	14	x	18	=	252	1.35	340
Foster Care, Shelter Medicine + Surgery								
Foster Entry/Work Area	1	14	x	14	=	196	1.35	265
Foster Appointments	1	9	x	10	=	90	1.35	122
Foster Storage	1	10	x	10	=	100	1.35	135
Lab/RX	1	10	x	16	=	160	1.35	216
Medical Storage	1	10	x	10	=	100	1.35	135
Treatment	2	12	x	14	=	336	1.35	454
ICU	1	10	x	14	=	140	1.35	189
Radiology	1	9	x	10	=	90	1.35	122
Surgery Prep	2	12	x	14	=	336	1.35	454
Pack Prep	1	10	x	14	=	140	1.35	189

Surgery Room	1	14	x	18	=	252	1.35	340
Cat Ward	1	8	x	16	=	128	1.35	173
Dog Ward	1	8	x	16	=	128	1.35	173
Office	1	10	x	10	=	100	1.35	135
Dog Ward - Runs	1	10	x	20	=	200	1.35	270
Isolation								
Vestibule	1	10	x	10	=	100	1.35	135
Cat Isolation	12	2.5	x	5	=	150	2.5	375
Dog Cage Isolation	1	10	x	14	=	140	1.35	189
Dog Run Isolation	4	5	x	6	=	120	3	360
<i>Outside Portion of Run</i>	<i>4</i>	<i>5</i>	<i>x</i>	<i>6</i>	<i>=</i>	<i>120</i>	<i>2.25</i>	<i>270</i>
Staff Areas								
Workstations	10	6	x	8	=	480	1.35	648
Director office	1	12	x	14	=	168	1.35	227
Offices	5	10	x	12	=	600	1.35	810
Restrooms	2	8	x	9	=	144	1.35	194
Staff Lockers	16	1.6	x	1.6	=	40.96	2	82
Shower	1	6	x	10	=	60	1.35	81
Cot Storage	1	10	x	10	=	100	1.35	135
Break Room	1	14	x	20	=	280	1.35	378
Huddle/Personal Room	1	10	x	10	=	100	1.35	135
Infrastructure								
Data/IT	1	10	x	12	=	120	1.35	162
Electrical	1	10	x	12	=	120	1.35	162
Mechanical	1	12	x	16	=	192	1.35	259
Interior Storage Staging	1	20	x	20	=	400	1.35	540
<i>Warehouse (Exterior)</i>	<i>1</i>	<i>40</i>	<i>x</i>	<i>80</i>	<i>=</i>	<i>3200</i>	<i>1</i>	<i>3200</i>
Livestock								
<i>Barn</i>	<i>1</i>	<i>36</i>	<i>x</i>	<i>50</i>	<i>=</i>	<i>1800</i>	<i>1</i>	<i>1800</i>
Paddocks	2	90	x	90	=	16200	1	16200
Pasture	2		x		=	0	1	21780
							28,054	14,489
							GSF	Cov. Ext
								50,780
								Exterior

The overall footprint of the animal shelter including interior, conditioned Gross Square Feet, and exterior, covered Gross Square Feet (this is mostly covered kennel) is **42,543 Gross Square Feet**.

In addition to the program square footage, the building requires:

- Walking trails for dogs
- Secure parking for staff (30 spaces)
- Public parking (40 spaces)
- An emergency generator

Feline Housing, Husbandry and Enrichment

The best practice standards for feline housing are as follows. Cage sizes are accommodated in the program.

- Per the Association of Shelter Veterinarians (ASV), a cage that is appropriately 4'-5' long.
- Double compartment for safe handling and cleaning.
- Variety of enrichment items in the housing.
- Cats housed away from dogs.
- Cats housed to fast track through the shelter.



Cat Portal

The above image shows a feline friend walking through a cat portal within their cat cage. This portal connects two stainless steel cat cages together, which transforms inadequate cat cages into fulfilling the four-to-five-foot size requirement and the double-compartment requirement. These requirements are extremely important to cats because to be happy and healthy they need at least a three-foot separation between their litter box and their food. Double-compartment cages allow for food to be on one side, and a litter box to be on the other side. Additionally, while a staff member cleans one side of the housing, the cat can be on the other side which allows for a minimally stressful cleaning experience for all parties involved. Stress is directly related to the incidence of upper respiratory infections in cats so by providing appropriate housing spaces and short lengths of stay, the rate will be reduced or mitigated altogether.



Feline Housing

Another important factor for socialized felines in animal shelters is their ability to socialize with either staff members, volunteers, or potential adoptees. The above image shows a great example of housing spaces large enough for people to socialize with the cats. The lower portion is frosted glass which allows for privacy without promoting claustrophobia, while the upper portion is metal grating which promotes air flow. These rooms are large enough for people and cats to be together comfortably which can help the cats' mental well-being, along with giving adopters a comfortable space to socialize and get to know different felines.

Appropriate double-compartment cages are a requirement for cats in confinement. Ample space not only reduces stress for the cats and lowers rates of upper respiratory infections as a result, but compartments with a door between them can be closed so the staff can spot clean one side of the compartment safely. Spot cleaning is imperative as removing cats from their enclosure to do a deep disinfection is contraindicated as it is stressful for the cats, removes familiar scents, and increases risk for the staff. Full sanitation can be done once the cat leaves the enclosure permanently.

Cats have a variety of preferences in regard to housing. Perching options in a free-roam room, hiding spots, scratching, interactive toys, and a soft bed are housing components that are extremely beneficial to cats in confinement.

Canine Housing, Husbandry and Enrichment

The best practice standards for canine housing are as follows. Appropriate run sizes are accommodated in the program.

- Most importantly, durable housing.
- Sized appropriately for the dog.
- Double compartment for easy, safe handling and cleaning.
- Access to the outside.
- In kennel enrichments.

- Strategies to reduce length of stay.



Canine Kennel

The above photo shows the interior portion of a double-compartment canine kennel. The front of the kennels are metal grates, which allow the dogs to have ventilation and be aware of what is going on outside of their kennel. This also allows for staff members a view to the canines, potentially even from another room through an interior window. Another important aspect to interior housing for canines is cleanability, which involves flooring material, drains, and a means to clean. Ideally, a non-slip, wet-application flooring is installed, with drains within the kennels, as well as the hallways (so that each space can be cleaned independently), and ceiling-mounted hoses for wash down and application of disinfectant. The ability to clean is especially important for canines because they are housed on the floor.



Outdoor runs, canine kennel

Indoor/outdoor runs are beneficial to canines' mental well-being and physical health. The outdoor portions of kennels should ideally be covered by an overhang to protect the canine from harsh sunlight and rain. There are visual barriers between each dog, but the front of the runs are metal grids which help the canine not feel trapped and promotes quality air flow.



Canine Enrichment

Enrichment can be woven in with architecture as seen here. This is a designed, interactive play yard, but something as simple as a kiddie pool filled with water can bring much joy into a shelter dog's stay.

The recommendation for dogs held in shelters is that every dog should get an opportunity to leave its kennel for walks and supervised play, every day. There are exceptions for dogs that cannot be handled, such as dangerous dogs on court holds. For these dogs, indoor/outdoor, enriched housing is very important for their well-being.

NCAS should prioritize building a volunteer program that allows for dogs to go on walks every single day, and the site selected for the new shelter should allow for dog walking. Play groups for dogs can be volunteer run. An example of a program that can be implemented is Dogs Playing for Life.

9. New Facility Budget Recommendations

The recommended budget for the new, state-of-the-industry buildings to serve Nassau County for the next several decades, is described in this section. It is understood that this could be a phased project, and this is described later in this section.

Below are the probable costs for the new Nassau County Animal Services Animal Shelter based on the costs of other animal shelters nationwide, adjusted for inflation and location factor. The hard costs of the project cover site development and the construction of buildings. They do not include acquisition of land or bringing utilities to a project site, or unusually difficult soil conditions. It is assumed the buildings will be one story.

The soft cost category includes Furnishings, Fixtures, and Equipment (F,F, and E). This category encompasses all loose equipment and some fixed equipment such as animal caging and runs. It also includes furniture and computer hardware and software. It is a more significant percentage of a project total than it would be if we were constructing another type of building. Animal shelters, like healthcare facilities, are equipment intensive.

New Facility Budget:

Site Development					\$3,500,000	
Barn	1800	GSF	x	\$200	=	\$360,000
Warehouse	3200	GSF	x	\$150	=	\$480,000
Covered Canopy	1500	GSF	x	\$100	=	\$150,000
Other Covered Exterior	7,989	GSF	x	\$250	=	\$1,997,250
Interior Conditioned	28,054	GSF	x	\$400	=	\$11,221,408
						\$17,708,658
Escalation/Cost						
Contingency	10%				=	\$1,770,866
						\$19,479,524
						Hard Costs
Equipment/						
Furnishings	14%					\$2,727,133.33
Professional	10%					\$1,947,952.38
County Project Management	3%					\$584,385.71
Owner Contingency	10%					\$1,947,952.38
Permits/Fees	0.50%					\$97,397.62
						\$7,304,821.43
						Soft Costs
						\$26,784,345
						Total Recommended in 2023 Dollars ***

*** Note: Based on the project timeframe, 6 percent per year escalation should be added.

Because we do not know the exact cost of this project at this early stage, we recommend a budget range of **\$26 million to \$28 million dollars**. Please note that this range includes both a 10 percent cost escalation contingency and a 10 percent Owner contingency. These contingencies are important because of recent inflation and market instabilities.

Options for Phasing and Future Expansion

While we strongly recommend building the shelter at one time to reduce overall longer-term costs, phasing is possible if required for funding.

Using a Modular Office Building Short Term for Offices and Staff Areas

If the county were to use a modular office building short term for offices, staff and volunteer areas, and ACO workspace, this building should be about 4,600 square feet. A strategy such as this could save the project approximately \$1 million in the short term.

Building the Barn as a Second Phase

The county needs a safe space for large animals. However, if this were built in a second phase, it would save the county approximately \$500,000 in the short term.

The county could also consider phasing the training classroom, but we do not recommend this strategy because this space will be very helpful to the county during disasters, such as hurricanes.

Overall, phasing is possible but short-term savings will create greater costs in the long term.

Future Expansion

Another topic the county asked us to explore is the possibility of future expansion. The best option for future expansion is a community veterinary clinic in partnership with a non-profit group such as Nassau Humane Society. Veterinary services are the single most important program for reducing the burden of animal care in the county in the long term.

The other option for a community veterinary clinic is a for-profit partnership. Open Door Veterinary Collective is a group whose purpose is to build the for profit, sustainable programs that reduce barriers to veterinary care in communities, [About - Open Door Veterinary Collective \(opendoorconsults.com\)](https://opendoorconsults.com).

Expansion to animal housing is also possible but is not recommended for core housing. Reducing time in care is always the better option. This said, the county could consider building additional types of housing in the future for emergency boarding (hurricanes) or for people facing a temporary crisis, such as domestic violence, eviction, or homelessness.

Budget Considerations

Below are some reasons why animal shelters are more expensive than other types of projects.

Designing for Sanitation

Shelters must provide a clean and sanitary environment for the health of animals. Unlike human hospitals where patients are protected by footwear, animals are in direct contact with the floors and walls of housing and circulation spaces. Sanitation systems are expensive because they involve skilled trades and significant infrastructure. A well-designed shelter has:

- Floor drains in every animal housing enclosure, as well as in the aisles outside the enclosures.
- Thickened concrete slabs to incorporate drainage systems.
- Hoses and disinfectant mixing stations throughout housing areas.
- Waterproof floor and wall systems. This is extremely important to prevent degradation of finishes and to extend the lifespan of the shelter.
- Commercial-grade dishwashers for sanitizing bowls and equipment.
- Commercial-grade washing machines for sanitizing laundry.
- Sag-resistant ceilings to withstand humid conditions during cleaning.
- Doors and interior window openings that are durable enough to be cleaned with water and disinfected.

Designing for Healthy Air

Just as floors, walls, and equipment must be sanitary, the air that the animals breathe must be clean and free of pathogens and odors. Odors are indicative of unhealthy air quality, and so animal shelters are typically designed to prevent noticeable odor in the air. An odor-free environment also creates a more positive experience for visitors and staff. Animal shelters employ these strategies to maintain healthy and odor-free environments:

- Enhanced air changes.
- Greater dilution with outside air.
- Air pressurization strategies to prevent contaminated air from flowing through the shelter from one space to another.
- Energy recovery strategies to recover the energy lost by moving more air.
- Greater levels of filtration to catch dust and animal hair.

Designing for Lighting and Power

Buildings such as shelters that have larger mechanical systems also need more electrical capacity to run these systems. Shelters contain equipment such as commercial laundry equipment that require dedicated power. Shelters also must be lit brightly and evenly for good cleaning, the safety of the animals and staff, and to promote adoptions. Given current energy codes, shelters must be designed with highly efficient

lighting systems to afford the illumination levels that are needed. This equates to more expensive lighting selections.

Durability and Use

The only building type that receives more daily, difficult use than an animal shelter is a correctional facility. Unlike schools, shelters are used 24 hours per day by the animals. Unlike hospitals, shelters are cleaned with a hose and water. Shelters are used daily by staff, volunteers, the public, and animals, and therefore they must be durable enough to withstand the unpredictable use patterns of this combined group. To last for years, shelters typically have:

- Specialized doors and hardware.
- Wall protection to prevent damage from carts and leashes.
- Tempered glass in interior openings to prevent breakage.
- Flooring that holds up to cart traffic and dog claws.
- Higher performance paints and finishes for easy cleaning.

Importance of Well-Built Shelters

Animal shelter organizations do not have many opportunities to build buildings. Therefore, shelters should be designed to protect important investments and to maintain functional, efficient, and healthy operations for decades to come. Good shelter buildings may cost more money in the short term, but they reduce long-term operational expenses. A great shelter building supports the work that staff and volunteers do to provide humane and compassionate care for the animals, to control disease, and to keep the public and staff members safe.

10. Next Steps

The project we have outlined for Nassau County Animal Services is both ambitious and accurate to the needs of the county animal services, as we have carefully documented during the workshop, staff interviews, data analysis, and site visit. Nassau County Animal Services has needed new buildings for some time. The facilities proposed in this report are intended to last for many decades. These facilities will protect important investments in animal-life-saving and program infrastructure made to date and will launch Nassau County Animal Services into an even more successful future. As the agency expands to provide better service to citizens, an efficient, well-built, flexible, and staff- and public-friendly building will be essential.

The next steps in this process are as follows:

- Secure a new project site. Animal Arts is available to assist in reviewing possible sites.
- Develop funding strategies, and ensure budget recommendations fit within these strategies.

It is helpful to many agencies to also develop some initial conceptual drawings for the shelter. This can help refine or validate budgets, and can help with project site test fits. Conceptual drawings can also help gain public and private funding approvals.

A general timeline for this project can be expected to be three years minimum (five years maximum) from completion of this report until the ribbon cutting to allow for land selection, funding, design team selection, design, bidding, and construction. The shorter the timeline, the shorter the potential additional escalation costs may be applied to the project.

We look forward to assisting in any way we can to help the county's requirements for a new animal shelter come to successful completion.

11. Appendix: December 7, 2022 Workshop Presentation



1



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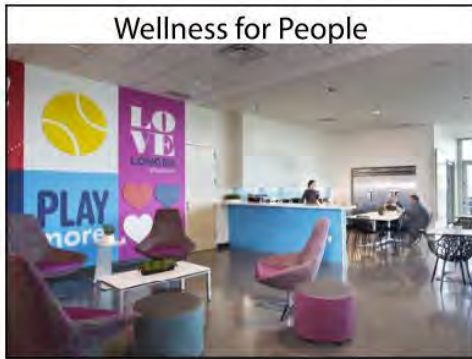
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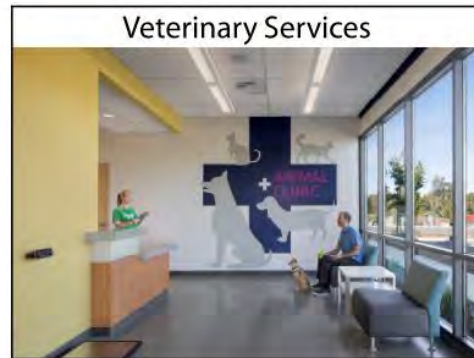
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Outreach and Education



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Adoption-Friendly Facilities



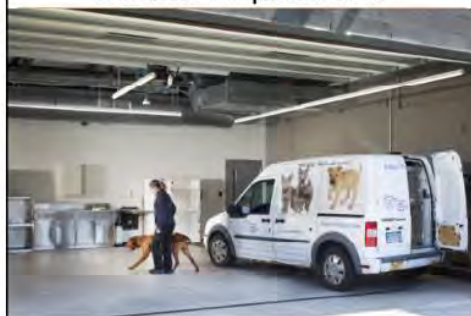
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Adoption-Friendly Facilities



39

Disaster Preparedness



40

A Good Shelter

Meets Best Practices for Facilities Based on Industry Standards
Streamlines Operations to Save Taxpayer Money and Keep Animals Healthy
Seeks to be a Last Resort for Pets, **but also** Provides High Quality Care
Serves a Community by Providing Resources (Treats Causes, not Symptoms)



41

Results

Our Isolation Rooms are Always Empty
We are Exceeding Expectations for Life-Saving
Volunteers and Fosters Doubled
Length of Stay Decreased by Four Days
Upper Respiratory Infections Decreased 70%
Cat Intakes are Down by 80%
Dogs are SO Much Happier and More Adoptable
We can Much Better Serve our Community
Adoptions Increased 30 % After the Renovation
Adoptions Increased 50% After the Renovation

Denver Animal Shelter
Orange County Animal Shelter
Pima Animal Care Center
Dumb Friends League
Dumb Friends League
Louisville Metro Animal Services
Nebraska Humane Society
Cleveland APL
Erie SPCA
Woods Humane Society

ANIMAL ARTS
architecture • animals • people

42



NASSAU COUNTY ANIMAL SHELTER

MAY 22, 2024

ATTACHMENT III





























ATTACHMENT IV

NC25-010-RFQ
Nassau County Animal Services Campus

SR 200

EXISTING RIGHT OF WAY LINE

EXISTING STORMWATER PIPE
NETWORK (APPROXIMATE)

PROPOSED STORMWATER PIPE
NETWORK (CONCEPTUAL)

EXISTING FDOT PARCEL BOUNDARY
PARCEL ID 44-2N-27-0000-0003-0020

15'
MAINTENANCE
BERM

PROPOSED TRAIL

MB

TOB

NWL

BOT

PROPOSED 25' UPLAND BUFFER

ESTIMATED WETLAND LINE
(NOT VERIFIED)

PROPOSED NASSAU COUNTY ANIMAL
CONTROL FACILITY SITE CONCEPT
±6.87 ACRES DEVELOPED

A PORTION OF EXISTING WILDLIGHT PARCEL
PARCEL ID 44-2N-27-0000-0002-0030

EXISTING WETLANDS
(ESTIMATED)
(FROM NASSAU COUNTY GIS)

EXISTING FDOT WET
DETENTION POND
WDA 1

PROPOSED MODIFICATIONS INCLUDE:
LOWER NORMAL WATER LEVEL FROM 28.00 TO 25.75
LOWER WEIR ELEVATION FROM 27.00 TO 26.85
ADD WEIR SLOTS IN SIDES OF CONTROL STRUCTURE
DECREASE MAINTENANCE BERM FROM 20' TO 15' WIDE

PROPOSED BULKHEAD
±270 LF

EXISTING
CONTROL
STRUCTURE

EXISTING SEDIMENT
SUMP TO REMAIN

EXISTING WETLAND LINE
(FROM FDOT SR200 PROJECT, JUNE 2013)

PROPOSED DRY RETENTION POND DP 1
14' WIDE LINEAR DRY RETENTION POND
/ SWALE FOR STORMWATER QUALITY
TREATMENT FOR PASTURE, Paddock
AND DOG PARK AREAS W/ OVERFLOW
TO WETLANDS

PROPOSED
BASIN LINE

EXISTING OUTFALL TO WETLANDS

TAILWATER = 25.68
(PER EXISTING WP 1 CALCULATIONS
PREPARED BY OTHERS)

EXISTING WETLANDS
(ESTIMATED)
(FROM NASSAU COUNTY GIS)

SITE DATA:

- ELEVATIONS SHOWN ARE IN
REFERENCE TO NAVD 88 (PER
EXISTING WDA 1 DESIGN
CALCULATIONS PREPARED BY
OTHERS)

CONCEPTUAL NOTE:

THE INFORMATION CONTAINED HEREIN IS FOR DISCUSSION
PURPOSES ONLY, AND IS SUBJECT TO ADDITIONAL INPUT
AND REVIEW.

NASSAU COUNTY ANIMAL CONTROL FACILITY CONCEPTUAL DRAINAGE PLAN 2



March 20,
2024

0 50' 100'
SCALE: 1" = 50'



9995 GATE PARKWAY N, SUITE 200
JACKSONVILLE, FLORIDA 32246
TEL. (904) 730-9360

**CULTURAL RESOURCES ASSESSMENT SURVEY
FOR THE NASSAU COUNTY ANIMAL CONTROL FACILITY
NASSAU COUNTY, FLORIDA**

SEARCH PROJECT No. 240057

PREPARED FOR

NASSAU COUNTY

PREPARED BY

SEARCH

JULY 2024

**CULTURAL RESOURCES ASSESSMENT SURVEY
FOR THE NASSAU COUNTY ANIMAL CONTROL FACILITY
NASSAU COUNTY, FLORIDA**

SEARCH PROJECT No. 240057

PREPARED FOR

NASSAU COUNTY

PREPARED BY

SEARCH

ROBIN GALLAGHER, KRISTINA ALTES, AND ASHLEY PARHAM



**KRISTINA ALTES, PhD, RPA
PRINCIPAL INVESTIGATOR**



**ROBIN GALLAGHER, MA, RPA
CO-PRINCIPAL INVESTIGATOR**

SEARCHINC.COM

JULY 2024

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EXECUTIVE SUMMARY

SEARCH, on behalf of Nassau County, conducted a cultural resources assessment survey of a 2.8-hectare (7.0-acre) tract in Nassau County in anticipation of federal and state permitting requirements prior to construction. The proposed project includes the development of an animal control facility. The survey was completed in April 2024 and was designed to comply with Public Law 113-287 (Title 54 US Code), which incorporates the provisions of the National Historic Preservation Act of 1966, as amended, and the Archaeological and Historic Preservation Act of 1974, as amended. The survey also complies with Chapters 267.061 and 373.414, Florida Statutes. The goal of the investigation was to identify archaeological and historic resources in the project area and assess their potential for listing in the National Register and National Register of Historic Places.

The project area consists of one 2.8-hectare (7.0-acre) tract in Nassau County. SEARCH excavated 22 shovel tests within the project area, and all shovel tests were negative for cultural material. No artifacts or cultural features were encountered during the survey, and no further archaeological work is recommended.

Pedestrian inspection of the project area did not result in the identification of architectural resources. No additional architectural history work is recommended in support of the proposed project.

No cultural resources were identified within the project area. Given the results of the cultural resource assessment survey, it is SEARCH's opinion that the proposed project will have no effect on cultural resources listed or eligible for listing in the National Register of Historic Places. No further cultural resources work is recommended.

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INTRODUCTION

This report presents the results of a cultural resources assessment survey (CRAS) of a tract of land near Yulee in Nassau County, Florida (**Figure 1**). SEARCH conducted the survey on behalf of Nassau County in anticipation of state and federal permitting requirements prior to construction. The goal of the survey was to locate, identify, and bound archaeological resources, historic buildings or structures, and potential historic districts within the project area and assess their potential for listing in the National Register of Historic Places (NRHP).

Background research included an assessment of soil types and landforms, a query of the Florida Master Site File (FMSF) database for previous surveys and previously recorded cultural resources within a 1.6-kilometer (km) (1.0-mile [mi]) radius, and a map and aerial photograph review to identify historic buildings or features that existed prior to 1975.

The CRAS was performed in accordance with the Florida Division of Historical Resources' (FDHR) *Cultural Resource Management Standards & Operations Manual, Module Three: Guidelines for Use by Historic Preservation Professionals*. The principal investigator for this project meets the qualifications listed in *Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines* (48 Federal Register 44716-447442). This study complies with Public Law 113-287 (Title 54 US Code), which incorporates the provisions of the National Historic Preservation Act of 1966, as amended, and 36 Code of Federal Regulations Part 800 (Protection of Historic Properties). The survey also complies with Chapter 267 of Florida Statutes and Rule Chapter 1A-46, Florida Administrative Code. An unanticipated discoveries statement is provided in **Appendix A**.

Kristina Altes, PhD, RPA, and Robin Gallagher, MA, RPA, served as the principal investigators for this project. The report was written by Ms. Gallagher, Dr. Altes, and Ashley Parham, PhD. The fieldwork was conducted by Laura Ellyson, PhD, and Talia Smid, BA. Angelica Costa, BA, produced the field maps and report figures. Bill Werner, MA, conducted the quality-control review, and Ali Sundook, BA, edited and produced the document.

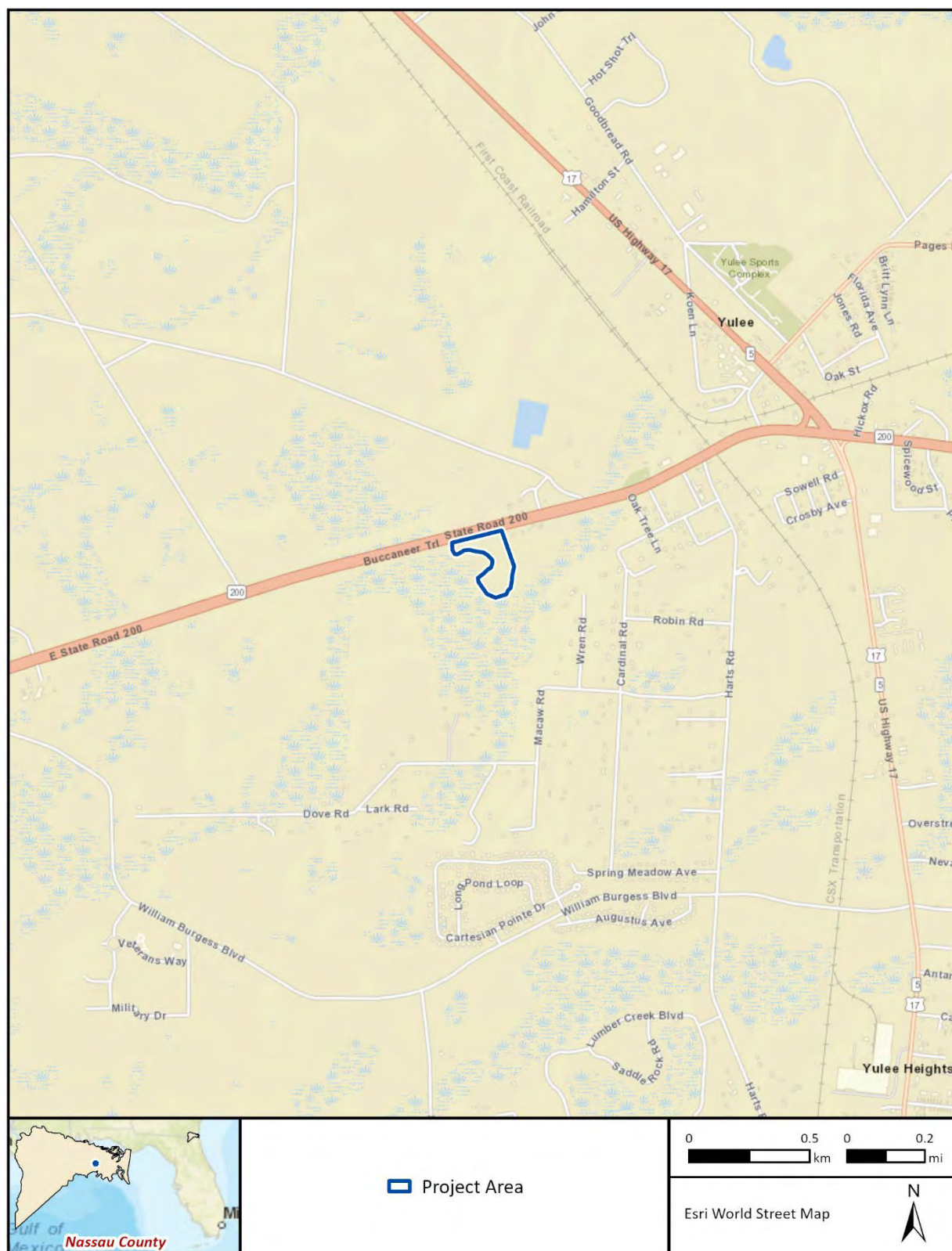


Figure 1. Project location in Nassau County, Florida.

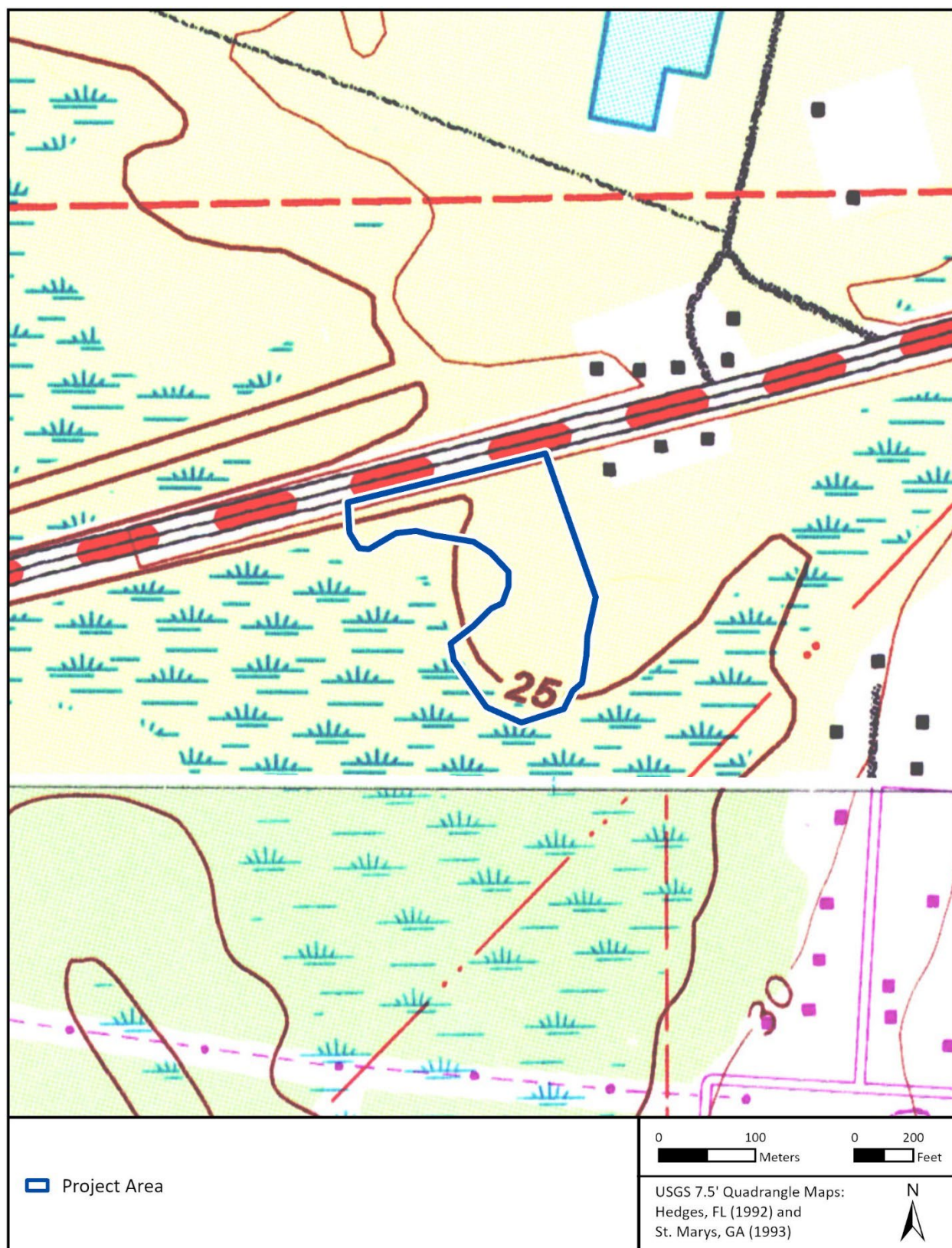


Figure 2. Topographic map of the project area.

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PROJECT LOCATION AND ENVIRONMENT

LOCATION AND MODERN CONDITIONS

The project area includes approximately 2.8 hectares (ha) (7.0 acres [ac]) of land in Section 38 of Township 2 North, Range 27 East in the community of Yulee, Florida, roughly 39 km (24 mi) north of Jacksonville. The project area is undeveloped and approximately 2.9 km (1.8 mi) southwest of Lofton Creek. It is bounded to the north by State Road (SR) 200 (SR A1A) and to the west and south by undeveloped marsh or swamp. A retention pond borders the eastern part of the project area, and sparse residential development extends to the east.

Geologically, the project area is within the Reids Bluff Ridge Sets subdistrict of the Northern Coastal Strip physiographic province, which is part of the larger Sea Island District (Brooks 1981). The Reids Bluff Ridge Sets subdistrict is a relic coastal barrier island with conspicuous sets of ridges and some paleodunes with elevations of up to 15 meters (m) (50 feet [ft]). The relatively flat terrain of the project area has an elevation of approximately 1.2 m (4.0 ft) above mean sea level. Mapped soils within the project area are classified as poorly drained Leon fine sands (**Figure 3**).

PALEOENVIRONMENT

Approximately 24,000 to 18,000 years ago, during the Last Glacial Maximum, global ice volumes were at their greatest, and temperatures were about 11°F colder than they are today (Ehlers and Gibbard 2004). However, this period was also characterized by a slow warming trend that melted massive ice sheets and resulted in global sea-level rise (Rohling et al. 1998). At 22,000 calibrated years before present (cal BP) (20,050 BC), Gulf of Mexico sea levels were at a low stand of 125.0 to 130.0 m (410.1 to 426.5 ft) below modern levels (Joy 2019:109), and Pleistocene shorelines extended at least 200 km (124 mi) further south than today's (Balsillie and Donoghue 2004; Gagliano et al. 1982; Saucier 1994:49–50). Sea levels, though higher, were still much lower than at present; surface water was limited, and extensive grasslands probably existed, which may have attracted large grazing mammals.

After about 17,000 cal BP (15,050 BC), global melting of the ice sheets (deglaciation) led to sea-level rise and transgression of the continental shelves, particularly Florida's western margins that drain the Floridan aquifer-fed rivers. Even during the Younger Dryas, the last return to glacial conditions about 13,800 cal BP (11,850 BC), meltwaters slowed, but sea level continued to rise at least 60.0 m (196.9 ft) over the next 2,400 years (Joy 2019).



Figure 3. Mapped soil drainage within the project area.

The rate of sea-level rise was generally slow for 13,000 years to about 4500 cal BP (2550 BC); however, the rate and magnitude of ice melt was punctuated by three “melt-water pulses” that occurred in the late Pleistocene and early Holocene at approximately 14,200, 11,400, and 8000 cal BP (12,250, 9450, and 6050 BC) (Blanchon 2011). Florida’s wetlands, lakes, and ponds formed mostly after 9000 cal BP (7050 BC) (Watts and Hansen 1988). By 6000 cal BP (4050 BC), Florida’s climate included increased precipitation and surface water flow, as indicated by increased pine and wetland pollens, including abundant cypress, which indicates broad new areas of wetland habitat in the later pollen records (Watts and Hansen 1988; Watts et al. 1992). Higher sea levels and elevated water tables resulted in essentially modern conditions by the late Holocene, approximately 4500 cal BP (2550 BC). The climate, water levels, and plant communities of Florida have been relatively stable during the past 4,000 years.

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HISTORICAL OVERVIEW

NATIVE AMERICAN CULTURE HISTORY

The Native American culture history of northeastern Florida is organized into four major periods by archaeologists. From oldest to youngest, these periods are Paleoindian, Archaic, Woodland, and Mississippian. A fifth “contact” period describes the time of first contact between Native Americans and Europeans in Florida. Each period is described below.

Paleoindian Period (12,000–10,000 BP)

While definitive evidence of human occupation in the region is generally attributed to the Clovis culture with its signature fluted projectile points, beginning about 12,000 BP, traces of earlier occupation are present at several eastern North American sites (Goodyear 2005; Lothrop et al. 2016). The Meadowcroft Rockshelter site in southwestern Pennsylvania (Adovasio et al. 1998), the Barton site in western Maryland (Lothrop et al. 2016), the Cactus Hill site in southern Virginia (McAvoy and McAvoy 1997; Virginia Department of Historic Resources 2022), the SV-2 site in southwestern Virginia (Goodyear 2005), and the Topper site in South Carolina (Goodyear 2005) have all yielded carbon dates pre-dating Clovis occupation, although no clear diagnostic artifacts have been identified in the earliest deposits at these sites. Regardless, it is now well-accepted that peoples during the pre-Clovis period preceded the traditional Paleoindian-period peoples, though it is unknown whether they reached northeastern Florida.

Distinctive fluted Clovis lanceolate bifaces have been recovered from several North Florida rivers, but only two sites have yielded Clovis points from excavated contexts: the Silver Springs site in Marion County (Neill 1958) and the Sloth Hole site in Jefferson County (Hemmings 2004). It is from this latter site that the 11,050 BP date was obtained from a Clovis level.

Evidence for occupation of Florida during the subsequent Middle Paleoindian subperiod is much more widespread. The diagnostic Suwannee and Simpson lanceolate bifaces are relatively common in North and Central Florida, and although no radiocarbon dates have been obtained in association with these artifacts, they are believed to date to around 11,000–10,500 BP (Goodyear 1999). Two sites have yielded these point types in stratigraphic context: the Harney Flats site in Hillsborough County (Daniel and Wisenbaker 1987) and the Wakulla Springs Lodge site in Wakulla County (Tesar and Jones 2004). The final subperiod, the Late Paleoindian (10,500–10,000 BP), saw the production of both fluted and unfluted forms of Dalton projectile points elsewhere in the Southeast (Goodyear 1982), but evidence for a true Dalton phase in Florida is limited. Dalton points appear to be transitional between the lanceolate forms of the Early and Middle Paleoindian periods and the notched shapes of the Early Archaic period (Ledbetter et al. 1996). Shallow-notched forms, such as the Greenbriar point, may represent a Late Paleoindian manifestation in Florida.

Excavations at the Harney Flats site in Hillsborough County (Daniel and Wisenbaker 1987) helped shape the current view of Paleoindian settlement and subsistence, which is that people practiced a seminomadic hunter-gatherer lifestyle, living part of the year near critical resources such as fresh water and venturing out periodically to harvest stone, food, and other resources.

Archaic Period (10,000–4,500 BP)

Around 10,000 BP, the environment and physiology of Florida underwent some pronounced changes due to climatic shift. These changes were interconnected and include a gradual warming trend, a rise in sea levels, a reduction in the width of peninsular Florida, and the spread of oak-dominated forests and hammocks throughout much of Florida (Milanich 1994; Smith 1986). Concomitant with these environmental changes were alterations in Native American subsistence strategies, which became more diverse due to the emergence of new plant, animal, and aquatic species. Also occurring at this time was a significant increase in population numbers and density, with groups developing regional habitat-specific adaptations and material assemblages (Milanich 1994; Smith 1986:10). As conditions became wetter, coastal, riparian, and lacustrine adaptations became increasingly more common.

Archaeologists typically divide the Archaic period into the Early, Middle, and Late subperiods. In North Florida, evidence of Early Archaic occupations usually consists of lithic scatters containing the chipping debris from the manufacture of stone tools and occasionally projectile points and associated tool forms. The side- and corner-notched Bolen projectile point is the diagnostic tool form for the Early Archaic, and the type site at Bolen Bluff is located on the south side of Paynes Prairie in Alachua County (Bullen 1958). The best dates for the Bolen phase of the Early Archaic are from the Page-Ladson site in Jefferson County where radiocarbon dates from levels containing Bolen points range between 9,697 and 10,000 BP (Dunbar 2006). Similar dates (9,850–10,090 BP) also have been obtained from a Bolen component at 8LE02105 in Leon County (Hornum et al. 1996). Slightly more recent dates of 9,285 and 9,310 BP were obtained from a Bolen pit feature at the Wakulla Springs Lodge site in Wakulla County (Tesar and Jones 2004). The climate during Bolen times was extremely arid (Dunbar 2002), and Bolen sites tend to be found in the same types of locations as Suwannee and Simpson sites (e.g., near sinkholes and springs where chert sources are available).

Windover Pond has proven to be perhaps the most crucial site for interpreting Early Archaic activities because its saturated nature and prolonged physical stability have rendered exceptional preservation. There have been 168 human burials excavated from the pond, 91 of which have contained human brain matter that have produced some of the oldest human DNA ever examined. These burials were generally flexed and oriented in comparable positions to each other, signifying a possible spiritual or religious significance. Preserved stomach contents offered insight into diet. Wood and bone tools were preserved, and most of the burials were staked to the base of the pond and covered with elaborately produced woven fabrics. Environmental reconstruction was possible through floral, faunal, palynological, and petrographic analysis, and the dates of the semidomesticated bottle gourd (*Lagenaria siceraria*) were pushed back 3,000 years earlier than what was previously accepted (Doran 2002).

Middle Archaic points, such as Hardee, Sumter, Alachua, Putnam, and Newnan, are typically much more common than earlier examples (Smith and Bond 1984:53–55). As life became more settled during the Archaic period, an array of site types evolved that included residential bases, short-term settlements, specialized procurement camps, and cemeteries (Milanich 1994:75–85). Collectively, these make up the regional settlement-subsistence system.

Until a few decades ago, most researchers assumed that Middle Archaic populations resided within the inland river valleys of Florida, making only occasional trips to the Atlantic coast to procure resources. However, more recent studies along the Atlantic coast of Florida have convincingly demonstrated that sections of the Atlantic seaboard were occupied throughout the year by Middle Archaic groups (Bond 1992; Piatek 1994; Russo 1988, 1992a; Russo and Ste. Claire 1992; Sipe and Hendryx 2007; Ste. Claire 1990). Evidence from shell middens has shown that permanent coastal groups were exploiting the estuarine resources of the Atlantic coast.

The trend toward increased sedentism and more circumscribed territories continued into the Late Archaic period as environmental and climatic conditions approached those of today. The Late Archaic way of life along the coast was like that of the previous Middle Archaic period, with the economy centered on the exploitation of estuarine resources (Russo 1988, 1992a; Russo and Ste. Claire 1992).

A major technological innovation of the Late Archaic was the development of fired-clay pottery around 4,200 BP. Referred to as Orange pottery by archaeologists, this early ware was tempered with either thin strands of palmetto leaves or Spanish moss (Bullen 1972; Griffin 1945). Traditionally, manufacture of this ware was believed to span approximately 1,500 years, with plain and decorated variants (e.g., incised and punctated types) undergoing periods of stylistic popularity (Bullen 1972). Radiometric analysis has shown that the production of fiber-tempered wares spanned a shorter interval from about 4,200 to 3,500 BP (Randall and Sassaman 2005), with stylistic variability attributed to ethnic, sociopolitical, and functional factors (Sassaman 2003). Regarding vessel form, early pots were hand molded and tended to be thick walled, whereas some of the later vessels had thinner walls and were formed by coiling. This transitional period is characterized by the emergence of pottery traditions and the inception of limited horticulture. People who made fiber-tempered pottery lived along the Atlantic coast between southern South Carolina and northern Florida. While fiber-tempered pottery is found sparingly throughout Florida, it is primarily recovered in the eastern and central portions of the state.

During the late transitional period, sand was added as a tempering agent to the clay that was used to make pottery. Eventually, this technique replaced the practice of using plant fibers as temper. Early sand- and grit-tempered pottery in North Florida was produced by the people of the Deptford tradition. Another dominant pottery type is called St. Johns ware, which was produced throughout northeast Florida. Traditionally, this pottery type was believed to post-date that of the fiber-tempered series (Bullen 1975); however, more recently it has been recognized as largely contemporaneous with the fiber-tempered Orange series (Sassaman 2003). St. Johns pottery contains microscopic sponge spicules, or exoskeletons, as an inclusion in the paste.

This pottery is identified by its chalky feel, which results from the presence of freshwater sponge spicules. Traditionally, it was thought that these biosilicate spicule inclusions naturally occurred in certain clay deposits from which Native Americans mined (Borremans and Shaak 1986; Cordell and Koski 2003); however, it is also possible that the spicules were intentionally added to non-spiculate clay (Rolland and Bond 2003). Although some sand was added to this pottery, St. Johns ware lacks the fiber, sand, and grit inclusions that were typically added as tempering agents to precontact pottery. Deptford and St. Johns pottery were produced during overlapping periods and are often recovered in association with each other.

Woodland Period (2,800–700 BP)

In northeast Florida, there are marked cultural distinctions between precontact sites in various geographic settings. Essentially, cultural manifestations along the coastal strand vary from those documented along the St. Johns River, especially those locations south of downtown Jacksonville, where the water salinity level was too low to support oyster populations. Many archaeologists working in the region continue to utilize Milanich's (1994: xix) "East and Central Florida" region classification; however, it is becoming increasingly apparent that this classification cannot be used in northeastern Florida. Essentially, the East and Central Florida region, which is applicable to the St. Johns River heartland south of the current project, includes a chronology that has the Late Archaic, Orange-period culture developing directly into the St. Johns tradition, with the latter spanning the Woodland and Mississippian periods. Yet there is no evidence to support the notion that St. Johns developed out of Orange in northeastern Florida. There are essentially five Woodland ceramic periods recognized in northeast Florida: Deptford, St. Johns I, an enigmatic sand-tempered plain period, Swift Creek, and Colorinda.

Deptford manifestations (2,800–2,000 BP) for the broader Atlantic coast date from about 2,800 to 1,300 BP (Stephenson et al. 2002) but may not occur in northeastern Florida until after 2,000 BP (Kirkland and Johnson 2000:213–217). Although relatively little research has focused on the Deptford-phase occupations of northeast Florida, Deptford sites are apparently more common near the mouth of the St. Johns River than farther upstream. Sites of this period are recognized by coarse sand- or grit-tempered pottery assemblages containing plain, check-stamped, and simple-stamped types (Ashley 2008). Milanich (1971, 1973, 1980) posits that Deptford groups were prevalent along the Atlantic coastal strand but moved inland seasonally to the river valleys to supplement their diets with plant foods and game and to trade with noncoastal people. Community organization is believed to have been composed of groups of 30 to 50 kin-related individuals who lived in small settlements containing 10 to 15 houses, each of which consisted of a single nuclear family (Milanich 1971). Site types of this period have been described as sand burial mounds, consolidated shell middens, and shell scatters (Russo et al. 1993; Sears 1957, 1959).

The St. Johns tradition (2,500–1,200 BP) is most noticeable in archaeological assemblages by the presence of a "chalky" pottery that gains its unique feel from the inclusion of sponge spicules, as detailed above (Borremans and Shaak 1986). The people who produced St. Johns ware seem to have been descendants of those who produced the fiber-tempered pottery during the Late

Archaic period, based on the appearance of St. Johns pots that exhibit designs like those seen on Orange-period vessels. Moreover, sites have been documented that contain pottery fragments tempered with fiber and sponge spicules (Cordell 2004; Sipe and Hendryx 2005). Few St. Johns I sites have been identified in northeastern Florida; the most notable is the Wood-Hopkins Midden (8DU09185) about 9.3 mi west of the St. Johns River mouth in the vicinity of Dames Point (Johnson 1994). This site has been touted as the only freshwater snail midden in northeastern Florida (Ashley 2003, 2008).

After about 2,000 BP, sand-tempered plain pottery dominated Woodland-period assemblages in northeastern Florida. From 2,000 to 1,700 BP, assemblages almost exclusively comprised sand-tempered plain pottery, with only occasional occurrences of check and complicated stamping. Although this period is not a formally named ceramic period, Sears (1957) and other researchers (Ashley 1998, 2003:74; Hendryx and Wallis 2007; Russo 1992b:115; Wallis 2004:271) have documented and referred to this “sand-tempered plain period” in northeastern Florida that seems to postdate Deptford occupations. Because plain pottery also persisted in high frequencies throughout the following Swift Creek and Colorinda periods, recognizing sand-tempered plain pottery as an earlier component at Woodland sites sometimes proves difficult.

Swift Creek pottery was produced between 1,650 and 1,100 BP. Local Swift Creek pottery traditionally was believed to represent minority trade wares (Goggin 1952), but more recent recognition of its dominance at numerous mound and midden sites in the region suggests local manufacture (Ashley 1992a, 1998; Ashley and Wallis 2006; Russo 1992b; Wallis 2004). From a regional perspective, the production and exchange of Swift Creek pottery seems to have connected diverse social groups. In northeastern Florida, paddle matches and similarities in vessel morphology and design indicate interaction with populations in coastal Georgia and the Florida panhandle. Recent research has resulted in a local differentiation of Early (1,650–1,350 BP) and Late (1,350–1,100 BP) Swift Creek, corresponding with the diagnostic traits of charcoal tempering and notched, scalloped, and ticked rims in the former and folded rims in the latter (Ashley 1992a, 1998; Ashley and Wallis 2006). The eventual breakdown in the popularity of complicated stamping, which may have been concomitant with other social changes, occurred sometime during the late ninth and early tenth centuries and has been referred to as Waning Late Swift Creek (Ashley 2003; Ashley and Wallis 2006; Hendryx 2005).

The Swift Creek phase remains a period better suited to in-depth archaeological study than many other phases due to the unique complicated-stamped pattern applied to many of the vessels. The distinguishable paddle-stamped designs offer researchers an opportunity to gain insight into the groups that produced these paddles and pots. Many of the stamped designs appear to represent cosmological symbols, while others appear to be flowers, serpents, birds, insects, and other animal-like designs (Snow 1998:63). Careful analysis and recordation of design elements have led to the identification of exact paddle matches (Ashley and Wallis 2006; Snow 1975, 1977, 1998), whereby recognition of artisan mistakes or cracks in the wooden paddle have enabled researchers to address questions of mobility and trade. While many direct paddle matches have been recognized across broad areas during the past few decades, two mound sites in Duval County have produced sherds that were made with the same paddle as other sherds found

more than 100 km (62 mi) to the north near the mouth of the Altamaha River in Georgia. These two Duval County mounds, Dent and Mayport, have yielded more than 100 and 50 human burials, respectively; interestingly, neither of these mounds is near a documented village, signaling that their locations may represent meaningful places on the landscape where kin groups periodically gathered for feasting, ceremony, and interment of the dead (Ashley and Wallis 2006).

The Colorinda ceramic period (1,150–1,050 BP) was short lived and is thought to have spanned the ninth century AD (Ashley 2006). Colorinda pottery is characterized by macroscopically visible (about 2.0- to 6.0-millimeter) crushed St. Johns sherds that were used as temper, although sand-tempered sherds were occasionally used as well (Ashley 2006:91). The Colorinda pottery type consists almost exclusively of undecorated sherds, with limited exceptions; however, the series also contains high incidences of sand-tempered plain, quantifiable amounts of St. Johns Plain, and light incidences of St. Johns Check Stamped (Ashley 2006; Hendryx and Wallis 2007). Very few sites of the period have been documented, and the bulk of these are associated with coastal maritime hammock settings that contain shell middens. An exception is the Tillie Fowler Site, located on a high bluff above the fresh waters of the St. Johns River (Hendryx and Wallis 2007). Sites of this period are more common in the northern part of Duval County and Nassau County.

Mississippian Period (1,200–385 BP)

At the onset of the Mississippian period, there were greater levels of socio-complexity, and far-flung interactive networks were active (Milanich 1994). The Mississippian period is locally divided into two sequential phases: St. Johns II and St. Marys II (Ashley 2003). St. Johns II and St. Marys II sites are each most prevalent close to the mouth of the St. Johns River.

St. Johns II sites (1,200–385 BP) are easily recognizable by the occurrence of sponge-spiculate pottery fragments exhibiting check-stamped surface treatment. During this phase, sand burial mounds increased in use; some were quite large and ceremonially complex and included truncated pyramidal mounds with ramps or causeways leading to their summits. At least 12 St. Johns II village sites have been documented in northeastern Florida (Ashley and Hendryx 2007). Ten of these villages have burial mounds; the other two sites also may have contained mounds, but extensive land development and citrus cultivation may have destroyed these features.

The Mill Cove Complex has offered significant insight into the St. Johns II phase. This site contains two mounds (named Shields and Grant) on the southern bank of the St. Johns River, just west of the Dames Point Bridge. The two mounds are 750 m (2,461 ft) apart, and both have yielded numerous burials and exotic artifacts. Although most Mississippian groups throughout the Eastern Woodlands were agrarian and exhibited a high level of social stratification, the level of social inequality appears to be much less among the Early Mississippian St. Johns occupants of this region. Subsistence was dominated by fish and shellfish (mostly species from the marsh and tidal slough), and although some status differentiation is inferred, it is much less pronounced than throughout the remainder of the Mississippian world. However, despite differences between the St. Johns II fisher-folk and the hierarchically stratified Mississippian groups of the

interior United States, the local inhabitants were certainly involved in far-flung exchange networks that helped them acquire exotic items from broad distances (Ashley 2005).

In addition to high-profile display goods, other more utilitarian, nonlocal items also made their way into northeastern Florida. Of primary significance is Ocmulgee Cord Marked pottery, which is recovered in at least modest amounts at many St. Johns II sites north of St. Johns County (Ashley 2000). Ocmulgee Cord Marked forms originate in the Lower Ocmulgee River valley in south-central Georgia during the Late Woodland, and their presence in North Florida implies intensive interaction between local St. Johns II groups and Ocmulgee peoples of south-central Georgia. The territory of the Ocmulgee groups may have been important to the St. Johns II peoples because it would have provided river access into the interior of Georgia where Mississippian chiefdoms were located. Thus, Ocmulgee groups may have served as middlemen in securing copper and other exotics from upriver chiefdoms, such as the one at Macon Plateau, and passing these goods on to St. Johns II societies in northeastern Florida (Ashley 2002).

Because items were being imported to northeastern Florida, it is likely that items were being exported. The primary export may have been whelk shells, which are found at many Mississippian mound sites in the interior Southeast. It is conceivable that northeastern Florida Native American groups benefited from the demand for whelk shells among southeastern elites during the early Mississippian period.

St. Marys II sites (700–450+ BP) are identified by the occurrence of pottery that is sand-tempered plain, cord marked, complicated stamped, check stamped, and sometimes burnished. The culture was formerly classified as Savannah and believed to have spanned a 700-year period from 1,150 to 450 BP; however, more recent radiometric analysis has reduced the temporal interval. Specifically, cord-marked pottery in northeastern Florida was almost invariably interpreted as either imported Savannah wares or a local variant of the coastal Savannah series. However, it now appears that the cord-marked pottery, ubiquitous on late precontact northeastern Florida sites, was a local product manufactured by immigrant Ocmulgee groups from central Georgia (Ashley 2000, 2002). To underscore the pottery's local production and specific chronological placement, and to divorce it from the Savannah culture of the northern Georgia coast, the term St. Marys II has been introduced as a replacement for what was typically referred to as Savannah in northeastern Florida (Ashley 2000, 2002). St. Marys II sites are found primarily in Duval and Nassau Counties, Florida, and Camden County, Georgia.

Habitation sites of the St. Marys II phase often include discrete shell-midden heaps that range in size from about 6.6 to 49.2 ft in diameter, with each likely representing consolidated refuse from an individual household. In some instances, these midden scatters have been found to cover areas as great as 20 ac; however, it is speculated that many of the heaps are not contemporaneous but likely represent intra-site shifting of households (Ashley 2003). At the Brady Point site (8NA00910) in Nassau County, a concentration of seven shell heaps was identified that were between 82 and 164 ft from each other (Hendryx et al. 2004), and this distribution seems typical of other such sites found along the mainland or the barrier islands.

Contact Period (post-437 BP; post-AD 1513)

This period includes the time after the first written accounts of Native Americans were made. The initial period is often referred to as protohistoric, a period when European and Native American interaction and historic accounts were limited. This period also includes the period of Spanish missionization, an interval that lasted more than 200 years, and the nineteenth-century period, which included the migration of the Seminole.

The St. Johns IIc (437–385 BP [AD 1513–1565]) represents the protohistoric period in northeastern Florida and is characterized by the introduction of European artifacts. Prior to the founding of St. Augustine by Pedro Menéndez de Avilés in 1565, the Spaniards made several forays into Florida, beginning with Juan Ponce de León in 1513. Except for Native Americans' intermittent exposure to European goods and diseases, St. Johns IIc seems to represent a continuation of the earlier St. Johns II period. Items such as glass beads, European pottery, hawk's bells, mirrors, metal hoes, axes, and chisels have been recovered in association with St. Johns IIc burials. Other metals such as copper, silver, and gold also were acquired and reworked by Native American artisans.

French and Spanish documents offer glimpses into the lives of the Indigenous populations of coastal northeastern Florida at the time of Spanish contact. The Native American groups who inhabited the northeast coastal regions at the time of French contact (1562) were members of one of several Saltwater Timucua groups that inhabited the Atlantic coast from Central Florida north to the Altamaha River in Georgia (Deagan 1978; Goggin 1952; Hann 1996; Milanich 1995, Milanich and Fairbanks 1996; Swanton 1922). The territory around modern-day Jacksonville was controlled by a Timucua chief named Saturiwa, whose village was at the mouth of the St. Johns River.

The San Pedro phase spans about 500–300 BP (AD 1450–1650), and these sites are identified by the occurrence of grog-tempered pottery that contains an array of surface treatments (e.g., check stamping, cob marking, cord marking, complicated stamping, plain, incised, and textile impressed) (Ashley 2001; Hendryx et al. 2000). Although researchers have commented on its occurrence since the middle of the twentieth century (e.g., Bullen and Griffin 1952; Hemmings and Deagan 1973), this pottery type was formally classified only recently (Ashley and Rolland 1997). Sites from this period have been documented along the coast from Camden County, Georgia, to St. Johns County, Florida, and their occurrence has been attributed to movement between Timucua-speaking groups traveling between Spanish-protected boundaries and the main Spanish settlement in St. Augustine (Ashley and Rolland 1997).

During the mission period, most Native American groups were producing San Marcos-type pottery, a grit-tempered ware produced by the Gule from the Georgia coast, who moved to the vicinity of St. Augustine to participate in the Spanish Franciscan mission program and contribute to the labor force. San Marcos pottery is often decorated, and line blocking, complicated stamping, and simple stamping represent common surface decorations; however, many specimens are undecorated (Larson 1978; Otto and Lewis 1974; Saunders 2000; Smith 1948). This

ware is analogous to the Altamaha ceramic series of coastal Georgia; each type evolved from the Mississippian Irene series of the Georgia coast (Saunders 2000).

To convert the local Native Americans to Christianity, the Spanish established a series of Franciscan missions between St. Augustine and Tallahassee. Cattle ranches were established as a way of supporting the missions and the colonists in St. Augustine. After the destruction of the mission system by the British in 1702, northern Florida was essentially abandoned as remaining Native Americans fled to St. Augustine for safety (Milanich 1995). Warfare and disease had devastated the Native American populations in Florida. Groups of Creek began to move south into Florida from Georgia and Alabama after being pushed off their lands by European pressure and inter-Creek warfare. These people settled in Spanish Florida and utilized some of the feral cattle abandoned by the Spanish 50 years before. They later became known as the Seminole.

NASSAU COUNTY HISTORY

Exploration and the First Spanish Period (1521–1763)

At the time of European contact, the Timucua were living in the St. Marys region. The original inhabitants of Amelia Island called the island Napoyca. Francisco Gordilla led the first European expedition into the area, exploring the St. Johns River up past the Nassau and St. Marys Rivers in June of 1521. In 1562, French Huguenot explorer Jean Ribault visited Napoyca and named it “Île de Mai” before continuing north (Amelia Island Tourist Development Council 2020). On September 8, 1565, Pedro Menéndez de Avilés landed a small Spanish force of soldiers and colonists on the beaches of what is now St. Johns County, Florida. The purpose of this venture was to establish a viable colony on the Florida mainland, provide a military presence to protect Spanish interests in the region, and create an environment conducive to missionary work among the Native American inhabitants. The Spanish named this settlement St. Augustine (Deagan 1978; Milanich 1995).

For Spain, St. Augustine served as an important entry point and connection to the trade and mission networks of the interior, as well as a military base to stop the intrusion of other European groups. St. Augustine remained the focus of Spanish interests on the Atlantic coast, where they used it to establish missions, such as those on Santa Maria in 1573 (later Amelia Island), and launch attacks against French settlements further north, such as at Fort Caroline. An attack from English privateer Robert Searle in 1668 and increased English settlement along the Atlantic coast led Spain to increase their security measures. The Spanish crown authorized the building of an impressive stone fort, known as the Castillo de San Marcos, in the 1670s. Largely thanks to the forced labor of Native Americans, this fortification helped firmly establish Spain’s presence in northeast Florida by the turn of the eighteenth century (Bushnell 1995). While still a Spanish possession, Santa Maria was renamed Amelia Island by Georgia’s English founder, James Oglethorpe, after King George II’s daughter, Amelia Sophia Eleonora (Moore and Kurtz 2001).

Amelia Island became part of the buffer zone between the two nations after Oglethorpe withdrew his troops in 1742 (Amelia Island Tourist Development Council 2020; Tucker 2013).

British Period (1763–1783)

After struggling for control of the coast, Spain ceded Florida to England in the Treaty of Paris in 1763. The Spanish cession caused an immediate rush from the Carolinas for rice cultivation in the areas above the St. Marys River (Chesnutt 1978:6). Enslaved workers were brought from plantations further north. Many of these enslaved Africans represented a mix of several West African ethnic groups that historically cultivated rice. Over time, this group created a language with a vocabulary and grammar based on African and European languages. Additionally, the isolated nature of their enslavement allowed for the retention of African cultural practices. This group came to be known as the Gullah Geechee, and by 1770, they could be found in northeast Florida, including present-day Nassau County. In Florida, the Gullah Geechee people lived close to white people, so it became harder to preserve the language, although cultural practices were retained (Gullah Geechee Cultural Heritage Corridor Commission 2024; University of Minnesota and the Gullah/Geechee Nation 2021).

British settlers ignored the area to the south, which they characterized as "dismal swamp" (Chesnutt 1978:6). However, the area contained timber, which could be harvested and cultivated to produce naval stores. The longleaf and slash pines natural to the flatwoods provided pine tar, gum for pitch, and turpentine for rosin (Myers and Ewel 1990). Meanwhile, coastal and transoceanic trade continued to focus on the settlements near the inlets, particularly Fernandina and St. Augustine. On land, Kings Road provided access between the two towns. Commerce with Charleston and other British colonies also quickly increased when Great Britain removed trade restrictions that Spain had imposed on the colony. Great Britain also placed greater emphasis on the export of naval stores and ship timbers to supply the Royal Navy's demand for more vessels. Even the American Revolution did little to impact the export of these products; in 1782 alone, the colony exported over 20,000 barrels of turpentine (Fairbanks 1975).

In June 1778, American troops under the command of Governor John Houston crossed the St. Marys River and headed south, seeking to engage the British troops. The British regulars moved forward from the St. Johns River and set up defenses at a bridge crossing Alligator Creek. North of the crossing, British troops repulsed an American attack (Carr 1974). At the Revolutionary War's end, the British defeat at the hands of the American colonists resulted in a new Treaty of Paris, which returned sovereignty of Florida to Spain.

Second Spanish Period (1784–1821)

With the return of Spain to East Florida came the attempt to reassert Spanish religious and cultural dominance in the region, which had adopted a multicultural character under British rule. Although St. Augustine remained a strategic position in Spanish trade, it no longer guarded the route of Spanish ships returning to Spain. Trade also took on a more international aspect, with more vessels entering the harbor under foreign flags than the Spanish flag (Griffin 1983). The influx of foreign

nationals into North Florida likewise contributed to the continued deterioration of Spanish dominance in the area, along with a growing sentiment that the newly formed United States should control Florida (Franklin and Morris 1996). From 1808 and throughout the War of 1812, at Amelia Island and Fernandina on the St. Marys River inlet, the harbor contained "upwards of 150 sails of shipping of all nations and flags, carrying on immense transit trade" (Forbes 1964 [1821]:10). The inlet became one of the most significant ports during Jefferson's presidency (1801–1809), partly because it avoided the embargoes placed on trade elsewhere in the United States (Martin 1974).

Beginning in the eighteenth century and continuing into the early nineteenth century, members of several southeastern tribes relocated to what is now the state of Florida. By the early nineteenth century, Europeans referred to this group collectively as Seminole. Hunting, fishing, agriculture, and trading became the mainstays of their livelihood (Weisman 2000). The Seminole included formerly enslaved African Americans among their ranks who possessed valuable agricultural knowledge and spoke Native American languages and English. The issue of accepting people who had escaped slavery into the Seminole nation fueled tensions between Americans in the southern United States (who opposed the relationship between formerly enslaved African Americans and Seminoles) and the Spanish in East Florida (who accepted it) (Gannon 1996). During the resulting conflict, known as the First Seminole War, Andrew Jackson led a punitive mission against the Seminole and invaded Spanish Florida. These campaigns attacked several key Seminole locations and forced the tribe further south into Florida. The conflict successfully pressured Spain to transfer Florida to the United States. The Adams-Onís Treaty, signed in 1819 and ratified in 1821, transferred East Florida and West Florida to the United States, and the United States combined them into one territory (Tebeau 1980).

US Territory and Early Statehood (1821–1860)

Florida became a US territory in 1821. Landowners who received land grants under Spanish rule kept their land. On December 29, 1824, the territorial legislature created Nassau County. The legislature named the county for the Nassau River and the Nassau Sound, which form part of the southern boundary between Nassau County and Duval County (Dunn 1998:158). The river and sound derive their name from the Duchy of Nassau, a former state in the western part of Germany (Morris 1995:171). Kings Road, which had been allowed to decline, reopened in 1828. Growth in northeastern Florida remained largely centered around the areas of Jacksonville and St. Augustine south of Nassau County (Fairbanks 1975:184).

By 1830, Nassau County had a population of 1,511, which slowly increased during the nineteenth century (Johannes 2000). During the territorial period, methods of transportation to connect the coasts to the interior became a priority. In addition to road improvement and new road construction, rail routes began to crisscross the state of Florida (Gannon 1996). As Florida gained statehood in 1845, improvements to transportation networks continued. The development of the Florida Railroad in the 1850s served to join Nassau County to many other parts of the state. Senator David Levy Yulee proposed a route that connected Fernandina Beach on the Atlantic coast with Cedar Key along the Gulf of Mexico. Although his plan frustrated boosters of more established areas, namely those along Tampa Bay, the rail line began operation by the start of the Civil War. Towns

and settlements were created along the route, including Hart's Road (later Yulee) in Nassau County (Gannon 1996; Turner 2008).

The Civil War in North Florida (1861–1865)

During the Civil War, federal forces occupied Florida. When federal troops reached Amelia Island on March 3, they found the Confederates leaving and took possession of Fort Clinch (Tebeau 1980). Action on both land and sea remained relatively limited in Florida during the Civil War; however, Union forces raided and occupied coastal communities (Tebeau 1980). In the summer of 1862, Confederates established Camp Cooper north of present-day Yulee. At one point during the war, three companies of the Second Florida Cavalry were stationed at Camp Cooper (Blakey et al. 1998:128). In February 1863, a Union army expedition traveled up the St. Marys River with the intention of attacking the camp (Higginson 1865:425). Before reaching the camp, a skirmish erupted with Confederate troops from Camp Cooper, and the Union forces retreated. Despite the Union expedition to Camp Cooper, the Confederates continued to occupy the camp as late as February 1864 (Blakey et al. 1998:202–203, 324). On February 9, 1864, Major Galusha Pennypacker and men from the 97th Pennsylvania Infantry marched out of Fernandina (US War Department 1891:358). The Union soldiers stormed the camp only to find that it had recently been abandoned. The abandoned shanties, stables, and other Confederate resources at Camp Cooper, which Pennypacker described as “large and well located,” were then burned (Nulty 1990:92–93; Penniman Bates 1869:414; Strait 1905:26; US War Department 1891:358–360).

During the conflict, many enslaved African Americans were removed from coastal plantations to escape Union forces. Some enslaved African Americans never returned. Escaped enslaved African Americans entered the abandoned areas, squatted on land, or became satellites of Union armies. Additionally, when enslavers and white people fled, African Americans who were left behind experienced freedom for the first time. Newcomers learned the Gullah Geechee language and customs and formed close ties with the communities from which they found refuge. As the war progressed, many formerly enslaved African Americans enlisted in the Union army. On January 16, 1865, General William Tecumseh Sherman signed Special Field Order No. 15, which set aside an area encompassing approximately the coastal region from Charleston, South Carolina, to Jacksonville, Florida. Though limited in its implementation, some Gullah Geechee people gained legal land ownership through the Sherman's special field order. Others gained legal land ownership with the assistance of the Freedmen's Bureau. This land would later form the basis for towns and communities that traced their heritage to Gullah Geechee ancestors (Gullah Geechee Cultural Heritage Corridor Commission 2024).

Development in the Late Nineteenth and Early Twentieth Centuries (1865–1899)

With the surrender of the Confederate army at Appomattox Court House in Virginia, the Civil War ended, and Nassau County residents began to assess the financial and social ruin. The residents embarked on the task of resuming activities disrupted by the conflict. After the war, reconstruction proceeded in Florida at a slow pace (Tebeau 1980). Though hindered by segregation,

disenfranchisement, and racial violence, African American leaders succeeded in creating small subsistence communities. Many of these leaders were members of the Gullah Geechee community. Church building was among the first actions by many freedmen. The church was not only a religious institution but also a place for social services, functioning as community centers and schools. However, many African Americans, including Gullah Geechee people, chose to leave the south for other regions of the United States (Gullah Geechee Cultural Heritage Corridor Commission 2024).

Throughout the nineteenth and into the twentieth century, the production of timber and naval stores drove Nassau County's economy. To support the recovering economy, landowners constructed mills around the interior, and railroad spurs that connected to the mainline allowed communities to develop. By 1880, the census showed Nassau County's population was approximately 6,600. Most of the population became involved in the milling and shipping of timber (Johannes 2000). In 1893, Hart's Road became Yulee after the owner of the Florida Railroad. New communities emerged along new roads and railroad lines during the late nineteenth century. Many Gullah Geechee people arrived during this time by railroad in search of jobs (University of Minnesota and the Gullah/Geechee Nation 2021). Much of Nassau County remained rural outside Amelia Island, which became a tourist destination for wealthy northerners (Johannes 2000).

Turn of the Twentieth Century to the Present (1900–Present)

In the early twentieth century, the economy of Nassau County relied on cattle raising and the turpentine industry. Farmers in the county produced oats, corn, potatoes, sugar cane, cassava, cotton, and many varieties of vegetables. Near the waterways, many residents earned a living by shrimping and fishing. Amelia Island sailors and their mainland partners designed and built the nets, haul seines, and trawl prototypes that developed into the modern practices and tools used today (Johannes 2014). Across the county, numerous schools and post offices marked the locations of communities, although Fernandina and Callahan were the two largest. A large area of the county continued to be dominated by marshland, although land reclamation efforts were advertised to potential developers (Florida Department of Agriculture 1904). Between 1900 and 1910, the population of the county increased from 9,654 to 10,525 (Forstall 1996).

African American residents of Nassau County became the primary labor force for many of these turpentine camps during the early twentieth century. Many owners of these businesses were white, but in the 1930s, the Civilian Conservation Corps also established several camps in Nassau County. In exchange for labor, laborers were provided with homes in work camps known as quarters. However, as turpentine was replaced by timber production, many African American workers were left without work. The areas where these camps were established evolved into communities of Gullah Geechee people (Johannes 2000; University of Minnesota and the Gullah/Geechee Nation 2021). Many African Americans faced racial violence. In the 1930s or 1940s, a Black man in Yulee was murdered, and his body thrown into a pond near the Gullah Geechee community of Still Quarters east of the project area. The pond was known to locals as Skull Creek and was reported to be the location where white people disposed of the bodies of murdered African American men (Simmons-Jenkins et al 2022). This information has been passed through oral tradition within the Gullah Geechee community, but the exact location of the burial site is unknown.

At the outbreak of World War II, the federal government selected several locations to establish airfields. On May 26, 1943, the US Army Corps of Engineers began construction on a satellite training airfield in Fernandina Beach. Designated as an outlying field, the area also served as a base for the Atlantic Coast Ocean Surveillance Operations flown by the Civil Air Patrol. The airfield reverted to the City of Fernandina Beach in 1947 and later became the Fernandina Beach Municipal Airport (City of Fernandina Beach n.d.; Passero Associates 2015). Local industry also supported the war effort. In a 1943 list of war industries, the Rayonier Corporation of Fernandina is listed as a producer of wood pulp (US War Production Board, Statistics 1944). With the increase in U-boat activity off the Florida coast, on April 11, 1942, Florida's governor Spessard Holland signed legislation mandating blackouts of all lights showing seaward in coastal and beach communities. The Amelia Island lighthouse remained illuminated, watching for U-boats and Allied ships in need of assistance (Johnston et al. 2002). Many people served in various branches of the military during the conflict. Homefront contributions in Nassau County included those who worked at the US Navy Military Airfield, the US Coast Guard based at Fort Clinch, and as civilian coast watchers who served as airplane spotters (Historical Marker Database 2005).

Following the war, many service members relocated to Florida; between 1940 and 1950, the population of Nassau County increased from 10,826 to 12,811 (Forstall 1996). The state also prospered economically after the war. In 1954, the Terminal Bag Corporation built a massive packaging facility in Yulee covering over 300,000 square ft. The facility remained operational for over 40 years and employed hundreds of residents (Johannes 2014). In the 1960s, the Civil Aeronautics Administration began construction of a \$6 million air traffic control center in the Nassau County community of Hilliard. The new 54,000 square ft facility controlled civil and military aircraft in five southern states with a workforce of approximately 400 employees. The location was chosen specifically because of its distance from the major metropolitan areas, such as Jacksonville (Johannes 2014; US Department of Transportation 2023). By 1960, the county's population had increased to 17,189 (Forstall 1996).

The 1970s tourism boom brought modern resorts to Amelia Island (Rymer 1998). Renewed development in the 1990s brought luxury hotels, renovated inns, and a luxury golf course, which contributed to Amelia Island's continuing popularity as a tourist destination into the early twenty-first century (Jackson 1999:3J). Between 2000 and 2010, the population of Nassau County grew by 27% to 73,314. In 2019, leisure and hospitality accounted for the largest percent of annual employment in the county (Florida Legislature 2020). By 2020, Nassau County population increased to 90,352 and the county formed part of the Jacksonville Metropolitan Area. Current economic development programs seek to develop the county beyond the beaches and Amelia Island. In recent decades, manufacturers such as ALM Technologies, Rosenblad Design, and Science First have located their operations in the county (Nassau County Economic Development Board 2023; US Census Bureau 2023).

BACKGROUND RESEARCH

FLORIDA MASTER SITE FILE REVIEW

SEARCH reviewed Florida Master Site File (FMSF) data from April 2024 to identify previously recorded cultural resources within the project area. The FMSF review indicates that 12 previous cultural resource surveys have been completed within a 1.6 km (1.0 mi) radius of the project area (**Table 1; Figure 4**). Of these, the most relevant to the current project area are FMSF Survey Nos. 4739, 9427, 21569, and 26980, which partially overlap the project area. No previous shovel testing has been conducted within the current project area.

Table 1. Previous Cultural Resources Assessment Surveys within a 1.6 km (1.0 mi) radius of the project area.

FMSF No.	Title	Year	Author
3363	<i>Archaeological Survey of the Florida Community College at Jacksonville Nassau County Center</i>	1992b	Ashley, Keith H.
4739	<i>An Historic Structure Assessment Survey for the State Road 200 (US 301) from State Road 10 (US 90) to State Road 9 (I-95) Duval & Nassau Counties, Florida</i>	1996	Henrichs, Darlene
9427	<i>Cultural Resource Survey of SR 200/A1A from I-95 to US 17 and SR 200/A1A from US 17 to Amelia Island Parkway, Nassau County</i>	2003	Stokes, Anne V.
10099	<i>An Archaeological Survey of Unincorporated Nassau County, Florida</i>	2004	Ashley et al.
13063	<i>Cultural Resource Assessment of the Nassau Crossing Project, Nassau County, Florida.</i>	2006	Nodine, Bruce
14508	<i>Historic Structure Documentation of the Florida Railroad from Fernandina Beach in Nassau County to Cedar Key in Levy County, Florida</i>	2006	Linville, Nick, and Geoffrey Mohlman
20307	<i>Technical Memorandum: Cultural Resource Assessment Survey of Two Ponds along State Road 200 from Interstate 95 to West of Still Quarters Road, Nassau County, Florida</i>	2013	Chambliss, Elizabeth, Angela Matusik, and Ryan VanDyke
20568	<i>Technical Memorandum: Cultural Resource Assessment Survey for Ten Ponds along State Road 200 in Nassau County, Florida</i>	2013	Chambliss, Elizabeth, Margaret Frisbie, Angela Matusik, and Edward Salo
21569	<i>A Cultural Resource Assessment Survey of the East Nassau Employment Center-Central Planning Area, Nassau County, Florida</i>	2013	Gorman, Rebecca, and Brent Handley
25360	<i>Cultural Resources Survey and Assessment, Nassau Reclaimed Water Main, Nassau County, Florida</i>	2018	Culen et al.
26980	<i>Nassau County Countywide Historic Resources Survey</i>	2020	Scott et al.
27580	<i>Cultural Resource Assessment Survey of SR 5 (US 17) from William Burgess Boulevard to SR 200, Nassau County, Florida</i>	2021	Boschi et al.

Highlighted surveys intersect the project area.

FMSF Survey No. 4739, completed by the Florida Department of Transportation District 2, was a historic resource survey in support of roadway improvements to SR 200 (SR A1A) from SR 10 (US 90) to I-95 for more than 53 km (33 mi). This survey partially overlaps the northern portion of the project area. As a result of this survey, 38 newly recorded historic buildings were identified, none of which are within the current project area.

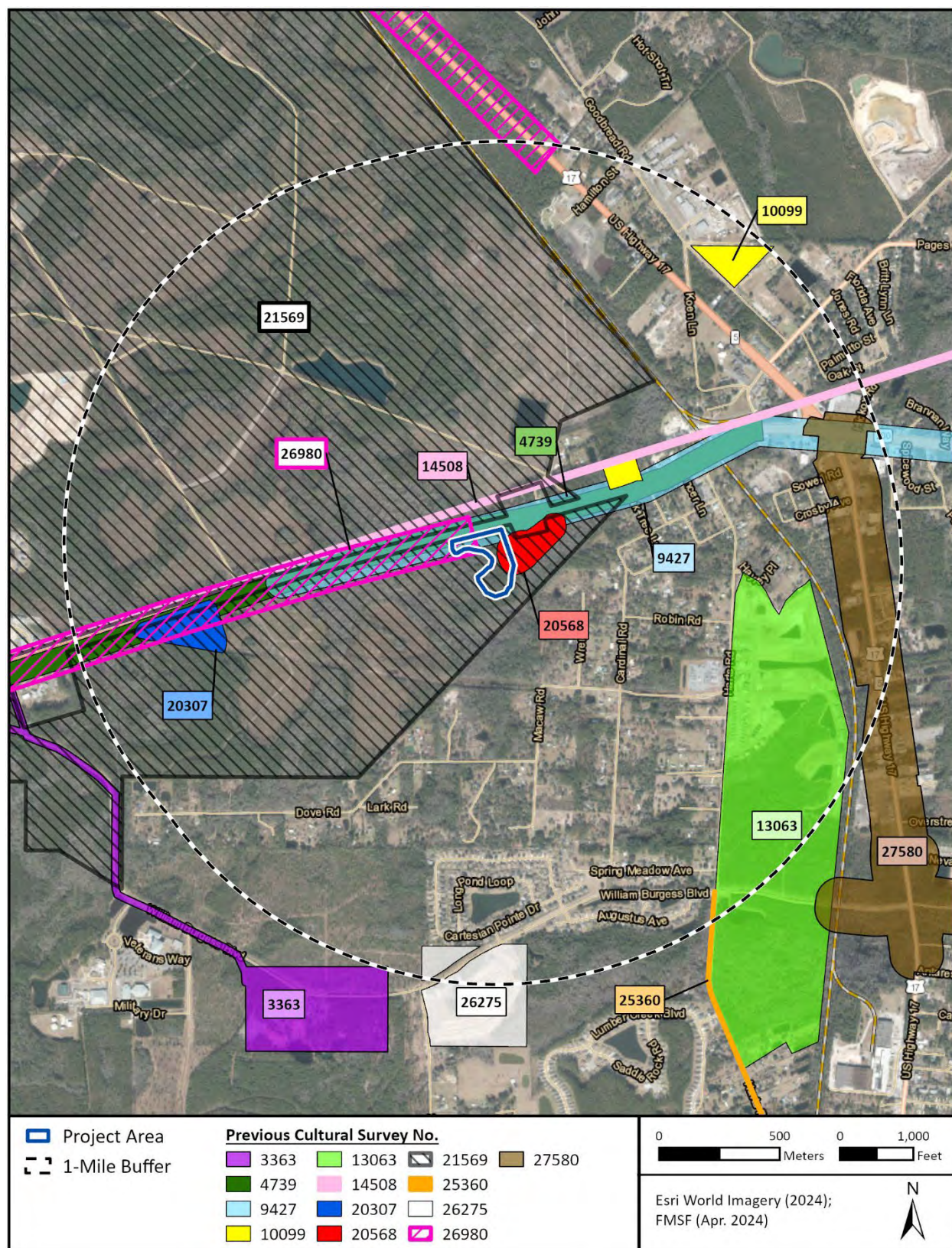


Figure 4. Previous cultural resource surveys within 1.6 km (1.0 mi) of the project area.

FMSF Survey No. 9427, completed by SEARCH, is a CRAS of the SR 200 (SR A1A) corridor from I-95 to the Amelia Island Parkway (Stokes 2003). This survey partially overlaps the project area along the northern boundary. Field methods included excavation of 341 shovel tests at 50 m (164 ft) and 100 m (328 ft) intervals along the 16.4 km (10.2 mi) corridor, none of which were excavated within the current project area. As a result of this survey, one archaeological occurrence, 50 historic structures, one historic district, and one historic railroad were recorded. None of these resources are within the current project area.

FMSF Survey No. 21569, completed by Environmental Services, Inc., is a CRAS of a 1,189 ha (2,938 ac) tract of land that includes the entire current project area. Field methods included the excavation of 186 shovel tests, focusing on areas of high probability for archaeological resources. Shovel tests were not excavated within the current project area due to the low probability for archaeological resources, which was indicated by the poorly drained soils present.

FMSF Survey No. 26980, completed by ESI, is a countywide historic structure survey (Scott et al. 2020). This survey partially overlaps the project area along the northern boundary. As a result of this survey, 420 newly recorded historic structures were documented. None are within the current project area.

The FMSF review also indicates that one archaeological site, 8NA01832 (Skull Creek), has been recorded within 1.6 km (1.0 mi) of the project area and is outside the current project area (**Figure 5; Table 2**). According to Gullah Geechee oral tradition, 8NA01832 is the location where lynched Black members of the community were submerged in a pond. The exact location of the burial site is unknown. The site is culturally significant for the Gullah Geechee and serves as a memorial honoring the Gullah Geechee ancestors who were murdered in the early twentieth century (Dietrich 2021). The mapped location of Site 8NA01832 is approximately 400 m (1,312 ft) east of the current project area and appears to be the same size and shape as the stormwater pond adjacent to the project area. However, historic maps and aerial photographs (**Figure 6–11**) indicate there was no pond in the vicinity of the current project area before 1970, suggesting the stormwater pond is not the location of Site 8NA01832. Further historical imagery confirms that the stormwater pond was not constructed until 2014 (Google Earth 2024). This indicates that Site 8NA01832 is not within the current project area. No professional archaeological survey has been conducted at the site, and it has not been evaluated by the State Historic Preservation Officer (SHPO).

There are 22 historic structures, six linear resources, and one historic district within 1.6 km (1.0 mi) of the project area (see **Table 2**). Of these resources, one historic structure (8NA0985) has been evaluated potentially eligible for listing in the NRHP by the SHPO. Twenty historic structures have been evaluated ineligible for listing in the NRHP, and one has not been evaluated. Five linear resources (8NA00991, 8NA01048, 8NA01044, 8NA01046, and 8NA01337) have been evaluated eligible for listing in the NRHP. The nearest linear resource to the project area (8NA01248) was recommended as a noncontributing segment of the overall resource, but the SHPO evaluated this segment as having insufficient information for evaluation (VanDyke 2013).

Resource 8NA0939 (Yulee Historic District) is an NRHP-eligible resource group that consists of five contributing resources: 8NA0930, 8NA0932, 8NA0933, 8NA0935, and 8NA985.

No previously recorded archaeological sites or historic buildings, bridges, cemeteries, or resource groups are within the project area.

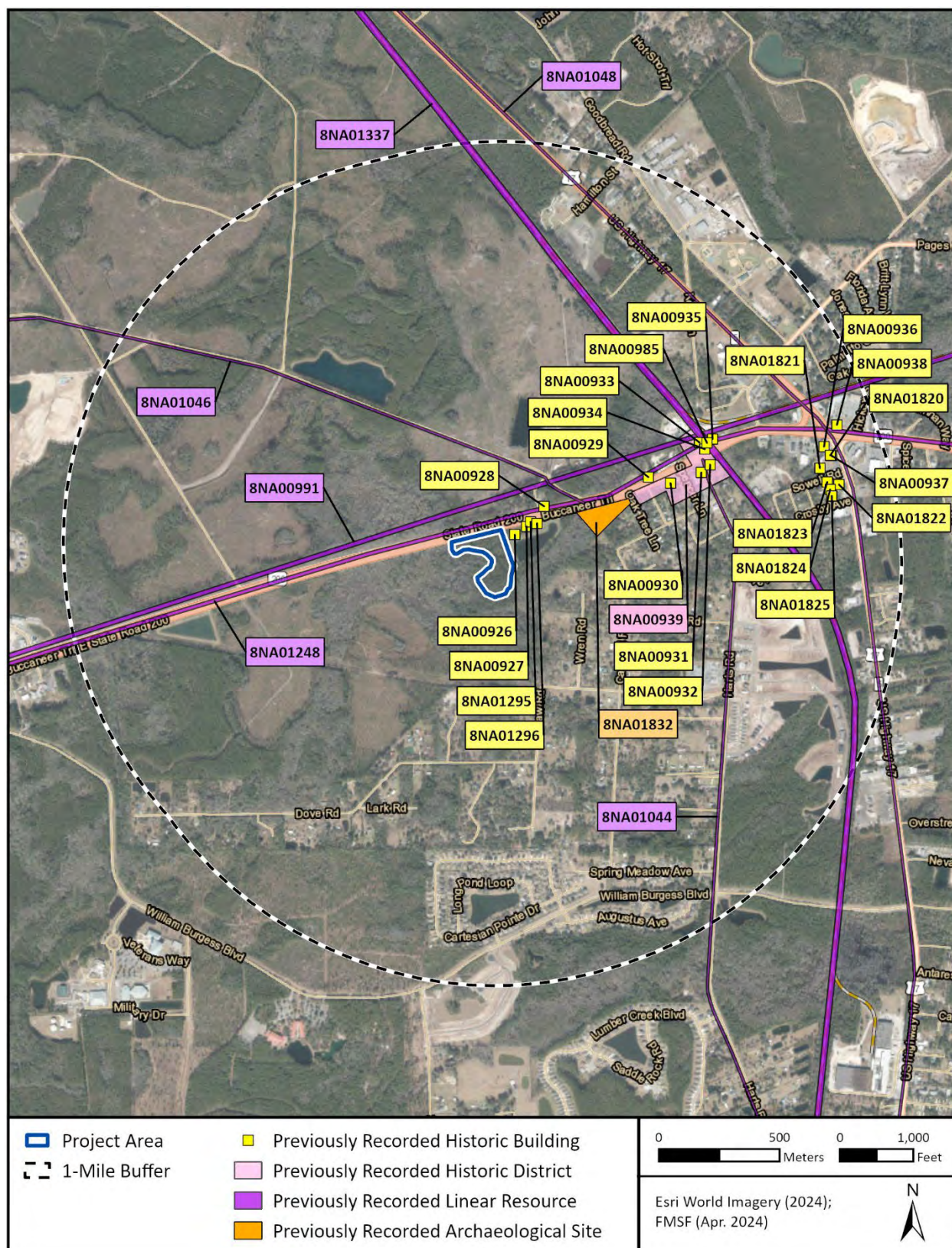


Figure 5. Previously recorded resources within 1.6 km (1.0 mile) of the project area, Nassau County, Florida.

Table 2. Previously Recorded Cultural Resources within 1.6 km (1.0 mi) of the Project Area.

Archaeological Sites			
FMSF No.	Name	Culture	SHPO Evaluation
8NA01832	Skull Creek	African American, nineteenth century, 1821– 1899 African American, twentieth century Gullah Geechee	Not evaluated
Historic Buildings			
FMSF No.	Address	Year Built	SHPO Evaluation
8NA00926	1048 East SR 200	ca. 1940	Ineligible for NRHP
8NA00927	1056 East SR 200	ca. 1940	Ineligible for NRHP
8NA00928	1087 East SR 200 North	ca. 1955	Ineligible for NRHP
8NA00929	1185 East SR 200 North	ca. 1940	Ineligible for NRHP
8NA00930	1224 East SR 200 South	ca. 1900	Ineligible for NRHP
8NA00931	17 Hart Road	ca. 1940	Ineligible for NRHP
8NA00932	1278 East SR 200	ca. 1900	Ineligible for NRHP
8NA00933	1277 East SR 200	ca. 1901	Ineligible for NRHP
8NA00934	1271 East SR 200 North	ca. 1901	Ineligible for NRHP
8NA00935	1301 East SR 200 North	ca. 1946	Ineligible for NRHP
8NA00936	1402 East SR 200 South	ca. 1950	Ineligible for NRHP
8NA00937	1420-1422 East SR South	ca. 1953	Ineligible for NRHP
8NA00938	476 US 17 East	ca. 1948	Ineligible for NRHP
8NA00985	Fernandina & Jacksonville RR (bridge)	ca. 1881	Potentially eligible for NRHP
8NA01295	462084 SR 200	ca. 1960	Ineligible for NRHP
8NA01296	462988 SR 200	ca. 1962	Ineligible for NRHP
8NA01820	850857 US 17/ SR 5	ca. 1950	Ineligible for NRHP
8NA01821	850857 US 17/SR 5	ca. 1950	Ineligible for NRHP
8NA01822	850843 US 17/SR 5	ca. 1957	Not evaluated by the SHPO
8NA01823	86154 Sowell Road	ca. 1954	Ineligible for NRHP
8NA01824	86046 Carr Village Road	ca. 1954	Ineligible for NRHP
8NA01825	474471 East SR 200	ca. 1956	Ineligible for NRHP
Resource Groups			
FMSF No.	Name	Period of Significance	SHPO Evaluation
8NA00991	Florida Railroad	American 1821–present	Eligible for NRHP
8NA01048	US 17 (WPA 1928)	American 1821–present	Eligible for NRHP
8NA01044	Harts Road	American 1821–present	Eligible for NRHP
8NA01046	Old Yulee Road	American 1821–present	Eligible for NRHP
8NA01248	Highway A1A	Modern, 1950–present	Insufficient information
8NA01337	CSX Railroad	American 1821–present	Eligible for NRHP
Historic Districts			
FMSF No.	Name	Period of Significance	SHPO Evaluation
8NA00939	Yulee Historic District	Spanish-American War, 1898–1916 Transitional, 1000–700 BC	Eligible for NRHP

HISTORIC MAP AND AERIAL PHOTOGRAPH REVIEW

SEARCH examined historic maps and aerial photographs to identify past land use in the vicinity of the project area. The earliest detailed maps consulted were General Land Office (GLO) survey maps. Government land surveyors created GLO maps during the nineteenth century as part of the surveying, platting, and sale of public lands. In Florida, these maps characteristically show landscape features such as vegetation, bodies of water, roads, and Spanish land grants. The level of detail in GLO maps varies, with some also depicting structures, Native American villages, railroads, and agricultural fields. GLO maps of Florida Townships 2 and 3 North, Range 27 East show the project area within a land grant claimed by the heirs of E. Waterman for the purpose of erecting a mill. No details were depicted within the project area (**Figure 6**) (GLO 1850a, 1850b).

Maps created in 1860 depict a northeast–southwest railroad outside the project area to the north (Johnson 1860), and a map created in 1871 labels the community of Hart’s Road (present-day Yulee) east of the project area as a stop on the railroad (Asher and Adams 1871). No change was illustrated until 1890, when two roads and an additional railroad converged at the Hart’s Road stop east of the project area (Leslie-Judge Company 1880; Norton 1890). In 1900, Hart’s Road was renamed Yulee, and four railroads converged there (Rand McNally and Company 1900). In 1910, the Seaboard Air Line Railroad owned the tracks in the project area vicinity (C. S. Hammond and Company 1910). A 1918 topographic map shows one building north of the project area near the railroad tracks (**Figure 7**) (US Geological Survey [USGS] 1918). A general highway map created in 1935 shows a northeast–southwest road on the present-day alignment of SR A1A directly north of the project area (Florida State Road Department 1935).

The only development visible within the project area on a 1943 aerial photograph is an unimproved northeast–southwest trail (**Figure 8**) (US Department of Agriculture [USDA] 1943). No development occurred within the project area by 1958 (**Figure 9**) (USGS 1958a, 1958b).

An aerial photograph taken in 1960 shows the entire project area covered in dense foliage (**Figure 10**) (USDA 1960). No change is apparent on the 1970 topographic map (**Figure 11**) (USGS 1970a, 1970b).

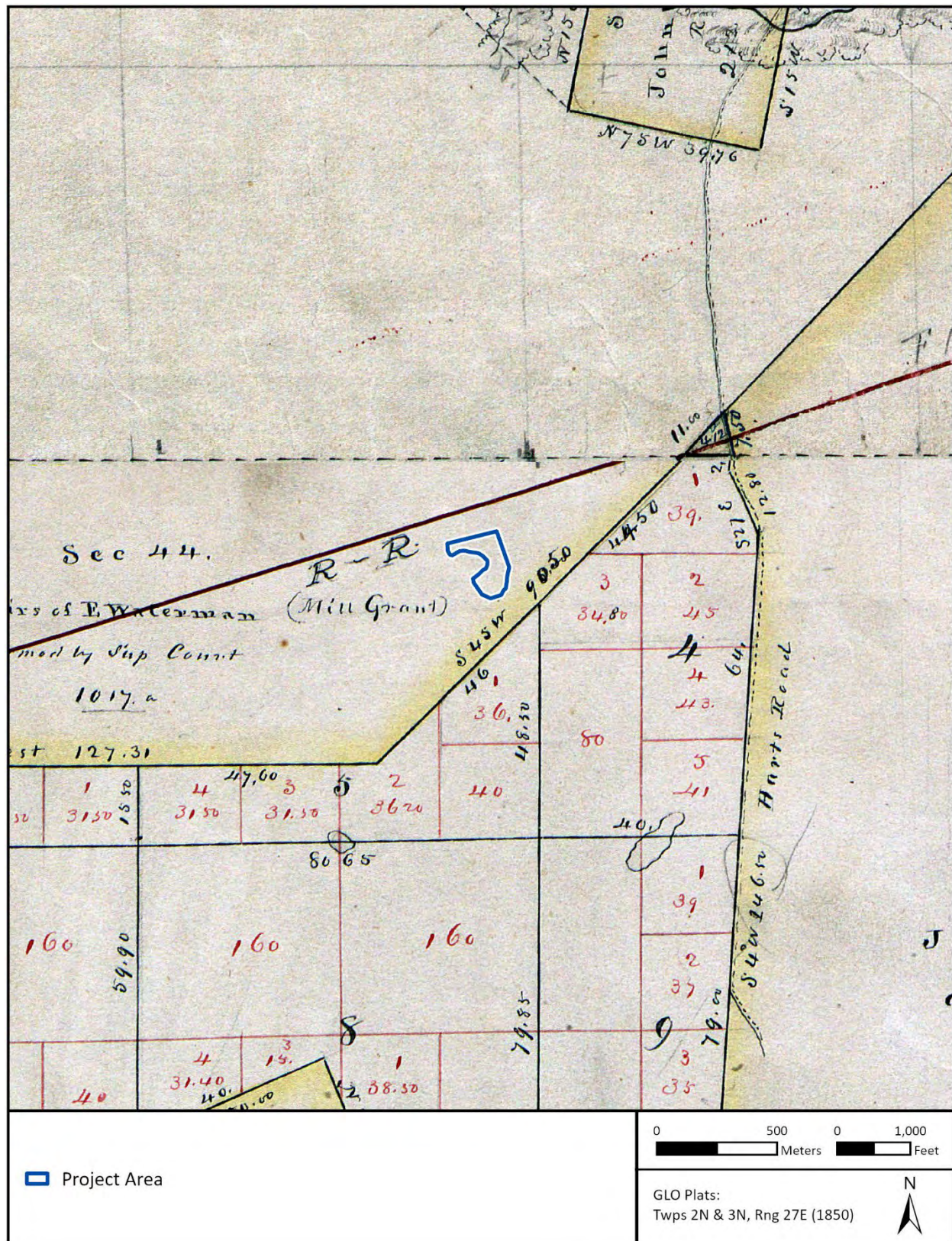


Figure 6. GLO survey maps of Townships 2 and 3 North, Range 27 East (GLO 1850a, 1850b).

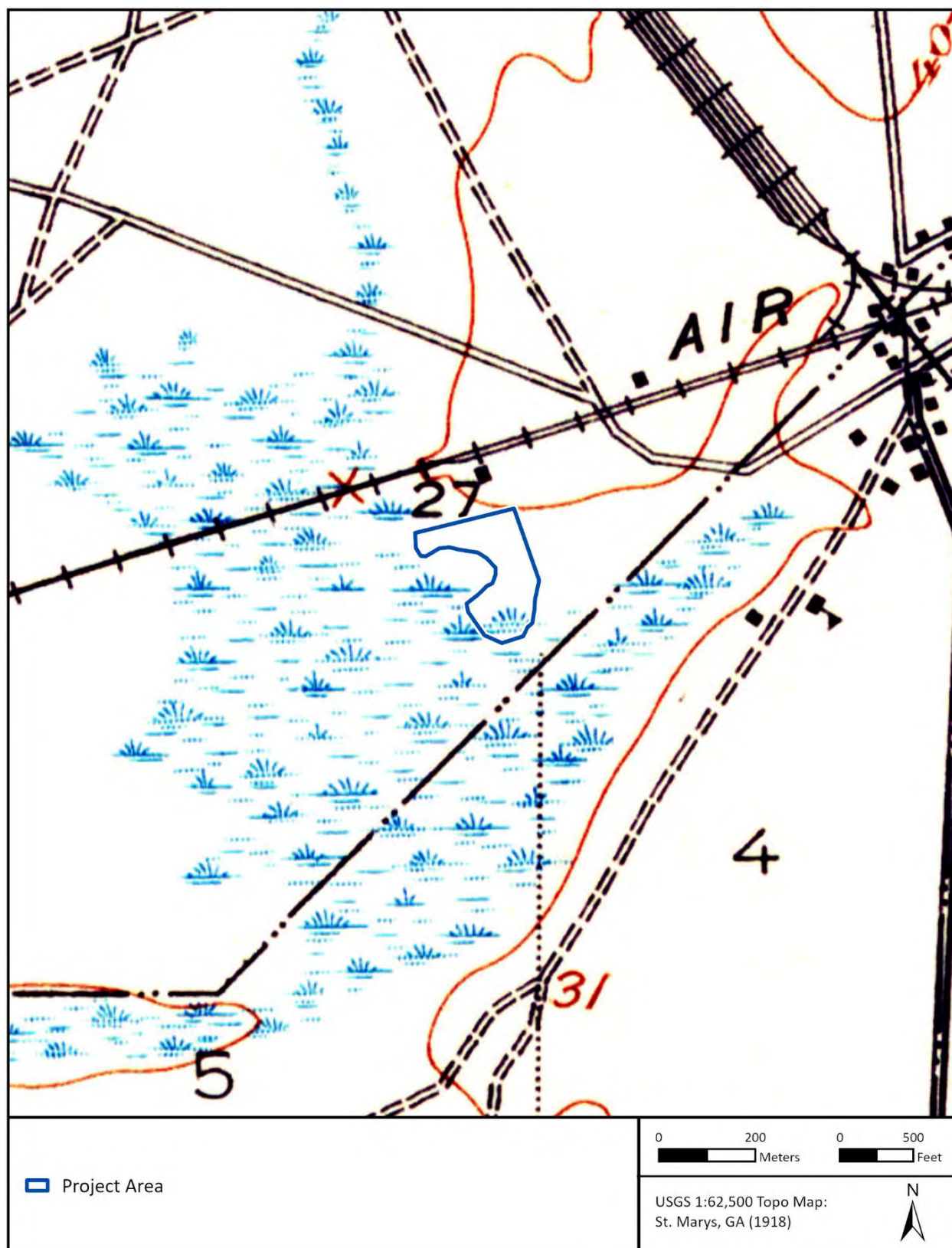


Figure 7. St. Marys, Georgia, topographic map (USGS 1918).



Figure 8. USDA aerial photograph of Nassau County, Florida (USDA 1943).

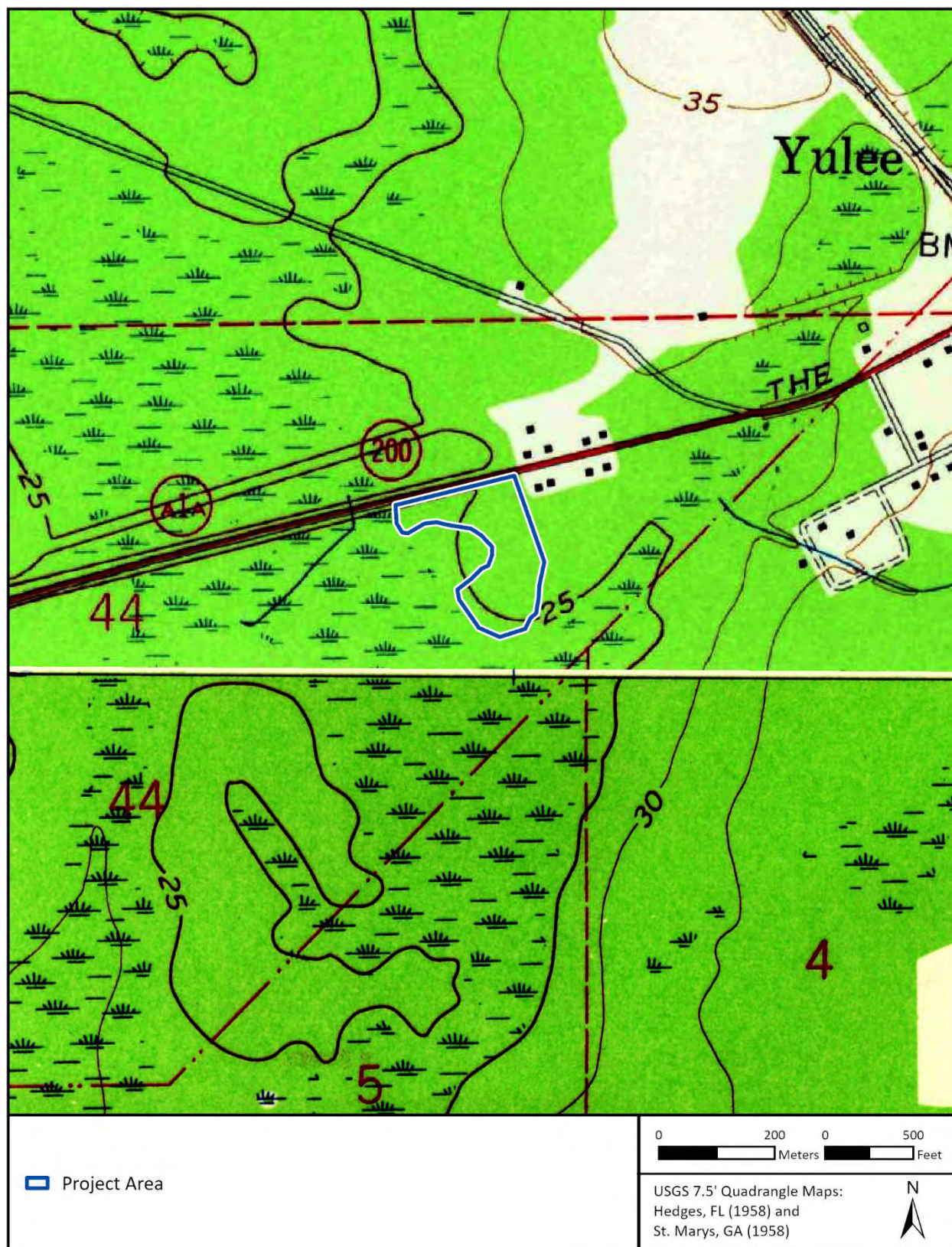


Figure 9. Hedges, FL and St. Marys, Georgia, USGS topographic maps (USGS 1958a, 1958b)



Figure 10. USDA aerial photograph of Nassau County, Florida (USDA 1960).

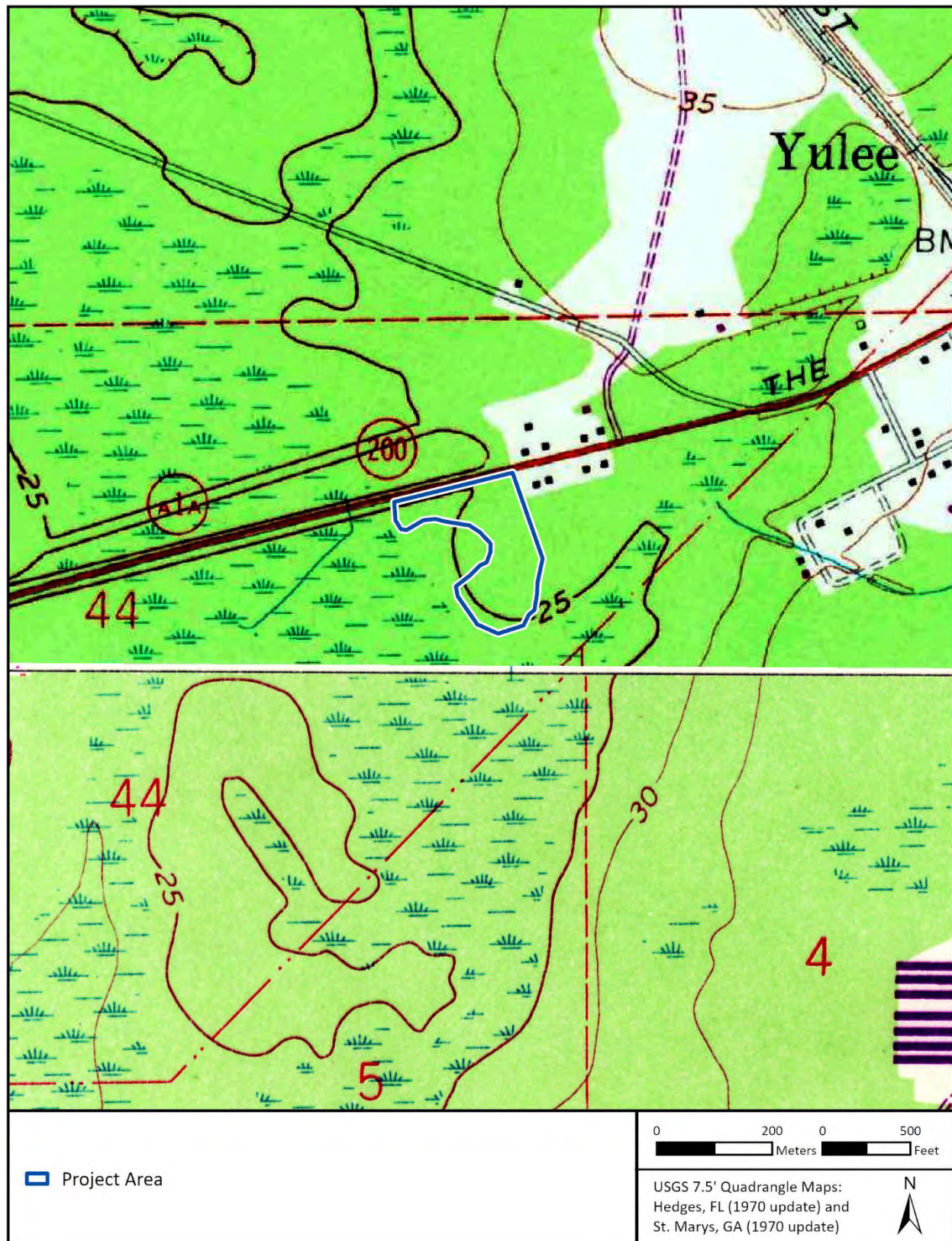


Figure 11. Hedges, Florida, and St. Marys, Florida, USGS topographic maps (USGS 1970a, 1970b).

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RESEARCH DESIGN AND METHODS

The goal of this CRAS was to identify cultural resources potentially eligible for listing in the NRHP that might be affected by construction within the project area. The research strategy included background research and a field survey. The background investigation involved a review of relevant archaeological and historical literature, environmental data, and previous cultural resource surveys conducted near the project area. This information was used to guide the fieldwork sampling strategy. SEARCH conducted the survey in compliance with the FHDR's *Module 3: Guidelines for Use by Historic Preservation Professionals* (FDHR 2003).

CULTURAL RESOURCE POTENTIAL

In general, the probability of encountering Native American archaeological sites in Florida increases in areas with good soil drainage, in proximity to freshwater or marine resources, and with increased elevation relative to the surrounding landscape. Based on these criteria, SEARCH estimated that the probability of encountering Native American archaeological sites within the project area was low. Mapped soils within the project area are classified as poorly drained, and topographic maps show the area does not rise significantly above the adjacent marsh or swamp, suggesting it is prone to flooding. These features make the project area unlikely to have supported long-term occupation prior to historic or modern drainage efforts. Given the proximity of previously recorded Site 8NA01832, the probability of encountering historic archaeological sites within the project area was moderate.

Review of the Nassau County Property Appraiser's database, the FMSF, and historic maps and aerial photographs indicated that the probability of encountering historic architectural resources within the project area was low due to the lack of historic development within the project area.

SURVEY METHODS

Archaeological Field Methods

The archaeological field survey consisted of systematic subsurface shovel testing according to the potential for buried archaeological sites. The intensity of subsurface testing was based on the presence or absence of conditions conducive to human habitation (e.g., proximity to fresh water, topography, soil drainage). Proximity to previously recorded sites was also considered. Based on these factors, subsurface tests were excavated at intervals of 50 and 100 m (164 and 328 ft) according to medium and low probability for archaeological resources within the project area.

Shovel tests measured 50 cm (20 in) in diameter and were excavated to a minimum depth of 100 cm below surface (cmbs; 39 inches [in] bs), subsurface conditions permitting.

Excavated sediments were screened through 0.64 cm (0.25 in) mesh hardware cloth. The location of each shovel test was marked on aerial photographs and recorded on handheld GPS units. The cultural content, soil strata, and environmental setting of each shovel test were recorded on field forms.

Architectural Field Methods

The architectural survey for the project utilized standard procedures for locating, investigating, and recording historic properties. In addition to a search of the FMSF for previously recorded historic resources within the project area, USGS quadrangle maps were reviewed for historic resources constructed prior to 1975. The project area was investigated through pedestrian inspection.

Laboratory Methods

SEARCH did not recover artifacts during this survey; therefore, no laboratory analysis was required.

Curation

The original maps and field notes are presently housed at the SEARCH office in Orlando, Florida.

Informant Interviews and Certified Local Government Consultation

As required by the FDHR's survey guidelines (Section 2.2), local informants and Certified Local Governments (CLGs) must be considered during cultural resources work, as applicable. The project area is in unincorporated Nassau County, which is not a CLG listed with the FDHR. In the absence of a CLG, SEARCH contacted the Amelia Island Museum of History. On March 27, 2024, SEARCH contacted Ronda Outler, the museum archivist, to inquire if the museum had information about cultural resources within or near the project area. On March 28, 2024, Ms. Outler replied that the museum was not aware of any historic properties or cultural resources within the project area.

RESULTS

ARCHAEOLOGICAL SURVEY

The archaeological survey included the excavation of 22 shovel tests and the inspection of ground surfaces. No cultural material was observed on the ground surface, and the unimproved trail visible on the 1943 historic aerial photograph was not observed and appears to be no longer extant (see **Figure 8**). All shovel tests were negative for cultural material. The shovel test locations are shown in **Figure 12**. Shovel testing was precluded in the southwestern portion of the project area due to standing water. A shovel test log is provided in **Appendix B**. The FDHR survey log sheet is provided in **Appendix C**.

The project area is characterized by planted pine trees with a thick understory dominated by magnolia, ferns, saw palmetto, and small saplings. Standing water was observed in some locations, particularly in the southwestern part of the project area. Current conditions within the project area are shown in **Figure 13**.

Shovel testing indicated that soils within the project area are poorly drained. A typical shovel test included two strata: black (10YR 2/1) sandy loam or sandy clay loam from 10 to 20 cmbs (4 to 8 inbs) over gray (10YR 5/1) sand. In some instances, a third stratum of black (10YR 2/1) sand or sandy loam was present from 35 to 50 cmbs (14 to 20 inbs). Shovel test depths varied between 12 and 60 cmbs (5 and 24 inbs), and all terminated due to inundation (**Figure 14**). This is consistent with mapped soils in the area, which are classified as Leon fine sands. The Leon soil series typically includes black (10YR 2/1) and gray (10YR 5/1 or 6/1) fine sands above the water table, which is present between 15 and 45 cmbs (6 and 18 inbs). Therefore, the project area appears to be undisturbed and does not contain subsurface cultural features.

No archaeological sites, features, or artifacts were identified, and no further archaeological survey is recommended in support of the proposed project.

ARCHITECTURAL SURVEY

The architectural field survey, including visual examination of the project area, confirmed the absence of historic-aged buildings or structures. No additional architectural history work is recommended in support of the proposed project.



Figure 12. Results of the archaeological survey.



Figure 13. Representative photos of the project area. Top left: facing north, example from the northern project area. Top right: facing south, example from the southern project area. Bottom left: facing north, example from the northern project area. Bottom right: facing east, example from the northwestern project



Figure 14. Representative soil profiles. Left: eastern wall profile of shovel test in the southern part of the project area. Right: southern wall profile of shovel test in southwestern part of the project area.

CONCLUSION AND RECOMMENDATIONS

In April 2024, SEARCH, on behalf of Nassau County, conducted a CRAS of a 2.8 ha (7.0 ac) tract in Nassau County. SEARCH conducted the survey in anticipation of state and federal permitting requirements prior to construction. The proposed project includes the development of an animal control facility.

The archaeological survey included 22 shovel tests within the project area. All shovel tests were negative for cultural material. No artifacts or cultural features were encountered during the survey, and no further archaeological work is recommended.

The architectural field survey, including visual examination of the project area, confirmed the absence of historic-aged buildings or structures. No additional architectural history work is recommended in support of the proposed project.

No NRHP-listed or -eligible cultural resources were identified within the project study area. No further cultural resources work is recommended.

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APPENDIX A.

UNANTICIPATED DISCOVERIES STATEMENT

UNANTICIPATED DISCOVERIES OF ARCHAEOLOGICAL AND HISTORIC SITES INCLUDING HUMAN REMAINS

Although a project area may receive a complete cultural resource assessment survey, it is impossible to ensure that all cultural resources will be discovered. Even at sites that have been previously identified and assessed, there is a potential for the discovery of previously unidentified archaeological components, features, or human remains that may require investigation and assessment. Therefore, a procedure has been developed for the treatment of any unexpected discoveries that may occur during site development.

If unexpected cultural resources are discovered the following steps should be taken:

- 1) Initially, all work in the immediate area of the discovery should cease and reasonable efforts should be made to avoid or minimize impacts to the cultural resources.
- 2) A qualified Professional Archaeologist should be contacted immediately and should evaluate the nature of the discovery.
- 3) The Archaeologist should then contact the State Historic Preservation Officer (SHPO) and if necessary, the State Archaeologist.
- 4) As much information as possible concerning the cultural resource, such as resource type, location, and size, as well as any information on its significance, should be provided to the SHPO.
- 5) Consultation with the SHPO should occur in order to obtain technical advice and guidance for the evaluation of the discovered cultural resource.
- 6) If necessary, a mitigation plan should be prepared for the discovered cultural resource. This plan should be sent to the SHPO for review and comment. The SHPO should be expected to respond with preliminary comments within two working days, with final comments to follow as quickly as possible.
- 7) If a formal data recovery mitigation plan is required, development activities in the near vicinity of the cultural resource should be avoided to ensure that no adverse impact to the resource occurs until the mitigation plan can be executed.

If human remains are encountered during site development, the stipulations of Chapter 872.05 (Offenses Concerning Dead Bodies and Graves) should be followed. All work in the near vicinity of the human remains should cease and reasonable efforts should be made to avoid and protect the remains from additional impact. In cases of inclement weather, the human remains should be protected with tarpaulins. A qualified Professional Archaeologist should be retained to investigate the reported discovery, inventory the remains and any associated artifacts, and assist in coordinating with state and local officials. The County Medical Examiner should be immediately notified as to the findings. If the remains are found to be other than human, any construction will be cleared to proceed. If the remains are human, and are less than 75 years old, the Medical Examiner and local law enforcement officials will assume jurisdiction. If the remains are found to be human and older than 75 years, the State Archaeologist should be notified and may assume jurisdiction of the remains.

- 1) If jurisdiction is assumed by the State Archaeologist, he will a) determine whether the human remains represent a significant archaeological resource, and b) make a reasonable effort to identify and locate persons who can establish direct kinship, tribal community, or ethnic relationship with the remains. If such a relationship cannot be established, then the State Archaeologist may consult with a committee of four to determine the proper disposition of the remains. This committee shall consist of a human skeletal analyst, two Native American members of current state tribes recommended by the Governor's Council on Indian Affairs, and "an individual who has special knowledge or expertise regarding the particular type of the unmarked human burial."
- 2) A plan for the avoidance of any further impact to the human remains and/or mitigative excavation, reinternment, or a combination of these treatments will be developed in consultation with the State Archaeologist, the SHPO, and if applicable, appropriate Indian tribes or closest lineal descendants. All parties will be expected to respond with advice and guidance in an efficient time frame. Once the plan is agreed to by all parties, the plan will be implemented.

The points of contact for Florida are:

Alissa Lotane, Director and State Historic Preservation Officer

Florida Division of Historical Resources

R.A. Gray Building

500 S. Bronough St.

Tallahassee, FL 32399-0250

PH: 850-245-6333

Dr. Kathryn Miyar, Chief and State Archaeologist

Bureau of Archaeological Research

B. Calvin Jones Center for Archaeology at the Governor Martin House

1001 de Soto Park Drive

Tallahassee, FL 32301

PH: 850-245-6301

APPENDIX B.

SHOVEL TEST LOG

Appendix B

SEARCH Project 240057

Nassau County Animal Control

Facility Shovel Test Log

STP	Strat	Depth	Munsell	Soil Texture	Status	Termination
N8337, E1028	I	0-20	10YR 2/1 black	loamy sand	negative	water
	II	20-44	10YR 4/2 dark grayish brown	sand		
	III	44-57	10YR 2/2 very dark brown	sand		
N8312, E1004	Not Excavated due to inundation/standing water					
N8337, E0979	I	0-15	10YR 2/1 black	Loamy Sand	negative	water
N8362, E0954	I	0-20	10YR 2/1 black	sandy clay loam	negative	water
N8362, E1004	I	0-20	10YR 2/1 black	sandy clay loam	negative	water
	II	20-35	10YR 5/1 gray	sand		
	III	35-47	10YR 2/1 black	sandy clay loam		
N8362, E1054	I	0-20	10YR 2/2 very dark brown	sandy loam	negative	water
	II	20-60	10YR 6/4 light yellowish brown	sandy loam		
N8387, E1029	I	0-15	10YR 2/1 black	sandy clay loam	negative	water
	II	15-37	10YR 5/1 gray	sand		
	III	37-48	10YR 2/1 black	sand		
N8387, E0978	I	0-18	10YR 2/2 very dark brown	sandy loam	negative	water
	II	18-36	10YR 5/1 gray	sand		
	III	36-47	10YR 2/1 black	sandy loam		
N8412, E1004	I	0-16	10YR 2/1 black	sandy loam	negative	water
	II	16-32	10YR 5/1 gray	sand		
N8412, E1054	I	0-15	10YR 2/1 black	sandy loam	negative	water
N8437, E1029	I	0-26	10YR 2/1 black	sandy clay loam	negative	water
	II	26-38	10YR 5/1 gray	sand		
N8462, E1054	I	0-10	10YR 2/1 black	sandy loam	negative	water
N8462, E1004	I	0-27	10YR 2/1 black	sandy loam	negative	water
	II	27-42	10YR 5/1 gray	sand		
	III	42-57	10YR 2/1 black	loamy sand		
N8487, E0978	I	0-10	10YR 2/1 black	sandy clay loam	negative	water
N8488, E1028	I	0-30	10YR 2/1 black	sandy clay loam	negative	water
	II	30-45	10YR 5/1 gray	sand		
	III	45-55	10YR 2/1 black	sandy loam		
N8512, E0854	I	0-10	10YR 2/1 black	sandy clay loam	negative	water
N8512, E0904	I	0-15	10YR 2/1 black	sandy clay loam	negative	water
N8512, E0954	I	0-12	10YR 2/1 black	sandy clay loam	negative	water
N8513, E1004	I	0-25	10YR 2/1 black	sandy clay loam	negative	water
	II	25-45	10YR 5/1 gray	sand		
N8537, E1029	I	0-18	10YR 2/1 black	sandy clay loam	negative	water
	II	18-38	10YR 5/1 gray	sand		
N8562, E1004	I	0-40	10YR 2/1 black	sandy clay loam	negative	water
N8537, E0978	I	0-40	10YR 2/1 black	sandy clay loam	negative	water
	II	40-51	10YR 5/1 gray	sand		
N8537, E0928	I	0-10	10YR 2/1 black	sandy clay loam	negative	water
N8537, E0878	Not Excavated due to inundation/standing water					

APPENDIX C.

FDHR SURVEY LOG SHEET

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Nassau County Animal Control Facility Phase I

Report Title (exactly as on title page)

Cultural Resource Assessment Survey for the Nassau County Animal Control Facility, Nassau County, Florida

Report Authors (as on title page)

1. Robin Gallagher

3. Kristina Altes

2. Ashley Parham

4. _____

Publication Year 2024

Number of Pages in Report (do not include site forms) 55

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

On file, SEARCH Newberry, FL. SEARCH Project No. 240057

Supervisors of Fieldwork (even if same as author) Names

Tim Parsons

Affiliation of Fieldworkers: Organization

Southeastern Archaeological Research



City Orlando FL

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey*, *architecture*, etc.)

1. Animal Control

3. _____

5. _____

7. _____

2. Skull Pond

4. _____

6. _____

8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name Nassau County

Organization _____



Address/Phone/E-mail _____

Recorder of Log Sheet

Robin Gallagher

Date Log Sheet Completed

4-11-2024

Is this survey or project a continuation of a previous project? ☒ No ☐ Yes:

Previous survey #s (FMSF only) _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. Nassau



3. _____

5. _____

2. _____

4. _____

6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name HEDGES



Year 1992

4. Name _____



Year _____

2. Name _____

Year _____

5. Name _____

Year _____

3. Name _____

Year _____

6. Name _____

Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 4-1-2024 End 4-1-2024

Total Area Surveyed (fill in one) 2.83 hectares 7.00 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

Research and Field Methods

Types of Survey (select all that apply): ☒ archaeological ☒ architectural ☐ historical/archival ☐ underwater
☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures

pedestrian survey and excavation of 22 shovel tests at 25 and 50 meter intervals. 50 cm diameter through 1/4 inch screen

Preliminary Methods (select as many as apply to the project as a whole)

☐ Florida Archives (Gray Building) ☐ library research- *local public* ☒ local property or tax records ☐ other historic maps ☐ LIDAR
☐ Florida Photo Archives (Gray Building) ☐ library-special collection ☐ newspaper files ☒ soils maps or data ☐ other remote sensing
☒ Site File property search ☐ Public Lands Survey (maps at DEP) ☒ literature search ☐ windshield survey
☒ Site File survey search ☐ local informant(s) ☐ Sanborn Insurance maps ☒ aerial photography
☐ other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** archaeological methods were used.
☐ surface collection, controlled ☐ shovel test-other screen size ☐ block excavation (at least 2x2 m) ☐ metal detector
☐ surface collection, uncontrolled ☐ water screen ☐ soil resistivity ☐ other remote sensing
☒ shovel test-1/4" screen ☐ posthole tests ☐ magnetometer ☒ pedestrian survey
☐ shovel test-1/8" screen ☐ auger tests ☐ side scan sonar ☐ unknown
☐ shovel test 1/16" screen ☐ coring ☐ ground penetrating radar (GPR)
☐ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ LIDAR
☐ other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** historical/architectural methods were used.
☐ building permits ☐ demolition permits ☐ neighbor interview ☐ subdivision maps
☐ commercial permits ☒ windshield survey ☐ occupant interview ☐ tax records
☐ interior documentation ☐ local property records ☐ occupation permits ☐ unknown
☒ other (describe): pedestrian survey

Survey Results

Resource Significance Evaluated? ☐ Yes ☒ No

Count of Previously Recorded Resources 0 Count of Newly Recorded Resources 0

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

List Newly Recorded Site ID#s (attach additional pages if necessary)

Site Forms Used: ☐ Site File Paper Forms ☒ Site File PDF Forms

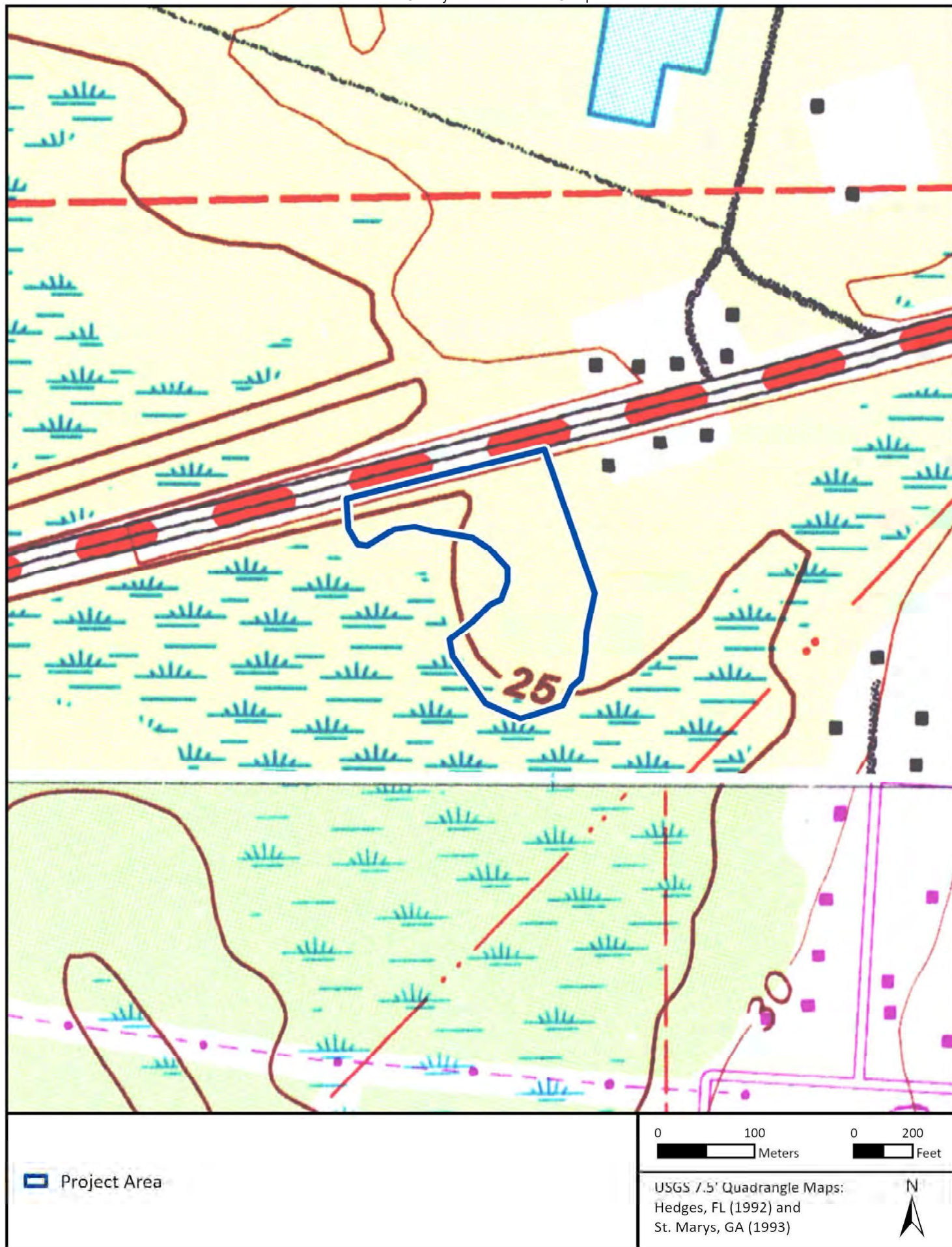
REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY

SHPO USE ONLY

SHPO USE ONLY

Origin of Report: ☐ 872 ☐ Public Lands ☐ UW ☐ 1A32 # _____ ☐ Academic ☐ Contract ☐ Avocational
☐ Grant Project # _____ ☐ Compliance Review: CRAT # _____
Type of Document: ☐ Archaeological Survey ☐ Historical/Architectural Survey ☐ Marine Survey ☐ Cell Tower CRAS ☐ Monitoring Report
☐ Overview ☐ Excavation Report ☐ Multi-Site Excavation Report ☐ Structure Detailed Report ☐ Library, Hist. or Archival Doc
☐ Desktop Analysis ☐ MPS ☐ MRA ☐ TG ☐ Other: _____
Document Destination: Plottable Projects Plotability: _____ 



ATTACHMENT VI

PHASE I ENVIRONMENTAL SITE **ASSESSMENT**

12-ACRE SECTION OF LAND
STATE ROAD 200
YULEE, NASSAU COUNTY, FLORIDA



Prepared For Submittal To:

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE
YULEE, FLORIDA 32097

Prepared By:

ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.
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MAY 17, 2024
406-03-24

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- Figure 1: Project Location Map
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- Appendix A: Property Record Card
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Appendix C: ERIS Historical Aerials
Appendix D: USGS Topographic Map Imagery
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Appendix F: Site Photographs
Appendix G: Resumes of Environmental Professionals

List of Acronyms and Abbreviations

ACBM	Asbestos Containing Building Material
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Activity Use Limitations
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
COC	Chemical of Concern
CORRACTS	Corrective Action Report
EGS	Environmental and Geotechnical Specialists, Inc.
EPA	Environmental Protection Agency
ERIS	Environmental Risk Information Services
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
ESI	Engineering Systems, Inc.
FDEP	Florida Department of Environmental Protection
FINDS/FRS	Facility Registry Service/Facility Index
HREC	Historical Recognized Environmental Condition
HVAC	Heating, ventilating, and air conditioning
LQG	Large Quantity Generator
LBP	Lead-Based Paint
LUST	Leaking Underground Storage Tank
NESHAP	National Emission Standards for Hazardous Air Pollutants
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NFRAP	No Further Remediation Action Planned
OSHA	Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SEMS	Superfund Enterprise Management System
SHWS	State Hazardous Waste Sites
SQG	Small Quantity Generator
STCS	Storage Tank/Contaminated Facility Search
SVOC	Semi-Volatile Organic Compound
SWF/LF	Solid Waste Facilities/Landfill
TPH	Total Petroleum Hydrocarbons
TSD	Treatment, Storage, or Disposal
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compound
VSQG	Very Small Quantity Generator

1.0 EXECUTIVE SUMMARY

Environmental and Geotechnical Specialists, Inc. (EGS) was retained by the Nassau County Board of County Commissioners (Client) to conduct a Phase I Environmental Site Assessment (ESA) for a 12-acre portion of an approximately 303-acre parcel of land located along State Road (SR) 200 in Yulee, Nassau County, Florida (hereinafter referred to as the Subject Property). The Phase I ESA was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-21 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and the U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (40 CFR § 312). Any exceptions to, or deletions from, this practice are discussed in Section 1.4 and Section 2.6 of this report.

References to EGS within this report shall mean the Environmental Professional (EP) or those under the supervision of the EP.

1.1 Property Description

According to the Nassau County Property Appraiser's online database, the Subject Property is located within an approximately 303.09-acre parcel that is identified under tax parcel number 44-2N-27-0000-0002-0030. The Subject Property is located within a timber forest and is currently undeveloped. The land use assigned to the Subject Property is Timberland 70-79 005600. The location of the Subject Property is depicted in **Figure 1** while an aerial view of the Subject Property is provided as **Figure 2**. The Nassau County property information sheet for the parent parcel is provided in **Appendix A**.

1.2 Findings

Based on the information reviewed as part of this Phase I ESA, EGS has not identified any RECs, Conditional RECs, or Historical RECs associated with the Subject Property.

1.3 Data Failure and Data Gaps

According to ASTM E1527-21, a data failure occurs when all the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-21, historical sources are required to identify the use of the property at five-year intervals back to first developed use or 1940, whichever is earlier. A data failure is a type of data gap (defined below).

A data gap is defined by ASTM E1527-21 as a lack or inability to obtain information required by the practice despite good faith efforts by the EP to gather such information. Data gaps may result from incompleteness in any of the activities required by the practice, including, but not limited to the site reconnaissance and interviews.

Deviations/data gaps from ASTM Practices E1527-21 were identified during the Phase I ESA as some historical aeriels were reviewed at greater than a 5-year period. There is a low probability that any additional information obtained would significantly alter the

findings of this investigation. EGS believes the data obtained through interviews, historical review, and review of the regulatory agency files provided sufficient information for this investigation. Thus, this deviations/data gap are deemed not to be significant and did not affect the ability to identify potential RECs associated with the Subject Property.

1.4 Conclusions

EGS has completed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 and the 30 CFR 312 (All Appropriate Inquiry) of the Subject Property located along SR 200 in Yulee, Nassau County, Florida. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment did not reveal evidence of a REC, CREC, or HREC.

1.5 Additional Investigation

In accordance with ASTM E1527-21, the EP shall provide an opinion as to whether an additional investigation to detect the presence of hazardous substances or petroleum products is warranted. This opinion does not render the assessment incomplete, nor is it intended to represent a recommendation. Based on the findings of this assessment, it is the opinion of the EP that additional investigation is not warranted for the Subject Property at this time.

***The User of this report is encouraged to review the entire report to gain a full understanding of the assessment results.**

2.0 INTRODUCTION

EGS has performed this Phase I ESA of the Subject Property for a potential land acquisition with planned commercial development, as requested by the Client. The Subject Property is an approximately 12-acre section of land located within an approximately 303.09-acre parcel along SR 200 in Yulee, Nassau County, Florida and is currently undeveloped. **Figure 1** depicts the site location and an aerial map is provided as **Figure 2**. The surrounding area is comprised of agricultural (timberland) and residential (single and multi-family) land uses as well as commercial/industrial land uses under development (Wildlight Commerce Park).

This Phase I ESA was conducted under the supervision or responsible charge of an individual that qualifies as an Environmental Professional, as defined in 40 CFR §312.10.

2.1 Purpose

The purpose of ASTM Practice E1527-21 is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of forestland and rural property with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA; 42 U.S.C. §9601) and petroleum products. Any exceptions to, or deletions from, this practice are described in Section 1.4 and 2.6 of this report.

The objective of this Phase I ESA is to provide all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B) to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (a.k.a., landowner liability protections). The goal of Phase I ESAs is to identify current, historical, and controlled RECs and *de minimis* conditions in connection with the property, to the extent feasible pursuant to the processes prescribed in the E1527-21 guidelines. The terms current, historical, and controlled RECs and *de minimis* conditions are defined by ASTM in the following paragraphs.

The term ***recognized environmental condition (REC)*** is defined as the “presence or likely presence of any hazardous substances or petroleum products in, on, or at a subject property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.

The term ***controlled recognized environmental condition (CREC)*** is defined as “a *REC* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or

petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)".

The term ***historical recognized environmental condition (HREC)*** is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls".

The term ***de minimis condition*** is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not current, historical, or controlled RECs.

2.2 Scope of Work

The Scope of work performed for this Phase I ESA included, but was not limited to, the following:

- ❖ Performance of a site reconnaissance to evaluate the evidence of a release or potential release of petroleum products and/or hazardous substances on or adjacent to the Subject Property;
- ❖ Review of available maps for description of groundwater characteristics, environmental features and general topography to determine the location and direction of the most likely sources for contaminants to migrate to the Subject Property;
- ❖ Provide Client with a User Provided Information questionnaire to assist in gathering information that may be material to identifying RECs in connection with the Subject Property;
- ❖ Review of current and historical aerial photographs, Sanborn Fire Insurance Maps, city directories, and other historical information, as available, in reference to the Subject Property and adjoining properties to determine previous usage of these properties;
- ❖ Personal interviews with individuals familiar with the historical use of the Subject Property and the surrounding area, as available;
- ❖ Review of reasonably obtainable federal, state and local environmental databases of existing and potentially contaminated sites in the area. Review of reasonably obtainable federal, state and local environmental records of activities likely to have an adverse environmental impact on the Subject Property;

- ❖ Preparation of this Phase I ESA report including the findings and a summary of conclusions.

2.3 Continued Viability of Phase I ESA

According to ASTM Standard Practice E1527-21, a Phase I ESA meeting or exceeding the standard and completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid. If within this period the assessment will be used by a User different than the User for whom the assessment was originally prepared, the subsequent User must also satisfy the User's Responsibilities outlined in Section 6 of ASTM Standard Practice E1527-21.

A Phase I ESA meeting or exceeding ASTM E1527-21 requirements and for which the information was collected or updated within one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction may be used provided that the below detailed components of the inquiries were conducted or updated within 180 days of the date of purchase, or the date of the intended transaction. The initial collection or inquiry dates for each required component as applicable to this report are provided below:

- ❖ Interviews with Owners, Operators, and Occupants – Attempted May 14, 2024 and May 15, 2024
- ❖ Searches for Recorded Environmental Liens – May 13, 2024
- ❖ Review of Federal, Tribal, State, and Local Government Records – May 15, 2024
- ❖ Visual Inspection of the Subject Property and of Adjoining Properties – May 2, 2024 & May 9, 2024
- ❖ Declaration by the Environmental Professional responsible for the assessment or update – May 17, 2024

2.4 Significant Assumptions

EGS assumes that the information provided by the regulatory database electronic search report provider, the regulatory agencies, the local unit of government, the Client representative (Mr. Robert Companion), and the current Subject Property representative (Mr. Wes Hinton) is true and reliable.

2.5 Limitations

EGS' professional services were performed, our findings were obtained, and this report was prepared in accordance with standard professional principles and practices in the fields of environmental science and site assessments. This representation is in lieu of all other representations, either expressed or implied. Additionally, it must be noted that no

investigation can absolutely rule out the existence of any hazardous materials, petroleum products, or other hidden environmental conditions at a given property.

There is the possibility that sources of future environmental liability have yet to manifest themselves to the point where they are identifiable through external, non-intrusive assessments such as this Phase I ESA conducted at the site. Additionally, the passage of time may result in changes to the environmental characteristics at the site and surrounding properties. Findings presented in this report are based on publicly available information and conditions observed at the time the site reconnaissance was conducted. While EGS has used reasonable care to avoid reliance upon data and information that is inaccurate, EGS makes no representation as to the accuracy or completeness of all data and information available during the investigation.

During performance of the Phase I ESA investigation, an environmental regulatory database search of EPA, and Florida Department of Environmental Protection (FDEP) records for the general area of the subject property was performed by Environmental Risk Information Services (ERIS). EGS has reviewed the database search provided by ERIS, and we have summarized regulatory enforcement activities at facilities in the vicinity of the subject property in this report. Although EGS cannot verify the accuracy or the completeness of the database that was used by ERIS for its search, the services provided by ERIS are believed to be consistent with the industry standard in the fields of environmental science and site assessments. According to ERIS, the database report meets the governmental records search requirements of ASTM E1527-21.

This Phase I ESA is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based upon the findings derived from a site reconnaissance, a limited review of specified regulatory records, historical sources, and comments made by interviewees. Some of the conclusions in this report would be different if the information upon which they are based is determined to be false, inaccurate or incomplete.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the Subject Property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report. Furthermore, nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards.

2.6 Limiting Conditions and Deviations

Deviations/data gaps from ASTM Practices E1527-21 were identified during the Phase I ESA as some historical aerials were reviewed at greater than a 5-year period. EGS believes the data obtained through interviews, historical review, and review of the regulatory agency files provided sufficient information for this investigation. Thus, this

deviations/data gap are deemed not to be significant and did not affect the ability to identify potential RECs associated with the Subject Property.

2.7 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the potential presence of PCBs, lead based paint, or the assessment of natural hazards such as naturally-occurring asbestos, radon, or methane gas, assessment of the potential presence of radionuclides, or assessment of non-chemical hazards such as the potential for damage from earthquakes, sinkholes or floods. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the Subject Property or of the businesses that have operated on-site, or a health-based risk assessment.

2.8 User Reliance

This report is confidential and is intended for the sole use of Nassau County Board of County Commissioners to assist in the property acquisition due diligence on behalf of the future owner. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and EGS disclaims liability for any such third-party use or reliance. The contents may not be relied upon by other parties without the explicit written consent of EGS. Furthermore, EGS will not issue such written consent if more than six months has elapsed since preparation of the report and/or EGS becomes aware of subsequent changes in conditions that potentially alter the conclusions of the report.

3.0 USER PROVIDED INFORMATION

The ASTM Standard requires that Nassau County participate in the Phase I ESA process by providing certain information to the EP, if known and reasonably ascertainable. A completed questionnaire was provided by Mr. Robert Companion, P.E., Nassau County Deputy Manager - County Engineer to assist in gathering information that may be material to identifying RECs in connection with the Subject Property. User provided information is discussed in the following sections. A copy of the completed User Questionnaire is provided in **Appendix B**.

3.1 Title Records

According to the Nassau County Geographic Information System (GIS) online database, the Subject Property consists of an approximately 12-acre portion of land within an approximately 303.09-acre parcel that is owned by Wildlight LLC. No Title Commitment information was provided to EGS for review. No other title information was received or reviewed.

3.2 Environmental Liens or Activity and Use Limitations

The Client has no knowledge if environmental liens or activity and use limitations (AULs) are association with the Subject Property.

3.3 Specialized Knowledge

If the Client has any specialized knowledge regarding environmental site conditions or hazardous materials use on the subject property, the Client has the responsibility to communicate this information to the environmental professional. The Client did not have specialized knowledge related to the Subject Property.

3.4 Commonly Known or Reasonably Ascertainable Information

If the Client is aware of any commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to environmental site conditions, the Client has the responsibility to communicate such information to the environmental professional. The Client responded that they did not have commonly known or reasonably ascertainable information.

3.5 Valuation Reduction for Environmental Issues

The Client should consider if the purchase price for the property reasonably reflects fair market value of the Subject Property. If the Client concludes that the purchase price is below market value, the Client should consider whether or not existing or suspected contamination is the cause of the lower price. The Client indicated that the purchase price reflects the fair market value.

3.6 Reasons for Performing Phase I Environmental Site Assessment

The Client contracted with EGS to perform this Phase I ESA to understand any potential environmental conditions that could impact the acquisition of the subject property and development of an animal services facility. This Phase I ESA will be used by the Client for a potential real estate transaction.

3.7 Degree of Obviousness

The Client is not aware of any obvious indicators that point to the presence or likely presence of releases at the Subject Property.

4.0 SUBJECT PROPERTY AND VICINITY DESCRIPTION

4.1 Location and Legal Description

The Subject Property is located within an approximately 303.09-acre parcel of land located along SR 200 in the town of Yulee, Nassau County, Florida, and lies within Section 44 of Township 2 North, Range 27 East. The Subject Property consists of an approximately 12-acre portion of a larger parcel identified by the Nassau County Property Appraiser as parcel number 44-2N-27-0000-0002-0030 that is owned by Wildlight LLC. The property use is listed as Timberland 70-79 005600.

A project location map is included in **Figure 1**. The aerial photograph of the site and surrounding properties is included in **Figure 2**. A legal description for the Subject Property was obtained from publicly available tax parcel records from the Nassau County Property Appraiser's online database and is included in **Appendix A**.

4.2 Vicinity General Characteristics

The surrounding area of the Subject Property is comprised of agricultural land (timberland), residential land (single and multi-family), stormwater ponds, and commercial/industrial park under development (Wildlight Commerce Park). SR 200 defines the northern property boundary. A Florida Department of Transportation (FDOT) stormwater management facility (SWMF) is located along the eastern property boundary. The properties immediately surrounding the Subject Property are depicted in **Figure 2**.

4.3 Current Use of the Subject Property

At the time of the site reconnaissance, the Subject Property was a vacant, wooded parcel with no structures.

4.3.1 Current Uses of the Adjoining Properties

The adjoining properties are depicted in **Figure 2** and summarized in the table below:

DIRECTION	USE
North	SR 200 followed by Windlight Commerce Park
East	Residential development and FDOT SWMF
South	Vacant, wooded land followed by residential development
West	Vacant, wooded land (silviculture)

4.4 Physical Setting

EGS reviewed the U.S. Geological Survey (USGS) 7.5-minute series quadrangle maps of Saint Mary’s, Georgia, and Hedges, Florida refreshed 2023 (**Figure 1**). The Project Property is located at an approximate elevation of 25 feet above mean sea level.

4.5 Geological and Hydrogeologic Conditions

Based on surface topography as interpreted from the USGS topographic map, regional shallow groundwater in the vicinity is anticipated to flow towards the south and west. The Subject Property lies within the Thomas Creek Drainage Basin. Holocene sediments such as quartz sands, carbonate sands and muds, and organic are identified in the area of the Subject Property.

According to a review of the Soil Survey of Nassau County, Florida (report generated May 2024), three soil series are present in the vicinity of the Subject Property which is summarized in the below table:

SOIL TYPE	SOIL MAP UNIT NUMBER	DESCRIPTION
Leon Fine Sand, 0 to 2 Percent Slopes	9	Poorly Drained Fine Sand with 0 to 2 Percent Slopes, Depth to Water Table is 6 to 18 Inches
Rutledge Mucky Fine Sand, Frequently Flooded	14	Very Poorly Drained Soil with 0 to 2 Percent Slopes, Runoff Class is Very High, Depth to Water Table is 0 to 6 Inches
Ellabelle Mucky Fine Sand, Frequently Flooded	16	Poorly Drained Soil with 0 to 2 Percent Slopes, Runoff Class is Very High, Depth to Water Table is 0 to 6 Inches

4.6 Description of Structures, Roads, and Other Improvements

4.6.1 General Description of Structures

No permanent structures are currently located on the Subject Property.

4.6.2 Roads

The Subject Property can be accessed by SR 200 along the northern boundary.

4.6.3 Potable Water Supply

The Subject Property is currently undeveloped. Potable water for surrounding properties is provided by private wells or JEA.

4.6.4 Sewage Disposal System

No onsite sewage disposal system was observed. The surrounding inhabited properties are connected septic tanks.

5.0 HISTORICAL REVIEW

The following sections present the results of a review of regulatory agency file information and EGS historical records review pertaining to the Subject Property, adjoining properties, and surrounding properties. Aerial photographs, topographic maps, fire insurance maps, and city directories were obtained from Environmental Risk Information Services (ERIS). Additionally, available aerial photographs on Google Earth were also reviewed. These historical sources were reviewed on May 14, 2024.

5.1 Aerial Photographs

Aerial photographs from 1943, 1953, 1957, 1960, 1969, 1974, 1977, 1982, 1988, 1993, 1999, 2005, 2006, 2007, 2010, 2013, 2015, 2017, 2019, 2021, and 2023 were obtained from ERIS and examined to determine the historic land use of the Subject Property. These photographs were also used to evaluate visible activities or businesses on or adjacent to the Subject Property that would be likely to store hazardous materials and are summarized below. Copies of the historical aerial photographs have been included in **Appendix C**.

<i>Year</i>	<i>Subject Property</i>	<i>Adjoining Properties</i>
1943	Undeveloped land with an unpaved trail transecting the central portion of the property. No structures are apparent.	North – SR 200 is evident. Across SR 200, undeveloped land, a rectangular structure is visible to the northeast. A rail line is visible further north and large industrial style structure is further northeast. East – Residential style structures are visible along the northern portion while remaining portion of the eastern adjoining property is undeveloped and/or wooded land. South – Silvicultural/Wooded land. West – Silvicultural/Wooded land.
1953	Similar to 1943. Central portion is more wooded.	North – Similar to 1943. East – No significant, discernable changes in land uses. South – Similar to 1943. West – No significant, discernable changes in land uses.
1957	Similar to 1953.	North – Area north of SR 200 appears more wooded. Additional residential style structures are visible to the northeast. The large industrial style structure is no longer visible and the rail line appears to be not in use. East – No significant, discernable changes in land use. South – Similar to 1953. West – No significant, discernable changes in land uses.

<i>Year</i>	<i>Subject Property</i>	<i>Adjoining Properties</i>
1960	No significant, discernable changes in land use.	North – No significant, discernable changes in land uses. East – No significant, discernable changes in land uses. South – No significant, discernable changes in land uses. West – No significant, discernable changes in land uses.
1969	Subject Property appears to have been cleared.	North – No discernable changes other than vegetation. East – Trees have been harvested in the central portion. South – The trees appear to have been thinned. West – The trees appear to have been thinned.
1974	The majority of the property has been cleared	North – Widening of SR 200 is underway. A stormwater management facility is visible further north. No other discernable changes in land uses. East – No discernable changes in land uses. South – No discernable changes in land uses. West – A drainage channel is visible along the northern portion and trees have been harvested.
1977	No significant, discernable changes in land use.	North – No significant, discernable changes in land uses. East – Similar to 1974. South – A power transmission line is visible further south-southwest. No other apparent changes visible. West – No significant, discernable changes in land uses.
1982	Subject Property appears to be planted pines.	North – No significant, discernable changes in land use. East – Former cleared areas appear to be planted pines. No significant, discernable changes in land uses. South – No significant, discernable changes in land uses. West – Former cleared areas appear to be planted pines. No significant, discernable changes in land uses.

<i>Year</i>	<i>Subject Property</i>	<i>Adjoining Properties</i>
1988, 1993	No significant, discernable changes in land use.	North – No significant, discernable changes in land uses. East – No significant, discernable changes in land uses. South – Similar to 1982. West – No significant, discernable changes in land uses.
1999 The quality of the aerial imagery is poor.	Planted pines appear to have been cleared.	North – Trees appear to have been harvested. No significant, discernable changes in land uses. East – Planted pines appear to have been harvested. South – No significant, discernable changes in land use. West – Planted pines appear to have been cleared.
2005	Subject Property appears to be planted pines.	North – Former cleared areas appear to be planted pines. No significant, discernable changes in land use. East – Former cleared areas appear to be planted pines. No significant, discernable changes in land uses. South – No significant, discernable changes in land use. West – Former cleared areas appear to be planted pines. No significant, discernable changes in land uses.
2006, 2007	No significant, discernable changes in land use	North – No significant, discernable changes in land uses. East – No significant, discernable changes in land uses. South – No significant, discernable changes in land uses. West – No significant, discernable changes in land uses.
2010	Trees have been thinned and unpaved trail is evident.	North – No significant, discernable changes in land uses. East – Trees have been thinned.

<i>Year</i>	<i>Subject Property</i>	<i>Adjoining Properties</i>
2010 (Cont'd)		South – No significant, apparent changes in land uses. West – No significant, discernable changes in land uses.
2013	No significant, discernable changes in land use.	North – No significant, discernable changes in land uses. East – No significant, discernable changes in land use. South – No significant, discernable changes in land uses. West – No significant, visible changes in land uses.
2015	No significant, discernable changes in land use.	North – No significant, discernable changes in land uses. East – The FDOT SWMF appears to be under construction. South – No significant, discernable changes in land uses. West – No significant, discernable changes in land uses.
2017	No significant, discernable changes in land use.	North – No significant, discernable changes in land uses. East – Construction on the FDOT SWMF appears to be complete. South – No significant, discernable changes in land uses. West – No significant, discernable changes in land uses.
2019	No significant, discernable changes in land use.	North – Tree harvesting is evident. East – No significant, visible changes in land uses. South – No significant, discernable changes in land uses. West – Tree harvesting is evident further west.
2021	No significant, discernable changes in land use.	North – No significant, discernable changes in land uses. East – No significant, visible changes in land uses. South – No significant, apparent changes in land uses. West – No significant changes in land uses. Trees have been replanted further west.

<i>Year</i>	<i>Subject Property</i>	<i>Adjoining Properties</i>
2023	No significant, discernable changes in land use.	North – Trees appear to have been replanted. East – No significant changes in land uses. South – No significant, discernable changes in land uses. West – No significant, visible changes in land uses.

5.2 City Directories

There is no physical address for the Subject Property. Due to the rural nature of the Subject Property, City Directories are not available for project area.

5.3 Fire Insurance Maps

There are no fire insurance maps available for the area surrounding the Subject Property.

5.4 USGS Topographic Maps

The historical USGS Topographic Maps from 1919, 1948, and 1960 were viewed from the USGS online database and reviewed for land use of the Subject Property and the surrounding area.

Images of the topographic maps reviewed have been included in **Appendix D**.

<i>Year</i>	<i>USGS Topographic Map</i>	<i>Subject Property</i>	<i>Adjoining Properties</i>
1919	St. Mary's, GA	Shaded yellow, indicating vacant land or land in agricultural use. No structures are apparent.	The surrounding properties are depicted as vacant land or land in agricultural use. Wetlands are depicted on the western and southern adjoining properties. A rail line is visible to the north. SR 200 is not visible.
1948	Jacksonville, FL	Shaded yellow, indicating vacant land or land in agricultural use. No structures are apparent.	The surrounding properties are depicted as vacant land or land in agricultural use. Wetlands are depicted on the western and southern adjoining properties. SR 200 is visible to the north along with the rail line.
1960	Jacksonville, FL	Depicted as vegetated land (shaded green). No structures are apparent.	The surrounding properties are depicted as vegetated land. Wetlands are depicted on the western and southern adjoining properties. SR 200 is visible to the north along with the rail line.

5.5 Prior Environmental Reports

EGS was not provided with and did not encounter any prior environmental reports completed for the Subject Property.

5.6 Standard Environmental Record Sources

EGS reviewed information sources to obtain existing information pertaining to the release of hazardous substances or petroleum products on or near the Subject Property. EGS retained ERIS to perform an environmental regulatory agency database search of the general area to meet ASTM E1527-21 Standards. The ERIS database report, dated April 9, 2024, was reviewed by EGS on April 10, 2024 and May 14, 2024. In accordance with ASTM E1527-21 requirements, the following table presents the summary of federal ASTM and state ASTM regulatory records reviewed:

Type	Regulatory Agency Database	Approximate Minimum Search Distance	Number of Sites within Approximate Minimum Search Distance
Federal	National Priority List (NPL)	1 mile	0
Federal	Delisted NPL	½ mile	0
Federal	Superfund Enterprise Management System (SEMS) formerly known as Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	½ mile	0
Federal	SEMS Archive, formerly known as the CERCLIS No Further Remediation Action Planned (NFRAP)	½ mile	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS)	1 mile	0
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD)	½ mile	0
Federal	RCRA Large Quantity Generators (LQG)	¼ mile	0
Federal	RCRA Small Quantity Generators (SQG)	¼ mile	0
Federal	RCRA Very Small Quantity Generators (VSQG)	¼ mile	0
Federal	RCRA Non-Generators	¼ mile	0
Federal	Institutional/Engineering Controls	Site	0
Federal	Emergency Response Notification System (ERNS)	Site	0
State/Tribal	State and Tribal Equivalent CERCLIS (SHWS)	1 mile	0
State/Tribal	Solid Waste Disposal/Landfill (SWF/LF)	½ mile	0
State/Tribal	Leaking Storage Tanks (LST)	½ mile	0
State/Tribal	Environmental Restoration Integrated Cleanup (ERIC)	1 mile	1
State/Tribal	Aboveground Storage Tanks (AST)	¼ mile	0
State/Tribal	Underground Storage Tanks (UST)	¼ mile	0
State/Tribal	Petroleum Storage Tanks (TANK)	¼ mile	0
State/Tribal	Institutional/Engineering Controls (AUL)	Site	0
State/Tribal	Storage Tank/Contaminated Facility Search (STCS)	½ mile	2
State/Tribal	Voluntary Cleanup Sites (VCP)	½ mile	0
State/Tribal	Brownfield Sites	½ mile	0

Data for mapped sites were analyzed to determine the possibilities of RECs based on the nature of the release, incident, or reportable character in consideration of proximity to the subject property and landscape position. The lists are maintained by the EPA and the FDEP. Other environmental records were also reviewed, when necessary, to supplement the Standard Record Sources, including the FL Sites database, Florida Priority Cleaners list, and the Florida Drycleaners list. Lists of orphan sites, or sites that cannot be accurately mapped due to inaccurate or unclear information, are further analyzed. Such sites are located and determined whether or not to be RECs as stated above.

Facilities identified in the database report nearest the Subject Property and those with the greatest potential to adversely impact the Subject Property are discussed below. The database report is included in **Appendix E**.

5.6.1 Subject Property Listings

The Subject Property was not identified on any of the regulatory databases researched by ERIS.

5.6.2 Surrounding Property Listings

Each surrounding property listing identified within the searched radius of the Subject Property was evaluated using the EP's judgement to determine its potential impact to the Subject Property. The distance of the listing from the Subject Property was included in EGS's evaluation, as well as the details, the regional topography, and the estimated groundwater flow. Three facilities were identified on the regulatory database report. However, they are located greater than 0.4-miles of the Subject Property. Due to their distance from the Subject Property, direction of groundwater flow, and/or regulatory status, these facilities do not pose an environmental concern to the Subject Property.

5.6.3 Unmappable Properties

ERIS did not identify any unmappable (or "orphan") sites which are properties that cannot be mapped due to poor or inadequate address information.

5.7 Additional Environmental Record Sources

EGS reviewed the National Pipeline Mapping System (NPMS) database to evaluate if pipelines are located within or adjacent to the Subject Property. No pipelines were identified within or adjacent to the Subject Property. The review indicated that the nearest pipeline (Callahan Pipeline) is approximately 0.75-miles south of the Subject Property. No accidents or incidents have been reported in the vicinity of the Subject Property. A copy of the NPMS map is provided in **Appendix E**.

According to the U.S. Energy Information Administration (EIA), the State of Florida does not have any crude oil or natural gas reserves; therefore, no oil and/or gas wells are present.

5.8 Other Historical Sources

5.8.1 Building Department Records

No buildings are located on the Subject Property. Thus, Building Department records were not reviewed for this assessment.

5.8.2 Zoning and Land Use Records

Zoning Department records were reviewed for this assessment. The property is currently zoned as PD-ENCPA (Planned Development District for East Nassau Community Planning Area) with the property use designated as Timberland 70-79 005600. The future land use is Multi-Use.

6.0 INTERVIEWS

6.1 Interviews with Past and Present Owners

The Subject Property is owned by Wildlight, LLC. The Client provided an email address for Mr. Wes Hinton, Vice President of Real Estate Development for Wildlight, LLC. EGS emailed Mr. Hinton a site questionnaire on May 14, 2024 and send a follow up email on May 15, 2024. A third attempt to contact Mr. Hinton was performed on May 17, 2024 via LinkedIn. At the time of this report submittal, EGS has not received a response from Mr. Hinton. A copy of the questionnaire electronically sent to Mr. Hinton is provided in **Appendix B**.

6.2 Interviews with Local Government Officials

Based on the Subject Property currently and historically being undeveloped land, local government officials (Town of Yulee) were not interviewed as part of this assessment.

7.0 SITE RECONNAISSANCE

Representatives of EGS performed a site reconnaissance during two separate events. The site investigations were conducted under the guidance of Ms. Susan McConnell (EP), to the extent practical, to observe general site conditions and indications of the possible release(s) of hazardous substances or petroleum products in connection with the Subject Property. On May 2, 2024, Mr. Josh Nelson, performed an initial site reconnaissance and on May 9, 2024, Mr. Everett Pucket conducted a follow up site visit. **Appendix F** contains copies of representative photographs taken during the EGS site visits.

In accordance with ASTM E1527-21, the environmental professional conducted a review of aerial photographs, regulatory records, and information obtained from interviews prior to the completion of the reconnaissance. Based on the environmental professional's review of these data sources, areas of environmental interest (if any) were identified and discussed with field personnel prior to the reconnaissance.

7.1 Methodology and Limiting Conditions

EGS was provided full access to the Subject Property. Heavy vegetation caused minor limitations transecting the Subject Property. The methodology consisted of automobile reconnaissance via public roadways and a walking inspection via accessible paths. EGS was unoccupied during the site reconnaissance.

7.2 General Site Setting

7.2.1 Current Use of the Subject Property

At the time of the site reconnaissance, the Subject Property was vacant/wooded land.

7.2.2 Past Use of the Subject Property

No observations were seen to indicate any past uses of the Subject Property other than for its current use.

7.2.3 Past Use of the Adjoining Properties

An abandoned residential structure was observed to the east of the Subject Property.

7.2.4 Current or Past Uses of the Surrounding Area

The surrounding area of the Subject Property is comprised of low-density rural residences, undeveloped/wooded land, a SWMF, or property under commercial/industrial development. This is consistent with what was observed in the historical aerial photographs. No evidence of discharges from the adjoining properties onto the Subject Property was observed during the site reconnaissance.

7.3 Subject Property Reconnaissance Summary

Field observations are noted in the table provided on the following page.

<i>Observation</i>	<i>Yes/No</i>
Hazardous Substances and/or Petroleum Products in Connection with Property Use	No
Hazardous Substances and/or Petroleum Products in not Connection with Property Use	No
Aboveground Storage Tanks (ASTs)	No
Underground Storage Tanks (USTs), vent pipes, fill pipes, or access ways indicating USTs may be present	No
Unidentified Substance Containers	No
Strong, Pungent, or Noxious Odors	No
Drains, Sumps, Clarifiers, or Pools of Liquid	No
Electrical or Hydraulic Equipment Likely to Contain Fluids	No
Stained Soil or Pavement	No
Pits, Ponds, Ditches, Streams, or Lagoons	Yes
Stained or Stressed Vegetation	No
Solid Waste Disposal	No
Evidence of Fill Materials or Dumping of Debris	No
Wastewater or Stormwater Discharges	No
Wells	No
Septic Systems	No
Other	No

7.4 Observed Hazardous Substances and/or Petroleum Products in Connection with Property Use

At the time of the site reconnaissance, no hazardous substances and petroleum product storage containers were observed on the Subject Property.

7.5 Storage Tanks

No ASTs or evidence of USTs were observed on the Subject Property during the site reconnaissance.

7.6 Odors

The Subject Property was checked for strong, pungent, or noxious odors and their sources during the site reconnaissance. No strong, pungent, or noxious odors were noted at the time of the site reconnaissance.

7.7 Pools of Liquid

A search for standing surface water and pools or sumps containing liquids likely to contain hazardous substances or petroleum products was completed during the site reconnaissance. No standing water suspected of containing hazardous substances or petroleum products was observed on the Subject Property at the time of the site reconnaissance.

7.8 Storage Drums and Totes

No storage drums or totes were observed during the site reconnaissance.

7.9 Hazardous Substances and Petroleum Product Containers (not in connection with identified uses)

A search for hazardous substances or petroleum product containers was completed during the site reconnaissance. No hazardous substances or petroleum products were observed on the Subject Property.

7.10 Unidentified Substance Containers

A search for open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products was completed during the site reconnaissance. No such containers were observed on the Subject Property at the time of the site reconnaissance.

7.11 Electrical or Hydraulic Equipment Likely to Contain PCB Fluids

In the United States, PCBs were commercially manufactured from 1929 until production was banned in 1979 by the Toxic Substance Control Act. Due to their non-flammability, chemical stability, high boiling point, and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications, such as electrical, heat transfer, and hydraulic equipment including transformers, elevators, and hydraulic lifts.

At the time of the reconnaissance, no electrical equipment was observed onsite or along the eastbound lanes of SR 200 (northern property boundary).

7.12 Pits, Ponds, Ditches, Streams, or Lagoons

No pits, ponds, or lagoons were observed on the Subject Property at the time of the site reconnaissance. A FDOT SWMF was observed on the eastern adjoining property. No oily sheen was observed on the water surface.

7.13 Stained Soil or Pavement

No areas of significant staining were observed on the Subject Property at the time of the site reconnaissance.

7.14 Stressed Vegetation

Areas of stressed vegetation (other than insufficient watering) were looked for during the site reconnaissance. No areas of stressed vegetation were observed at the time of the site reconnaissance.

7.15 Solid Waste Disposal, Fill Materials, or Debris

The EGS team searched for areas that may have been filled or graded by non-natural causes (or filled by unknown material) suggesting trash construction debris, demolition debris, or other solid waste disposals. The search for mounds or depressions suggesting trash or other solid waste disposal was also completed during the site reconnaissance. No such areas were observed on the Subject Property at the time of the site reconnaissance. Minor household debris was observed within the SR 200 right-of-way.

7.16 Wastewater

A search for wastewater or other liquids (including stormwater) or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the Subject Property was completed during the site reconnaissance. No wastewater appeared to be discharging on the Subject Property at the time of the site reconnaissance.

7.17 Wells

No wells, including dry wells, irrigation wells, injection wells, monitoring wells, abandoned wells, or other wells, were observed on the Subject Property for during the site reconnaissance.

7.18 Septic Systems

Indications of onsite septic systems or cesspools were searched for during the site reconnaissance. No septic systems were observed during the site reconnaissance.

7.19 Other Field Observations

No other field observations were noted during the site reconnaissance.

8.0 FINDINGS

EGS has completed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 and the 30 CFR 312 (All Appropriate Inquiry) of the Subject Property SR 200 in Yulee, Nassau County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 and 2.6 of this report.

The following summary describes the RECs, Historical RECs, Controlled RECs, and *de minimis* conditions that were discovered during the Phase I ESA investigation.

8.1 RECs

No RECs were identified during this Phase I ESA.

8.2 Historical RECs

No Historical RECs were identified during this Phase I ESA.

8.3 Controlled RECs

No Controlled RECs were identified during this Phase I ESA.

8.4 De Minimis Conditions

The EGS team did not identify *de minimis* conditions.

8.5 Vapor Encroachment Screening

A Vapor Encroachment Screening was conducted in general accordance with ASTM E2600-22, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. A Vapor Encroachment Condition (VEC) is the presence or likely presence of COC vapors in the vadose zone of the Subject Property caused by the release of vapors from contaminated soil and/or groundwater either on or near the Subject Property. COCs can include VOCs, SVOCs, volatile inorganic analytes, petroleum hydrocarbons, some PCBs, and elemental mercury based on the known volatility of these constituents. This screening is intended to reduce, but not eliminate, uncertainty regarding whether or not a VEC exists in connection with a property.

The area of concern (AOC) is defined as the approximate minimum search distance measured from the Subject Property boundary to a property with known or suspected COC contamination of soil and/or groundwater. If COCs are used or stored on the Subject Property, or there is known environmental impact on the Subject Property for these COC, then the Subject Property is included in the AOC. Per ASTM E2600-22, the default AOC is one tenth of a mile (528 feet) for petroleum COCs and one third of a mile (1,760 feet) for other COCs. However, when groundwater flow direction is known or can be inferred, the cross-gradient and downgradient radius distances can be significantly reduced.

For this assessment, the default AOC was adjusted by the EP based on the review of groundwater flow direction, subsurface characteristics, surficial features, man-made

features, known release information, and/or local knowledge. The critical distance (CD) represents an estimate of the linear distance COC vapors volatilized from contaminated groundwater and/or soil which might migrate in the vadose zone to the Subject Property. The default CD for petroleum COCs is 30 feet, and the default CD for other COCs is 100 feet.

Using the adjusted AOC and default CD, EGS used Tier I and non-invasive Tier II screening procedure(s) to evaluate whether VECs exist at the Subject Property. The scope of the Tier I screening included a review of the regulatory databases, historical record sources, and physical setting information during the preparation of the Phase I ESA. The non-invasive Tier II screening included reviewing analytical data from previous subsurface sampling investigations of the surrounding properties within the AOC.

Based on findings from the Tier I and Tier II screening procedures, no VECs were identified with respect to the Subject Property.

8.6 Conclusion

EGS has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of Subject Property located along SR 200 in Yulee, Nassau County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 and 2.6 of this report. This assessment has revealed no evidence of RECs, CRECs or HRECs associated with the Subject Property. Based on the findings, it is the opinion of the EP that additional investigation is not warranted at this time.

9.0 DEVIATIONS AND SIGNIFICANT DATA GAPS

ASTM E1527-21 defines a “data gap” as: “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information”, such as but not limited to: inability to conduct a site visit due to inaccessible or obscured areas of the subject property, such as heavy vegetation, paved areas, debris piles, or locked buildings; inability to conduct interviews; and the inability to establish historical uses of the site or surrounding properties due to incomplete historical and/or environmental records. For purposes of this assessment “incomplete” means that the records reviewed do not satisfy the objectives of the ASTM Standard with respect to historical or environmental records, or the requirements of a site reconnaissance. EGS has endeavored to comment on the significance of these data gaps. However, EGS cannot, and does not, warrant or guarantee that no significant events, releases, or conditions arose, during periods of data gaps.

Deviations/data gaps from ASTM Practices E1527-21 were identified during the Phase I ESA as some aeriels were reviewed at greater than a 5-year period. Also, EGS has not received a response from the property owner representative Mr. Hinton. EGS believes the data obtained through historical review, and review of the regulatory agency files provided sufficient information for this investigation. There is a low probability that any additional information obtained would significantly alter the findings of this investigation. Thus, these deviations/data gaps are deemed not to be significant and did not affect the ability to identify potential RECs associated with the Subject Property.

10.0 NON-SCOPE CONSIDERATIONS

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, and mold. No non-scope considerations were included as part of this evaluation.

11.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

This Phase I ESA report for a 12-acre portion of an approximately 303-acre parcel of land located along State SR 200 in Yulee, Nassau County, Florida, has been prepared and examined by the undersigned.

I, Susan M. McConnell, declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The resumes of the Environmental Professionals participating in this assessment are provided in **Appendix G**.



Susan M. McConnell
Senior Environmental Scientist
May 17, 2024

12.0 REFERENCES

ERIS Database Report, Animal Control Property, Yulee, FL. April 9, 2024.

ERIS Historical Aerials, Animal Control Property, Yulee, FL. April 9, 2024.

ERIS Physical Setting Report, Animal Control Property, Yulee, FL. April 6, 2024.

USGS Topographic Maps, Saint Mary's, GA, Hedges, Florida, May 15, 2024.

FDEP Map Direct. Online Database, Records Search.
<https://ca.dep.state.fl.us/mapdirect/>. May 2024.

Nassau County Property Appraiser Online Database, Records Search.
<https://www.nassauflpa.com/> April-May 2024.

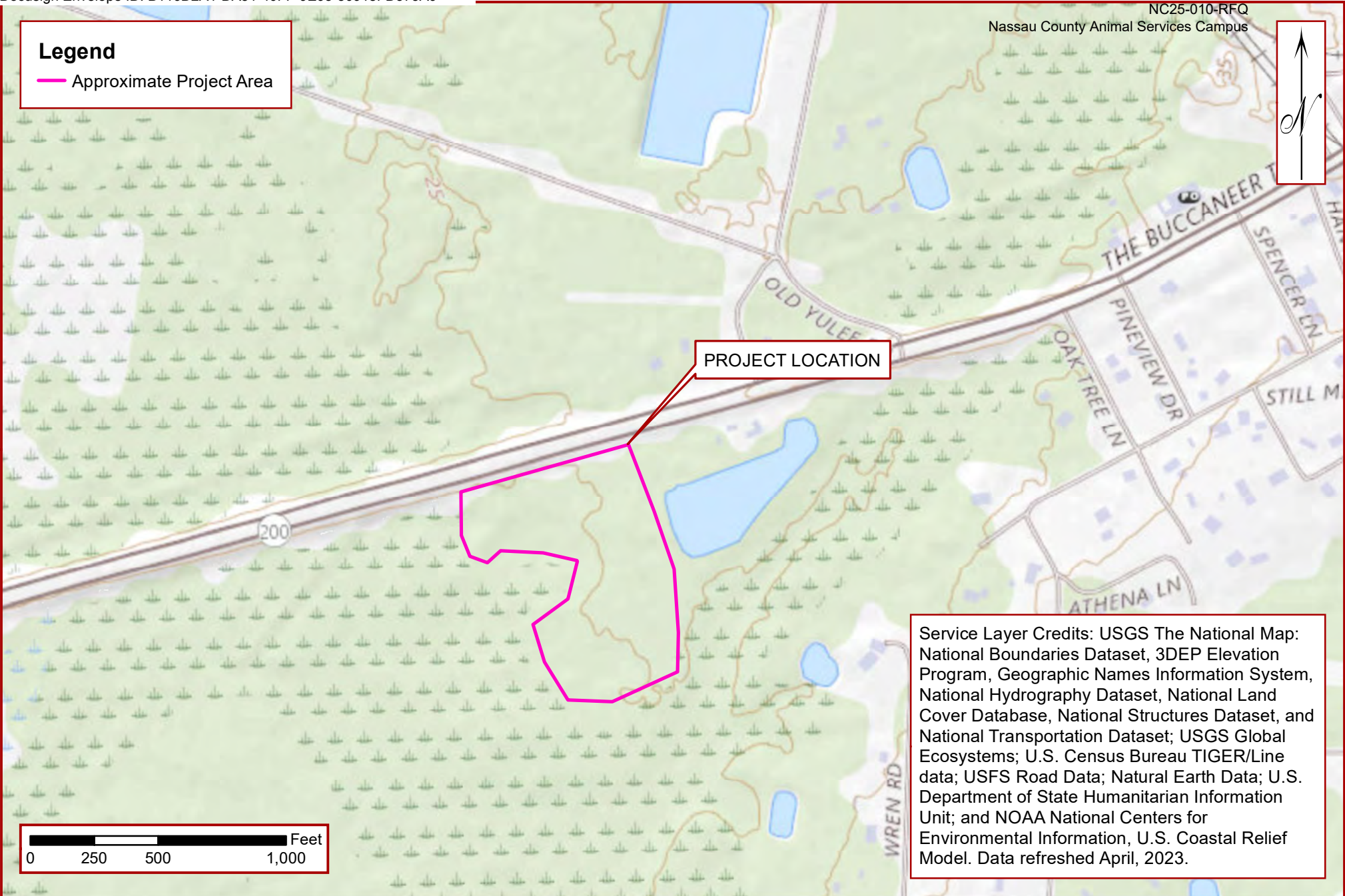
Soil Survey of Nassau County, Florida, United States Department of Agriculture, Soil Conservation Service. May 13, 2024.

U.S. Department of Transportation National Pipeline Mapping System. Online Database.
<https://www.npms.phmsa.dot.gov/>. May 2024

U.S. Environmental Protection Agency, April-May 2024. <https://www.epa.gov/>

USGS National Geologic Map Database, Saint Mary's, GA, Hedges, Florida, May 15, 2024. <https://ngmdb.usgs.gov/topoview/viewer/#4/40.01/-100.06>

FIGURES



DRAWN:	B. LEIDER	CHECKED:	H. COOPER, E.I.
ENGINEER/SCIENTIST:	S. McCONNELL		
CLIENT:	NASSAU COUNTY		
PROJ. NO.:	406-003-24-02		

ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.

3676 Hartsfield Drive, Tallahassee, Florida 32303
 Office #: (850) 386-1253 Fax #: (850) 385-8050

TITLE:		PROJECT LOCATION MAP 12-ACRE SECTION OF LAND SR 200 NASSAU COUNTY, FLORIDA	
DATE:		APRIL 2024	FIGURE NO.: 1

Legend

Approximate Project Area



DRAWN:	B. LEIDER	CHECKED:	H. COOPER, E.I.
ENGINEER/SCIENTIST:	S. McCONNELL		
CLIENT:	NASSAU COUNTY		
PROJ. NO.:	406-003-24-02		

ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.

3676 Hartsfield Drive, Tallahassee, Florida 32303
Office #: (850) 386-1253 Fax #: (850) 385-8050

TITLE:	
AERIAL PHOTOGRAPH OF PROJECT LOCATION 12-ACRE SECTION OF LAND SR 200 NASSAU COUNTY, FLORIDA	
DATE:	FIGURE NO.:
APRIL 2024	2

APPENDIX A

Property Record Card

A. Michael Hickox, CFA
Cert. Res. RD1941

PROPERTY INFORMATION

Parcel Number 44-2N-27-0000-0002-0030

Owner NameWILDLIGHT LLC

Mailing Address1 RAYONIER WAY

YULEE, FL 32097

Location Address0 EAST SR 200

YULEE 32097

Tax District004 - UNINCORPORATED COUNTY

Milage15.0452

HomesteadNo

Property UsageTIMBERLAND 70-79 005600

Deed Acres303.09

Short LegalPT E WATERMAN MILL GRANT SEC 44-2N-27E IN OR 2486/651
BEING PARCEL 2

2023 Certified Values

Land Value\$0

(+) Improved Value\$0

(=) Market Value\$784,025

(-) Agricultural Classification\$678,230

(-) SOH or Non-Hx* Capped Savings\$678,230

(=) Assessed Value\$105,795

(-) Homestead\$0

(-) Additional Exemptions\$0

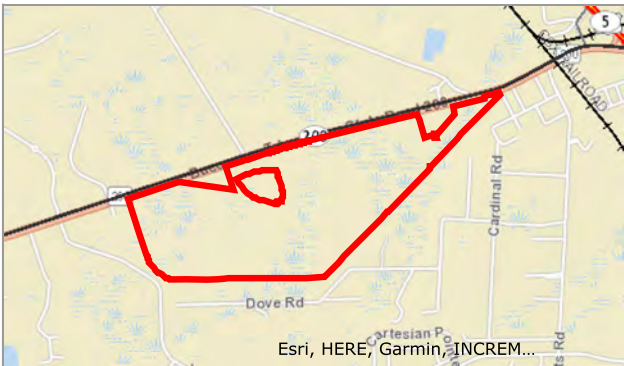
(=) School Taxable Value\$105,795

(-) Non-School HX & Other Exempt Value\$0

(=) County Taxable Value\$105,795

Note - *10% Cap does not apply to School Taxable Value

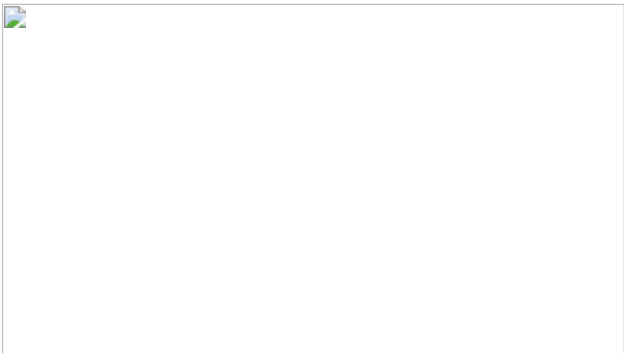
PARCEL MAP



2023 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
TIMBERLAND 70-79									

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
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SALES INFORMATION						Nassau County Animal Services Campus	
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-08-09	2486 / 651	\$100	SW	U	V	RAYDIENT LLC	WILDLIGHT LLC
2009-06-10	2527 / 900	\$100	SW	U	V	RAYONIER FOREST RESOURCES LP	RAYONIER EAST NASSAU TIMBER PROPERTIES VII

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Land Use Report	Results	
Zoning	PD-ENCPA	Note: (Must be verified with Municipality)
Future Land Use	MULTI-USE	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	ENCPA	
Mobility Fee Zone	Zone 2	

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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APPENDIX B

User Questionnaire and Owner/Site Contact Questionnaire

**ANIMAL SERVICES PROPERTY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE**

In order to qualify for one of the Landowner Liability Protections (LLPS)¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments")², the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquire" is not complete.

PROPERTY ADDRESS:	STATE ROAD 200
PROPERTY CITY, STATE, ZIP:	YULEE, FLORIDA

1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

☐ YES ☐ NO

Unknown

2. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

☐ YES ☐ NO

Unknwon

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ YES ☐ NO

Unknown

¹ In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

☐ YES ☐ NO

Unknown

5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

☐ YES ☒ NO

a. Do you know the past uses of the property?

☐ YES ☒ NO

b. Do you know of specific chemicals that are present or once were present at the property?

☐ YES ☒ NO

c. Do you know of spills or other chemical releases that have taken place at the property?

☐ YES ☒ NO

d. Do you know of any environmental cleanups that have taken place at the property?

☐ YES ☒ NO

e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

☐ YES ☒ NO

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

☐ YES ☒ NO

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

☐ YES ☒ NO

h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

☐ YES ☒ NO

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

☐ YES ☒ NO

Signature of User/Person Interviewed: Raymond Albury
Name of User/Person Interviewed: Raymond Albury
Title/Relationship to Property: Capital Projects Management Director
Phone Number/Email: 904-530-6370 - ralbury@nassaucountyfl.com
Date: 05/06/2024

Reason for Phase I ESA: TBA

Other Reliance Entities: N/A

Site Contact: Raymond Albury

Phone Number/Email: ralbury@nassaucountyfl.com

QUESTIONS FOR OWNER OR SITE CONTACT PERSON

Concerning Property: Proposed Animal Control Property - SR 200 Yulee

- 1) How long have you been affiliated with the property? In what capacity?
- 2) What is the current use of the property?
- 3) Do you know the past use of the property? If so, what were the prior uses?
- 4) Are there wells on the property? If so, what are they used for?
- 5) Are there any transformers on site? If so, who owns them and do they contain PCBs?
- 6) Are you aware of any chemicals stored on the property? If so, has there been a chemical spill, release or discharge onsite?
- 7) Are there, or have there been, any USTs or ASTs on the property? If so, how many, what size and what contents?
- 8) Are you aware of any environmental cleanup activities that have occurred on the property?
- 9) Are you aware of any environmental cleanup liens against the property?
- 10) Are you aware of any land use restrictions that are in place?
- 11) Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
- 12) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
- 13) Do you have any other information that would assist us in identifying conditions indicative of a release or threatened release?

Form filled out by (Name): _____ Title: _____

APPENDIX C

ERIS Historical Aerials



HISTORICAL AERIALS

Project Property: Animal Control Property
Animal Control Property
Yulee FL

Project No: 406-003

Requested By: Environmental and Geotechnical Specialist, Inc.

Order No: 24040500351

Date Completed: April 09, 2024

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Environmental Risk Information Services

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Date	Source	Scale	Comments
2023	Maxar Technologies	1" = 500'	
2021	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2007	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
1999	United States Geological Survey	1" = 500'	
1993	Florida Department of Transportation	1" = 500'	
1988	Florida Department of Transportation	1" = 500'	
1982	Florida Department of Transportation	1" = 500'	
1977	United States Geological Survey	1" = 500'	
1974	United States Geological Survey	1" = 500'	
1969	Agricultural Stabilization & Conserv. Service	1" = 500'	
1960	Agricultural Stabilization & Conserv. Service	1" = 500'	
1957	United States Geological Survey	1" = 500'	
1953	Agricultural Stabilization & Conserv. Service	1" = 500'	
1943	Agricultural Stabilization & Conserv. Service	1" = 500'	

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Year: 2023
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



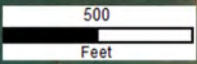


Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351





Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351

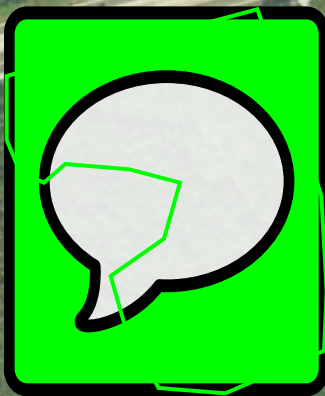




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Source: USDA
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351

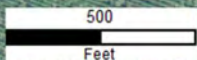


Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



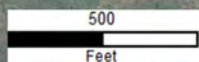


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Source: USDA
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Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



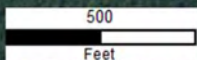


Year: 2010
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Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



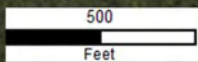


Year: 2007
Source: USDA
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351





Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



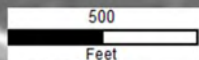


Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



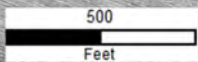


Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



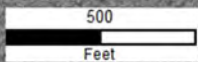


Year: 1993
Source: FDOT
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



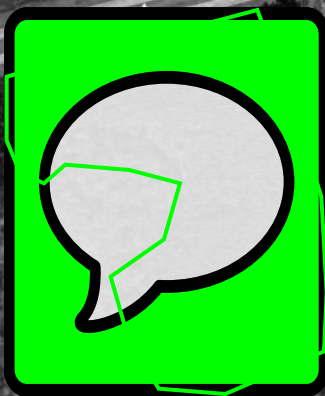
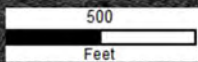


Year: 1988
Source: FDOT
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351

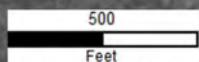




Year: 1982
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Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351

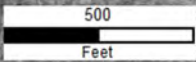


Year: 1977
Source: USGS
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



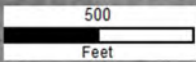


Year: 1974
Source: USGS
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



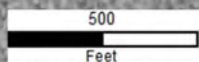


Year: 1969
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



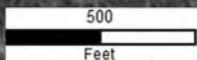


Year: 1960
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Scale: 1" = 500'
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Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



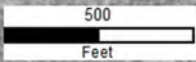


Year: 1957
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Comment:

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Order No: 24040500351



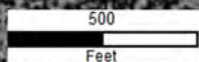


Year: 1953
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351





Year: 1943
Source: ASCS
Scale: 1" = 500'
Comment:

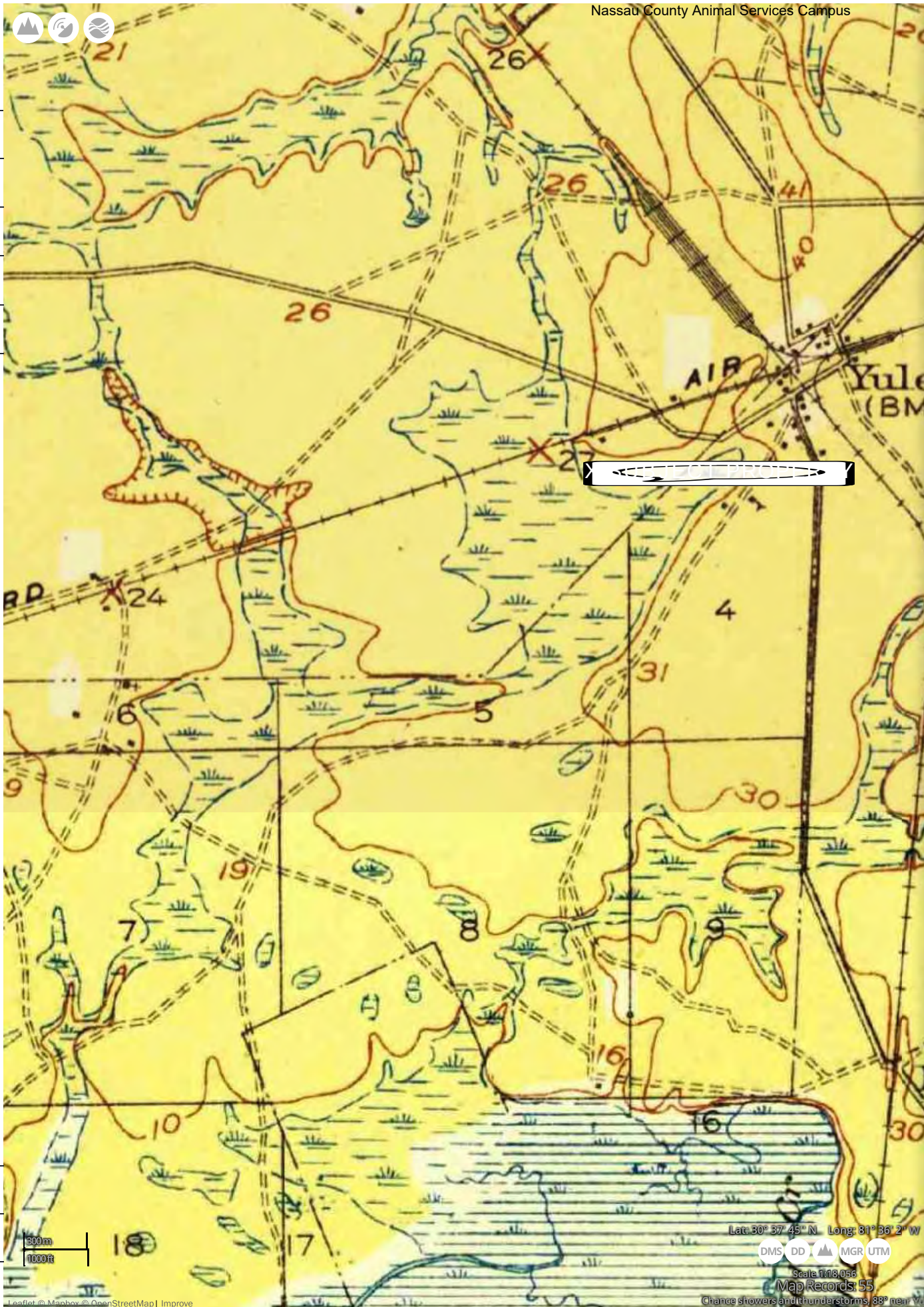
Address: Animal Control Property, Yulee, FL
Approx Center: -81.61580098,30.62708631

Order No: 24040500351



APPENDIX D

USGS Topographic Map Imagery



topoView

+

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📍



1km
1mi

Lat: 30° 37' 11" N Long: 81° 35' 57" W

DMS DD MGR UTM

Scale 1:72,224
Map Records: 82

Chance showers and thunderstorms, 88° near Yu

topoView

+

-



APPENDIX E

ERIS Database Report



DATABASE REPORT

Project Property: *Animal Control Property
Animal Control Property
Yulee FL*

Project No: *406-003*

Report Type: *Database Report*

Order No: *24040500351*

Requested by: *Environmental and Geotechnical Specialist,
Inc.*

Date Completed: *April 9, 2024*

Environmental Risk Information Services

A division of Glacier Media Inc.

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Executive Summary

Property Information:

Project Property: *Animal Control Property
Animal Control Property Yulee FL*

Project No: *406-003*

Coordinates:

Latitude:	<i>30.62708631</i>
Longitude:	<i>-81.61580098</i>
UTM Northing:	<i>3,388,436.50</i>
UTM Easting:	<i>440,983.83</i>
UTM Zone:	<i>UTM Zone 17R</i>

Elevation: *24 FT*

Order Information:

Order No: *24040500351*

Date Requested: *April 5, 2024*

Requested by: *Environmental and Geotechnical Specialist, Inc.*

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (with Project Boundaries)</i>
ERIS Xplorer	<i>ERIS Xplorer</i>
Excel Add-On	<i>Excel Add-On</i>
Physical Setting Report (PSR)	<i>Physical Setting Report (PSR)</i>
Topographic Map	<i>Topographic Maps</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Nassau County Animal Services Campus

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	0	0	0	0	1	1
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	0	0	0	0	0
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	0	-	-	0
STCS	Y	0.5	0	0	0	2	-	2
INST	Y	0.5	0	0	0	0	-	0
ENG	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	0	0	0	0	-	0
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	Nassau County Animal Services Campus			Total
					0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

No County databases were selected to be included in the search.

Additional Environmental Records

Federal

PFAS GHG	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.125	0	0	-	-	-	0
DWM CONTAM	Y	0.5	0	0	0	0	-	0
DEL CONTAM SITE	Y	0.5	0	0	0	0	-	0
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	0	0	0	-	-	0
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

Tribal*No Tribal additional environmental record sources available for this State.***County***No County additional environmental databases were selected to be included in the search.*

Total:	0	0	0	2	1	3
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* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<u>1</u>	STCS	YULEE READY MIX CONCRETE PLANT	463081 E HWY 200 YULEE FL 32097	ENE	0.49 / 2,565.20	11	<u>16</u>
<i>Facility ID Fac Stat(OpenData):</i> 9806811 OPEN							
<u>2</u>	STCS	C R LEWIS TIMBER INC	202 STILLMEADOW LANE YULEE FL 32097	E	0.49 / 2,599.34	14	<u>17</u>
<i>Facility ID Fac Stat(OpenData):</i> 8629915 CLOSED							
<u>3</u>	ERIC	HANCE OIL CO-FORMER (SHOPS OF YULEE)	1467 EAST STATE ROAD 200 YULEE FL 32097	ENE	0.92 / 4,835.67	10	<u>19</u>

Executive Summary: Summary by Data Source

Standard

State

ERIC - ERIC Waste Cleanup

A search of the ERIC database, dated Mar 6, 2024 has found that there are 1 ERIC site(s) within approximately 1.00miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HANCE OIL CO-FORMER (SHOPS OF YULEE)	1467 EAST STATE ROAD 200 YULEE FL 32097	ENE	0.92 / 4,835.67	<u>3</u>

STCS - Storage Tank/Contaminated Facility Search

A search of the STCS database, dated Dec 20, 2023 has found that there are 2 STCS site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
YULEE READY MIX CONCRETE PLANT	463081 E HWY 200 YULEE FL 32097	ENE	0.49 / 2,565.20	<u>1</u>
<i>Facility ID Fac Stat(OpenData): 9806811 OPEN</i>				
C R LEWIS TIMBER INC	202 STILLMEADOW LANE YULEE FL 32097	E	0.49 / 2,599.34	<u>2</u>
<i>Facility ID Fac Stat(OpenData): 8629915 CLOSED</i>				

NC25-010-RFQ

Nassau County Animal Services Campus

30°38'30"N

30°38'30"N

30°38'N

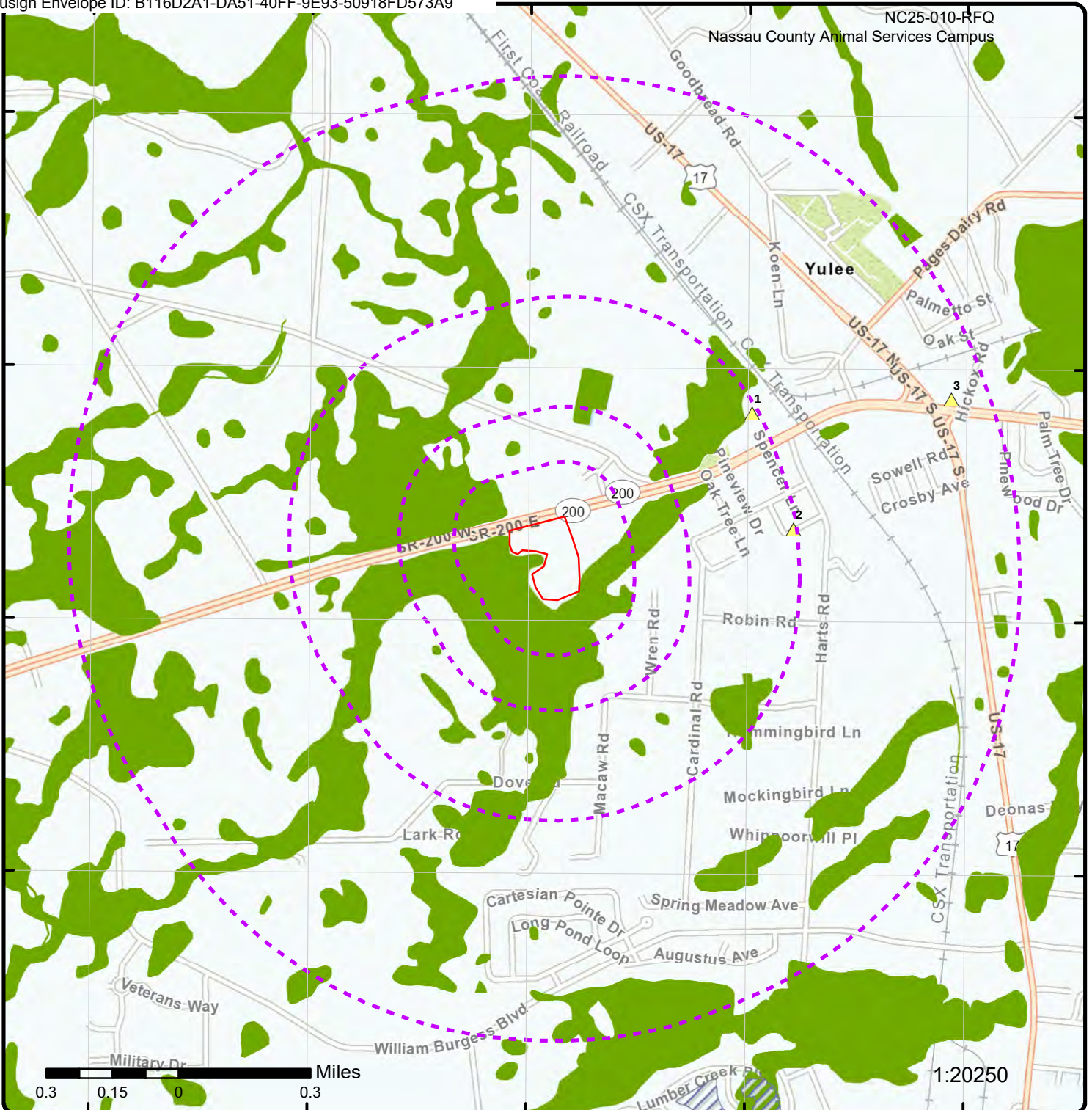
30°38'N

30°37'30"N

30°37'30"N

30°37'N

30°37'N



Map: 1.0 Mile Radius

Order Number: 24040500351

Address: Animal Control Property, Yulee, FL



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

NC25-010-RFQ
Nassau County Animal Services Campus

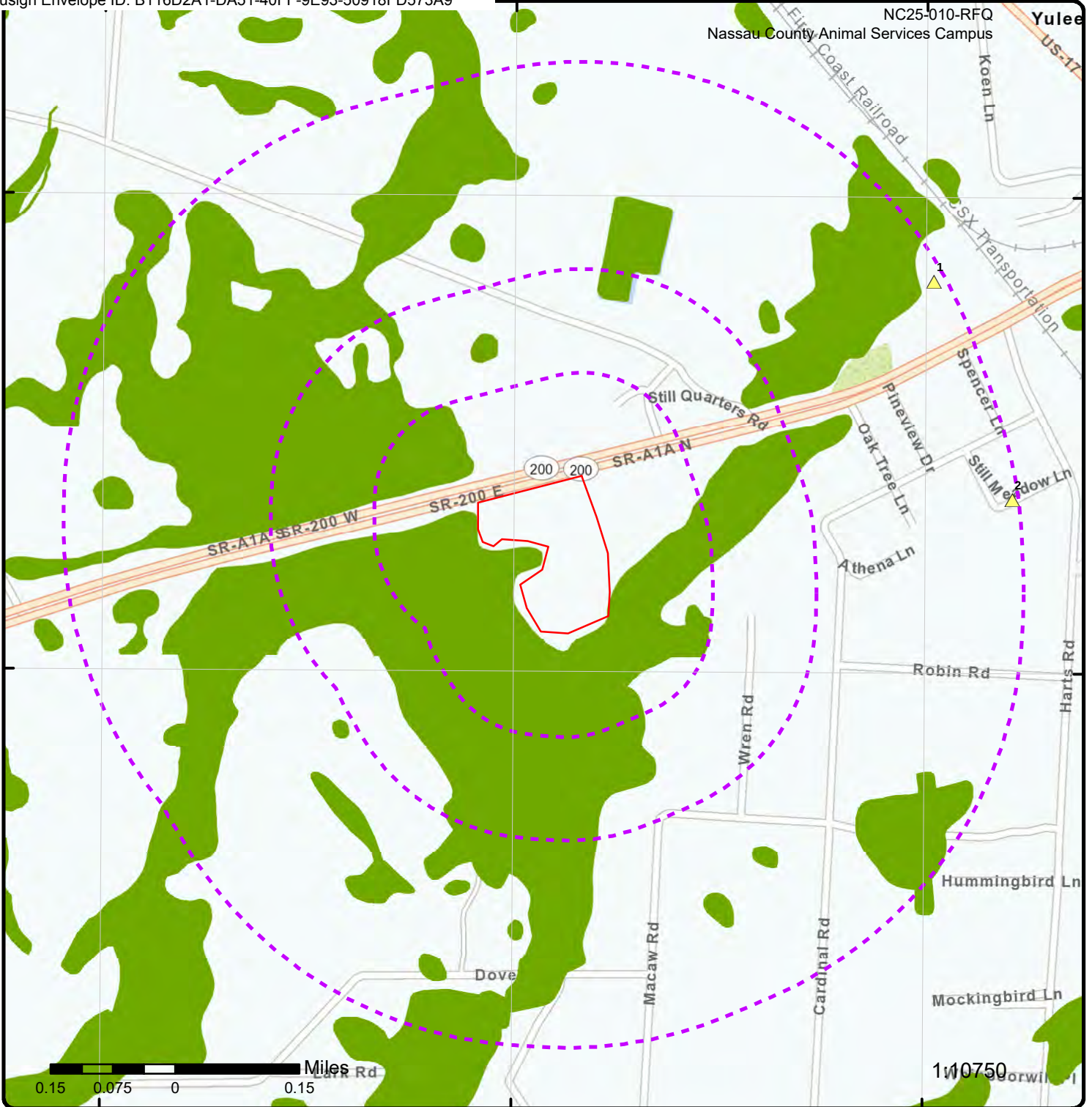
Yulee
US-17

30°38'N

30°38'N

30°37'30"N

30°37'30"N



Map: 0.5 Mile Radius

Order Number: 24040500351

Address: Animal Control Property, Yulee, FL



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

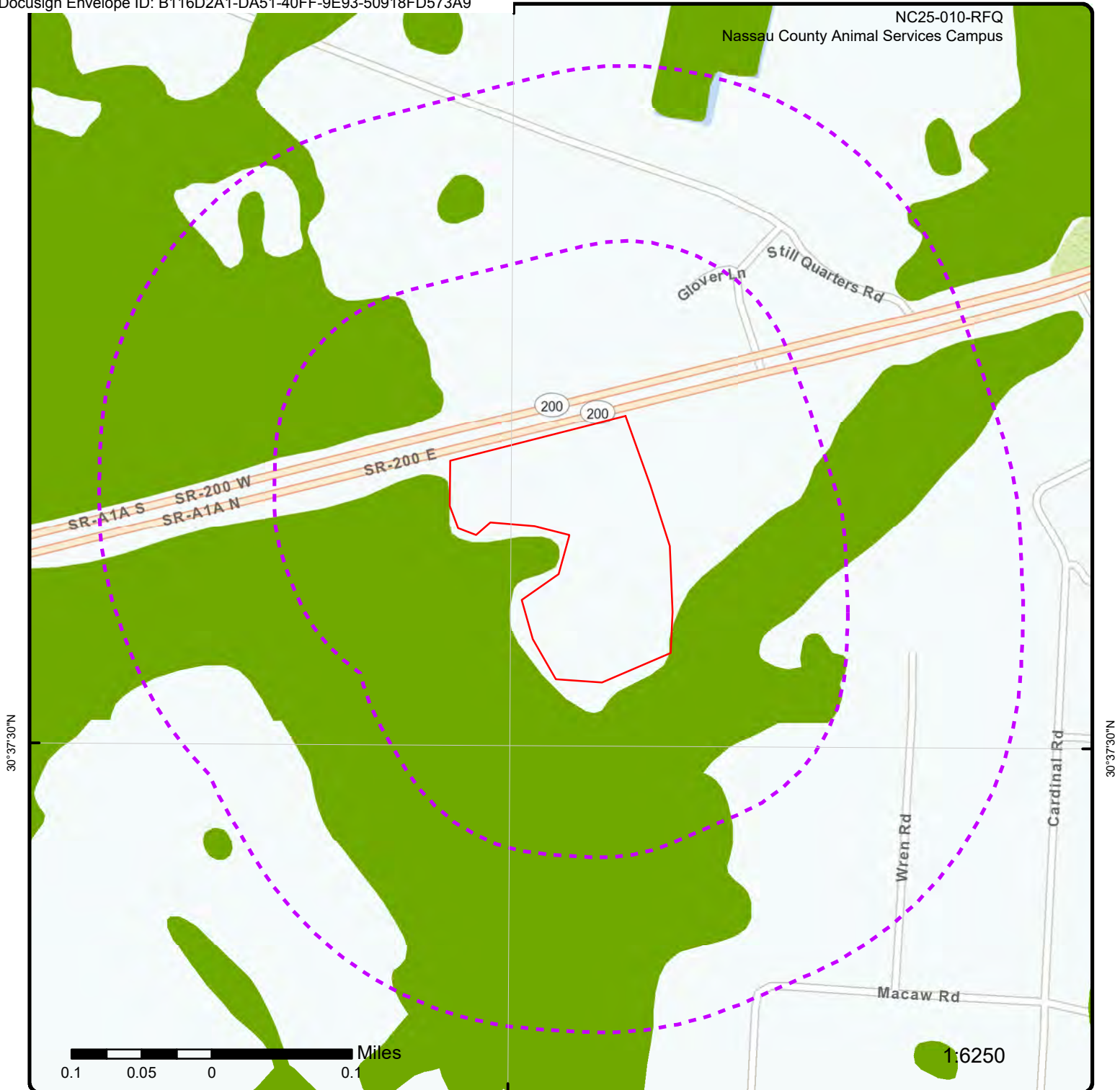
Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.25 Mile Radius

Order Number: 24040500351

Address: Animal Control Property, Yulee, FL



Project Property

Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

NC25-010-RFQ
Nassau County Animal Services Campus

30°38'N

30°38'N

30°37'30"N

30°37'30"N

30°37'N

30°37'N

0.1 0.05 0 0.1 Miles

1:10000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Year: 2021

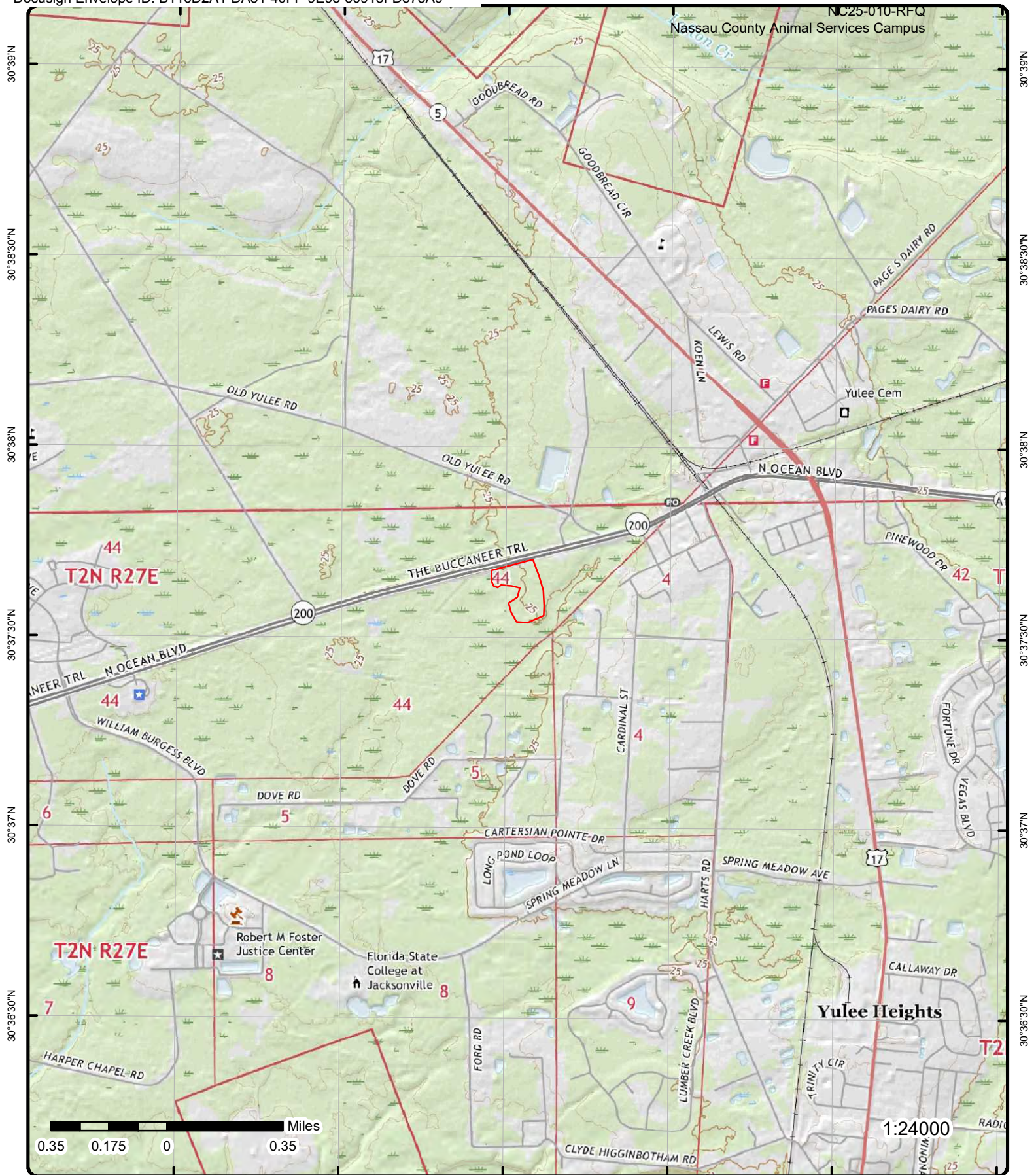
Order Number: 24040500351

Address: Animal Control Property, Yulee, FL



© ERIS Information Inc.

Source: ESRI World Imagery



Topographic Map Year: 2020

Address: Animal Control Property, FL

Quadrangle(s): Italia FL, Gross FL,GA, Hedges FL, Saint Marys GA,FL

Source: USGS Topographic Map

Order Number: 24040500351



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	ENE	0.49 / 2,565.20	35.24 / 11	YULEE READY MIX CONCRETE PLANT 463081 E HWY 200 YULEE FL 32097	 STCS
Facility ID: 9806811 Type: C - Fuel User/Non-Retail County (Open Data): NASSAU Contam (Map): Fac Type (Map): Fuel user/Non-retail Fac Stat (Map): OPEN Status (Map): REVIEWED City (Map): YULEE County (Map): 45 Zip5 (Map): 32097 Zip4 (Map): 0 Fac Name(Open Data): YULEE READY MIX CONCRETE PLANT Address (Open Data): 463081 E HWY 200 Fac Cleanup Stat(Open Data): Name (Map): YULEE READY MIX CONCRETE PLANT Address (Map): 463081 E HWY 200 Zip5 (Open Data): 32097 Status: Open County: NASSAU Fac Stat(OpenData): OPEN Fac Code(OpenData): C Fac Type(OpenData): Fuel user/Non-retail Clnup Cd(OpenData): Clnup Dt(OpenData): Status (Open Data): REVIEWED City (Open Data): YULEE						
<u>FDEP Storage Tank Monitoring Open Data Details</u>						
Object ID: 58942 X: -81.6075461111128 Y: 30.6321120833364 Regulated: YES Col Meth: DPHO Col Name: Williams_CA Col Date: 17-Aug-2011 Col Prog: TANKS-PETROLEUM CONTAMINATION Ver Meth: DPHO Ver Name: Williams_CA Ver Prog: TANKS-PETROLEUM CONTAMINATION Ver Date: 17-Aug-2011 OOIC: FACILITY Rel Feat: EXACT Datum: NAD83 Coord Acc: 4 Col Aff: TKHQ Ver Aff: DEPARTMENT OF ENVIRONMENTAL PROTECTION Direct: PARCEL ID 50-3N-27-0000-0023-0000 Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9806811/gis-facility!search Map Src: imagery_04_09 Map Scale: 500 Elevation: El Datum: El Resolut: El Units: ALB East: 629142.03 ALB North: 738259.56 Loc ID: 60249 Lat DD: 30 Lat MM: 37 Lat SS: Long DD: 81 Long MM: 36 Long SS:						
<u>FDEP Open Data - Storage Tank Contamination Monitoring (STCM)</u>						
Loc ID: 60249 Site Type: Fuel user/Non-retail Contam Ind: Phone: 9045455273 Operator: ALAN WEEKS SR Next action: PLACARD 01-JUN-2023 Fin Respon: Office: NED OOIC: FACILITY Col Meth: DPHO Rel Feat: EXACT El Datum: El Resolut: El Units: Map Src: imagery_04_09 Map Scale: 500 Coord Acc: 4 Alb East: 629142.03 Alb North: 738259.56 Datum: NAD83						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Col Name:	Williams_CA			Elevation:		
Col Date:	8/17/2011			Lat DD:	30	
Col Prog:	TANKS-PETROLEUM CONTAMINATION			Lat MM:	37	
Ver Meth:	DPHO			Lat SS:		
Ver Name:	Williams_CA			Long DD:	81	
Ver Prog:	TANKS-PETROLEUM CONTAMINATION			Long MM:	36	
Ver Date:	8/17/2011			Long SS:		
Object ID:	60249					
Col Aff:	TKHQ					
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION					
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9806811/gis-facility!search					

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name:	Yulee Ready Mix Concrete Plant 463081 E Hwy 200 Yulee, FL 32097
LL Method:	DPHO
Account Owner:	Argos Ready Mix Llc
Contact:	Alan Weeks Sr
Phone:	904-545-5273
District:	NED
County 1:	45 - Nassau
Latitude:	30:37:55.6035
Longitude:	81:36:27.1660

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	1
Size:	10000
Content:	Vehicular Diesel
Installed:	08/01/2004
Placement:	ABOVE
Status:	In Service
Construction:	C - Steel I - Double Wall N - Flow Shut-Off O - Tight Fill P - Level Gauges/Alarms
Piping:	A - Abv, No Soil Contact B - Steel/Galvanized Metal I - Suction Piping System K - Dispenser Liners
Monitoring:	4 - Visual Inspect Dispenser Liners F - Monitor Dbl Wall Tank Space Q - Visual Inspection Of Asts

2	1 of 1	E	0.49 / 2,599.34	38.08 / 14	C R LEWIS TIMBER INC 202 STILLMEADOW LANE YULEE FL 32097	STCS
Facility ID:	8629915			Zip5 (Open Data):	32097	
Type:	C - Fuel User/Non-Retail			Status:	Closed	
County (Open Data):	NASSAU			County:	NASSAU	
Contam (Map):				Fac Stat(OpenData):	CLOSED	
Fac Type (Map):	Fuel user/Non-retail			Fac Code(OpenData):	C	
Fac Stat (Map):	CLOSED			Fac Type(OpenData):	Fuel user/Non-retail	
Status (Map):	REVIEWED			Clnup Cd(OpenData):		
City (Map):	YULEE			Clnup Dt(OpenData):		
County (Map):	45			Status (Open Data):	REVIEWED	
Zip5 (Map):	32097			City (Open Data):	YULEE	
Zip4 (Map):	0					
Fac Name(Open Data):	C R LEWIS TIMBER INC					
Address (Open Data):	202 STILLMEADOW LANE					
Fac Cleanup Stat(Open Data):						
Name (Map):	C R LEWIS TIMBER INC					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Address (Map):	202 STILLMEADOW LANE
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FDEP Storage Tank Monitoring Open Data Details

Object ID:	19053	Map Src:	2004 doqqs
X:	-81.607371722224	Map Scale:	2273
Y:	30.6278045000034	Elevation:	
Regulated:	NO	El Datum:	
Col Meth:	DPHO	El Resolut:	
Col Name:	BAIN_W	El Units:	
Col Date:	23-Dec-2006	ALB East:	629168.49
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	737782.46
Ver Meth:	DPHO	Loc ID:	10294
Ver Name:	BAIN_W	Lat DD:	30
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	37
Ver Date:	23-Dec-2006	Lat SS:	
OOIC:	FACILITY	Long DD:	81
Rel Feat:	VICIN	Long MM:	36
Datum:	HARN	Long SS:	
Coord Acc:	4		
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8629915/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	10294	Rel Feat:	VICIN
Site Type:	Fuel user/Non-retail	El Datum:	
Contam Ind:		El Resolut:	
Phone:	9042255592	El Units:	
Operator:	C R LEWIS	Map Src:	2004 doqqs
Next action:		Map Scale:	2273
Fin Respon:		Coord Acc:	4
Office:	NED	Alb East:	629168.49
OOIC:	FACILITY	Alb North:	737782.46
Col Meth:	DPHO	Datum:	HARN
Col Name:	BAIN_W	Elevation:	
Col Date:	12/23/2006	Lat DD:	30
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	37
Ver Meth:	DPHO	Lat SS:	
Ver Name:	BAIN_W	Long DD:	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	36
Ver Date:	12/23/2006	Long SS:	
Object ID:	10294		
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8629915/gis-facility!search		

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name:	C R Lewis Timber Inc 202 Stillmeadow Lane Yulee, FL 32097
LL Method:	DPHO - Unverified
Account Owner:	R H Davis Oil Co Inc
Contact:	C R Lewis
Phone:	904-225-5592
District:	NED
County 1:	45 - Nassau
Latitude:	30:37:40.0962
Longitude:	81:36:26.5382

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
---------	-------------------	-----------	------------------	----------------	------	----

Tank No: 2
Size: 4000
Content: Vehicular Diesel
Installed: 05/01/1972
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 3
Size: 1000
Content: Vehicular Diesel
Installed: 05/01/1972
Placement: ABOVE
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 1
Size: 1000
Content: Unleaded Gas
Installed: 05/01/1972
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

3	1 of 1	ENE	0.92 / 4,835.67	34.46 / 10	HANCE OIL CO-FORMER (SHOPS OF YULEE) 1467 EAST STATE ROAD 200 YULEE FL 32097	ERIC
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Eric ID:	ERIC_7278	Offste Contami Key:	CONTAMUNKNOWN
Site Status:	OPEN	Se Anno Cad Data:	
Source Facility ID:	8837629	State:	FL
District:	NWD	County Name:	Nassau
WMD:	SJRWMD	County ID:	45
ICR Indicator:	YES	Datum ID:	HARN
Discharge Date:		Geometry:	
Method ID:	DPHO	X:	-81.6006029970117
Object of Interest:	FACIL	Y:	30.6323829334476
Proximit to Object:	EXACT	Lat DD:	30
Collector Username:	ERIC_ICR_INIT_LOAD	Lat MM:	37
Collect Date:	2/4/2009	Lat SS:	
Map Source:	2004 DOQQs	Long DD:	81
Map Source Scale:	10	Long MM:	36
Intrpolation Scale:	0	Long SS:	
Coord Accuracy ID:	4	Gis Albx:	629806.35
Site Phase Dsc:	Phase 4 - Design Implementation	Gis Alby:	738302.54
Site Name:	FORMER HANCE OIL PROPERTY (SHOPS OF YULEE)		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_7278/gis-facility!search		

Program Details

Program: Petroleum Restoration Program
Program Type: PETROLEUM
Program Status: ACTIVE

Map Key

Number of
Records

Direction

Distance
(mi/ft)

Elev/Diff
(ft)

Site

Site Manager:

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

[NPL](#)

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Oct 26, 2023

National Priority List - Proposed:

[PROPOSED NPL](#)

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Oct 26, 2023

Deleted NPL:

[DELETED NPL](#)

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Oct 26, 2023

SEMS List 8R Active Site Inventory:

[SEMS](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Jan 26, 2024

Inventory of Open Dumps, June 1985:

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jan 26, 2024

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 1, 2024

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Jan 1, 2024

RCRA Generator List:**RCRA LQG**

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 1, 2024

RCRA Small Quantity Generators List:**RCRA SQG**

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 1, 2024

RCRA Very Small Quantity Generators List:**RCRA VSQG**

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jan 1, 2024

RCRA Non-Generators:**RCRA NON GEN**

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 1, 2024

RCRA Sites with Controls:**RCRA CONTROLS**

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jan 1, 2024

Federal Engineering Controls-ECs:**FED ENG**

List of Engineering controls (ECs) made available by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Feb 29, 2024

Federal Institutional Controls- ICs:**FED INST**

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Feb 29, 2024

Land Use Control Information System:

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Oct 26, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Feb 20, 2024

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Feb 7, 2024

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: May 2, 2023

Historical Gas Stations:

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:**REFN**

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Feb 28, 2024

Petroleum Product and Crude Oil Rail Terminals:**BULK TERMINAL**

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from the Federal Communications Commission Data hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Sep 22, 2023

LIEN on Property:**SEMS LIEN**

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jan 26, 2024

Superfund Decision Documents:**SUPERFUND ROD**

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Dec 26, 2023

Formerly Utilized Sites Remedial Action Program:**DOE FUSRAP**

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State**Superfund Waste Cleanup & State-Funded Action Sites:****SHWS**

List of hazardous waste cleanup sites participating in various federal and state funded cleanup programs. Florida's State-Funded Action Sites and Superfund Waste Cleanup Sites lists are maintained and made available by the Florida Department of Environmental Protection (FDEP). This database is state equivalent CERCLIS.

Government Publication Date: Dec 20, 2023

Delisted State-Funded Action Sites:**DELISTED SHWS**

This database contains a list of closed hazardous waste sites of various federal and state funded cleanup programs that were removed from the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Dec 20, 2023

ERIC Waste Cleanup:**ERIC**

Environmental Restoration Integrated Cleanup (ERIC) is a single database for tracking contaminated site cleanup activities in the Florida Department of Environmental Protection (DEP)'s Division of Waste Management (DWM). Includes records from 11 different DEP data systems, allowing tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Government Publication Date: Mar 6, 2024

Florida Department of Environmental Protection Cleanup Sites:

[CLEANUP DEP](#)

The Cleanup Sites layer feeds the FDEP's Contamination Locator Map (CLM). It provides locations and document links for sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include: Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

Government Publication Date: Mar 8, 2024

Waste Cleanup Responsible Party Sites:

[WCRPS](#)

List of Open, Closed, and Inactive Waste Cleanup Responsible Party sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Apr 11, 2021

Delisted Waste Cleanup Sites:

[DELISTED WCP](#)

List of sites which once appeared on - and have since been removed from - the list of Waste Cleanup Sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Mar 8, 2024

Solid Waste Facilities and Landfills:

[SWF/LF](#)

The Solid Waste Facility Inventory Report made available by the Florida Department of Environmental Protection (FDEP) includes all types of authorized and unauthorized facilities: municipal solid waste, landfills, dumps, construction and demolition disposal, recycling facilities, and more.

Government Publication Date: Dec 4, 2023

Leaking Tanks:

[LST](#)

The Storage Tank Regulation Section is part of the Petroleum Restoration Program in the Florida Department of Environmental Protection (FDEP)'s Division of Waste Management. In 1983, Florida was one of the first states in the union to pass legislation and adopt rules for underground and aboveground storage tank systems. Since then, over 28,000 facilities have reported discharges of petroleum products from storage tank systems. Florida relies on groundwater for about 92 percent of its drinking water needs, and has some of the most stringent rules in the country.

Government Publication Date: Jan 3, 2024

Delisted Leaking Tanks:

[DELISTED LST](#)

Whereas Leaking Tanks (LST) includes only facilities which currently have contamination as recorded by the Florida Department of Environmental Protection, this list contains facilities which were once included in LST data but no longer appear on the list made available by FDEP. Facilities may be removed from the current LST list because the discharge has been cleaned up, or the discharge is not required for 62-770.

Government Publication Date: Dec 20, 2023

Underground Storage Tanks:

[UST](#)

List of Underground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. In an effort to minimize the occurrence and environmental risks of releases and discharges, FDEP administers standards pertaining to the construction, installation, operation, maintenance, repair, closure, and disposal of underground storage tank systems that store regulated substances.

Government Publication Date: Mar 7, 2024

Aboveground Storage Tanks:

[AST](#)

List of Aboveground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. The Florida Department of Environmental Protection (FDEP) provides standards for aboveground storage tanks (ASTs) that have individual storage tank capacities greater than 550 gallons. The state also regulates the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances.

Government Publication Date: Mar 7, 2024

Storage Tank Facilities:

[TANK](#)

List of storage tank facilities made available by the Florida Department of Environmental Protection (FL DEP) for which tank information is not available. In the case of closed facilities - where all tanks have been removed or closed, and there is also no petroleum discharge or on-going cleanup activity - the owner data may not be current, but rather would represent the most recent information made available to FL DEP.

Government Publication Date: Mar 7, 2024

Delisted AST UST Storage Tanks:

[DEL UST AST TANK](#)

This database contains a list of closed UST and AST storage tank sites that were removed from the Florida Department of Environmental Protection (FDEP) storage tank database.

Government Publication Date: Jul 2, 2015

Delisted Storage Tanks:

DEL STORAGE TANK

List of sites that once appeared on - and have since been removed from - the list of UST and AST storage tank facilities made available by the Florida Department of Environmental Protection.

Government Publication Date: Mar 25, 2024

Federal Facilities Listing:

FF TANKS

The Florida Department of Environmental Protection (FDEP) Storage Tank Program registers facilities and storage tanks where aboveground or underground storage tanks store pollutants, hazardous substances, and/or mineral acid substances regulated by Chapter 62-761, Florida Administrative Code, or when aboveground storage tanks or compression vessels store a hazardous substance which requires registration according to Chapter 376, Florida Statutes.

Government Publication Date: Mar 25, 2024

Storage Tank/Contaminated Facility Search:

STCS

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search. Note that tank details do not appear for facilities for which all tanks have been removed.

Government Publication Date: Dec 20, 2023

Institutional Controls Registry:

INST

The Institutional Controls registry is maintained by the Florida Department of Environmental Protection (FDEP). The registry aims to help preserve adequate protection of contaminated soil regions and help to minimize any chances of exposure.

Government Publication Date: Mar 7, 2024

Engineering Controls:

ENG

A listing of all engineering controls that are in place to eliminate or reduce the potential for contaminant migration and exposure to contaminants. These controls may include caps, barriers, guards or fences. The list is maintained by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Mar 7, 2024

Voluntary Cleanup Sites:

VCP

A listing of active and closed voluntary cleanup sites registered by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Jul 1, 2022

Brownfield Sites:

BROWNFIELDS

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of sites within designated Brownfield Areas within Florida where Brownfield Site Rehabilitation Agreement (BSRA)s have been executed between FDEP and a responsible party.

Government Publication Date: Jan 16, 2024

Brownfield Areas:

BROWNFIELD AREA

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of Brownfield Areas, defined by the FDEP as contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. Because a variety of sources and methods were used to derive information for this data, locations are approximate.

Government Publication Date: Feb 28, 2024

Hazardous Waste Facility List:

HAZ WASTE FAC

List of Hazardous Waste Financial Assurance Facilities made available by the Division of Waste Management of the Florida Department of Environmental Protection (FDEP). The FDEP's Hazardous waste financial responsibility requirements exist to ensure that certain hazardous waste facilities and transporters have the financial resources available to provide for closure, postclosure and corrective action requirements and/or pay for bodily injury or property damage that might result from accidents, spills or other unexpected events, known as liabilities. These closure, postclosure, corrective action and liability requirements are called financial assurance.

Government Publication Date: Jan 1, 2024

Tribal**Leaking Underground Storage Tanks on Tribal/Indian Lands:**

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 25, 2023

Underground Storage Tanks on Tribal/Indian Lands:

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 25, 2023

Delisted Tribal Leaking Storage Tanks:

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 25, 2023

Delisted Tribal Underground Storage Tanks:

DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 25, 2023

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources**Federal****PFAS Greenhouse Gas Emissions Data:**

PFAS GHG

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO₂e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures by DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time.

Government Publication Date: Nov 15, 2023

Facility Registry Service/Facility Index:

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Feb 9, 2024

Toxics Release Inventory (TRI) Program:

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites:

PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Mar 19, 2024**Federal Agency Locations with Known or Suspected PFAS Detections:**

PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to September 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Sep 5, 2023**SSEHRI PFAS Contamination Sites:**

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: May 19, 2023**National Response Center PFAS Spills:**

ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Jan 24, 2024**PFAS NPDES Discharge Monitoring:**

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Feb 19, 2024**Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:**

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

Perfluorinated Alkyl Substances (PFAS) Water Quality:

PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Feb 25, 2024

PFAS Industry Sectors:

PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Dec 4, 2023

Hazardous Materials Information Reporting System:

HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: Nov 26, 2023

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Jul 26, 2023

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Jan 26, 2024

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Aug 26, 2023

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jan 20, 2024

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jan 20, 2024

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Nov 6, 2023

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

Surface Mining Control and Reclamation Act Sites:

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023**Mineral Resource Data System:**

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016**DOE Legacy Management Sites:**

LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023**Alternative Fueling Stations:**

ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Nov 27, 2023**Superfunds Consent Decrees:**

CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Apr 19, 2023**Air Facility System:**

AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014**Registered Pesticide Establishments:**

SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Oct 30, 2023

State

Priority Ranking List:

PRIORITYCLEAN

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility or wholesale supply facility (Chapter 376, Florida Statutes). The program is administered by the Florida Department of Environmental Protection (FDEP). The statute was sponsored by the drycleaning industry to address environmental, economic, and liability issues resulting from drycleaning solvent contamination. The program provides limited liability protection to the owner, operator and real property owner of drycleaning or wholesale supply facilities for cleanup of drycleaning solvent contamination if the parties meet the eligibility conditions stated in the law.

Government Publication Date: Nov 20, 2023

Dry Cleaning Facilities:

DRYCLEANERS

A listing of dry cleaning facilities registered with the Florida Department of Environmental Protection (FDEP). The information contains facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

Government Publication Date: Oct 18, 2023

Delisted Dry Cleaning Facilities:

DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Florida Department of Environmental Conservation (DEC).

Government Publication Date: Oct 18, 2023

Historical Dry Cleaners:

HISTORICAL DRYC

The Florida Department of Environmental Protection (FDEP) provided this historical database of regulated and non-regulated dry cleaning facilities. These facilities were at one time tracked and registered by the FDEP OCULUS Electronic Document Management System as "drums" in the underground storage tank database.

Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents:

SPILLS

Statewide listing of oil and hazardous materials spills and incidents recorded by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Feb 27, 2024

Contaminated Sites:

DWM CONTAM

Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM) listing of active or known sites that include sites requiring cleanup but are not actively being worked on due to the agency's lack of funding (primarily petroleum and drycleaning).

Government Publication Date: Jul 14, 2023

Delisted Contaminated Sites:

DEL CONTAM SITE

List of sites which were once included on the Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM)'s Contaminated Sites list. As sites on the Contaminated Sites (CS) list are cleaned up or closed under risk based corrective action, they are removed from the CS list.

Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF):

PFAS AFFF

A list of fire fighter training facilities that use or possibly used Aqueous Film Forming Foam (AFFF). This list is made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Nov 3, 2023

PFAS Investigation at Federal Facilities:

PFAS

List of sites - including Federal Facilities - in Florida at which either a) there has been confirmed or suspected usage of Aqueous Film Forming Foam (AFFF), or b) the Division of Waste Management has identified as a potential source or environmental impact related to per- and polyfluoroalkyl substances (PFAS). The Florida Department of Environmental Protection (DEP) is committed to the protection of the groundwater resources of the state and the public health and safety of residents. The DEP will continue its efforts to investigate and understand PFAS in the environment and the ecological and human health risks associated with PFAS contamination. Listings made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Mar 11, 2024

Ground Water Contamination Areas:

GW CONTAM

List of areas of known groundwater contamination made available by the Florida Department of Environmental Protection (DEP). 38 counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

Government Publication Date: Jul 12, 2023

Underground Injection Control Wells:

UIC

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

Government Publication Date: Nov 8, 2023

Well Surveillance Program Facilities:

WELL SURVEILLANCE

List of facilities made available by the Florida Health Well Surveillance group. The Well Surveillance group manages several programs to identify and monitor areas in Florida where contaminated drinking water is suspected and may pose a threat to public health. The section coordinates with the County Health Departments (CHDs) to locate potable wells and conduct water sampling for contaminants of concern. The Well Surveillance Section is composed of the State Underground Petroleum Environmental Response Act (SUPER Act), Drinking Water Toxics Program (Toxics), Drycleaner Solvent Cleanup Program (DSCP). Includes locations of known cattle dipping vats.

Government Publication Date: Feb 29, 2024

Cattle Dip Vats:

CDV SOUTHEAST

A list of Cattle Dip Vats in Southeast Florida made available by the Florida Department of Environmental Protection.

Government Publication Date: Jan 19, 2017

Tier 2 Report:

TIER 2

A list of Tier 2 facilities in the state of Florida. The list tracks the inventory of chemicals within a particular facility. This list is provided by the Florida Division of Emergency Management.

Government Publication Date: Sep 12, 2023

Delisted County Records:

DELISTED COUNTY

Records removed from county databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Feb 28, 2024

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX F

Site Photographs



PHOTOGRAPH OF SUBJECT PROPERTY FROM SIDEWALK ADJACENT TO SR 200, FACING SOUTHEAST



PHOTOGRAPH OF SUBJECT PROPERTY FROM ACCESS ROAD ALONG SR 200, FACING SOUTHEAST

DRAWN:	FIGURE:	ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.	TITLE: SITE PHOTOGRAPHS 12-ACRE SECTION OF LAND SR 200 YULEE, FL
H. COOPER, E.I.	F-1		



PHOTOGRAPH OF SUBJECT PROPERTY, SOUTHEASTERN PORTION OF PROPERTY



PHOTOGRAPH OF SUBJECT PROPERTY, SOUTHWESTERN PORTION OF PROPERTY

DRAWN:	FIGURE:	TITLE:
H. COOPER, E.I.	F-2	SITE PHOTOGRAPHS 12-ACRE SECTION OF LAND SR 200 YULEE, FL
ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.		



PHOTOGRAPH OF THE EAST SIDE OF THE SUBJECT PROPERTY, FACING EAST TOWARDS THE FDOT SWMF



PHOTOGRAPH OF EASTERN ADJOINING PROPERTY FROM SR 200, FACING SOUTHEAST

DRAWN: H. COOPER, E.I.	FIGURE: F-3	ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC.	TITLE: SITE PHOTOGRAPHS 12-ACRE SECTION OF LAND SR 200 YULEE, FL
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APPENDIX G

Resume of Environmental Professional



Susan M. McConnell

Senior Environmental
Specialist



EDUCATION

BACHELOR'S DEGREE

Construction Engineering
Technology
Florida A&M University
1994

ASSOCIATE'S DEGREE

Architecture and Building
Technology
Vermont Technical College

PROFESSIONAL

Certified Florida Environmental
Assessor #309 (INSTEP
LEP#143)

Florida Water Well Contractor
#3127

Qualified Stormwater
Management Inspector

CONTACT

Email: Susan.McConnell@egs-us.com

Office: (850) 386-1253

Website: www.egs-us.com

PROJECT EXPERIENCE

American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA) and Ecological Survey | Confidential Client | Live Oak, FL

Conducted a Phase I ESAs in accordance with ASTM E-1527 and assisted with ecological survey of an approximately 17,000-acre agricultural property in Arkansas. Corresponded with the client and site contacts, prepared the proposal, inspected the site, reviewed historical records, provided regulatory reviews, conducted interviews, and prepared report.

Tallahassee International Airport | City of Tallahassee

Conducted a site assessment on an expediated schedule due to an incident at the airport. Activities included coordination with City of Tallahassee and airport personnel, a site visit, soil sample collection via hand auger, collection of representative laboratory samples, and preparation of a letter report.

Landfill Monitoring | Leon County

Performed semi-annual monitoring at the Leon County Solid Waste Management Facility (SWMF). Activities include proposal preparation, field coordination with Leon County and the Florida Department of Environmental Protection (FDEP) personnel, groundwater sample collection from 11 to 13 monitoring wells, evaluation of the laboratory results for potential impacts to the groundwater, preparation of semi-annual monitoring report, and submittal to the FDEP prior to deadline. Additional activities associated with the SWMF also included preparation of permit modification to reduce the number of required monitoring wells to be sampled. Susan has also prepared and submitted greenhouse gas emissions data to the US. EPA on behalf of Leon County.

Urban Enclave | Zimmer Development (ZP No. 326, LLC)

Conducted site assessment to assess horizontal and vertical extent of arsenic and polynuclear hydrocarbons in soils prior to construction of student housing. Used various components of site features (buildings, roads, and other impervious surfaces; and 2-ft of clean fill) as engineering controls to protect residents and site workers from exposure to potentially impacted soils. Provided oversight during strategic excavations. Performed annual inspection of the engineering controls to ensure the Engineering Control Maintenance Plan was being followed. Site was assigned a Voluntary Cleanup No Further Action Order on November 8, 2019.

Susan McConnell

Senior Environmental Specialist

PROJECT EXPERIENCE (CONTINUED)

Transfer Station | Leon County, FL

Susan was asked to prepare the permit renewal for the solid waste transfer station. The activities included a site visit to confirm the current site conditions, preparation of the renewal package, and submittal of the package to the FDEP prior to the expiration existing permit.

Jones Mine | Koogler & Associates

Conduct quarterly sampling at the Jones Mine site as required by the facilities' Environmental Resource Permit (ERP). The laboratory results are reviewed to evaluate any potential impacts to the groundwater and onsite pond. Activities also include preparation of a letter report.

Phase I ESA | NLH of Tallahassee | Tallahassee, FL

Conducted a Phase I ESA on a 33-acre parcel of land in Tallahassee. The project included proposal preparation, site walkover, historical review, interviews, and report preparation.

Mop Water Characterization | Danfoss Turbocor | Tallahassee, FL

Assisting the client with characterizing the mop water and preparation of City of Tallahassee Industrial User Survey and Discharge permit application.

Well 26 | City of Tallahassee, FL

Conducted sediment characterization of sludge inside of the decant tank. Activities included site visit, sample collection, and preparation of a letter report.

Circle K #2721280 | Circle K Stores, Inc. | Jacksonville, FL

Assisted Circle K with closure with conditions documents which included preparation of engineering control and maintenance plan (ECMP) and correspondence with regulatory agency.

Marine Street Pavilion Rehabilitation | City of Carrabelle, FL

Prepared a grant for the City of Carrabelle to rehabilitate the Marine Street Park (aka Riverwalk Park). Following the award of the grant, assisted the city with bid solicitation and construction oversight. Presented project to the Carrabelle City Commission as well as the Community Redevelopment Agency.

American Society for Testing and Materials (ASTM) Phase I/II Environmental Site Assessment (ESA) and Ecological Survey | Confidential Client | Georgia

Conducted Phase I ESAs in accordance with ASTM E-1527 and assisted with ecological survey of twelve agricultural properties in Florida and two agricultural properties in Georgia. Conducted Phase II ESAs on one property in Florida and one in Georgia. Corresponded with the client and site contacts, prepared the proposal, inspected the site, reviewed historical records, provided regulatory reviews, conducted interviews, sampled field soil and groundwater, provided source removal oversight, and prepared report.

Phase I/II ESA | City of Tallahassee, FL

Conducted Phase I and II ESAs on 37 parcels (approximately 18 acres) for the FAMU Way extension. The project included proposal preparation, coordination with city and construction personnel, site walkover, historical review, interviews, soil sampling, and report preparations.

FMD Architects, INC. dba **SHELTER PLANNERS OF AMERICA** Professional Design Services for Nassau County Animal Services Campus

Due: April 17, 2025



"Shelter Planners of America"

A Division of FMD Architects

3200 West Market Street, Suite 205, Fairlawn OH, 44333 | T 330.836.2343
1000 Texan Trail, Suite 260, Grapevine, TX 76051 | T 817.265.8522
ShelterPlannersofAmerica.com

TAB 1

Cover Letter



"We have just completed our new animal shelter and feel we have one of the best planned and designed SPCAs in the state. We have been delighted with the level of experience and skill Shelter Planners of America has brought to our new 12,000 square foot project. They clearly understands all of the functions that take place in a shelter and how a well designed shelter will make everything operate smoothly. It has been personally and professionally rewarding to work with you to reach our goal of an outstanding shelter"

-Ann Anderson, Executive Director, Rockingham/Harrisonburg SPCA, VA

TAB 1 - Cover Letter

April 16, 2025

Nassau County
96135 Nassau Place, Suite 2
Yulee, FL 32097

RE: Request for Qualifications - Professional Design Services for Nassau County Animal Services Campus - RFQ NO. NC25-010-RFQ

Dear: Selection Committee

Shelter Planners of America (SPA) is pleased to present to Nassau County our team and qualifications for professional architectural and engineering services for the new Nassau County Animal Services Campus. We are familiar with the urgency and timing/funding challenges this project is currently facing, and eager to be part of the solution. We are well-prepared to design plans and prepare construction documents for a pragmatic, animal welfare compliant and esthetically pleasing project within budget, including bidding and negotiations and construction administration services. **We have worked with over 750 animal shelters, the majority of which were for public entities, giving us an understanding of public financing and fiscal responsibility of design projects.**

Our firm is uniquely positioned to help the county bring this much-needed project to fruition. We have a Florida Presence with our Project Manager and Construction Administrator just a 3-hour drive away, and able to be at the site for same-day meetings. Key members of our team also operate out of our Dallas, TX office with quick, direct access to Jacksonville, and our Ohio-based teammates are in the same time zone and also short flights away. Our collaborative and integrated team has the capabilities and capacity to address the specialized needs of this project including a challenging site, complex multi-story design requirements, architectural design-specific criteria, and animal welfare expertise. We are confident our team is a great fit for this project and can help create a building that you can afford to build in a timely manner, that assists with your goals of a 95% live release rate. Our efforts will help you optimize costs while ensuring your newer policies can remain intact for the health and welfare of the animals, staff and volunteers.

We will provide the county our qualifications, responses that demonstrate competence and ability to meet schedules, recent experience in other complex animal shelter projects, the services we will provide and information in our delivery and approach.

As Principal of SPA, I am authorized to submit this response to answer any questions and bind SPA into an agreement. We are eager for this opportunity to help Nassau County bring about the successful completion of this important project. You can reach me anytime at 330.690.6736.

Respectfully submitted,



Mark D. Moore
Principal

We welcome opportunities to create complex, multi-story buildings.



This Project in Warwick, NY consists of 800,00 SF of finished space and a parking garage.

TAB 2

Table of Contents



"A note of thanks for your wonderful help in planning our expansion. The renovations and additions blend in to look like the entire shelter is new. We get many compliments on the design that promotes the comfort and health of the animals and offers bright open spaces for the public. Also, we were extremely pleased that the project was completed under budget and on time. We love the results".

-Mari Lee Schwarzwald, Executive Director, Humane Association of Warren County

TAB 2 - Table of Contents

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TAB 3

Firm Experience and Qualifications



"The shelter is very well designed and I'm often impressed at the attention that was given to the even the small details that make a big difference."

- Ms. Austin Gates, Executive Director, Humane Society of Sedona

TAB 3 - Firm Experience and Qualifications

Firm Name and contact information:

"Shelter Planners of America"

A Division of FMD Architects, Inc.

We are a full-service architecture and interiors firm with in-house planners, designers, architects, equipment specialists, construction administrators, and support staff. We maintain strong relationships with engineering consultants to bring a complete design solution with a high level of service for our clients.

Our Purpose

To provide an unparalleled architectural and design experience that reflects our clients' visions and contributes to the betterment of communities and animal welfare nationwide.

Background and Years of Experience

Established in 1993

The Firm has functioned continuously since 1993 providing Animal Shelter Design Services nationwide and our founder has roots in the design of animal shelters back into the 1970's. **SPA is located in greater Dallas, TX and parent company FMD Architects, Inc. is located in Fairlawn, OH.**

Experience with over 750 Animal Shelters

Our team has been involved with over 750 Animal Shelters ranging in size from small to large, renovations and expansions to brand new ground up projects. We have worked with Humane Societies and other private organizations as well as County or municipal animal control agencies.

FMD Architects is the parent company of Shelter Planners of America. We are based out of Akron, Ohio, licensed in 35 states, and are proud to have been serving communities for 34 years. Our largest percentage of work is in Animal Care and has continued to grow over the last 16 years. This specialized knowledge helps enhance the internal workings of the veterinary care and hospital components of our Shelter project designs that are developed in our Dallas, TX branch office, Shelter Planners of America.

FMD was established in 1990 by founding owner Michael DiMaio to be highly client focused. The firm's initial values led us to be honest, fair and to work with integrity. This culture has been carried on by Mark Moore and Melanie Friedman, who took over the firm in 2008. We have continued these important values, and added to this foundation when we took the firm national in 2010. When you work with FMD, you will experience collaborative, team-oriented leadership that is delivered with authenticity and total commitment.

Number of Employees

- 1 Animal Shelter Architect
- 2 Animal Care Design Professionals
- 1 Veterinary Consultant
- 1 Animal Shelter Operations Consultant
- 3 Registered Architects
- 1 Interior Designer
- 3 Construction Administrators and specification writers
- 6 Architectural Job Captains
- 3 Administrative



In total, SPA and parent company FMD have 28 staff members to assist in bringing your project to completion.

Locations of Offices

1000 Texan Trail, Suite 260
Grapevine, TX 76051

3200 West Market Street, Suite 205
Fairlawn, OH 44333

Remote Staff: **Tampa, FL**/Nashville,TN/Cincinnati, OH

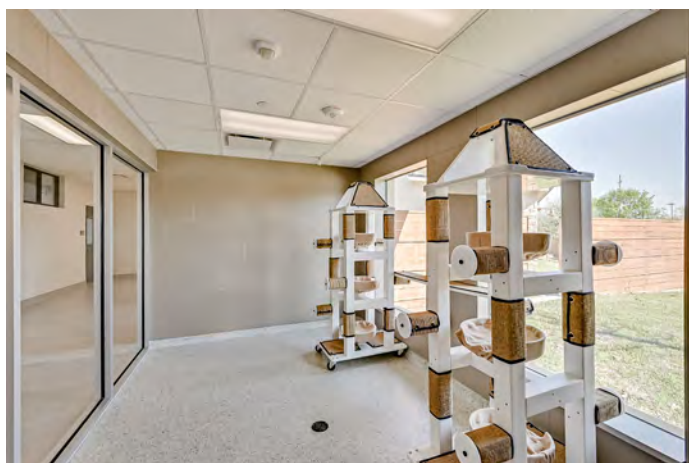
Our team is fully integrated and nearly all work is completed utilizing a combination of offices and remote staff. For this project, we would utilize all locations, with Dallas taking the lead on the shelter-specific portions of the project and Ohio supporting with production, shell/envelope, design, quality control, and project oversight. Our project management, construction administration will come from Florida. Please refer to our organizational chart for where individuals are located.

Accomplishments on previous, similar projects

The pages immediately following highlight our accomplishments on previous, similar projects. The majority of these projects represent animal shelters. Because of our expertise, we are often requested as a consultant to other architectural firms. We can best showcase our strengths as an Architect of Record on highly complex, multi-story projects by including a few non-animal related projects as well, at the back of this section.

Florida Small & Minority Business Assistance Act

Our firm is not a certified minority business enterprise.



"Shelter Planners of America"

A Division of FMD Architects

Humane Fort Wayne

Formerly: Allen County SPCA

Fort Wayne, IN

25,600 SF
\$10.5 M
Completed: 2024

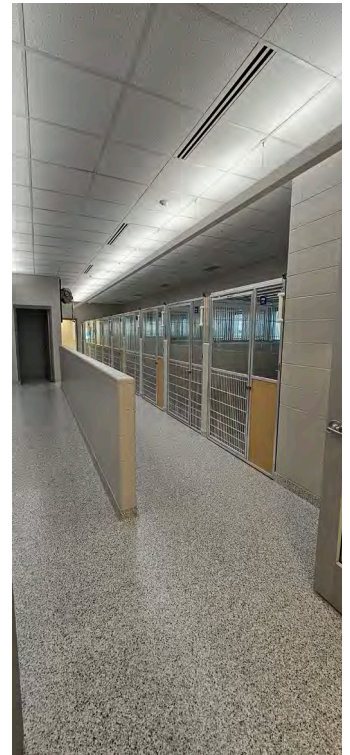
Client Contact:
Jessica Henry-Johnson
Executive Director
260-414-2298
jhenry@humaneftw.org



Allen County SPCA first commissioned SPA to prepare a Needs Assessment Study and Conceptual Design for a new animal shelter. Along the journey they merged with Hope for Animals that provided low cost spay and neuter services in the area and eventually changed their name to Humane Fort Wayne. The new facility has housing for cats and dogs and an indoor dog training facility. A public education center and a large medical clinic that serve both the shelter's animals as well as provide low cost services to the public in need. Shelter Planners of America served as the Shelter designer and the Design Collaborative of Fort Wayne served as the Architect of Record.

"I find their staff to be genuinely interested in the success of the organizations with whom they partner, and - as a firm dedicated entirely to shelter architecture - I see them at animal welfare conferences, etc., staying committed to the latest advances in sheltering."

-Jessica Henry-Johnson, Executive Director



Liberty Dogs Training Campus

Reno, Nevada

90,000 SF

Estimated: \$40M

Design: 2020

Client Contact:

Jerleen Bryant

Former Exec. Director

775-870-3080

jbryant@nevadahumanesociety.com



The Dave and Cheryl Duffield Foundation wanted to build a new dog training campus to train dogs to be “service dogs” for veterans. Their initial plan was to graduate 100 to 160 dogs per year. After an initial training with the dogs, a veteran would then come to the facility for a 3-week period to live and train together with their new service dog. Shelter Planners of America was brought in to prepare a Needs Assessment and Conceptual Design for the facility and then later developed full scale renderings of the campus master plan concept. This 90,000 SF concept included housing for 200 dogs and support spaces as well as a separate administrative building with housing for veterans participating in the program. The project was placed on hold after COVID and then new leadership came in. It was eventually constructed in 2024.



Harris County Pets

Formerly: Harris County Veterinary Public Health Facility
Houston , TX

48,000 SF

\$24M

Completed: 2020

Client contact:

Michael White DVM,
Former Executive Director
936-588-9466



Harris County Veterinarian Public Health Facility serves the un-incorporated portions of Harris County with a human population of 1.8 million and animal intake of 24,000 annually. The facility was designed to house 400 dogs, 200 cats, as well as other animals with multiple wings of adoption and stray holding, separate quarantine and isolation areas, and complete separation of cats from dogs. The facility also features a 6,500 SF animal hospital that not only serves the animals at the shelter, but also the general public. Shelter Planners of America served as the Shelter designer for Houston based architecture firm Kirksey.



San Bernardino County Animal Care Center

Bloomington, CA

75,500 SF

\$40M

Construction Start: 2025

Projected Completion: 2027

Client contact:

Kenneth Hylin,

Sr. Project Manager

909-708-6463

Kenneth.hylin@res.sbcounty.gov



This shelter is one of several that serve America's largest county. Located in Bloomington, this facility is designed to house 280 dogs, 270 cats, and some other animals. The facility is a campus layout and includes a medical clinic that also serves the public, convertible dog kennel design, two story administrative building, separate buildings for cats and other animals, four dog exercise yards, and a drive through ACO drop off with a truck wash. This facility boasts a contemporary design with an emphasis on natural lighting and creating a warm, welcoming environment. Shelter Planners of America served as the Shelter designer for California based architecture firm Miller Architecture.



Humane Society for Hamilton County

Fishers, IN

40,000 SF

\$10M

Completed: 2021

Client Contact:

Rebecca Stevens, CEO

hamiltonhumane75@gmail.com

(317) 773-4974



The Humane Society for Hamilton County serves the entire county with a human population of 360,000 and has an animal intake of 3,415 animals per year. The facility is designed to house 106 dogs and 214 cats. It features a combination of "quick clean dog kennels", Indoor back to back dog runs, and indoor/ outdoor dog runs. The cat housing is a combination of two compartment cages, cat runs and free roam cat rooms. There is an onsite medical facility, an indoor dog play room, and dog behavior area. SPA served as Animal Shelter Designer and Curran Architecture of Indianapolis was the Architect of Record.

"The time you took to really understand the nuance and needs of our organization made all the difference in helping us maximize every bit of the 40,000 square feet we had to work with. Your extensive experience designing and building hundreds of animal shelters identified several areas in our original plan that would have resulted in process inefficiencies and additional cost to redo down the road.

Our investment in having you and your team conduct a study of our facility, county's demographics, and future growth, as well as counsel on every aspect of our design, was a Godsend. I would encourage any organization looking to expand or design a new facility to enlist the counsel and services of you and your amazing team."

-Rebecca Stevens, President and CEO



Humane Educational Society

Chattanooga, TN

30,474 SF

\$9.8 M

Completed: 2022

Client Contact:

Bob Citrullo, Former

Executive Director

Humane Education Society

Phone: 423-509-2795

Email: Bob.citrullo@gmail.com



The Humane Educational Society is a private, non-profit animal shelter that serves the unincorporated portion of Hamilton County, TN and several cities, which have a human population of approximately 180,000 in 2015 and the shelter received approximately 4,400 animals. The shelter was housed in an old children's home that was sub-standard in many respects. The new facility has housing for 180 dogs and 160 cats. The project features a full Medical Clinic, Education Center, and a drive through Sally port. The floor plan has a dual corridor system, one for the public to access the animal housing, and one for staff that provides convenient access to support services. This arrangement allows the staff to move about the facility "behind the scene" and carry on day to day operations without bothering public visitors. SPA served as Animal Shelter Designer in association with Franklin Architects, who serves as the Architect of Record.



Williamson County Animal Center

Franklin, TN

32,000 SF

\$12.8M

Completed: 2022

Client Contact:

Williamson County, TN

Ondrea Johnson, Director

615-927-5450

ondrea.johnson@williamsoncounty-tn.gov



This is a County owned and operated animal shelter that serves all of Williamson County, TN. They are supported by a local non-profit, Friends of Williamson County Animals. The new shelter was designed to house approximately 90 dogs and 180 cats, representing a 20% increase in capacity to support the growing population. It features a full Medical Clinic for the animals, an indoor dog play area, and a large Education Center and supports the county's 96 % Live Release Rate. The design had to comply with the City of Franklin's requirements and has an aesthetic feel unique to the community. SPA worked in association with 906 Studio Architects, who serves as the Architect of Record.



Humane Society of Southern Arizona

Tucson, Arizona

36,000 SF

\$7.5 M

Completed: 2018

Client contact:

Humane Society of Southern Arizona

635 West Roger Road, Tucson, AZ 85716

Brandy Burke, COO

Phone: 520-321-3704 ext.183

Email: bburke@hssaz.org



The Humane Society of Southern Arizona is the oldest and largest nonprofit in southern Arizona dedicated to serving pets and the people who love them. Strategically planned to be relocated to the zip code most needing prevention resources, the new 37,000 SF facility is located on 5 acres and features a full medical clinic, a large educational center for the community, 117 dog kennels, space for 74 cats, as well as space for other types of animals.

Shelter Planners of America was the Shelter Design Consultant, the architect of record is Tucson based The Architectural Company. The project is designed utilizing a campus plan with multiple outdoor spaces between buildings. The exterior design features bright colors.



Beaufort County Animal Services and Hilton Head Humane Association

Beaufort, SC

20,000 SF

\$7.4 M

Completed: 2018

Client contact:

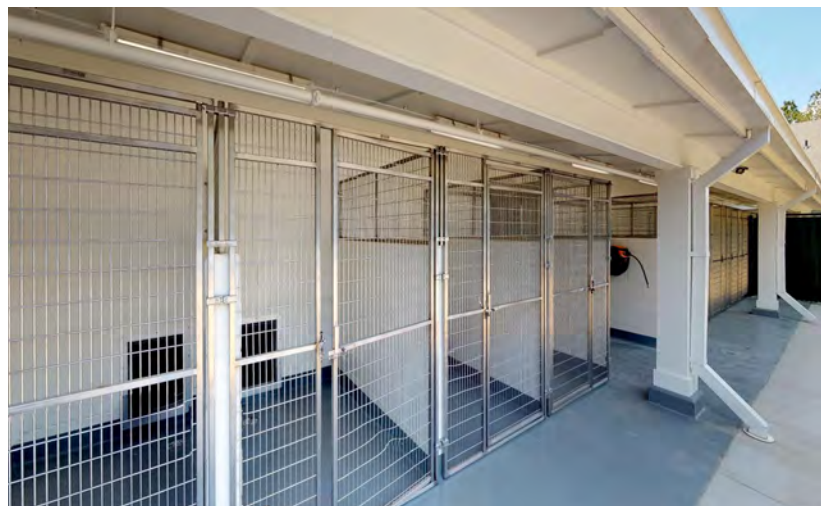
Andrea Atherton

843-255-2693

Email: aatherton@bcgov.net



Beaufort County, SC constructed a new animal shelter on a more visible site to replace their existing shelter. The new site was master planned into a new County park with adjacent proposed dog park, and the exterior design is based on a traditional "low country" design. The new shelter is in cooperation with the Hilton Head Humane Association that will operate the Adoption center. In addition, they operate the Spay/Neuter Alliance Clinic that will relocate to this site. The complex building needs for all three operations, on one site are well organized and have three distinct entrances for the public. Shelter Planners worked in association with Glick-Boehm Architects to bring this project to completion.



Animal Care Center of New York City

Bronx, NY / Queens, NY

33,000 SF

Cost TBD

Needs Assessment &
Conceptual Design: 2016

Client contact:

Animal Care Center of New York City

Risa Weinstock, Executive Director

11 Park Place, Suite 805 New York, NY 10007

Phone: (214) 442-2061

Email: rweinstock2@nycacc.org



Shelter Planners of America assisted with planning with planning for the future needs and concept design for a full-service shelter in the Bronx to replace the previous Admissions Only Center. The site's size limitations to a multi-story solution for the large complex facility needs. Two - compartment dog housing utilize bark-walls in public adoption areas and separate access corridors for kennel cleaning and staff use. Separated medical and quarantine areas are adjacent to a large medical clinic and surgical ward. All animals have access to natural light with cat porches, exercise courtyards and rear play yards. An education center is accessible to the public off the adoption lobby, while additional staff spaces and rental areas encompass the second floor.



TAB 4

Staff Qualifications and Project Team



"I cannot speak highly enough of the patience, professionalism and friendship that we encountered, and still have with [Shelter Planners of America.] Leading this huge project for me was very stressful, Shelter Planners of America made it so much easier with their advice and knowledge. I would recommend Shelter Planners of America to any company that is considering a re-model, or build from scratch animal shelter."

-Patty Gillmore Stecher, Executive Director, Western Arizona Humane Society

TAB 4 - Staff Qualifications and Project Team Organizational Chart



SPA team members listed are key project personnel - our entire team is 28 people between Ohio and Texas and we will have architectural, interiors, technical, and administrative support provided as needed for the successful completion of project deadlines.

Mark Moore, Principal

Animal Care Specialist, Cost Estimator
Principal, Ohio Office
330-836-2343
mark@spousa.com



EDUCATION

Victor Valley College

PROFESSIONAL AFFILIATIONS

AAHA
Fear Free Certified Professional
Construction Specification Institute

EXPERIENCE OVERVIEW

As a Principal with more than 42 years of experience, Mark has been with FMD (SPA's parent company) for 25 years. He believes that every project is unique and should meet the needs of each individual client. He also believes that a positive experience is paramount to the overall outcome and success of a project. Through his specialized experience in over 16 years in the animal care industry, he brings together a wealth of knowledge and professionalism that goes well beyond the basic structure. He has built strong relationships with highly recommended vendors in the industry for equipment, turf, cleaning protocols and products, as well as medical gas and HVAC system designs. He also has helped clients to get connected to appropriate lenders for financing, bringing a complete solution for all project needs.

REPRESENTATIVE ANIMAL SHELTER CLIENTS

- Berea Animal Rescue Facility – OH
- Charles County Animal Shelter Needs Assessment – MD
- Happy Tails Rescue – MN
- Humane Society of Summit County
- Linda L. Kelley Animal Shelter Needs Assessment & Shelter – MD
- Mahoning County Animal Humane Society – OH
- Paws Animal Cat Shelter – OH
- PAWS Atlanta Animal Shelter – GA
- SPCA Annapolis Shelter – MD
- St. Mary's Animal Shelter – MD
- St. Mary's County Animal Shelter Needs Assessment – MD
- Traveling Tails Rescue – IL
- Van Wert County Humane Society Feasibility Report - OH
- Wagging Tails Animal Rescue – OH
- Warwick Valley Human Society – NY
- Wood County Humane Society - OH

ADDITIONAL RECENT ANIMAL CARE EXPERIENCE

- PAWS With A Cause - MI
- Trinity Veterinary Hospital - OH
- VetERinary Specialists of the Rockies - CO
- Queenstown Veterinary Hospital - MD
- Riverbank Animal Hospital - NC
- Animal Medical Center of Middletown - KY
- Clarksburg Animal Hospital & Boarding Facility - MD
- Rehoboth Beach Animal Hospital - DE
- Aurora Animal Care Center & Aurora Kennel - OH
- Pine Meadow Vet Clinic - FL
- Redstone Animal Hospital - CO
- Seville Animal Hospital - OH
- Lewisburg Animal Hospital & Compound - TN
- Memorial Animal Hospital & Boarding Facility - OH
- Creekside Animal Clinic & Boarding Facility - OH
- Upper Arlington Vet Hospital - OH
- Jacksonville Animal Hospital - AR
- Countryside Animal Hospital - FL
- The Meadows Veterinary Center - CO
- Sebring Animal Clinic - OH

Michael Barnard, A.I.A., ACO

Animal Shelter Architect
Principal, Texas Office
817-265-8522
mike@spoausa.com



EDUCATION

Bachelor of Science in Architecture, Magna Cum Laude
University of Texas at Arlington, 1980
Animal Control Officer Training
Animal Welfare Education

Humane Society of the US annual conference
Best Friends annual conference
Texas Unites for Animals annual conference
Society of Animal Welfare Administrators annual conference

ARCHITECTURAL REGISTRATION

National Council of Architectural Registration Boards, 2000
State Licenses: Texas, Oklahoma, Louisiana, Indiana, Oregon, Michigan, Tennessee, Florida, Virginia, North Carolina, Hawaii, New York, Mississippi, Pennsylvania, Kansas, Ohio, Alabama, Illinois, Colorado, Georgia, Missouri, Montana, Nevada, South Dakota, Utah

PROFESSIONAL AFFILIATIONS

Fort Worth Chapter A.I.A.—Former Vice President
Texas Society of Architects
American Institute of Architects
Certified Animal Control Officer, Texas
City of Fort Worth Urban Design Commission - Chairman
Speaker at Humane Society of the US - Animal Care Expo on Animal Shelter Design

EXPERIENCE OVERVIEW

47 years of experience in architectural practice and 13 years working with Shelter Planners of America. Mr. Barnard is experienced in all aspects of architectural practice for a wide variety institutional projects. Prior to SPA Mr. Barnard has 30 years experience in the design of acute care hospitals including general surgery suites , cardiac surgery suites, Post-Anesthesia Care Units, all modalities in radiology, linear accelerators, Cath Labs, Laboratories, Central Sterile, positive and negative isolation rooms.

REPRESENTATIVE ANIMAL SHELTER CLIENTS

- New York City Animal Care & Control, two new shelters- Bronx & Queens
- Harris County Veterinary Health, Houston, TX
- Allen County SPCA, Fort Wayne, IN
- Arlington Animal Service Center, Arlington, TX
- Brown County Humane Society, Nashville, IN
- Montgomery County Animal Care & Adoption Center, Christiansburg, VA
- Humane Society for Hamilton County, Fishers, IN
- Williamson County, Franklin, TN
- Operation Kindness, Carrollton, TX
- Springdale Animal Shelter, Springdale, AR
- Maricopa County MASH Unit, Phoenix, AZ
- Shelby County Animal Shelter, Sidney, OH
- Steuben County Humane Society Angola, IN Design Build
- Animal Care Sanctuary, East Smithfield, PA
- Beaufort County Animal Services & Hilton Head Humane Association, Beaufort, SC
- Humane Society of Southern Arizona, Tucson, AZ
- Chatham County, Pittsboro, NC
- Western Arizona Humane Society, Lake Havasu City, AZ
- Animal Adoption & Care Center, Universal City, TX
- Hi-Tor Animal Center, Pamona, NY
- Pet Adoption Center Expansion, Harker Heights, TX



A Division of FMD Architects

Melanie Friedman, Principal, R.A., LEED AP

Design Lead
Principal, Ohio Office
330-836-2343
melanie@spoausa.com



EDUCATION

Kent State University - Bachelor of Architecture, Cum Laude, General Honors

ARCHITECTURAL REGISTRATION

Registered Architect since 2004
Registered in 35 states

PROFESSIONAL AFFILIATIONS

Fear Free Certified Professional
LEED Accredited Professional
NCARB #61889

EXPERIENCE OVERVIEW

Melanie's great passion for both architecture and learning has driven her to excel in both her education and her career. As a Principal with 28 years of experience (all with FMD, SPA's parent company), continuing education about products, trends, and the newest environmental design strategies remain a top priority. Her creativity and attention to detail enhance her award winning designs, but what Melanie's clients appreciate most is her willingness to listen and respond to their needs to make every design represent the style of each client.

REPRESENTATIVE ANIMAL SHELTER CLIENTS

- Berea Animal Rescue Facility – OH
- Charles County Animal Shelter Needs Assessment – MD
- Happy Tails Rescue – MN
- Humane Society of Summit County
- Linda L. Kelley Animal Shelter Needs Assessment & Shelter – MD
- Mahoning County Animal Humane Society – OH
- Paws Animal Cat Shelter – OH
- SPCA Annapolis Shelter – MD
- St. Mary's Animal Shelter – MD
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- Traveling Tails Rescue – IL
- Van Wert County Humane Society Feasibility Report - OH
- Wagging Tails Animal Rescue – OH
- Warwick Valley Human Society – NY
- Wood County Humane Society - OH
- PAWS Atlanta Animal Shelter – GA

ADDITIONAL RECENT ANIMAL CARE EXPERIENCE

- PAWS With A Cause - MI
- Trinity Veterinary Hospital - OH
- VetERinary Specialists of the Rockies - CO
- Queenstown Veterinary Hospital - MD
- Riverbank Animal Hospital - NC
- Animal Medical Center of Middletown - KY
- Clarksburg Animal Hospital & Boarding Facility - MD
- Rehoboth Beach Animal Hospital - DE
- Aurora Animal Care Center & Aurora Kennel - OH
- Pine Meadow Vet Clinic - FL
- Redstone Animal Hospital - CO
- Seville Animal Hospital - OH
- Lewisburg Animal Hospital & Compound - TN
- Memorial Animal Hospital & Boarding Facility - OH
- Creekside Animal Clinic & Boarding Facility - OH
- Upper Arlington Vet Hospital - OH
- Jacksonville Animal Hospital - AR
- Countryside Animal Hospital - FL
- The Meadows Veterinary Center - CO
- Sebring Animal Clinic - OH

Nicole J. Mirabelli, AIA, NCARB, LEED AP, WELL AP, EDAC

Animal Welfare Architect
Equipment Specialist
330-836-2343
nicole@spousa.com



EDUCATION

New Jersey Institute of Technology, Newark, NJ - Bachelor of Architecture, 2010
Animal Welfare Education
Florida Animal Control Association Conference
Humane Society of the United States Conference
The Association for Animal Welfare Advancement Conference
Virginia Federation of the Humane Societies Conference

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
National Council of Architectural Registration Boards (NCARB)
Registered Architect in Florida (AR97947) & Pennsylvania (RA406501)
Leadership in Energy & Environmental Design Accredited Professional (LEED AP), US Green Building Council
WELL Accredited Professional (WELL AP), International WELL Building Institute
Evidence-Based Design Accreditation & Certification (EDAC), The Center for Health Design
Fear Free Levels 1, 2, 3 & Fear Free Shelters Certified

EXPERIENCE OVERVIEW

Since beginning her architectural career in 2010, Nicole has worked on a variety of building typologies. Upon graduation from college, one of her first projects was the Karen Ann Quinlan Home for Hospice, located in Fredon, NJ, where she took on the role of Medical Planner. Additionally, she has worked on several educational, commercial, institutional, and industrial projects throughout northwest New Jersey. Upon moving to Florida, Nicole gained a bit of experience in retail building design before accepting a Project Architect position at Bacon Group, Inc. Architecture, where she specialized in animal shelter design for over 9 years. Nicole's passion for and dedication to helping animals of all species led Nicole to this field. She considers herself 50% animal welfare/rights advocate and 50% architect. It is the symbiosis of these interests that has led Nicole to successfully design and consult on a myriad of animal shelter projects throughout the country.

REPRESENTATIVE ANIMAL SHELTER CLIENTS

- Animal Rescue Fund of the Hamptons, East Hampton, NY
- Centre De Services Animaliers Municipal, Montreal, Canada
- Charlotte-Mecklenburg Animal Care & Control, Charlotte, NC
- County of Santa Clara Animal Services, San Martin, CA
- Florida Keys SPCA, Key West, FL
- Gaston County Animal Care & Enforcement, Gastonia, NC
- Humane Society of the Nature Coast, Brooksville, FL
- Jacksonville Humane Society, Jacksonville, FL
- Lincoln County Animal Services, Lincolnton, NC
- Little Shelter Animal Rescue & Adoption Center, Huntington, NY
- Marion County Animal Services, Ocala, FL
- North Shore Animal League, Port Washington, NY
- Orange County Animal Services, Orlando, FL
- SICSA Pet Adoption & Wellness Center, Washington Township, OH
- SPCA Tampa Bay, Largo, FL

Alan Escoto, BS Arch.

Shelter Project Coordinator, Texas Office
817-265-8522
alan@spousa.com



EDUCATION

Bachelor of Science in Architecture,
University of Texas at Arlington, 2024
Animal Welfare Education
Humane Society of the US annual conference
Texas Unites for Animals annual conference

PROFESSIONAL AFFILIATIONS

Arlington Chamber of Commerce -Young Professional Group

EXPERIENCE OVERVIEW

After 9 years working with Shelter Planners of America, Mr. Escoto is experienced in many aspects of shelter design and animal equipment products. During his time at SPA, Mr. Escoto worked on a variety of animal shelter, animal hospitals, and boarding facilities around the United States. Mr. Escoto assisted in the needs assessment of multiple existing shelters and the development of new plan designs to fit the needs of the client. Mr. Escoto also brings an expertise in animal equipment such as kenneling, cages, medical equipment, and general equipment needed to run the daily operation of animal care facilities. His expertise allows him the ability to bring knowledge of vendors and industry standards to every client.

REPRESENTATIVE ANIMAL SHELTER CLIENTS

- Harris County Veterinary Health, Houston, TX
- National Veterinary Association (NVA) - Frisco, Frisco, TX
- Allen County SPCA, Fort Wayne, IN
- Brown County Humane Society, Nashville, IN
- Fayette Regional Humane Society, Washington CH, OH
- Ingleside Animal Shelter, Ingleside, TX
- Humane Society for Hamilton County, Fishers, IN
- Williamson County, Franklin, TN
- Operation Kindness, Carrollton, TX
- Rolla Animal Shelter, Rolla, MO
- Paw Pad Boarding Center, Fort Worth, TX
- Cleveland-Bolivar County Animal Shelter, Cleveland, MS
- Vicksburg Animal Shelter, Vicksburg, MS
- Tippecanoe County Animal Shelter, Lafayette, IN
- DCDF-New Liberty Dogs Training Campus, Reno, NV
- Sioux Falls Area Humane Society, Sioux Falls, SD
- Maricopa County MASH Unit, Phoenix, AZ
- Chatham County, Pittsboro, NC
- Hi-Tor Animal Center, Pomona, NY
- Morristown Hamblen Humane Society, Morristown, TN
- Humane Society of Uvalde, Uvalde, TX
- Charles County Animal Shelter, White Marsh, MD
- Denison Animal Welfare Group, Denison, TX
- Humane Society of North Texas—Rehab Center Upgrades, Fort Worth, TX
- Southern Oregon Humane Society, Medford, OR
- Marshall Animal Adoption Center, Marshall, TX
- Alaqua Animal Refuge, Freeport, FL
- Alaqua Animal Refuge Dog Quarantine Building, Freeport, FL
- Irvine Animal Care Center, San Diego, CA
- Burke County Animal Shelter, Morganton, NC
- Bloomington Animal Shelter for San Bernadino, Bloomington, CA

Diana Contreras, BS Arch.

Job Captain, Texas Office
817-265-8522
diana@spoausa.com



EDUCATION

Bachelor of Science in Architecture,
University of Texas at Arlington, 2022
Animal Welfare Education
Humane Society of the US annual conference
Texas Unites for Animals annual conference

EXPERIENCE OVERVIEW

After 5 years working with Shelter Planners of America, Diana is experienced in many aspects of shelter design and animal equipment products. During her time at SPA, Diana worked on a variety of animal shelter, around the United States. Diana assisted in the needs assessment of multiple existing shelters and the development of new plan designs to fit the needs of the client. Diana has also worked to develop various 3Dimensional renderings for multiple projects, the images developed help clients visualize what their future building may look like once constructed. Diana also assists in the construction administration process of various projects, working with contractors throughout the process and looking over the infield progress of the building and site throughout the construction phase.

REPRESENTATIVE ANIMAL SHELTER CLIENTS

- National Veterinary Association (NVA) - Frisco, Frisco, TX
- Ingleside Animal Shelter, Ingleside, TX
- Operation Kindness, Carrollton, TX
- Rolla Animal Shelter, Rolla, MO
- Vicksburg Animal Shelter, Vicksburg, MS
- Straydog inc. Animal Shelter, Eustace, TX
- Nueces County Animal Care Center, Robstown, TX
- Burke County Animal Shelter, Morganton, NC
- City of Horn Lake Animal Shelter, Horn Lake, MS
- Montgomery County Animal Care and Control, Clarksville, TN
- Wiregrass Pet Rescue and Adoption Center, Dothan, AL
- West End Animal Services Agency, Ontario, CA
- Bloomington Animal Shelter for San Bernadino, Bloomington, CA
- Central Texas SPCA, Leander, TX
- Converse County Laramie Peak Humane Society, Douglas, WY
- Southern Oregon Humane Society, Medford, OR
- New Dog Housing for Yakima Humane Society, Yakima, WA
- Tazewell Animal Protective Society Peoria, IL
- New Dog Housing Building for Yakima Humane Society

Ryan McNutt, R.A., LEED AP BD+C

Specification Writing, Quality Control
Associate Principal, Ohio Office
330-836-2343
rmcnutt@fmdarchitects.com



EDUCATION

Kent State University - Masters of Architecture
The Ohio State University - Bachelor of Architecture

ARCHITECTURAL REGISTRATION

Registered Architect 2013, State of Ohio - Registration No. 15800

PROFESSIONAL AFFILIATIONS

LEED Accredited Professional

EXPERIENCE OVERVIEW

Ryan is a Registered Architect with 24 years of experience communicating with Owners, Project Managers, and Clients through extensive work early in his career on College and University projects. For the past six years his focus has been on Animal Care and has brought his knowledge from Acoustic Design and Equipment Layout to the designs of Animal Care Facilities. His strengths are managing a project budget and schedule while leading a team from initial design through construction completion. Ryan is able to provide diverse abilities from designing with a client, leadership and guidance, and collaboration of team members and in detailing construction documents. He has learned how to assess deadlines and evaluate priorities for starting and finishing a project. Ryan's greatest attribute has been to work closely with his clients and gain their trust and confidence. At the same time, construction managers respect his abilities and understanding of situations allowing them to work cohesively enabling deadlines and budgets to be met.

REPRESENTATIVE ANIMAL SHELTER CLIENTS

- Berea Animal Rescue Facility – OH
- Happy Tails Rescue – MN
- Humane Society of Summit County
- Mahoning County Animal Humane Society – OH
- SPCA Annapolis Shelter – MD

ADDITIONAL RECENT ANIMAL CARE EXPERIENCE

- Fusion Veterinary Orthopedics - MD
- Ethos Veterinary Health - CA
- The Pet Resort at Stonehouse - VA
- PAWS With A Cause - MI
- Mission Veterinary Partners - multiple projects across multiple states
- National Client for Emergency Veterinary Care - multiple projects across multiple states
- Corbin Farm Clinic & Boarding Facility - KY
- Paw Hootz Pet Resort - TX
- Queenstown Western Shore Vet - MD
- Velvet Paw - PA
- Kennelwood Pet Resort - MO
- Kennelwood Train & Play - MO
- Happy Tails Rescue - MN
- Pampered Pets Inn - NC
- Green Valley Veterinary Care - OH
- Animal Medical Hospital of Centereach - NY
- Trinity Veterinary Hospital - OH
- Veterinarian La Plata - MD
- Green Valley Veterinary Care - OH
- Dogtopia – CA, PA
- Countryside Animal Hospital - FL
- Upper Arlington Vet Hospital - OH
- Metro Vet Hospital - OH

Karen Reighard

Interior Designer, Ohio Office
330-836-2343
kreighard@fmdarchitects.com



EDUCATION

Kent State University – Bachelor of Arts in interior Design, cum laude

EXPERIENCE OVERVIEW

Karen is a Senior Interior Designer with over 30 years of experience, having led projects ranging from small-scale renovations to developments over 100,000 square feet. She has collaborated with some of the country's leading architectural firms, retailers, and developers, delivering spaces that meet both the client's vision and practical needs. With meticulous attention to detail, Karen ensures that design elements are cohesive and takes proactive measures to mitigate potential issues that may arise once construction begins. Her knowledge of fixtures, finishes, and equipment is continuously expanded through ongoing research and education, allowing her to deliver creative yet practical solutions to every project, while aligning with the client's budget.

REPRESENTATIVE ANIMAL CARE EXPERIENCE

- Humane Society of Summit County
- SPCA Annapolis Shelter – MD
- Ethos Veterinary health – CA
- PAWS With A Cause – MI
- Ethos Veterinary health – CA
- Mission Veterinary Partners – multiple projects across multiple states
- Pampered Pets Inn – NC
- Veterinarian La Plata -MD

Matt Silvi

Scheduling, Specifications, Ohio Office
330-836-2343
msilvi@fmdarchitects.com



EDUCATION

Kent State University - Masters of Architecture
Kent State University - Masters of Business Administration

PROFESSIONAL AFFILIATIONS

NCARB
Society of American Military
Engineers (SAME)

ARCHITECTURAL REGISTRATION

Registered Architect, State of Georgia - Registration No: RA014963
Registered Architect, State of Ohio - Registration No: 2419471

EXPERIENCE OVERVIEW

Matt brings over 15 years of experience across many architectural fields. His focus on technical requirements, code compliance, details, functionality, and constructability allow him to be a leader in the firm, mentoring staff and ensuring compliance with the Architectural Standard of Care. His primary areas of experience include Animal Care, Federal Work (DoD), Multifamily and Mixed Use, Commercial, Healthcare and Dental, Fast Food Franchise, and various other commercial and hospitality oriented architecture. Matt works diligently to ensure the needs of the client are met on time with quality documents.

REPRESENTATIVE ANIMAL CARE EXPERIENCE

- Mission Veterinary Partners - multiple projects across multiple states
- National Client for Emergency Veterinary Care - multiple projects across multiple states
- Dogtopia - multiple projects across multiple states
- PAWS With a Cause - MI
- Fusion Veterinary Orthopedics - MD
- Ethos Veterinary Health - CA
- The Pet Resort at Stonehouse - VA
- Pampered Pets Inn - NC
- Veterinarian La Plata - MD



Principal, Sr. Electrical Engineer

Ken Randall, PE, LEED AP



40
years

Experience

28 years with BHB • 40 years total

Education

BS, Electrical Engineering,
University of Texas at
Arlington

Registrations

Professional Engineer,
Texas No. 84937

**Professional
Affiliations**

Texas Society of
Professional Engineers
Fort Worth Chamber of
Commerce

Ken Randall's reputation as a solutions-oriented electrical engineer has enabled him to evaluate and design some of the most sophisticated commercial and industrial electrical systems in North Texas. His projects range from small remodels to new one million square-foot buildings. As Chief Executive Officer, Ken leads the development of BHB's long and short term strategies along with managing overall business operations. His approach to projects and client service continually strives to meet owner vision, and to design with new concepts and technologies for better buildings in mind. He is heavily involved in TSPE, promoting the continuing education of engineers in Fort Worth.

Project Experience

- **Montgomery County Animal Shelter** • Montgomery County, Tennessee • Principal-In-Charge.
- **Kaufman County Animal Shelter** • Kaufman County, Texas • Electrical Engineer.
- **Odessa Animal Shelter** • Odessa, Texas • Electrical Engineer.
- **Pearland Animal Shelter** • Pearland, Texas • Electrical Engineer.
- **Midland Animal Shelter** • Midland, Texas • Electrical Engineer.
- **Harker Heights Animal Shelter** • Pearland, Texas • Project Manager.
- **Cleveland Bolivar County Animal Shelter** • Cleveland, Mississippi • Principal-In-Charge.
- **Baytown Animal Shelter** • Baytown, Texas • Electrical Engineer.
- **Grapevine Animal Shelter** • Grapevine, Texas • Electrical Engineer.
- **Weatherford Animal Shelter** • Weatherford, Texas • Electrical Engineer.



Principal, Sr. Mechanical Engineer

Richard Watters, PE



Richard Watters came to BHB after working with a design/build contractor in the area for over two years. As an active member of BHB's leadership team, Richard manages some of the firm's multiple long-term engineering projects including healthcare, commercial, oil and gas, retail, and municipal. He is experienced in energy metering, energy studies, design/build, HVAC, plumbing, and medical gas design along with construction administration.

26
years

Experience

21 years with BHB • 26 years total

Education

MS, Mechanical Engineering, Texas A&M University

BS, Mechanical Engineering, University of Texas at El Paso

Registrations

Professional Engineer, Texas No. 96589

Professional Affiliations

ASHRAE
Texas Society of Professional Engineers

Project Experience

- **Harker Heights Animal Shelter** • Pearland, Texas • Mechanical Engineer.
- **Vicksburg Animal Shelter** • Vicksburg, Mississippi • Mechanical Engineer.
- **Ingleside Animal Shelter** • Ingleside, Texas • Mechanical Engineer.
- **Cleveland Bolivar County Animal Shelter** • Cleveland, Mississippi • Mechanical Engineer.
- **Fort Bend County Animal Shelter** • Fort Bend County, Texas • Mechanical Engineer.
- **NVA Animal Hospital** • Frisco, Texas • Mechanical Engineer.
- **Dallas Veterinary Surgical Center 02 Generator** • Dallas, Texas • Mechanical Engineer.
- **Operation Kindness Animal Shelter Addition & Renovation** • Carrollton, Texas • Mechanical Engineer.
- **Paw Pad** • Fort Worth, Texas • Mechanical Engineer.

LES BROWN, PE, LEED AP

SENIOR ASSOCIATE, MECHANICAL ENGINEER

Les Brown brings 45 years of experience in mechanical systems design and project management. His design experience includes HVAC troubleshooting, equipment replacement, code compliance, energy conservation, thermodynamics, energy monitoring and control systems, heat transfer, and temperature controls. He is also highly qualified in mechanical systems design for specialized environmental controlled areas including hospitals, labs, and computer/data processing facilities.



Proven expertise in mechanical systems design for specialized animal care environments, with a focus on energy-efficient solutions, odor control, and sustainable building performance to support the health and safety of both animals and staff.

PROJECT EXPERIENCE

- **Animal Adoption Rescue Center • North Richland Hills, Texas** • Project Manager for a new single-story 10,260 SF animal shelter and adoption rescue center. The facility includes 58 indoor dog kennels, 75 indoor cat cages, and a Sally-Port for secured pick-up, delivery and transfer capabilities. The mechanical design specified a 100% outside air unit that provides a minimum of 12 air changes per hour in all animal spaces. The unit exhausts 100% of the air from each space through an energy recovery wheel, thus tempering the incoming air to save energy. Animal spaces are designed and balanced at a slight negative pressure in relation to the corridors, which helps to confine airborne particles and odors.
- **Pearland Animal Shelter • Pearland, Texas** • Project Manager
- **City of Weatherford Animal Shelter • Weatherford, Texas** • Project Manager and Mechanical Engineer for the MEP design for a new animal shelter complex that included a 3,000 SF medical treatment facility with two operating rooms, and a 3,000 SF isolation facility with 20 isolation kennels and animal holding areas. Each facility included energy recovery wheels to pre-condition the high volumes of outdoor air. A 1,500 SF welcome center/training facility was also included.
- **CBC Animal Shelter Addition & Renovation • Cleveland, Mississippi** • Mechanical Engineer
- **Chuck Silcox Animals Care & Control Center • Fort Worth, Texas** • Project Manager
- **Prairie Paws Adoption Center • Grand Prairie, Texas** • Project Manager for MEP engineering services for the newly renovated and expanded Prairie Paws Adoption Center for the City of Grand Prairie. A facility that temporarily houses lost, stray, and adoptable pets, while providing enforcement and educational services, the shelter was in need of a larger, renovated space. The scope of work included 2,850 SF of renovation to the original 15,300 SF building, and an 8,800 SF expansion to create a spacious adoption center.
- **Midland Animal Shelter • Midland, Texas** • Project Manager
- **Wichita Falls Animals Shelter • Wichita Falls, Texas** • Project Manager

PROFESSIONAL STATS

Years of Experience: 46 years • **Education:** BS, Mechanical Engineering, Geneva College • **Registrations:** Professional Engineer, Florida, No. 0048332 • **Professional Affiliation:** ASHRAE



PHILIPPE J. LALONDE, P.E., S.E.

Page 1

PHILIPPE J. LALONDE, P.E., S.E.

President

Lalonde Engineering Inc.

6617 Red Bud Road

Fort Worth, Texas 76135

817-307-8266

plalonde@lalonde-eng.com

Engineering Experience: Lalonde Engineering, Inc. since 2004

Education

B.S., Structural Engineering, 1993

University of California at San Diego

Professional Registration

Registered Professional Engineer licensed in 30 states: Alabama, Arizona, California, Colorado, Connecticut, Florida, Georgia, Illinois, Indiana, Kansas, Kentucky, Louisiana, Maryland, Michigan, Minnesota, Mississippi, Missouri, New Jersey, New Mexico, New York, Nevada, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, Texas, Virginia, Washington D.C.

Professional Experience:

Mr. Lalonde provides structural engineering services and coordinates production efforts for projects. An effective communicator with clients and peers, he establishes a clear scope of work, develops an acceptable schedule and anticipates and addresses project issues. With more than 30 years of experience in the consulting structural engineering field, his expertise includes steel, concrete and wood design.

- Selected Animal Shelter Projects
 - Operation Kindness – Carrollton, TX (27,976 sf) consisted of multiple building on a sloping site requiring walkout basement design. The steel and concrete structures were developed for multiple kennel configurations and durability as well as ease of cleanup. There were offices and a medical wing within the facility.
 - Fayetteville Regional Humane Society – Washington Courthouse, OH (5,741sf) consisted of a wood truss and stud wall system. Kennels were developed to be drained within masonry cells.
 - City of Ingleside Animal Shelter – Ingleside, TX (4,925sf) was developed in the hurricane zone of coastal Texas. The wood truss and stud wall design made for an efficient use of structure in the high wind zone. Coordination was important with the geotechnical engineering report for the sandy soils.



Thomas Inman, PE

General Site/Civil Design

Thomas has 24 years of stormwater design and environmental permitting experience involving a wide range of county, city, municipal, and private clients. Thomas has served as engineer of record for projects throughout the Nassau County, St. Johns County, Duval County, City of Bunnell, City of Flagler Beach, City of Palm Coast, and Flagler County. In addition to professional experience, Thomas is involved in local community service by participating in Flagler Family Life Center, Flagler County Chamber of Commerce, Leadership Flagler and Backyard Makeover. He has worked on municipal parks, private and public institutions, retail, and residential projects.

Overall Experience: 24 years

Current Role Experience: 24 years

Professional Credentials

- Bachelors, Civil Engineering, Florida State University
- Professional Engineer in Florida #61713

Professional Organizations

- Flagler Family Life Center, Member
- Flagler County Chamber of Commerce (FCCOC), Member
- Rotary International (RI), Member

PROJECT EXPERIENCE

- Nassau County School Board Continuing Services Contract, Nassau County, FL— Project manager.
- Wildlight Elementary School Improvements, Nassau County, FL— Project manager.
- Yulee Elementary School Improvements, Nassau County, FL— Project manager.
- South Flagler Beach Stormwater Improvements, Flagler County, FL— Project manager.
- St. Johns County School District, Civil Engineering Continuing Services Contract, St. Johns County, FL— Project manager.
- St. Johns County School District (SJCSD), First Coast Technical College Workforce Training Center; St. Augustine, FL— Project manager.
- Baymeadows Park, Jacksonville, FL— Lead civil/site engineer.
- City of Bunnell Continuing Engineering Consultant, Bunnell, FL — Project manager.
- City of Bunnell Professional Infrastructure Engineering Services, Bunnell, FL — Project manager.
- BF Village Lot 5 Commercial, Middleburg, FL — Project manager.
- Ladybird Academy Daycare - Clay County, Orange Park, F— Lead civil/site engineer.
- Ladybird Academy Daycare, St. Johns County, FL— Lead civil/site engineer.
- Jacksonville University, Master Plan, Jacksonville, FL— Lead civil/site engineer.

Kimley»Horn



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Nick Miller, PE

General Site/Civil Design

Nick has 12 years of civil engineering experience focused on private-sector land development projects. He has led design teams as the project manager for various mixed use, residential developments, institutional and senior living facilities throughout north Florida. Nick also has extensive knowledge of the permitting requirements and processes required by various Florida regulatory agencies.

Overall Experience: 12 years

Current Role Experience: 12 years

Professional Credentials

- Bachelors, Civil Engineering, Florida State University
- Professional Engineer in Florida #61713
-

PROJECT EXPERIENCE

- Nassau County School Board Continuing Services Contract, Nassau County, FL—Lead civil/site engineer.
- Wildlight Elementary School Improvements, Nassau County, FL— Lead civil/site engineer.
- Yulee Elementary School Improvements, Nassau County, FL—
- RiversEdge, Jacksonville, FL— Civil/site engineer.
- Trout River Square, Jacksonville, FL— Lead civil/site engineer.
- Cape Canaveral City Hall, Cape Canaveral, FL— Lead civil/site engineer.
- Discovery Senior Living, St. Johns County, FL— Lead civil/site engineer.
- Fountain Square at Regency Center, Miami, FL— Lead civil/site engineer.
- Hillcrest Country Club Redevelopment
- Ladybird Academy Daycare, St. Johns County, FL— Lead civil/site engineer.
- Jacksonville University, Master Plan, Jacksonville, FL— Lead civil/site engineer.

Kimley»Horn



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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FRIEDMAN, MELANIE ROSE

FMD ARCHITECTS, INC.
3200 W MARKET STREET
SUITE 205
FAIRLAWN OH 44333

LICENSE NUMBER: AR96506

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MIRABELLI, NICOLE JEANNE

1510 NELSON AVENUE
CLEARWATER FL 33755

LICENSE NUMBER: AR97947

EXPIRATION DATE: FEBRUARY 28, 2027

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RANDALL, KEN

6300 RIDGLEA PLACE, SUITE 700
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LICENSE NUMBER: PE65952

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BROWN, LESLIE R.

6300 RIDGLEA PLACE SUITE 700
FORT WORTH TX 76116

LICENSE NUMBER: PE48332

EXPIRATION DATE: FEBRUARY 28, 2027

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3:23:22 PM 4/7/2025

Licensee Information

Name:	LALONDE, PHILIPPE JEAN (Primary Name)
Main Address:	6617 RED BUD ROAD FORT WORTH Texas 76135
License Mailing:	6617 RED BUD ROAD FORT WORTH TX 76135-5329

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	61395
Status:	Current,Active
Licensure Date:	06/12/2004
Expires:	02/28/2027

Special Qualifications Qualification Effective

Structural 1	06/12/2004
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dbpr

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& Professional Regulation

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LICENSEE DETAILS

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Licenses Information

Name:

KIMLEY-HORN & ASSOCIATES, INC. (Primary Name)

Main Address:

421 FAYETTEVILLE STREET
SUITE 600
RALEIGH North Carolina 27601

County:

OUT OF STATE

License Mailing:

421 FAYETTEVILLE STREET
SUITE 600
RALEIGH NC 27601

County:

OUT OF STATE

Licenses Information

License Type:

Engineering Business Registry

Rank:

Registry

License Number:

696

Status:

Current

Licensure Date:

05/10/1977

Expires:

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dbpr

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LICENSEE DETAILS

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Licenses Information

Name:

MINGONET, MILTON SCOTT (Primary Name)

Main Address:

KIMLEY-HORN AND ASSOCIATES INC (DBA Name)
200 SOUTH ORANGE AVENUE
SUITE 600
ORLANDO Florida 32801

County:

ORANGE

Licenses Information

License Type:

Registered Landscape Architect

Rank:

Landscape Arc

License Number:

LA0001428

Status:

Current,Active

Licensure Date:

10/14/1991

Expires:

11/30/2025



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB696**
Expiration Date February 28, 2025

Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST STE 600
RALEIGH, NC 27601-1777


WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

State of Florida

Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on March 21, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fourteenth day of April, 2025*




Secretary of State

Tracking Number: 6244092437CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

INMAN, THOMAS R.

12740 GRAN BAY PARKWAY WEST
SUITE 2350
JACKSONVILLE FL 32258

LICENSE NUMBER: PE61713

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com



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This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MILLER, GERALD NIXON III

1126 16th Av 23RD ST SE
JACKSONVILLE BEACH FL 32250

LICENSE NUMBER: PE85214

EXPIRATION DATE: FEBRUARY 28, 2027

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TAB 5

Delivery and Approach



"We have felt very confident in the team that SPOA put in a place to complete our project on time and within budget. Their monthly "checks and balance" meetings with our general contractor and SPOA on the progress of our project proved to be invaluable.

After reviewing and interviewing all the major architects in the county, we are sure that we made the right choice in selecting Shelter Planners of America. [Shelter Planners of America] have been the partner we needed to make our building project successful."

-Sue Ann Werling, President

TAB 5 - Delivery and Approach

SERVICES AND PROJECT MANAGEMENT PLAN

Services:

Programming and Conceptual Design Validation Highlights

- Kick-off meeting with all stakeholders, discuss any updates or changes to operational protocols or budget allowances since completion of Needs Assessment and Conceptual Design
- Complete Field Review and Data Collection
- Complete site survey and other site testing requirements

Preliminary Design Highlights

- Wildlight Design Criteria Visioning
- Make adjustments to floor plan as needed
- Preliminary 3d volumes and structural identification
- Preliminary discussions on engineered building systems
- Future Expansion Planning
- Page Turn
- Budget Alignment Verification
- Provide deliverables to Owner

Intermediate Design Highlights

- Detailed code research and verification
- Complete Site Civil Engineering/Landscape Design, also set up for future expansion
- Animal Care Equipment finalization, slab design for drainage, and materials selections
- Interior Design
- Exterior materials selections
- Outline Specifications Completed
- Page Turn
- Coordinate preliminary reviews with Authorities Having Jurisdiction
- Budget Alignment Verification
- Provide deliverables to Owner

Final Draft Design Documents Highlights

- Finalize decisions from Owner
- Completion of documents including drawings and specifications for Architecture, Interiors and Engineering
- Perform clash detection and quality control
- Provide deliverables to Owner for final review

Final Design Documents Highlights

- Pick up all final changes per Owner review
- Submit to Authorities Having Jurisdiction

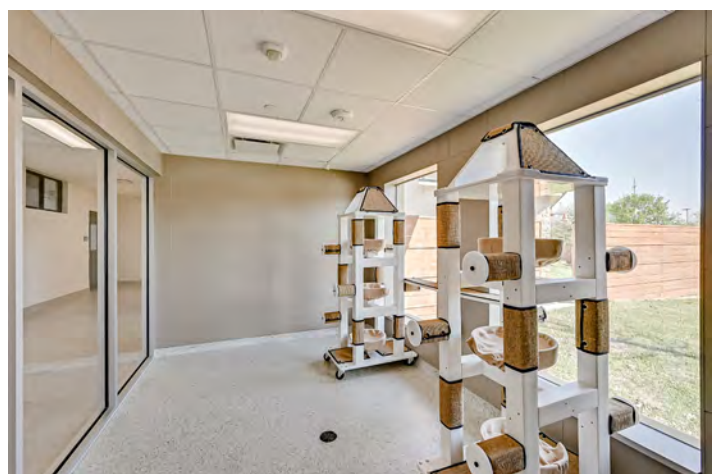
- Assist with Sending Drawings to Bidders
- Respond to AHJ comments

Bidding and Negotiations

- Assist with responding to Contractor questions
- Compile responses to questions and provide document clarifications for bidders via addenda as needed
- Assist with scope reviews and Contracts for Construction

Construction Administration

- Provide conformed documents for Construction
- Respond to Contractor Requests for Information
- Lead Bi-weekly construction meetings and issue minutes
- Complete site visit and report once per month
- Review Shop Drawings and Submittals
- Review and verify change order requests and pricing
- Sign-off on Applications for Payment
- Assist with Project Closeout





Wildlight Design Criteria Visioning

Our firm has completed many projects with similar qualities to the Wildlight District's "Town in Nature" design aesthetic. Designing with materials like exposed structural steel, expanses of glass, wood, and large planar roof canopies and overhangs appeals to a modern, creative aesthetic that we are very familiar with. Our services will encompass working with the County to develop a contextual exterior design that will meet the criteria of the District, coordinate with the functions of the various spaces, and be within the budget.



Project Management Plan:

Overall Approach

SPA's approach is to build upon the foundation developed during the needs assessment and conceptual design phases with a collaborative team-oriented dynamic. Each phase will end with a detailed page-turn of the documents with key stakeholders of the project. Having been involved in over 750 animal shelters, we will provide solutions that enhance what the county can provide in animal welfare services while also committing to the city's desired project schedule and budget.

Cost Control

Our team is proud of its extensive history of providing exceptionally designed buildings within budget. Our client's satisfaction is documented in the fact that a high percentage of our work is with previous clients. This is due in part because we recognize that a budget is something that cannot be compromised. This collaborative team works very hard to avoid any unnecessary costs caused by being off-schedule and works closely with the county staff at the beginning of a project to build accurate costs and accurate expectations regarding cost. We have an enviable record of averaging final construction cost within two percent of construction estimate. We make every effort through the use of alternates, prudent planning, and fully coordinated/completed construction documents to limit change orders and allow the owner to spend contingency funds on elective upgrades. Cost estimates are performed at all project milestones, through construction documents, regardless of project delivery methods. By performing our own estimate, we can track quantities and scope for verification of subcontractor pricing. This enables us to track the understanding of the basis of design and subcontractor's understanding of the project requirements to head off surprises in the bidding phase and conflicts arising in construction. This also helps to identify areas of focus for value engineering and cost control when certain trades sometimes show wide variances in systems; and allows us to inform the owner and make good decisions for best value.

Schedule Control

One of our core values is commitment and we have delivered nearly every project on-time. We commit to deadlines 100% and will work overtime at our expense when necessary to meet schedules rather than sacrifice the quality of documents or allow a deadline to slide. Depending upon the construction method, we will also work with phased deliverables such as early site and foundation packages to help expedite overall project schedules. **For this project, we are prepared to complete design documents and specifications within 8-9 months if the county finds value in an expedited time frame in lieu of 12 months.**

Quality Control

We are careful to make the distinction between Quality Assurance and Quality Control. Quality Assurance is setting up processes, so the work is done correctly the first time, whereas Quality Control is a systematic method of checking to see that our Quality Assurance efforts were successful. We believe it's essential to place tremendous emphasis on three precepts of Quality Assurance: the right people, clear direction, and the use of established systems. Quality Control / Assurance is a comprehensive process founded on our commitment to excellence (another core value). We determined long ago that quality cannot be "reviewed into" a project. Quality results from the concerted effort of all team members, at all levels, in every aspect of project development. Staff leadership has over 30 years of experience and staff with 10+ years of experience back them up. These senior staff members are actively involved through-out projects, from development of concepts through document production and construction. Our project schedule incorporates internal review periods prior to all major milestone schedule dates. Completing work correctly the first time is the goal.

Anticipated Outcome

This new facility will be a transformative addition to Nassau County, significantly improving the standard of care for stray, abandoned, and rescued animals while enhancing the experience for staff, volunteers, and the public. By incorporating modern design principles and best practices for animal welfare, the project will provide a safe, healthy, and welcoming environment for both animals and the people who care for them.

Key Outcomes Include:

A Humane and Efficient Animal Care Environment

The facility will be designed with proper ventilation, sanitation systems, and separated housing areas to reduce stress and the spread of illness among animals. Isolation spaces will allow for proper medical care, while designated grooming and bathing areas will contribute to overall well-being.

Enhanced Public Engagement

With well-planned adoption areas, educational spaces, and community rooms, the facility will foster a strong connection with the public and animal services. Visitors will have a comfortable and inviting space to meet and interact with adoptable pets, leading to higher adoption rates.

Long-Term Community Asset

The building will be designed with growth in mind, ensuring that it can adapt to the County's evolving needs. With an efficient layout and the potential for future expansion, the facility will remain a valuable resource for years to come.

Stronger Community Commitment to Animal Welfare

This project represents more than just a new building – it's a commitment to responsible animal care, public education, and community engagement. By investing in a modern, well-equipped facility, Nassau County is reinforcing its dedication to the well-being of animals and the people who support them.

Conclusion

SPA and our consulting teams will work hard to make sure the project we develop meets your needs. We believe the county will seek a firm that is able to use their animal shelter expertise with collaboration, technology, innovative design solutions and alternatives, value engineering, phasing and construction techniques available that can reduce costs and stay on budget. SPA is this firm. We will provide full implementation of quality control/quality assurance to make sure the project remains on budget and schedule while delivering the full project scope. We are capable of successfully delivering state-of-the-art, large and complex projects. We provide intellectual and innovative solutions to ensure that the design provides all essential and desirable attributes that provide a functional, desirable, safe and modern facility without any unnecessary expenses.

STAFF AND PERFORMANCE PLAN

Responsibilities of Personnel:

We carefully select our project teams to align individual strengths with the role each person serves. Our staff is passionate and engaged because they are in the "right seat" and enjoy what they do on a daily basis. For this project, we have the following personnel responsible for the below-listed tasks and services.

Mark Moore, Principal in Charge, Cost Estimating, Constructability Review

Mark leads the team to make sure each person has the tools they need to succeed, participates in Core Team meetings, and oversees the general progress of the project. He helps clear roadblocks with a solution-driven mindset and reviews costs and constructability for the project team.

Michael Barnard, Principal, Shelter Design Architect

Mike will oversee the shelter specific aspects of the project and ensure that all animal welfare components for proper flow, function, noise control, ventilation and equipment are properly executed by the architectural team and engineers. He will participate in internal meetings with the staff and serve as a resource for the entire team.

Melanie Friedman, Principal, Exterior Design Lead, Architect of Record

As Mike is focused primarily on the interior, Melanie will focus on the exterior design to ensure it meets the needs of the Wildlight District and is coordinated with functions for natural lighting and access. She also reviews code compliance, energy efficiency, building envelope design, and more. As both a Principal and holder of an active Florida license, she will also stamp the drawings as the Architect of Record.

Nicole J. Mirabelli, Project Manager, Construction Administrator

Working remotely from her home office in Florida, Nicole will serve as your day-to-day contact, project manager and construction administrator for the project. She will coordinate with engineers, conduct Blue Beam Sessions for team collaboration, and assist with the production to ensure all Owner requested items are being incorporated into the documents. She will also attend meetings in-person as needed and distribute meeting minutes on behalf of the project team. She will lead page-turn meetings and be involved for the duration of construction. With a strong familiarity with the entire project she will be best suited to conduct site-visits and provide field reports.

Alan Escoto, BIM Manager

Alan will lead the drawing team with management of drawing standards, coordinate model updates with engineers and ensure the electronic model is being accurately coordinated. He will provide clash detection reports and participate in internal page-turn meetings. He will also contribute directly to the production of the drawings.

Diana Contreras, Job Captain

Diana will provide production support for the drawings and specifications, and conduct product research to ensure the most up-to-date data is being utilized. She will serve as a back-up to Nicole for coordination with engineers and making sure the project is running smoothly.

Karen Reighard, Interior Designer

Karen will design the interior feature areas of the building, and oversee the development of ceilings, casework, interior elevations, finish plans/ schedules and equipment layouts and schedules. She will also provide interior signage design and quality control the entire set of interiors and FF&E drawings and specifications.

Ryan McNutt, Quality Control

Ryan will perform quality control reviews at each phase including SD, DD and CD. He will be a fresh set of eyes but will also receive a full download of the project prior to starting his reviews. He will utilize a series of checklists and other information provided from the team including meeting minutes, owner requested items list, etc. He will also review engineering drawings for coordination with architectural. There will be others on staff that are also reviewing specific portions of the project that pertain to their own areas of expertise and all drawings are self-reviewed by individual team members before handing off for final QC efforts.

Karen Reighard, Interior Designer

Karen will design the interior feature areas of the building, and oversee the development of ceilings, casework, interior elevations, finish plans/ schedules and equipment layouts and schedules. She will also provide interior signage design and quality control the entire set of interiors and FF&E drawings and specifications.

Matt Silvi, Scheduling, Specifications

Matt coordinates the team's internal schedules and staffing to ensure deadlines can be met successfully and we have enough people dedicated to the project at each phase. Matt also utilizes Speclink, our cloud-based specifications program to complete both outline and full book specifications between the DD and CD phases. Matt and Ryan are great friends and have adjacent offices – they interact closely together to ensure coordination of the specifications with the drawings and address items in real-time as Ryan is reviewing the sets.

Methods for Prompt Service:

Our firm has a reputation for a high level of responsiveness. This relates to design with clients and engineers, as well as with contractors during construction. We pride ourselves on providing quick turnarounds for the production of meeting minutes, site visit reports, RFI responses, and correspondence with all team members. We also typically work within a regular cadence of meetings (bi-weekly is most common) with the Owner's Core Team to share information, help with timely decision making, and keeping progress on track.

"I have found the owners and staff at SPOA to be very professional, highly engaged, knowledgeable and responsive to any and all issues that arose. They are thorough in their work, they are engaged with Operation

Kindness and always have our best interest at the forefront of everything they do."

-Bob Catalani, CEO

Customer Satisfaction:

Our clients' satisfaction is documented in the fact that a high percentage of our work is with previous clients. We not only live by our reputation, but our care and passion for what we do ensures that we work diligently to exceed customer expectations. Relationships are one of our core values, and we build partnerships for the long term.

"[Shelter Planners of America] is knowledgeable, responsive, and invaluable. They were able to "see around corners" to help us avoid critical design mistakes. The list of expertise that the SPOA team brought to the table is endless and I simply can't imagine having gone through this process without them. I wouldn't even consider undertaking the design of a new building without the expertise and assistance of Shelter Planners of America"

-Ondrea Johnson, Director

Prompt Complaint Resolution:

We strive to not have customer complaints ever. On the rare occasion that there is an issue, we work immediately to resolve it. What comes up more often in projects are challenges with vendor equipment delivery schedules or concerns with how to maintain the equipment long-term. Our relationships with many of the top animal care equipment suppliers enable us to help resolve customer concerns related to these items and have a positive outcome in keeping on schedule as well as maintaining facilities over time.

"I found [Shelter Planners of America's] attention and responsiveness during the project to be outstanding and they were not only interested in performing their contractual duties, but were very willing to assist in determining resolutions to other issues we faced. In short, I would highly recommend Shelter Planners of America for any future animal shelter projects that any group may be planning moving forward."

-Brian Stevens, Director, Facilities and Construction

Effective Performance and Training:

Engaged employees are much more effective in their day-to-day work. We spent years creating a culture that is supportive and fun while we strive for excellence in everything we do. Our open and honest communication allows us to be vulnerable with each other, share lessons learned, and raise a hand when we need help. We also utilize a playbook of checklists and procedures that we are continually updating to consistently improve our internal processes. Staff training is a regular part of what we do, both informally and formally. From technical training in the software we use, to sharing best practices in project management or how to put a complete set of documents together for less experienced staff, there is an almost continual flow of information going through the office among our team. Peer-to-peer training is also encouraged to share knowledge as it is being learned.

Timely Initiation and Completion of all Work:

Once selected for a project, SPA immediately develops a milestone schedule and sets up a kick-off meeting. This ensures a strong start to the project that can continue through the duration of each phase. Before sharing the schedule with the Client, we first obtain buy-in and confirmation from all consultants to ensure that they can commit to the set dates as well. At the kick-off meeting we discuss the process, flow of information, decision making, and more to set clear expectations and lines of communication for successful results.

As each phase completes, we will host a page-turn meeting with our internal team and engineers to give the entire team a chance to see progress, understand what is being provided, ask questions, make decisions, and coordinate the drawing package. Then, we will do the same thing with you as the Owner. Once all feedback has been provided and documented for implementation into the project, we will track the incorporation of the feedback as the next phase is in process. Once we are at full completion of design and construction documents, we will internally coordinate again and will also update the drawings as needed to clarify items from building department comments and contractor RFI's to create a Conformed Set of documents for Construction. We will then update documents as needed during construction if changes or upgrades are made along the way for a full as-built set of documents. Many people would consider an architect's work as complete when the drawings are initially done, but we do not consider all our work to be completed until you have fully occupied the

building for 1 year, had any kinks in your systems worked out, and had a complete 11-month warranty walk-through.

"[Shelter Planners of America] proved to be extremely knowledgeable in shelter design and operations and was very easy to work with on the development of a plan that encompassed our needs. [SPOA] was always responsive and a pleasure to work with. Our building process was handled with professionalism, timeliness, understanding, patience and commitment. I don't feel you will find a more qualified person to design a facility. I highly recommend [Shelter Planners of America]."

-Michael White, DVM, MS, Director of Harris County Public Health

SUBCONSULTANT INFORMATION

Our MEP and Structural sub-consultants are trusted, long-time partners of ours and very adept at providing for the specialized needs of animal care facilities, HVAC ventilation, plumbing systems, and more. The strength of our relationship enables great communication, coordination, and timeliness of their work. We are a priority client to them, and this enables our entire team to prioritize the County and this work as a key project. For Civil Engineering, we have done multiple projects with Kimley-Horn, and their Jacksonville office is actively working in the County of Nassau, and eager to help this project succeed.

Baird, Hampton & Brown (BHB)

The multi-disciplinary firm of BHB provides the complete, integrated services of: civil, structural, and MEP engineering; land surveying; and landscape architecture - all under one roof. Our teams work collaboratively to provide our clients with innovative, sustainable design solutions throughout the United States. BHB principals and associates are at the "hands-on" center of all planning, direction, and design of every project.

Animal Shelter Experience:

With dogs and cats coming to and from a shelter every single day, it is crucial to keep the air clean and the spaces habitable to reduce the stress of the animals, as well as transferable diseases and bacteria. At BHB, we have designed dozens of animal care facilities including shelters, adoption centers, vet clinics, pet daycares, and even the occasional cattle, swine or horse barn.

Our mechanical and electrical engineers have extensive experience designing MEP systems specifically for animal facilities, and we understand the specific processes that need to be implemented for each aspect of engineering to ensure the health of the animals that reside in the shelters.

Animal Facilities Experience:

Operation Kindness
 Prairie Paws - Grand Prairie
 Grapevine Animal Shelter
 Paw Pad
 Midland Animal Shelter
 Baytown Animal Shelter
 Pearland Animal Shelter
 Odessa Animal Shelter
 Kaufman Animal Shelter
 Montgomery County Animal Shelter
 North Richland Hills Animal Shelter
 Lewisville Adoption Center
 Seguin Animal Services
 St. Francis Veterinary Clinic
 Arlington Heights Animal Hospital
 Wichita Falls Animal Shelter
 Harker Heights Pet Adoption Center
 Allen Animal Shelter
 Fort Bend County Animal Shelter
 Burleson Animal Shelter
 Ennis Animal Shelter
 Hurst Animal Shelter
 Mesquite Animal Shelter
 Pflugerville Animal Shelter
 North Vet Clinic - Keller
 Creekside Vet Clinic - Keller

Lalonde Engineering

Mr. Lalonde provides structural engineering services and coordinates production efforts for projects. An effective communicator with clients and peers, he establishes a clear scope of work, develops an acceptable schedule and anticipates and addresses project issues. With more than 30 years of experience in the consulting structural engineering field, his expertise includes steel, concrete and wood design.

Animal Facilities Experience:

Operation Kindness - Carrollton, TX (27,976 SF) consisted of multiple building on a slope site requiring walkout basement design. The steel and concrete structures were developed for multiple kennel configurations and durability as well as ease of cleanup. There were offices and a medical wing within the facility.

Fayetteville Regional Humane Society - Washington Courthouse, OH (5,741 SF) consisted of a wood truss and stud wall system. Kennels were developed to be drained within masonry cells.

City of Ingleside Animal Shelter - Ingleside, TX (4,925 SF) was developed in the hurricane zone of coastal Texas. The wood truss and stud wall design made for an efficient use of structure in the high wind zone. Coordination was

important with the geotechnical engineering report for the sandy soils.

Kimley-Horn

Founded in 1967, **Kimley-Horn** is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, and environmental services to clients in both the private and public sectors. Over the years, we have grown from a small group of engineers and planners to one of the most respected consulting engineering firms in the nation—and a recognized leader in land development. Today, Kimley-Horn has over 8,500 employees in more than 140+ offices across the United States and in Puerto Rico, offering a full range of consulting services to local, regional, national, and international clients.

Our local Kimley-Horn office: 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258

Kimley-Horn provides consulting and design services for both public and private sector clients — within the same communities. As a result, our staff members are proficient in understanding the needs and requirements of multiple governmental agencies, both on projects performed directly for those agencies, and on projects which must be reviewed and approved by those agencies.

Our work in **Nassau County** includes a Continuing Services contract for as needed Engineering Services.

Our history with clients in Florida has demonstrated our ability to assemble a diverse team of in-house professionals from our local offices throughout the state. We have local and regional experience with team members who have extensive knowledge of the surrounding areas. Kimley-Horn has the size, diversity of talent and services, and proven history of producing innovative, award winning designs. We take great pride in the **strength of our resources**, our **integrity as a firm**, and the **character of our people**. Throughout the firm's growth, we have come to appreciate the value and importance of remaining true to our roots, focusing on our local clients, and providing them with the personalized and responsive service they deserve. Kimley-Horn is a firm with many disciplines, but one expertise: **making our clients successful**.

Animal Facilities Experience:

Manatee County Road Administration and Animal Shelter, Bradenton, FL

City of Austin Animal Shelter, Austin TX

San Bernardino Animal Shelter, City of San Bernardino, CA

Animal Shelter, Operation Kindness, Carrollton, TX

Williamson County Animal Control Center, Franklin, TN

New Zoo at EG Onsite - Animal Care, Elk Grove, CA

City of Virginia Beach, Virginia Aquarium Marine Animal Conservation Center, City of Virginia Beach, VA

Flowertown Animal Hospital, Summerville, SC

SVP Animal Hospital - Towne Lake, Cypress, TX

Collin County Animal Shelter, Collins County, TX

Denton Animal Services, TX

INNOVATIVE IDEAS

Your current proposed building has been conceptually designed with best practices in animal welfare portrayed throughout the layout. It represents the highest and best use for the configuration of a shelter. If budget and timing were of no concern, it would be an ideal solution for your project. However, as we understand from the discussion at the April 9th Commissioner's Meeting, timing is urgent and funding for the project as-is, would not be available for several years yet. This is not an ideal situation, and we believe there are some adjustments that can be made to the plan and overall design without sacrificing the quality of life or care that the animals receive. Additionally, **these adjustments would allow for the ongoing operations of the shelter facility to be more efficient in terms of energy and maintenance costs and would make more of the site available for future expansion while maintaining the three-dimensional attributes that are important to the aesthetics of the Wildlight District.**

Through our extensive knowledge of animal welfare operations and shelter design, we are prepared to offer alternative and proven ideas for efficient ways to layout the adoption, stay and holding areas utilizing a combination of indoor-outdoor runs, quick clean kennels and jumbo kennels to maximize space usage on the tight site. The reductions in footprint would also give some relief to the exterior space available to the sally port area and provide some much-needed maneuverability for the fleet vehicles, all while maintaining a naturally lit and attractive adoption environment, proper separation of dogs, and ease of circulation for staff away from the public. **If these alternatives were approved, the results would be lowered design fees and construction costs, a quicker schedule for completion of both design and construction durations, and no change required to your current policies and 95% live release rate goals.**

Cost estimating was also raised at the April 9th meeting as a concern, because exact pricing cannot be known until bids are received and after the design is completed. As previously discussed, we have a strong track record for bringing projects in on budget and completing our own cost estimates. However, we also have great relationships with many contractors that we can utilize to validate our estimates as the project progresses. **This voice of real-time data and bidding knowledge can give a greater level of confidence that the County can utilize as it continues its efforts to line up the timing of funding sources. We can also assist with a phased development plan and associated estimates for each phase with draw-down schedules of when the money is needed as the different milestones of construction are achieved.** Again, validating this with contractors helps provide accurate projected accounting that can be utilized for strategically planning the execution of the project's funding.

Our services go beyond just serving as your architect, we will be your partner and advocate to help see the project through to fruition.



"Shelter Planners of America"

A Division of FMD Architects

TAB 6

Reference Review



"I cannot say enough great things about [Shelter Planners of America.] From day one I knew we were in the best hands possible. Along with County Commissioners, Dog Warden, and Sheriff, I was in constant contact with [SPOA] throughout the entire process. SPOA was there EVERY step of the way with very useful info and feedback. To this I continue to recommend Shelter Planners of America to any organization looking to build a brighter future for adoptable animals."

-Joe Laber, Vice President of SCARF, Shelby County Animal Rescue Foundation

TAB 6 -Reference ReviewNC25-010-RFQ
Nassau County Animal Services Campus**FORM B****RESPONDENT QUESTIONNAIRE**

The following questionnaire shall be answered by the Respondent for use in the evaluation process.

1. Company Name: FMD Architects, Inc. dba Shelter Planners of America
 Address: 1000 Texan Trail, Ste 260
 City/State/Zip: Grapevine, TX 76051
 Phone: (817)265-8522 Email: mark@spousa.com
 Website Address: www.shelterplannersofamerica.com

2. **COMPANY STRUCTURE:**

Sole Proprietor Partnership Corporation Other _____

3. Are you registered with the FL Secretary of State to conduct business? Yes ☒ No ☐
 4. Are you properly licensed/certified by State of Florida to perform the specified services?
 Yes ☒ No ☐

5. **EXPERIENCE:**

Years in business: 34 (FMD Architects, Inc.)
 Years in business under this name: 15 (FMD) 30 (SPA) 1 FMD dba SPA
 Years performing this type of work: 16 (FMD) 37 (SPA)
 Has your company: Failed to complete or defaulted on a contract: _____ Yes ☒ No
 Been involved in bankruptcy or reorganization: _____ Yes ☒ No
 Pending judgment claims or suits against firm: _____ Yes ☒ No

6. **PERSONNEL**

How many employees does your company employ: 28
 List all positions or position categories within your firm (may use additional sheets if needed).

Position/Category (List all)	Full-time	Part-time
Principal	3	
Associate Principal	2	
Director of Production	1	
Project Architect/Manager	4	
Interior Designer	2	
Architectural Job Captains	6	
Architectural Support	5	
Animal Equipment Specialist	1	
Administrative	3	1



7. REFERENCES:

List at least three references for which you have provided services related to this RFP Scope of Services (similar scope/size) in the past five years - preferably government agencies.

Reference #1:

Company/Agency Name: Williamson County Animal Center
 Address: 1006 Grigsby Hayes Ct, Franklin, TN 37064
 Contract Person: Ondrea Johnson, Director
 Phone: 615-927-5450 Email: ondrea.johnson@williamsoncounty-tn.gov
 Project Description: 32,000 SF New Animal Shelter
 Contract \$ Amount: \$12.8 M
 Date Completed: 2022

Reference #2:

Company/Agency Name: Nevada Humane Society
 Address: 2825 Longley Lane Suite B Reno, NV 89502
 Contract Person: Jerleen Bryant, Chief Executive Officer
 Phone: 775-856-2000 ext. 319 Email: jbryant@nevadahumanesociety.org
 Project Description: We just started working on the Nevada Humane Society but Jerleen
 Contract \$ Amount: has been a client of ours for years, and has brought us along
 Date Completed: as she has moved between different shelter locations.

Reference #3:

Company/Agency Name: Montgomery County Animal Care and Control
 Address: 435 Jordan Rd, Clarksville, TN 37042
 Contract Person: Dave Kaske, Director
 Phone: 931-648-5787 Email: djkaske@mcgtn.net
 Project Description: 24,000 SF New Animal Shelter, completing 2025 \$26 M

Note: Contact information is also provided for references on all project pages.

8. NOTICE OF PARTIES AND BINDING AUTHORITY

The following information is required if Respondent is selected for award of a contract with the County.

Notice to Parties

All notices, demands, requests for approvals or other communications shall be in writing, and shall be sent by registered or certified mail, postage prepaid, return receipt requested, or overnight delivery service (such as federal express), or courier service or by hand delivery to:

Contractor Name: FMD Architects, Inc. dba Shelter Planners of America
Attn: Melanie Friedman
Mailing Address: 3200 W. Market St, Ste 205
Fairlawn, OH 44333

Binding Authority

The person to execute the contract must be an officer of the company. If not an officer of the company, Respondent must provide proof of signing authority. Please provide the name, email address, and phone number of person who will execute the contract, if awarded.

Name of Person to execute contract (if awarded): Melanie Friedman
Title: Principal
Email Address: melanie@spousa.com
Phone Number: 330-836-2343

The Remainder of this Page Intentionally Left Blank

TAB 7

Current Workload



"I found [Shelter Planners of America's] attention and responsiveness during the project to be outstanding and they were not only interested in performing their contractual duties, but were very willing to assist in determining resolutions to other issues we faced. In short, I would highly recommend Shelter Planners of America for any future animal shelter projects that any group may be planning moving forward."

-Brian Stevens, Director, Facilities and Construction, Chatham County Animal Services

TAB 7 - Current Workload

At SPA, we understand even the most highly qualified people cannot do quality work if they are overloaded. This is why we concentrate our staff and efforts on a limited number of projects rather than over commit to too many projects at one time. We have selected this team as the most appropriate for knowledge, skill, strengths, and availability specifically for your project.

When awarded this work, it will be a key project for our team and will be throughout its entirety. From design to substantial completion, every phase is as important as the next. Our firm has a set of core values; one of them being commitment. This core belief and company policy requires us to deliver on our promises. Our reputation has been built upon this standard.

Step 1 - Needs Assessments

Various, ongoing with 6-8 week deadlines for each

Step 2 - Conceptual Design Only

Project		Prime or Sub
TAPS	5/7/2025	Prime
Hamilton County	6/10/2025	Sub-Consultant
Ontario, CA	7/2/2025	Sub-Consultant

Step 3 - Full A/E Services

Project	SD's	DD's	CD's	C/A	Prime or Sub
Southern Oregon Humane, OR	5/6/2025	8/19/2025	TBD		Prime
Central Texas, TX			4/31/25		Prime
Laramie/Converse County			4/18/2025		Sub-Consultant
Yakima, WA	5/15/2025	TBD	TBD		Prime
Nueces County Animal Care Center				12/12/2025	Prime
Montgomery				10/1/2025	Prime
Horn Lake				6/15/2025	Prime



"Shelter Planners of America"

A Division of FMD Architects

TAB 8

Costs



"We are extremely pleased with the layout of our new building. We truly appreciate design features that contribute to better animal health and make for a cleaner, more comfortable surroundings for the animals, staff and the public."

-Kathy Prew, Executive Director, Monterey County Animal Services Center

TAB 8 - Costs

Not Applicable

TAB 9

Attachment/Forms Administrative Information



"Shelter Planners of America's assistance with the design of our new shelter has been invaluable to the HSM. Your guidance saved us from making major mistakes that would affect the animal's wellbeing."

-Kent Robinson, Executive Director, Humane Society of Missouri

FORM A

NC25-010-RFQ
Nassau County Animal Services Campus

**SWORN STATEMENT
UNDER FLORIDA STATUTE 287.133(3)(a) ON PUBLIC ENTITY CRIMES**

TO BE RETURNED WITH BID

THIS MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER
AUTHORIZED TO ADMINISTER OATHS

1. This sworn statement is submitted with Bid, Proposal or Contract for Nassau County
Animal Services Campus
2. This sworn statement is submitted by FMD Architects dba Shelter Planners of America (entity
submitting sworn statement), whose business address is 3200 W. Market St, Ste 205
Fairlawn, OH 44333 and its Federal Employee Identification Number (FEIN)
is 34-1722475. (If the entity has no FEIN, include the Social Security Number
of the individual signing this sworn statement: _____.)
3. My name is Melanie Friedman (please print name of individual signing),
and my relationship to the entity named above is Principal / Owner.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes,
means a violation of any state or federal law by a person with respect to and directly related to the
transaction of business with any public entity or with an agency or political subdivision of any other
state or with the United States, including, but not limited to, any bid or contract for goods or
services, any leases for real property, or any contract for the construction or repair of a public
building or public work, to be provided to any public entity or an agency or political subdivision
of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion,
racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in paragraph 287.133(1)(b), Florida
Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an
adjudication of guilt, in any federal or state trial court of record relating to charges brought by
indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of
a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
 - a) A predecessor or successor of a person convicted of a public entity crime; or
 - b) An entity under the control of any natural person who is active in the management of
the entity and who has been convicted of a public entity crime. The term "affiliate"
includes those officers, directors, executives, partners, shareholders, employees,
members, and agents who are active in the management of an affiliate. The ownership
by one person of shares constituting a controlling interest in another person, or a
pooling of equipment or income among persons when not to fair market value under
an arm's length agreement, shall be prima facie case that one person controls another
person. A person who knowingly enters into a joint venture with a person who has
been convicted of a public entity crime in Florida during the preceding thirty-six (36)
months shall be considered an affiliate.
7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any
natural person or entity organized under the laws of any state or of the United States with the legal
power to enter into binding contract and which bids or applies to bid on contracts let by a public
entity, or which otherwise transacts or applies to transact business with a public entity. The term
"person" includes those officers, directors, executives, partners, shareholders, employees,
members, and agents who are active in management of an entity.
8. Based on information and belief, the statement, which I have marked below, is true in relation to
the entity submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one of more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, and (Please indicate which additional statement applies.)

_____ There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the Hearing Officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

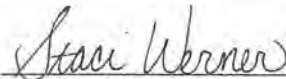

Signature
April 15, 2025
Date

State of: Ohio
County of: Summit

Sworn to (or affirmed) and subscribed before me by means of X physical presence or _____ online notarization, this 15th day of April, 2025 by Melanie Friedman who is X personally known to me or _____ produced _____ as identification.



STACI WERNER
Notary Public
State of Ohio
My Comm. Expires
March 22, 2028


Notary Public
My commission expires: March 22, 2028

FORM CNC25-010-RFQ
Nassau County Animal Services Campus**DRUG FREE WORKPLACE CERTIFICATE**

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that FMD
Architects, Inc. dba Shelter Planners of America (print or type name of firm)

1. Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance in the workplace named above and specifying actions that will be taken against violations of such prohibition.
2. Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
3. Gives each employee engaged in providing commodities or contractual services that are under bid or proposal, a copy of the statement specified above.
4. Notifies the employees that as a condition of working on the commodities or contractual services that are under bid or proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, plea of guilty or nolo contendere to, any violation of Chapter 1893, or any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.
5. Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Makes a good faith effort to continue to maintain a drug free workplace through the implementation of a drug free workplace program.

[Remainder of the page intentionally blank.]

NC25-010-RFQ
Nassau County Animal Services Campus

"As a person authorized to sign a statement, I certify that the above-named business, firm, or corporation complies fully with the requirements set forth herein."


Authorized Signature

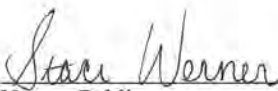
April 14, 2025
Date Signed

State of: Ohio
County of: Summit

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online notarization, this 15th day of April, 2025 by Melanie
Friedman who is X personally known to me or produced
as identification.



STACI WERNER
Notary Public
State of Ohio
My Comm. Expires
March 22, 2028


Notary Public

My commission expires: March 22, 2028

FORM D (E-1)

NC25-010-RFQ
Nassau County Animal Services Campus

CONTRACTOR E-VERIFY AFFIDAVIT

I hereby certify that FMD Architects, Inc. (Contractor Company Name) does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with Section 448.095, Florida Statutes.

All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.

A true and correct copy of FMD Architects, Inc. (Contractor Company Name) proof of registration in the E-Verify system is attached to this Affidavit.



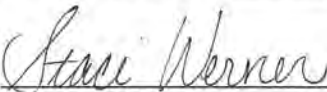
Print Name: Melanie Friedman

Date: April 14, 2025

STATE OF OHIO

COUNTY OF Summit

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4/15/25 (Date) by Melanie Friedman (Name of Officer or Agent, Title of Officer or Agent) of FMD Architects, Inc. (Name of Contractor Company Acknowledging), a Ohio (State or Place of Incorporation) Corporation, on behalf of the Corporation. He/She is personally known to me or has produced Drivers License as identification.



Notary Public

Staci Werner

Printed Name



STACI WERNER
Notary Public
State of Ohio
My Comm. Expires
March 22, 2028

My Commission Expires: March 22, 2028



My Company Account

My Company Profile

Company Information

Company Name

FMD Architects, Inc.

Company ID

2670225

Employer Identification Number (EIN)

341722475

DUNS Number

NAICS Code

541

Doing Business As (DBA) Name

Shelter Planner of America

Enrollment Date

Apr 16, 2025

Unique Entity Identifier (UEI)

UUC9BML4JJW7

Total Number of Employees

20 to 99

Sector

Professional, Scientific, and Technical Services

FORM E

NC25-010-RFQ
Nassau County Animal Services Campus

COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS AFFIDAVIT

Section 787.06, Florida Statutes

Contract, contract renewals and contract extensions

Before me the undersigned authority, personally appeared
Melanie Friedman, whom after being duly sworn, deposes and states:
Affiant

1. My name is Melanie Friedman and I am over the age of 18 years of age and I have personal knowledge of the matters set forth herein.
2. I am a corporate officer or other authorized person with FMD Architects, Inc., a non-governmental entity. I assert and acknowledge that I have legal authorization to contractually bind the non-governmental entity.
3. The non-governmental entity does not use coercion for labor or services, as defined in Section 787.06, Florida Statutes.
4. This declaration is made pursuant to Section 92.525, Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Laws Affidavit and that the facts stated in it are true.

Further Affiant Sayeth Naught.

Signature: 

Firm Name: FMD Architects, Inc.

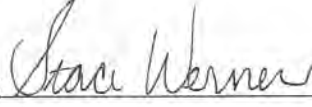
Title: Principal

Date: April 14, 2025

Acknowledgment

The foregoing Affidavit was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of April, 2025 by Melanie Friedman who is personally known to me or who has produced Drivers License as identification.

[Notary Seal]

Signature: 



STACI WERNER
Notary Public
State of Ohio
My Comm. Expires
March 22, 2028

EXHIBIT "C" - NEGOTIATED FEE PROPOSAL



~~July 14, 2025~~ Revised July 30, 2025

RE: Fee Proposal Details for Nassau County NC25-010-RFQ
Professional Design Services for Animal Services Campus

GENERAL INFORMATION

This fee proposal is based upon the following information from the RFQ/Needs Assessment.

1. The proposed project is to construct a new animal shelter on a new site located in the Wildlight District along FL-200.
2. The construction budget for the proposed new animal shelter is approximately \$36,000,000 and the scope includes associated site development, surface parking, 2-story shelter building and out-buildings.

FEE PROPOSAL

The proposed total fee, broken down by phase is shown below and the Deliverables by Phase are included in Appendix A. *Please note that the basic services fees are based upon an 8.75% A/E fee, which is a 12.5% discount on the fee-percentage listed in the Needs Assessment and typical in the industry for animal shelter design. Total fee including all expenses is 8.94%.*

Phase	Total Engineering Fee including mark-ups where indicated	Total Arch Fee (matches total cost of labor hours)	Phase % of Total Project Fee	All-in Total Fee including Supplemental Services and Expenses 8.94%
Pre-Design	\$101,045	\$108,255	6.5%	\$209,300
Schematic Design (30%)	\$175,150	\$291,750	14.5%	\$466,900
Design Development (60%)	\$372,475	\$577,425	29.5%	\$949,900
Construction Documents (90% and 100%)	\$242,200	\$546,700	24.5%	\$788,900
Bidding	\$29,690	\$66,910	3%	\$96,600
Construction Admin.	\$138,700	\$569,700	22%	\$708,400
Grand Total	\$1,059,260	\$2,160,740	100%	\$3,220,000

Note: If the County is looking to reduce the project size and convert the Outbuildings and Associated Sitework to a future design and construction project, deduct \$158,150 from the Total Fee.

1000 Texan Trail Suite 260, Grapevine, TX 76051 Phone (817) 265-8522 www.shelterplannersofamerica.com

3200 W. Market St, Suite 205 Fairlawn, OH 44333 Phone (330) 836-2343 www.fmdarchitects.com

FMD Architects, Inc. dba Shelter Planners of America

HOURLY RATE SCHEDULE**Architecture**

Principal	\$275.00 per hour
Associate Principal/Director	\$220.00 per hour
Project Manager	\$190.00 per hour
Architect	\$175.00 per hour
Interior Designer	\$155.00 per hour
Job Captain	\$150.00 per hour
Modeler/Drafter	\$115.00 per hour
Admin	\$ 85.00 per hour

Engineering - Kimley Horn

Principal Engineer	\$328.89 per hour
Sr. Engineer	\$267.35 per hour
Project Manager	\$244.01 per hour
Engineer	\$212.18 per hour
Engineering Intern	\$143.22 per hour
Chief Designer	\$164.44 per hour
Landscape Architect	\$169.74 per hour
Landscape Designer	\$128.37 per hour
Clerical/ Admin	\$122.00 per hour

Engineering - LaLonde

Principal Engineer	\$190.00 per hour
Project Engineer	\$135.00 per hour
Engineer-in-training	\$ 95.00 per hour
CAD Designer	\$ 85.00 per hour

Engineering - Baird, Hampton, Brown

Principal Engineer	\$325 per hour
Sr. Engineer V	\$270 per hour
Engineer III	\$190 per hour
Engineer II	\$175 per hour
Designer III	\$150 per hour
Designer I	\$105 per hour
CAD/Drafting	\$ 70 per hour
Clerical	\$ 85 per hour

ARCHITECTURAL STAFFING PLAN FOR BASIC SERVICES

Basic Services Scope	Architectural Staffing Plan - Estimated Hours								Total Labor
	Principal	Associate Principal/Director	Project Manager	Architect	Interior Designer	Job Captain	Modeler/Drafter	Admin	
	\$ 275	\$ 225	\$ 190	\$ 175	\$ 155	\$ 150	\$ 115	\$ 85	
Pre-Design	80	45	170	170	10	44	22	40	581
SD	100	60	425	400	100	280	340	40	1745
DD	120	100	685	650	600	660	700	65	3580
CD	120	100	650	624	550	600	650	100	3394
Bidding	40	24	80	72	50	80	8	24	378
C/A	400	80	900	600	200	600	300	120	3200
Summary									
Design Hrs/ 12 months	420	305	1930	1844	1260	1584	1712	245	9300
Const Hrs/ 16 months+/-	440	104	980	672	250	680	308	144	3578
Total Hours	860	409	2910	2516	1510	2264	2020	389	12878
Cost	\$236,500	\$92,025	\$552,900	\$440,300	\$234,050	\$339,600	\$232,300	\$33,065	\$2,160,740

Note: Due to the complexity and size of this project, multiple positions have more than one person at that same pay rate completing the work.

SUBCONSULTANTS

The consultants and associated fees below represent 31.5% of the A/E basfee. Engineering Basic Services will not have a mark-up and their proposals are included in Appendix B.

Civil Engineering and Landscape Design: \$435,060 (13.8% of A/E Base Services Fee)
Kimley-Horn

Structural Engineering: \$64,051 (2% of A/E Base Services Fee)

Lalonde Engineering, Inc.
6617 Red Bud Road
Fort Worth, Texas 76135
Philippe Lalonde, P.E., S.E.
plalonde@lalonde.eng.com

MEP Engineering: \$515,000 (16.35% of A/E Base Services Fee)

Baird Hampton and Brown (BHB)
6300 Ridglea Pl
Fort Worth, TX 76116
Ken Randall, Principal
krandall@bhbin.com

The below supplemental services are outside the typical basic services for an architect. This cost is not included in the Basic Services 8.75% fee and carries a 5% mark-up (reduced from our typical 10%). The cost is included in the All-in Total Fee listed in the fee proposal summary above and the proposal is in Appendix B.

Survey/SUE: \$45,149

SAM Companies via Kimley-Horn
9440 Philips Highway
Jacksonville, FL 32256

Note: Cost estimating will be completed mainly in-house. We may utilize an outside consultant or contractors to validate our estimates. If this need arises, we will deduct the amount from our basic architectural services fee.

ASSUMPTIONS AND EXCLUSIONS

Included Services in addition to Architecture, Civil, Landscape Design, Structural, Mechanical, Plumbing, Elec

- Interior Design
- Basic Signage Design (Standard room signs, directional signs, code required signs)
- 1 Monument Sign
- Equipment Coordination
- Fire Alarm Performance Specifications
- Fire Protection (Sprinklers) Performance Specification
- Exterior Lighting Design and Photometrics
- Radiology Physicist Report (X-ray Shielding Requirements)
- Coordination with Wildlight District Design Standards

Provided by Owner:

- Geotechnical Investigation
- Technology Design (SPA/ Electrical Engineer will show locations of data and provide for conduit pathways in coordination with your IT team)
- Security Design (SPA/ Electrical Engineer will coordinate with your security system vendor for door hardware requirements and camera locations)
- Specialty Donor Wall Installations or Custom Interior or Exterior Signage
- Loose Furnishings Design and Procurement
- Plan Review/ Permit Fees for Site and Building Authorities Having Jurisdiction

PROPOSED PROJECT SCHEDULE

Estimated dates based upon authorization to proceed by September 1, 2025. Durations listed for reference if the start date of services differs.

12-Month Design Schedule per RFQ (can be expedited if desired)

Pre-Design	October 13, 2025	6 weeks
Schematic Design Drawings (30%)	December 22, 2025	10 weeks
Final Schematic Deliverable	January 12, 2026	3 weeks
Design Development Drawings (60%)	April 14, 2026	3 months
Final Design Development Deliverable	May 5, 2026	3 weeks
Construction Documents (90%)	August 4, 2026	3 months
Final Construction Documents Deliverable	August 31, 2026	4 weeks
Bidding Phase	Approx. 2 months	
Construction Phase	Approx. 14 months	

Shelter Planners of America is pleased to provide this proposal for your consideration. We look forward to the opportunity to work alongside your team on this important project.

Sincerely,



Melanie R. Friedman
Principal
Shelter Planners of America

EXHIBIT 'A'

DELIVERABLES BY PHASE

PRE-DESIGN

1. Site Photos and Field Report
2. Minutes of kick-off and programming validation meetings
3. Validated Program of Requirements
4. Survey/SUE
5. Checklist/Verification of items provided and received from the County (Geotech, etc)

SCHEMATIC DESIGN (30% - Preliminary Design)

This phase will include preliminary code review, 2d plans and elevations as well as 3d modeled exterior, preliminary equipment layouts, HVAC zoning plan, engineering narratives, and site design work. Once drawings are initially complete, a face-to-face page turn meeting will be held. Modifications from the meeting and an Opinion of Probable Cost will be provided with the final phase deliverable.

1. One (1) electronic set of plans in "pdf" format
2. Two (2) 24"x36" sets of plans
3. One (1) 30% opinion of probable cost with bid quantities
4. PDF signed copy of documents submitted permitting agencies

DESIGN DEVELOPMENT (60% - Intermediate Design)

This phase will include detailed code review, development of drawings for materials, finishes, equipment, cabinetry, sections, roof design, discussions and more detailed information of proposed mechanical, plumbing, electrical and structural systems as well as more detailed site design. Once drawings are initially complete, a face-to-face page turn meeting will be held. Modifications from the meeting and an Opinion of Probable Cost will be provided with the final phase deliverable.

1. One (1) electronic set of plans in "pdf" format
2. Two (2) 24"x36" sets of plans
3. One (1) 60% opinion of probable cost with bid quantities
4. PDF signed copy of documents submitted permitting agencies
5. One (1) electronic set of 60% technical specifications in "pdf" format

DRAFT CONSTRUCTION DOCUMENTS (90%)

This phase will include detailed Construction Documents consisting of drawings and specifications in sufficient detail for bidding, permitting, and for Construction. Once drawings are initially complete, a face-to-face page turn meeting will be held.

1. One (1) electronic set of plans in "pdf" format and Specifications Table of Contents
2. Two (2) 24"x36" sets of plans
3. One (1) 90% opinion of probable cost with bid quantities
4. PDF signed copy of documents submitted permitting agencies
5. One (1) electronic set of 90% technical specifications in "pdf" format

FINAL CONSTRUCTION DOCUMENTS (100%)

This phase will include final Construction Documents consisting of drawings and specifications in sufficient detail for bidding, permitting, and for Construction, with comments from page-turn meeting and final quality control included. At the end of this phase, submission for permits applications will be made to the Authorities Having Jurisdiction.

1. One (1) PDF signed copy of all documents submitted to Permitting Agencies
2. Two (2) sets of signed and sealed 24"x36" plans and specifications
3. One (1) Flash Drive with base files in AutoCAD "Dwg" BIM and text fonts used, Microsoft Word "doc" and Excel "xls" formats as applicable and plan and technical specifications set in "pdf" format.
4. Electronic BIM files

BIDDING PHASE

This phase will include obtaining approvals from Authorities Having Jurisdiction and assisting Owner with bidding and procurement of the construction contract. Modifications to electronic submission portals are included.

1. Respond to comments from AHJ's and incorporate into Addenda as necessary.
2. Obtain approvals for necessary permits.
3. Prepare electronic bid package consisting of plan, book specification including measurement and payment sections. One (1) PDF signed copy of all documents submitted to Permitting Agencies
4. Participate in one (1) pre-bid conference in person as the County's A/E representative.
5. Review and provide responses to RFI's and provide addenda to the plans and specifications as necessary during bidding process.

CONSTRUCTION PHASE

This phase will include construction administration services as outlined below. Modifications to electronic submission portals are included.

1. Review Contractor's Quality Management Plan and Develop Quality Assurance Plan
2. Attend one (1) pre-construction meeting, prepare and provide agenda and minutes of the meeting.
3. Attend virtual progress meetings during the contraction phase.
4. Review monthly pay applications submitted by the Contractor for completeness, make recommendations for payments and provide updated project schedule.
5. Review and provide responses/approvals for submittals, RFI's, and shop drawings.
6. Provide recommendations of changes, as necessary, which may be required within the scope of the project during construction. This may result in the need to issue an Architects Supplemental Information (ASI).
7. Conduct a limited number of site visits during construction (generally once per month) to observe general construction activities and prepare a one-page narrative on the progress of the work.
8. Prepare the punch list items to be corrected or completed at the substantial and final completion stages of the work.
9. Prepare and furnish a final set of reproducible record drawings from the construction contractor's as-builts documents and submit to the County and to permitting agency for final permit clearance. Record drawing deliverable to County would include:
 - a. One (1) electronic set of certified record drawings in "pdf" format.
 - b. One (1) flash drive with record drawing base files, including text fonts, in AutoCAD "dwg".
 - c. BIM files updated.

EXHIBIT 'B'
SUBCONSULTANT PROPOSALS

Proposals from subconsultants are included herein. More detailed breakdowns of scope, hourly rates, and total fees proposed are included.



July 14, 2025

Ms. Melanie Friedman
Shelter Planners of America
1000 Texan Trail, Suite 260
Grapevine, TX 76051

RE: Professional Design Services for Animal Services Campus (NC25-010)
Animal Services Campus Consulting Services - Construction Documents

Dear Ms. Friedman:

Kimley-Horn and Associates, Inc. ("Kimley-Horn") is pleased to submit this Professional Services Agreement (the "Agreement") to the Shelter Planners of America (or "Client") for consulting services associated with the Animal Services Campus ("the Project"). Our project understanding, scope of services, schedule, and fee estimate are provided below.

Project Understanding

Nassau County is requesting professional site improvement design and permitting services for the Animal Services Campus located at the intersection of SR 200 and Wildworks Avenue in Yulee, Florida (Parcel ID: 44-2N-27-0000-0002-0050). The project parcel is approximately 7.98 acres and will be developed into an animal services campus with associated parking, drive aisle circulation, stormwater management system, water and sewer. The development will consist of the improvements shown in the conceptual site plan created by Animal Arts on 5/22/2025.



Animal Services Campus Conceptual Plan

Scope of Services

Task 1 – Project Coordination and Team Meetings

Kimley-Horn will provide updates to the Client regarding the design and permitting status of the project. Kimley-Horn will also coordinate with the following consultants and sub-consultants during the design of this project.

1. Kimley-Horn will coordinate with County staff during the design of the project.
2. Kimley-horn will provide monthly progress report for the 12-month duration of the project.
3. Kimley-Horn will attend bi-weekly virtual project meetings.
4. Kimley-Horn will coordinate with the surveyor to obtain a digital copy of the project boundary, site topography, easements, and tree survey. Kimley-Horn will review the survey for general conformance to the surficial features of the project site, and if necessary, request clarification from the surveyor for discrepancies or missing data.
5. Kimley-Horn will coordinate with the Client's Geotechnical Engineer for soil boring and testing data required for this project. Kimley-Horn will rely on the completeness of the geotechnical testing and recommendations prepared by the Geotechnical Engineer for preparing engineering calculations and making design decisions.
6. Kimley-Horn will coordinate with the Client's project Architect and/or the end user builder for the building interface, shade structure and footprint needs.

The extent of our project coordination under this Task will be to provide the necessary, but limited exchange of information to the Client and other project consultants sufficient to perform our design and permitting responsibilities for this project.

Task 2 – Site Planning

Using the concept plan dated 5/22/2024 prepared by Animal Arts and provided to Kimley-Horn, Kimley-Horn staff will prepare a site plan for the Project depicting the site improvements. The site plan will be completed in AutoCAD Civil 3D or similar. The site plan will depict anticipated easements, jurisdictional wetland lines, upland buffers, sidewalks and parking. Kimley-Horn will submit the site plan to the Client for review and approval. Kimley-Horn will address two rounds of Client comments. This may require revisions to the provided concept plan to ensure it meets code and design requirements.

As part of this Task, Kimley-Horn will coordinate with the Client's Surveyor, Geotechnical Engineer, and Architect and incorporate project related items that are known at the time the site plan is being prepared.

Task 3 – Preliminary Construction Document (CD) Preparation Services (30%)

Kimley-Horn will provide the following site design services for preparing preliminary construction drawings (CDs) and relevant permitting and agency review submittals for the project. The plans and



specifications developed under this Task will be used for client review and engineer opinion of probable cost.

Using the Kimley-Horn prepared Site Plan from Task 2 Kimley-Horn will prepare Preliminary CDs and supporting documentation for site clearing, site paving and grading, drainage collection, drainage routing and storage, potable water and sanitary sewer distribution and collection systems, an erosion/sediment control plan, planting and irrigation plans. Kimley-Horn will prepare an Opinion of Probable Construction Cost for the Client to use for budgeting purposes only. Opinions of Cost are not cost estimates and are subject to elements out of control of Kimley-Horn such as labor, materials, equipment or services by others. Kimley-Horn cannot guarantee that proposals, bids or actual costs will not vary from Opinions of Cost.

The following services will be provided for each subtask:

1. **Master Site Plan** – Plan will identify the improvements of the proposed Project.
2. **Preliminary Clearing, Demolition, and Erosion Control Plans** – Plans will identify existing features that need to be cleared, removed, demolished, and/or abandoned prior to construction.. Plans will show locations for silt fencing and erosion control devices.
3. **Preliminary Paving, Grading and Drainage Plans** – Plans will show the location of the proposed stormwater retention ponds and associated drainage divides, on-site storm water collection, piping and storage systems. Plans will provide preliminary grading for the animal shelter, associated parking areas and roadways.

Kimley-Horn will prepare one (1) set of preliminary stormwater design calculations for the mean annual, 3-year, and 25-year, 24-hour pre- and post-development conditions. The stormwater detention pond sizes will be based on the results of these calculations.

4. **Preliminary Water and Sewer Utility Plans** – Kimley-Horn will develop preliminary utility plans for 1) sanitary sewer collection and 2) a water distribution system adequate for domestic uses and fire protection. It is assumed the existing public water and sewer mains serving the property will be sufficient for this expansion. Should public main extensions be required, this design can be provided as an additional service. KH will submit for fire flow test for water and Kimley-Horn will submit the utility availability request with the utility provider.

It is assumed no offsite water or sewer routing will be required and that connection to the utilities will be adjacent to the property in the FDOT Right-of-Way.

5. **Preliminary Planting Plan** – Kimley-Horn will prepare a Preliminary Planting Plan in an effort to comply with the requirements of the municipal code. Any embellishments or additional plantings requested by the Client which are above code required will be considered additional services. Plans will consist of the following:
 - a. Location and species of existing trees to be preserved
 - b. The plans will show the proposed location of canopy trees, understory trees, shrubs, groundcover and mulch. These will be shown as generic symbols or hatches and will not be individually labelled at this stage.
 - c. List consisting of potential plant species under the above categories, including common name, botanical name, size, and quantity.
 - d. Required calculations to meet the Nassau County Code of Ordinances
 - e. Installation specifications for landscape materials

Task 4 – Construction Document (CD) Preparation Services (60%)

Kimley-Horn will provide the following site design services for preparing construction drawings (CDs) and relevant permitting and agency review submittals for the project. The plans and specifications developed under this Task will be used for client review and permitting.

Using the Kimley-Horn prepared Site Plan from Task 2 Kimley-Horn will prepare CDs and supporting documentation for site clearing, horizontal control, site paving and grading, drainage collection, drainage routing and storage, potable water and sanitary sewer distribution and collection systems, an erosion/sediment control plan, tree mitigation, planting and irrigation plans. The CDs and supporting documents will be prepared for agency permit reviews. Kimley-Horn will prepare an Opinion of Probable Construction Cost at the “60%” progress sets for The Client to use for budgeting purposes only. Opinions of Cost are not cost estimates and are subject to elements out of control of Kimley-Horn such as labor, materials, equipment or services by others. Kimley-Horn cannot guarantee that proposals, bids or actual costs will not vary from Opinions of Cost.

The following services will be provided for each subtask:

1. **Master Site Plan** – Plan will identify the improvements of the proposed Project.
2. **Clearing, Demolition, and Erosion Control Plans** – Plans will identify existing features that need to be cleared, removed, demolished, and/or abandoned prior to construction.. Plans will show locations for silt fencing and erosion control devices.
3. **Horizontal Control Plans** – Based on the site survey, Kimley-Horn will dimension the improvement areas for construction staking and layout. Plans will show dimensional layout of on-site improvements, existing known and proposed easements, required setbacks, paving and curb limits, pavement marking and signage, and associated details. Dimensional layout will be based upon the Site Plan previously approved by the Client.
4. **Paving, Grading and Drainage Plans** – Plans will show the location of the proposed stormwater retention ponds and associated drainage divides, on-site storm water collection, piping and storage systems, including inlet elevations and inverts. Plans will consist of spot elevations on pavement, sidewalks, and other site elements, indicating high points and low points along the roadways.

Kimley-Horn will prepare one (1) set of stormwater design calculations for the mean annual, 3-year, and 25-year, 24-hour pre- and post-development conditions. The stormwater detention pond sizes will be based on the results of these calculations.

5. **Water and Sewer Utility Plans** – Kimley-Horn will develop utility plans for 1) sanitary sewer collection and 2) a water distribution system adequate for domestic uses and fire protection. It is assumed the existing public water and sewer mains serving the property will be sufficient for this expansion. Should public main extensions be required, this design can be provided as an additional service.

Kimley-Horn anticipates a potential need for one sanitary sewer pump station to serve the Project. Kimley-Horn will prepare design calculations, construction details, and supporting information for the design of a sanitary pump station. Kimley-Horn assumes the JEA typical

details will be utilized for the pump station control panels and level sensors, which will serve as the basis of design for the electrical components. Kimley-Horn will not prepare signed and sealed electrical drawings.

It is assumed no offsite water or sewer routing will be required and that connection to the utilities will be adjacent to the property in the FDOT Right-of-Way. Kimley-Horn will coordinate with the local electric company to site the transformers to be utilized for the included improvements but are not responsible for electrical connections or plans of any kind.

6. **Details** – Paving and drainage details will be provided as applicable to the project. Details will consist of Nassau County, FDOT, and JEA standard details for construction.
7. **Planting Plan** – Kimley-Horn will prepare a planting plan in an effort to comply with the requirements required by the municipal code. Any embellishments or additional plantings requested by the Client which are above code required will be considered additional services. Plans will contain the following:
 - a. Location and species of existing trees to be preserved
 - b. Required calculations and notes
 - c. Location of landscape materials to be used
 - d. Plant list consisting of common name, botanical name, size, quantity, spacing
 - e. Installation specifications for landscape materials
8. **Irrigation Plan** – Kimley-Horn will prepare Irrigation Plans for the proposed Planting Plan. These plans will be prepared in an effort to comply with the directives of the Client and the landscape and irrigation ordinances. The irrigation plans will be prepared upon Client and municipal approval of the 30% planting construction documents and will illustrate point of connection, meter, and backflow preventer (coordinated with the utility plan) as well as typical local irrigation water demand and watering run times. The Client is to specify preferred irrigation equipment type (Toro, Hunter, or Rainbird). It is assumed that the point of connection will be from a metered location onsite.

We anticipate these documents will consist of irrigation plans, details and specifications.

This task does not include revisions to the Irrigation Plans necessitated by significant site plan changes directed by the Client or Nassau County. Subsequent modifications resulting from significant site plan changes directed by the Client or their representatives will be considered an additional service.

Task 5 – Construction Document (CD) Preparation Services (90%)

Kimley-Horn will provide the following site design services for preparing construction drawings (CDs) and relevant permitting and agency review submittals for the project. The plans and specifications developed under this Task will be used for permitting, bidding and construction.

Using the Kimley-Horn prepared Master Site Plan from Task 4 Kimley-Horn will prepare CDs and supporting documentation for site clearing, horizontal control, site paving and grading, drainage collection, drainage routing and storage, potable water and sanitary sewer distribution and collection systems, an erosion/sediment control plan, tree mitigation, planting and irrigation plans. The CDs and supporting documents will be prepared for agency permit reviews. Kimley-Horn will prepare an Opinion of Probable Construction Cost at the “90%” progress sets for The Client to use for budgeting purposes

only. Opinions of Cost are not cost estimates and are subject to elements out of control of Kimley-Horn such as labor, materials, equipment or services by others. Kimley-Horn cannot guarantee that proposals, bids or actual costs will not vary from Opinions of Cost.

The following services will be provided for each subtask:

1. **Master Site Plan** – Plan will identify the improvements of the proposed Project.
2. **Clearing, Demolition, and Erosion Control Plans** – Plans will identify existing features that need to be cleared, removed, demolished, and/or abandoned prior to construction. Plans will show locations for silt fencing and erosion control devices.
3. **Horizontal Control Plans** – Based on the site survey, Kimley-Horn will dimension the improvement areas for construction staking and layout. Plans will show dimensional layout of on-site improvements, existing known and proposed easements, required setbacks, paving and curb limits, pavement marking and signage, and associated details. Dimensional layout will be based upon the Site Plan previously approved by the Client.
4. **Paving, Grading and Drainage Plans** – Plans will show the location of the proposed stormwater retention ponds and associated drainage divides, on-site storm water collection, piping and storage systems, including inlet elevations and inverts. Plans will consist of spot elevations on pavement, sidewalks, and other site elements, indicating high points and low points along the roadways.

Kimley-Horn will prepare one (1) set of stormwater design calculations for the mean annual, 3-year, and 25-year, 24-hour pre- and post-development conditions. The stormwater detention pond sizes will be based on the results of these calculations.

5. **Water and Sewer Utility Plans** – Kimley-Horn will develop utility plans for 1) sanitary sewer collection and 2) a water distribution system adequate for domestic uses and fire protection. It is assumed the existing public water and sewer mains serving the property will be sufficient for this expansion. Should public main extensions be required, this design can be provided as an additional service.

Kimley-Horn anticipates a potential need for one sanitary sewer pump station to serve the Project. Kimley-Horn will prepare design calculations, construction details, and supporting information for the design of a sanitary pump station. Kimley-Horn assumes the JEA typical details will be utilized for the pump station control panels and level sensors, which will serve as the basis of design for the electrical components. Kimley-Horn will not prepare signed and sealed electrical drawings.

It is assumed no offsite water or sewer routing will be required and that connection to the utilities will be adjacent to the property in the FDOT Right-of-Way. Kimley-Horn will coordinate with the local electric company to site the transformers to be utilized for the included improvements but are not responsible for electrical connections or plans of any kind.

6. **Details** – Paving and drainage details will be provided as applicable to the project. Details will consist of Nassau County, FDOT, and JEA standard details for construction.
7. **Planting Plan** – Kimley-Horn will prepare a planting plan in an effort to comply with the requirements required by the municipal code. Any embellishments or additional plantings

requested by the Client which are above code required will be considered additional services. Plans will contain the following:

- a. Location and species of existing trees to be preserved
 - b. Required calculations and notes
 - c. Location of landscape materials to be used
 - d. Plant list consisting of common name, botanical name, size, quantity, spacing
 - e. Installation specifications for landscape materials
8. **Irrigation Plan** – Kimley-Horn will prepare Irrigation Plans for the proposed Planting Plan. These plans will be prepared in an effort to comply with the directives of the Client and the landscape and irrigation ordinances. The irrigation plans will be prepared upon Client and municipal approval of the 90% planting construction documents and will illustrate point of connection, meter, and backflow preventer (coordinated with the utility plan) as well as typical local irrigation water demand and watering run times. The Client is to specify preferred irrigation equipment type (Toro, Hunter, or Rainbird). It is assumed that the point of connection will be from a metered location onsite.

We anticipate these documents will consist of irrigation plans, details and specifications.

This task does not include revisions to the Irrigation Plans necessitated by significant site plan changes directed by the Client or Nassau County. Subsequent modifications resulting from significant site plan changes directed by the Client or their representatives will be considered an additional service.

Task 6 – Construction Document (CD) Preparation Services (100%)

Kimley-Horn will provide the following site design services for preparing construction drawings (CDs) and relevant permitting and agency review submittals for the project. The plans and specifications developed under this Task will be used for permitting, bidding and construction.

Using the Kimley-Horn prepared Master Site Plan from Task 5 Kimley-Horn will prepare CDs and supporting documentation for site clearing, horizontal control, site paving and grading, drainage collection, drainage routing and storage, potable water and sanitary sewer distribution and collection systems, an erosion/sediment control plan, planting and irrigation plans. The CDs and supporting documents will be prepared for agency permit reviews.

The following services will be provided for each subtask:

1. **Master Site Plan** – Plan will identify the improvements of the proposed Project.
2. **Clearing, Demolition, and Erosion Control Plans** – Plans will identify existing features that need to be cleared, removed, demolished, and/or abandoned prior to construction. Plans will show locations for silt fencing and erosion control devices.
3. **Horizontal Control Plans** – Based on the site survey, Kimley-Horn will dimension the improvement areas for construction staking and layout. Plans will show dimensional layout of on-site improvements, existing known and proposed easements, required setbacks, paving and curb limits, pavement marking and signage, and associated details. Dimensional layout will be based upon the Site Plan previously approved by the Client.

4. **Paving, Grading and Drainage Plans** – Plans will show the location of the proposed stormwater retention ponds and associated drainage divides, on-site storm water collection, piping and storage systems, including inlet elevations and inverts. Plans will consist of spot elevations on pavement, sidewalks, and other site elements, indicating high points and low points along the roadways.

Kimley-Horn will prepare one (1) set of stormwater design calculations for the mean annual, 3-year, and 25-year, 24-hour pre- and post-development conditions. The stormwater detention pond sizes will be based on the results of these calculations.

5. **Water and Sewer Utility Plans** – Kimley-Horn will develop utility plans for 1) sanitary sewer collection and 2) a water distribution system adequate for domestic uses and fire protection. It is assumed the existing public water and sewer mains serving the property will be sufficient for this expansion. Should public main extensions be required, this design can be provided as an additional service.

Kimley-Horn anticipates a potential need for one sanitary sewer pump station to serve the Project. Kimley-Horn will prepare design calculations, construction details, and supporting information for the design of a sanitary pump station. Kimley-Horn assumes the JEA typical details will be utilized for the pump station control panels and level sensors, which will serve as the basis of design for the electrical components. Kimley-Horn will not prepare signed and sealed electrical drawings.

It is assumed no offsite water or sewer routing will be required and that connection to the utilities will be adjacent to the property in the FDOT Right-of-Way. Kimley-Horn will coordinate with the local electric company to site the transformers to be utilized for the included improvements but are not responsible for electrical connections or plans of any kind.

6. **Details** – Paving and drainage details will be provided as applicable to the project. Details will consist of Nassau County, FDOT, and JEA standard details for construction.
7. **Planting Plan** – Kimley-Horn will prepare a planting plan in an effort to comply with the requirements required by the municipal code. Any embellishments or additional plantings requested by the Client which are above code required will be considered additional services. Plans will contain the following:
 - a. Location and species of existing trees to be preserved
 - b. Required calculations and notes
 - c. Location of landscape materials to be used
 - d. Plant list consisting of common name, botanical name, size, quantity, spacing
 - e. Installation specifications for landscape materials

8. **Irrigation Plan** – Kimley-Horn will prepare Irrigation Plans for the proposed Planting Plan. These plans will be prepared in an effort to comply with the directives of the Client and the landscape and irrigation ordinances. The irrigation plans will be prepared upon Client and municipal approval of the 100% planting construction documents and will illustrate point of connection, meter, and backflow preventer (coordinated with the utility plan) as well as typical local irrigation water demand and watering run times. The Client is to specify preferred irrigation equipment type (Toro, Hunter, or Rainbird). It is assumed that the point of connection will be from a metered location onsite.



We anticipate these documents will consist of irrigation plans, details and specifications.

This task does not include revisions to the Irrigation Plans necessitated by significant site plan changes directed by the Client or Nassau County. Subsequent modifications resulting from significant site plan changes directed by the Client or their representatives will be considered an additional service.

Task 7 – Permitting & Agency Response

On behalf of the Client, Kimley-Horn will prepare and submit construction documents and supporting analysis to the below required permitting agencies for review and approval:

- a) Nassau County / Development Review
- b) St. Johns River Water Management District (ERP General Permit)
- c) JEA: Water and Sewer Connection
- d) FDOT: Access and Drainage Connection
- e) FDEP General Permit for potable drinking water system and sanitary sewer system (if required)

Kimley-Horn will monitor and respond to agency comment as well as revise plans and design documents accordingly. Responding to requests for additional information beyond what is normal and customary, and responding to permitting issues beyond our control are outside of this scope of services and will be provided, as needed, as an Additional Service only after prior written authorization by Nassau County. Efforts to respond to issues raised during the permitting process, which cannot currently be anticipated, and additional responses to requests for additional information by review agencies not specifically stated above, shall be considered Additional Services.

Kimley-Horn has no control over the actions of jurisdictional agencies and is not a party to agreements between the County and others. Accordingly, professional opinions as to the status of permits and entitlements or the suitability for a specific purpose herein and professional opinions as to the probability and timeframe for approvals are made on the basis of professional experience and available data. Kimley-Horn does not guarantee that the outcome of permits and entitlements or suitability will not vary from its opinions. Because its opinions are based upon limited site investigation and scope of services, Kimley-Horn does not guarantee that all issues affecting the site have been investigated.

Kimley-Horn does not guarantee the issuance of permits or approvals. If permits are issued for this project, the conditions and expiration dates are the sole responsibility of the County. Kimley-Horn is not responsible for extending time limited entitlements or permits. Kimley-Horn can provide services to file for extensions, if applicable, provided the Client issues a direct written request for each requested entitlement, prior to the dates of expiration.

Task 8 – Bidding Services

Kimley-Horn will be available to assist in the Nassau County public procurement process for this project, by preparing construction documents and reviewing bids. This task will also include preparing one (1) addendum based on bidder questions. Any additional revisions or addenda will be considered additional services.

Task 9 – Dry Utility Coordination (Hourly)



This task is for the dry utility coordination with the dry utility providers. Kimley-Horn's utility coordination will entail the utilization of the civil and electrical drawings (prepared and provided by others) associated with the project. This task is an hourly coordination task with the dry utility providers to initiate each utility provider's design for providing services to the project and may consist of the following:

- a) Make dry utility provider requests for service.
- b) Make submittals to utility providers for utility design coordination.
- c) Support to Client and project team for dry utility coordination.

This task does not include any design, review of electrical plan sufficiency or construction phase services.

Task 10 – Construction Phase Services (Hourly)

Kimley-Horn will be available to provide construction phase services, based on up to 12 months of construction. These construction phase services may consist of:

- a) Attend periodic construction meetings at the request of the client.
- b) Review of shop drawings and submittals required for the site improvements shown within our CDs and design documents.
- c) Review and reply to Contractor's request for information (RFIs) during the construction phase.
- d) Review of contractor provided 'as-built' documents as required by Agencies Having Jurisdiction.
- e) Assist with obtaining final inspections and Certifications of Completion, as required for project close-out.
- f) Submit Certifications of Completion as required to appropriate agencies.

If Kimley-Horn provides construction phase services, Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform their work in accordance with the contract documents.

Task 11 – Additional Services (Hourly)

Any services not specifically provided for in the above Scope of Services, as well as any changes in the Scope of Services that the County requests, will be considered additional services and will be performed at our contracted hourly rates. Additional services we can provide include, but are not limited to, the following:

- a) Value engineering services
- b) Structural Retaining Wall Design
- c) Site Lighting
- d) Monument signage
- e) Off-site improvements
- f) Overhead structures or structural engineering, including any retaining wall design

- g) Site visits or meetings beyond those listed above
- h) Stormwater Modeling outside of the enclosed scope
- i) Environmental analysis and engineering including site contamination and site restoration
- j) Preparation of 3D renderings
- k) Revisions to completed construction documents requested by the Client after the finalization of the site plan
- l) Traffic Impact Analysis
- m) Offsite Turn Lanes or Roadway Improvements
- n) Electrical plans
- o) Building services

Task 12 –Alternate Hardscape Construction Plans

If requested by the Client, Kimley-Horn will prepare schematic, design development and construction document hardscape plans for the site. Hardscape plans will include the selection of pavement type and finish, site furnishings such as benches, waste receptacles and bollards, and site lighting selections.

A. Task 12A - Hardscape Schematic Design:

- a. Kimley-Horn will attend a meeting with the Client and design team to discuss the collective vision for the project. In this initial meeting Kimley-Horn and the Client will verify the scope of the exterior improvements including the desired amenities as well as Client preferences for exterior theme's, materials, design style, and construction budgets.
- b. Based on information from the meeting, Kimley-Horn will prepare a conceptual design package. This package will be comprised of conceptual drawings, precedent imagery, and supporting information illustrating the general scope, scale, and relationship of the proposed improvement areas. This will be submitted to the Client for review and comment.
- c. The conceptual design package will address; pavement materials and patterns, finishes, fence and gate options, possible plant palette, and other details to be utilized in the development of this project.

Deliverables for this task include 11" x 17" and/or 24" x 36" conceptual drawings and supporting documents. PDF files will be provided to the Client.

Upon completion of Task 1A and the determination of the desired level improvements, Kimley-Horn will provide a lump sum scope and fee for Task 1B and 1C.

B. Task 12B - Hardscape Design Development Plans:

- a. Upon Client approval of the schematic design, Kimley-Horn will prepare Design Development plans of the hardscape for the Client's review. These plans will be approximately 60% complete and will include sufficient plans and details for client review and preliminary pricing but will not include sufficient detail for construction.
- b. Kimley-Horn will prepare an Opinion of Cost with the Hardscape Design Development Plans. Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified



professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

Deliverables for this task include 11" x 17" and/or 24" x 36" drawings and supporting documents. PDF files will be provided to the Client.

C. Task 12C - Hardscape Construction Documents (CDs):

- a. Kimley-Horn will prepare detailed hardscape construction plans suitable for bidding and pricing based on the information prepared in the tasks above. Hardscape CDs will be prepared upon receipt of the final site plan by the Client.
- b. Specifically, Kimley-Horn will prepare: Hardscape Plans, Details, and Specifications - Kimley-Horn will prepare detailed construction plans showing the location of all the proposed improvements proposed as part of this agreement. This includes; hardscape features such as sidewalks, planters, specialty paving, fences, gates, detail callouts, etc. Grading and drainage for the hardscape and landscape improvements will be coordinated with the project's civil engineer.

This does not include Architectural, Structural, or Electrical Engineering design of such items. Construction details and specifications will be prepared as applicable for the proposed improvements. When feasible Kimley-Horn will use manufacturer's details and specifications. Specifications will be prepared in plan sheet format only.

Deliverables for this task include 11" x 17" and/or 24" x 36" drawings and supporting documents. PDF files will be provided to the Client.

INFORMATION SUPPLIED BY THE CLIENT

The following information, upon which Kimley-Horn will rely, will be provided to Kimley-Horn by the Client or its representatives:

1. Client/Owner approved site plan;
2. Letter authorizing Kimley-Horn to act as agent for Client and property owner;
3. All permit and review fees;
4. Access to the property;
5. Geotechnical Reports;
6. Wetland delineation;
7. Architectural drawings, including building pad requirements; and
8. Any off-site permissions or easements for site design elements.

SCHEDULE

We will provide our services to meet a mutually agreed to schedule.

FEE AND BILLING

Kimley-Horn will perform the services described in Tasks 1 through 8 for a lump sum amount described below, inclusive of expenses.



Kimley-Horn will perform the Services in Tasks 9 through 11 on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to the rate schedule specified in the Master Service Agreement.

Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost.

Task	Description	Fee
1	Project Coordination and Team Meetings	\$40,547
2	Site Planning	\$15,919
3	Preliminary Construction Drawing (CD) Preparation Services (30%)	\$58,735
4	Construction Drawing (CD) Preparation Services (60%)	\$113,804
5	Construction Drawing (CD) Preparation Services (90%)	\$95,823
6	Construction Drawing (CD) Preparation Services (100%)	\$30,315
7	Permitting & Agency Response	\$34,840
8	Bidding Services	\$22,884
9	Dry Utility Coordination	Hourly*
10	Construction Phase Services	Hourly*
11	Additional Services	Hourly*
Lump Sum Total		\$412,867

Task	Description	Fee
12	Alternate Hardscape Construction Plans	\$22,194
Lump Sum Total		\$22,194

Task	Description	Fee
13	Expenses and Application Fees	\$12,000
Not To Exceed Total		\$12,000

This task includes a fifteen percent (15%) administration and coordination fee for Kimley-Horn to coordinate with the specified subconsultants.

Task	Description	Fee
14	Survey and SUE Subconsultant	\$42,999
Lump Sum Total		\$42,999

Fees will be invoiced monthly based upon the overall percentage of services performed. Reimbursable expenses will be invoiced based upon expenses incurred. Payment will be due within 25 days of your receipt of the invoice.



Closure

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

____ Please email all invoices to _____

____ Please copy _____

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute this Agreement in the spaces provided below, retain one copy, and return the other to us. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Sincerely yours,
KIMLEY-HORN AND ASSOCIATES, INC.


By: Nick Miller, P.E.
Associate


Chris Towne, P.E.
Associate

Shelter Planners of America

SIGNED:

PRINTED NAME: _____

TITLE: _____

DATE: _____



KIMLEY-HORN AND ASSOCIATES, INC.

STANDARD PROVISIONS

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
 - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
 - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
 - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
 - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its services.
 - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
 - f. Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
 - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
 - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's services or any defect or noncompliance in any aspect of the project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
 - a. Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
 - b. The Client will remit all payments electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
 Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
 Account Number: 2073089159554
 ABA#: 121000248
 - c. The Client will send the project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.



- d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
 - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
 - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.
 - g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Unless explicitly agreed to in writing by both parties to the contrary, Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no interest, ownership, license to use, or any other rights in the Intellectual Property to Client. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the terms of the Software License Agreement set forth at <https://www.kimley-horn.com/khts-software-license-agreement> ("the License Agreement") which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.
- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.
- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 13) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 14) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.



- 15) Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.
- 16) Construction Phase Services.**
- a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
 - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
 - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 17) No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.
- 18) Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
- 19) Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not



constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

- (20) PURSUANT TO FS 558.0035, EMPLOYEES OF KIMLEY-HORN MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.

Nassau County Animal Services Shelter Estimate of Work Effort and Cost													
	Staff Classification	Principal Engineer	Senior Engineer 2	Project Manager 2	Engineer 2	Engineering Intern	Chief Designer	Landscape Architect	Landscape Designer/ Planner	Clerical/ Admin	SH By Activity	Salary Cost By Activity	Average Rate Per Task
Tasks	Total Staff Hours From "SH Summary - Firm"	\$328.88	\$267.35	\$244.01	\$212.18	\$143.22	\$164.44	\$169.74	\$128.37	\$122.00			
Project Coordination & Team Meetings	205	15	60	0	0	40	0	60	0	30	205	\$40,547.40	\$197.79
Site Planning	95	0	5	10	0	15	40	5	20	0	95	\$15,918.85	\$167.57
Preliminary Construction Drawing Preparation Services (30%)	Totaling Tasks Below										334	\$58,734.64	\$175.85
Master Site Plan	52	2	10	0	0	15	25	0	0	0	52	\$9,590.56	\$184.43
Preliminary Clearing, Demolition and Erosion Control Plans	29	1	8	0	0	8	12	0	0	0	29	\$5,586.72	\$192.65
Detailed Site Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00	#DIV/0!
Horizontal Control Plans	0	0	0	0	0	0	0	0	0	0	0	\$0.00	#DIV/0!
Preliminary Paving, Grading and Drainage Plans	79	4	15	0	0	25	35		0	0	79	\$14,661.67	\$185.59
Prelimainary Water and Septic Utility Plans	71	6	15	0	0	20	30	0	0	0	71	\$13,781.13	\$194.10
Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00	#DIV/0!
Planting Plan	50	0	0	0	0	0	0	10	40	0	50	\$6,832.20	\$136.64
Opinion of probable Cost	53	2	6			25	0			20	53	\$8,282.36	\$156.27
Intermediate Construction Drawing Preparation Services (60%)	Totaling Tasks Below										657	\$113,803.83	\$173.22
Master Site Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00	#DIV/0!
Clearing, Demolition and Erosion Control Plans	50	2	8	0	0	25	15	0	0	0	50	\$8,843.66	\$176.87
Detailed Site Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00	#DIV/0!
Horizontal Control Plans	153	8	25	0	0	55	65	0	0	0	153	\$27,880.49	\$182.23
Paving, Grading and Drainage Plans	175	5	30	0	0	60	80		0	0	175	\$31,413.30	\$179.50
Water and Septic Utility Plans	121	5	16	0	0	50	50	0	0	0	121	\$21,305.00	\$176.07
Details	30	2	8	0	0	12	8	0	0	0	30	\$5,830.72	\$194.36
Planting Plan	25	0	0	0	0	0	0	5	20	0	25	\$3,416.10	\$136.64
Irrigation Plan	50	0	0	0	0	0		10	40	0	50	\$6,832.20	\$136.64
Opinion of probable Cost	53	2	6			25	0			20	53	\$8,282.36	\$156.27
Final Draft Construction Drawing Preparation Services (90%)	Totaling Tasks Below										543	\$95,822.64	\$176.47
Master Site Plan	48	2	6	0	0	15	25	0	0	0	48	\$8,521.16	\$177.52
Clearing, Demolition and Erosion Control Plans	35	1	6	0	0	12	16	0	0	0	35	\$6,282.66	\$179.50
Detailed Site Plan	51	5	6	0	0	20	20	0	0	0	51	\$9,401.70	\$184.35
Horizontal Control Plans	52	2	10	0	0	20	20	0	0	0	52	\$9,484.46	\$182.39
Paving, Grading and Drainage Plans	105	10	20	0	0	30	45		0	0	105	\$20,332.20	\$193.64
Water and Septic Utility Plans	94	8	16	0	0	30	40	0	0	0	94	\$17,782.84	\$189.18
Details	25	1	6	0	0	12	6	0	0	0	25	\$4,638.26	\$185.53
Planting Plan	40	0	0	0	0	0	0	10	30	0	40	\$5,548.50	\$138.71
Irrigation Plan	40	0	0	0	0	0		10	30	0	40	\$5,548.50	\$138.71
Opinion of probable Cost	53	2	6			25	0			20	53	\$8,282.36	\$156.27
Final Construction Drawing Preparation Services (100%)	Totaling Tasks Below										179	\$30,315.14	\$169.36
Master Site Plan	18	1	1	0	0	8	8	0	0	0	18	\$3,057.51	\$169.86
Clearing, Demolition and Erosion Control Plans	8	1	1	0	0	2	4	0	0	0	8	\$1,540.43	\$192.55
Detailed Site Plan	21	1	2	0	0	8	10	0	0	0	21	\$3,653.74	\$173.99
Horizontal Control Plans	17	1	2	0	0	6	8	0	0	0	17	\$3,038.42	\$178.73
Paving, Grading and Drainage Plans	30	2	6	0	0	10	12		0	0	30	\$5,667.34	\$188.91
Water and Septic Utility Plans	30	2	6	0	0	10	12	0	0	0	30	\$5,667.34	\$188.91
Details	10	2	2	0	0	2	4	0	0	0	10	\$2,136.66	\$213.67
Planting Plan	25	0	0	0	0	0	0	0	5	20	25	\$3,081.85	\$123.27
Irrigation Plan	20	0	0	0	0	0		0	5	15	20	\$2,471.85	\$123.59
Permitting & Agency Response	190	15	45	0	0	45	25	0	0	60	190	\$34,839.85	\$183.37
Bidding	125	10	30	0	0	20	0	15	10	40	125	\$22,883.50	\$183.07
Dry Utility Coordination (Hourly)	0	0	0	0	0	0	0	0	0	0	0	Hourly (N/A)	Hourly (N/A)
Construction Phase Services (Hourly)	0	0	0	0	0	0	0	0	0	0	0	Hourly (N/A)	Hourly (N/A)
Additional Services (Hourly)	0	0	0	0	0	0	0	0	0	0	0	Hourly (N/A)	Hourly (N/A)

Total Per Staff Classification		\$39,465.60	\$102,395.05	\$2,440.10	\$0.00	\$93,093.00	\$101,130.60	\$21,217.50	\$25,674.00	\$27,450.00	2,328	\$412,866	\$177.35
Total Hours Per Staff Classificaton	2,328	120	383	10	0	650	615	125	200	225	2,328		
Total Salary Cost by Activity												\$412,866	

Task 12 Alternate													
Alternate Hardscape Plans (SD, DD, CDs) (Estimated \$22,194)*	160	0	0	0	0	0	0	40	120	0	160	\$22,194.00	\$138.71



Delivery Method:

Email nick.miller@kimley-horn.com

July 9, 2025

Nick Miller, P.E.
Kimley-Horn & Associates
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258

RE: Nassau County Animal Services Campus Survey and SUE Proposal (Parcel ID 44-2N-27-0000-0002-0050)
Nassau County, Florida

Mr. Miller,

SAM Surveying and Mapping is pleased to provide you with this proposal for professional Surveying services in connection with the above-referenced project. Based upon the request for proposal and information provided to SAM and upon our previous experience providing similar surveying services, we have prepared the attached proposed Scope of Services and Fee Estimate.

After you have reviewed the attached proposed Scope of Services and Fee, please do not hesitate to call if you have any questions or comments. Again, thank you for the opportunity to provide this proposal. We are looking forward to working with you on this project.

Sincerely,

A handwritten signature in black ink that reads 'Scott Borowski'. The signature is written in a cursive, flowing style.

Scott Borowski, PLS
Project Manager

cc: Eric Stuart, PSM

SAM COMPANIES

9440 Philips Highway, Jacksonville, Florida, 32256
904.886.0071 Office / 904.634.8571 Cell

sam.biz



Project Overview

SAM Surveying and Mapping, LLC (SAM) proposes to provide a Boundary, SUE (Quality level "B"), and Topographic Survey for the proposed Nassau County Animal Services Campus project (Parcel ID 44-2N-27-0000-0002-0050) Nassau County, Florida. The approximate project limits are shown on attached Exhibit "A".

Scope of Services – Boundary and Topographic Survey

SAM will perform a boundary and topographic survey of the areas of interest (AOI) for the above referenced project as provided by Nassau County. Limits of the boundary survey of those lands described and recorded in official records book 2721, page 1590, of the public records of Nassau County, Florida. Limits of the topographic survey are said lands and extend to the center of the right of way of State Road 200 as shown on attached Exhibit "A".

- Set/establish (or reference to provided) horizontal and vertical survey control at the project site, based horizontally on the Florida East Zone State Plane Coordinate System, North American Datum of 1983 and vertically on the North American Vertical Datum of 1988.
- Locate and/or set parcel and right of way boundary corners of said parcel.
- Collect topographic information to include all aboveground visible improvements, edges of pavement, driveways, storm sewer and structures (with invert elevations where accessible), and sanitary sewer and structures (with invert elevations where accessible).
 - Grades shots to be collected on a 50ft-grid, plus all breaks.
 - Generate DTM surface with 1ft contour interval.
- Locate and depict aboveground visible evidence of underground utilities as evidenced by aboveground features marked at the time of field survey.
- Locating trees on this site are not included in this scope since they do not appear to be protected trees.
- SAM will plot all easements shown on the subject property deeds and the current State Right of Way Map, that fall within the survey limits.

Scope of Services – Subsurface Engineering Services (SUE) Utility Designation QL-B

SAM staff will utilize the Radio Frequency Location along with GPR Scans and our suite of geophysical equipment in each vehicle to attempt to designate the area identified in the Project Description within the area of interest. Our approach will be as follows:

Quality Level B services for this project include:

- Obtaining permits from city, county, or other municipalities to allow SAM staff to work in streets, roads, or rights-of-way or other locations.
- Utilizing normal traffic control, including standard placement of traffic cones, freestanding warning signage and vehicle-mounted traffic directional sign, consistent with MUTCD standards.
- Designating and marking underground utilities within the project limits using an appropriate suite of surface geophysical methods. Typical equipment utilized includes:
 - ☐ Radiodetection - RD8100 and Metrotech Vivax VM 810 & vLocML Cable and Pipe Locator
 - ☐ GPR - Single and/or Dual Frequency
 - ☐ Magnetic locators
 - ☐ Rodders, Sondes (transmitters) and Receivers for non-conductive utility detection, other than electric
- Marking the utilities at maximum 50-foot intervals and at changes in direction



- Attempting to locate water lines, force mains, and other non-tonable utilities using ground penetrating radar. If successful, these utilities will be marked as Quality Level B. If unsuccessful, these utilities will be marked Quality Level D where record information is available. If appropriate, Test Holes may be recommended to establish the precise location for design.
- Recording approximate depths of each utility run based on information provided by designating equipment
- An effort will be made to document interior and exterior dimensions of vaults/manholes within the project limits. This does not include confined space entry or any type of probing/excavation methods.
- Marking each utility run with the appropriate surveying code and number for each mark. This will be noted on the field sketch for use by the surveyor and our quality control staff.
- SAM will survey markings, and any other pertinent information, as is reasonably ascertainable, that indicate the presence of a utility. Horizontal data will be held to the accuracies and precision dictated by the project's survey control.
- Or
- Survey markings, and any other pertinent information, as is reasonably ascertainable, that indicate the presence of a utility will be collected by the project surveyor (OTHERS). Horizontal data will be held to the accuracies and precision dictated by the project's survey control.
- Plotting survey data on base plans provided by client using either AutoCAD or MicroStation platforms.
- Providing a deliverable including engineering drawing(s) shown in plan view using the approved color codes for found utilities in accordance with CI/ASCE Standard 38-22 complete with engineering OR utility professional seal and signature.
- A PDF showing the collected SUE data will be reviewed once the final data has been submitted to SAM by the client/project surveyor. SAM will provide any record data to be added, comments, or requested edits within 5 (five) days of receipt of data from the client/project surveyor.

Limitations

The degree of success of EM investigations are based entirely on the composition of the medium being studied and the depth and scale of the subsurface targets. Subsequently, due to the unknown nature of the soil and its susceptibility to the passage of radar/electromagnetic energy or the degree of which subsurface interfaces may produce distinguishable anomalies in the data, conclusive results cannot be guaranteed. Therefore, the possibility exists that our findings may prove inconclusive.

The degree of success of GPR investigations are based entirely on the composition of the medium being studied and the depth and scale of the subsurface targets. Subsequently, due to the unknown nature of the soil and its susceptibility to the passage of radar/electromagnetic energy or the degree of which subsurface interfaces may produce distinguishable anomalies in the data, conclusive results cannot be guaranteed. Therefore, the possibility exists that our findings may prove inconclusive.

Project Deliverables

- Digital files in AutoCAD Civil 3D format of the survey.
- Signed/sealed .pdf files of the survey.



Fees

SAM will provide the following services on a lump sum basis per the Scope of Services defined in SAM proposal dated July 9, 2025. See Exhibit B for rates per Nassau County Contract for Professional Services Contract Tracking No. CM3563.

Total Lump sum fee	\$37,390.00
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Please do not hesitate to contact me at 904-619-6630 if you have any questions or wish to discuss this proposal. If this Proposal is acceptable, please sign where indicated below and return one copy for our files. This also will serve as authorization to proceed.

Terms and conditions are per Nassau County Contract for Professional Services Contract Tracking No. CM3563.

Additional Services

In addition to the services outlined above, SAM can provide the following services as requested by the Client.

- Right of Way Survey
- Sketch and Legal Description Documents
- Subsurface Engineering Services (SUE) QL-A
- As Built/Topographic surveys beyond the original scope of services.
- Additional Construction staking services.
- UAV/UAS LiDAR Acquisition
- Additional surveying due to changes in scope made by the Client after survey tasks have been performed.



EXHIBIT A



Approximate Topographic Survey Limits



6300 Ridglea Place, Suite 700
Fort Worth, Texas 76116
817.338.1277

July 11, 2025
Revised July 12, 2025
Revised July 29, 2025

Ms. Melanie Friedman
Shelter Planners of America
1000 Texan Trail, Suite 260
Grapevine, Texas 76051

**RE: NASSAU COUNTY ANIMAL SERVICES CAMPUS
RFQ NO. NC25-010-RFQ
MEP DESIGN SERVICES
YULEE, FLORIDA**

Dear Melanie,

We appreciate the opportunity to offer our revised proposal to provide the mechanical and electrical design for the referenced project as described in your email with attachments dated June 24, 2025. The project consists of providing the design for HVAC, plumbing, fire protection, lighting, and power for a new two-story animal shelter/medical clinic of approximately 42,500 square feet including a storage warehouse and barn which may be included as an alternate. The estimated construction budget is \$36M.

Our design efforts will include the following:

- HVAC design to include conditioning and exhaust for kennels.
- Plumbing design for all interior spaces and for piped medical gases.
- Lighting design for all interior spaces.
- Exterior lighting with photometric calculations documentation as required by the AHJ.
- Power design for normal and standby/emergency power distribution system.
- Performance specifications for fire sprinkler and fire alarm systems.
- Preparation of record drawings.

Our fee proposal makes the following assumptions:

- We understand that the entire project will be designed at one time; no phasing of design has been included.
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- We understand that this project will not be LEED certified.
- This project will have medical diagnostic imaging.
- Our scope does not include sound system design, audio/visual system design, security system wiring, telephone system wiring design, nor data system wiring design. Rough-in conduits will be designed as defined by the Owner.
- Our scope will include energy calculations and certification for the mechanical and electrical systems but will not include the building envelope.

- Included as part of our base proposal are virtual coordination meetings during the design of the project. We have not included regularly scheduled in-person design review meetings with the Owner and/or Design Team as a part of our base fee.
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- It is our understanding that all site utility design work will be provided by another consultant and will not be part of our work. Our contact with the electric utility company includes sending load information and a site plan only. Further contact with utilities will be on an hourly basis in addition to the basic services. Our scope does not include negotiating the relocation of any utilities with the respective utility companies. Our building utility design will extend to the building's five-foot line, except for the parking lot lighting, which will be a part of our scope.
- Construction Administration:
 - Review and response to contractor's request for information (RFIs) during bidding and construction.
 - Review of submittals and determine compliance of shop drawings for the items required by the construction documents related to the MEP design requirements.
 - Maximum of two submittal reviews per specification division section. The assumption is that a single manufacturer will be reviewed. Additional submissions and reviews (either beyond two or with varied manufacturers) will be additional services unless extra reviews are triggered by ambiguity in the drawings and/or specifications.
 - 10 business days to review each submittal. Expedited reviews will be performed as additional services.
 - Four (4) site visits per discipline during construction for the purpose of reviewing work completed.
 - A written field report of our observations shall be submitted for each visit.
 - If additional trips are required, it will be considered additional services and billed at the hourly rates identified in the general conditions.
- The following items are not included in our basic services:
 - Opinions of probable construction cost.
 - Energy modeling, i.e. for IECC or ASHRAE compliance.
 - Commissioning of mechanical or electrical systems.
 - Preparation of record drawings.

The GENERAL CONDITIONS refer to the Shelter Planners of America/BHB Master Service Agreement and the Prime Agreement between Shelter Planners of America and the Owner.

We propose to provide the mechanical and electrical engineering design for the referenced project in sufficient detail to install the systems in accordance with applicable codes. Deliverables will include original drawings (CADD Plots) and specifications prepared for binding separately. Drawings will be sealed by a Registered/Licensed Professional Engineer.

The design will be in accordance with criteria and guidance received from the Owner via communication from you. Criteria will also include the following:

1. One copy of Owner-approved floor plans and site plan in AutoCad or REVIT format.
2. One copy of reflected ceiling plans which will include lighting fixture locations.
3. One copy of the power layouts with all duplex receptacles, power, telephone, security, computer, and other communication devices located on the plan in accordance with the Owner's criteria.
4. Utility rough-in and connection requirements and locations of all equipment furnished under other divisions of the specifications or equipment furnished by another contract.

5. One copy of the geotechnical report for our review. The report should include recommendations for supporting underfloor plumbing piping and electrical conduits.

In consideration of the scope described above we propose the following stipulated sum fees:

Design Development (30%)	\$110,500
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Intermediate Design (60%)	108,000
Final Draft Design (90%)	108,000
Final Design (100%)	36,000
Bidding Phase	22,500
Construction Administration (CA)	67,500
Record Drawings	<u>\$7,500</u>
MEP Design Sub-Total	\$460,000
CA site visits (4) (two disciplines):	\$30,000
Storage Warehouse/Barn Design	\$25,000
Total MEP Fee	\$515,000

Invoices will be forwarded to your office based upon the percentage of design completed during each billing period and will be due upon receipt of each invoice. The stipulated sum includes travel expenses for travel to the project site and reproduction expenses of a single copy originals for final drawings.

Hourly rates for Additional Services, such as revisions to previously approved work, work outside of the scope itemized herein or special studies, if requested, will be performed at the following rates, plus direct expenses, payable under the same conditions as the stipulated sum:

Engineering – Eng.; Environmental Sci. – ES; Land Surveying – LS; Landscape Architecture – LA

Eng. & Management – Principal/VP	\$ 325.00 /hr.	Designer - IV	\$ 205.00 /hr.
Eng. PE/LS RPLS/LA RLA - V	\$ 270.00 /hr.	Designer - III	\$ 150.00 /hr.
Eng. PE/LS RPLS/LA RLA - IV	\$ 225.00 /hr.	Designer - II	\$ 125.00 /hr.
Eng. PE/LS RPLS/LA RLA - III	\$ 190.00 /hr.	Designer - I	\$ 105.00 /hr.
Eng. PE/LS RPLS/LA RLA - II	\$ 175.00 /hr.	CAD/Tech. Survey Services	\$ 95.00 /hr.
Eng. PE/LS RPLS/LA RLA - I	\$ 145.00 /hr.	Field Surveying – 1 Person Crew	\$ 175.00 /hr.
Eng. EIT/LS SIT - IV	\$ 135.00 /hr.	Field Surveying – 2 Person Crew	\$ 205.00 /hr.
Eng. EIT/LS SIT - III	\$ 125.00 /hr.	Field Surveying – 3 Person Crew	\$ 225.00 /hr.
Eng. EIT/LS SIT - II	\$ 115.00 /hr.	Construction Staking – 2 Person Crew	\$ 225.00 /hr.
Eng. EIT/LS SIT - I	\$ 105.00 /hr.	Clerical Services	\$ 85.00 /hr.
CAD / Drafting Services	\$ 70.00 /hr.		

If you agree with the terms of this proposal, please indicate your approval by signing below and returning it to our office. We will consider receipt of this signed agreement as our notice to proceed.

Thank you for the opportunity to work with you on this project.

Sincerely,

Baird, Hampton & Brown

Shelter Planners of America



Ken Randall, PE
Principal, Electrical Engineer

Signature

Name

Date



Delivery Method:

Email nick.miller@kimley-horn.com

July 9, 2025

Nick Miller, P.E.
Kimley-Horn & Associates
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258

RE: Nassau County Animal Services Campus Survey and SUE Proposal (Parcel ID 44-2N-27-0000-0002-0050)
Nassau County, Florida

Mr. Miller,

SAM Surveying and Mapping is pleased to provide you with this proposal for professional Surveying services in connection with the above-referenced project. Based upon the request for proposal and information provided to SAM and upon our previous experience providing similar surveying services, we have prepared the attached proposed Scope of Services and Fee Estimate.

After you have reviewed the attached proposed Scope of Services and Fee, please do not hesitate to call if you have any questions or comments. Again, thank you for the opportunity to provide this proposal. We are looking forward to working with you on this project.

Sincerely,

A handwritten signature in black ink that reads 'Scott Borowski'. The signature is written in a cursive, flowing style.

Scott Borowski, PLS
Project Manager

cc: Eric Stuart, PSM

SAM COMPANIES

9440 Philips Highway, Jacksonville, Florida, 32256
904.886.0071 Office / 904.634.8571 Cell

sam.biz



Project Overview

SAM Surveying and Mapping, LLC (SAM) proposes to provide a Boundary, SUE (Quality level "B"), and Topographic Survey for the proposed Nassau County Animal Services Campus project (Parcel ID 44-2N-27-0000-0002-0050) Nassau County, Florida. The approximate project limits are shown on attached Exhibit "A".

Scope of Services – Boundary and Topographic Survey

SAM will perform a boundary and topographic survey of the areas of interest (AOI) for the above referenced project as provided by Nassau County. Limits of the boundary survey of those lands described and recorded in official records book 2721, page 1590, of the public records of Nassau County, Florida. Limits of the topographic survey are said lands and extend to the center of the right of way of State Road 200 as shown on attached Exhibit "A".

- Set/establish (or reference to provided) horizontal and vertical survey control at the project site, based horizontally on the Florida East Zone State Plane Coordinate System, North American Datum of 1983 and vertically on the North American Vertical Datum of 1988.
- Locate and/or set parcel and right of way boundary corners of said parcel.
- Collect topographic information to include all aboveground visible improvements, edges of pavement, driveways, storm sewer and structures (with invert elevations where accessible), and sanitary sewer and structures (with invert elevations where accessible).
 - Grades shots to be collected on a 50ft-grid, plus all breaks.
 - Generate DTM surface with 1ft contour interval.
- Locate and depict aboveground visible evidence of underground utilities as evidenced by aboveground features marked at the time of field survey.
- Locating trees on this site are not included in this scope since they do not appear to be protected trees.
- SAM will plot all easements shown on the subject property deeds and the current State Right of Way Map, that fall within the survey limits.

Scope of Services – Subsurface Engineering Services (SUE) Utility Designation QL-B

SAM staff will utilize the Radio Frequency Location along with GPR Scans and our suite of geophysical equipment in each vehicle to attempt to designate the area identified in the Project Description within the area of interest. Our approach will be as follows:

Quality Level B services for this project include:

- Obtaining permits from city, county, or other municipalities to allow SAM staff to work in streets, roads, or rights-of-way or other locations.
- Utilizing normal traffic control, including standard placement of traffic cones, freestanding warning signage and vehicle-mounted traffic directional sign, consistent with MUTCD standards.
- Designating and marking underground utilities within the project limits using an appropriate suite of surface geophysical methods. Typical equipment utilized includes:
 - ☐ Radiodetection - RD8100 and Metrotech Vivax VM 810 & vLocML Cable and Pipe Locator
 - ☐ GPR - Single and/or Dual Frequency
 - ☐ Magnetic locators
 - ☐ Rodders, Sondes (transmitters) and Receivers for non-conductive utility detection, other than electric
- Marking the utilities at maximum 50-foot intervals and at changes in direction



- Attempting to locate water lines, force mains, and other non-tonable utilities using ground penetrating radar. If successful, these utilities will be marked as Quality Level B. If unsuccessful, these utilities will be marked Quality Level D where record information is available. If appropriate, Test Holes may be recommended to establish the precise location for design.
- Recording approximate depths of each utility run based on information provided by designating equipment
- An effort will be made to document interior and exterior dimensions of vaults/manholes within the project limits. This does not include confined space entry or any type of probing/excavation methods.
- Marking each utility run with the appropriate surveying code and number for each mark. This will be noted on the field sketch for use by the surveyor and our quality control staff.
- SAM will survey markings, and any other pertinent information, as is reasonably ascertainable, that indicate the presence of a utility. Horizontal data will be held to the accuracies and precision dictated by the project's survey control.
- Or
- Survey markings, and any other pertinent information, as is reasonably ascertainable, that indicate the presence of a utility will be collected by the project surveyor (OTHERS). Horizontal data will be held to the accuracies and precision dictated by the project's survey control.
- Plotting survey data on base plans provided by client using either AutoCAD or MicroStation platforms.
- Providing a deliverable including engineering drawing(s) shown in plan view using the approved color codes for found utilities in accordance with CI/ASCE Standard 38-22 complete with engineering OR utility professional seal and signature.
- A PDF showing the collected SUE data will be reviewed once the final data has been submitted to SAM by the client/project surveyor. SAM will provide any record data to be added, comments, or requested edits within 5 (five) days of receipt of data from the client/project surveyor.

Limitations

The degree of success of EM investigations are based entirely on the composition of the medium being studied and the depth and scale of the subsurface targets. Subsequently, due to the unknown nature of the soil and its susceptibility to the passage of radar/electromagnetic energy or the degree of which subsurface interfaces may produce distinguishable anomalies in the data, conclusive results cannot be guaranteed. Therefore, the possibility exists that our findings may prove inconclusive.

The degree of success of GPR investigations are based entirely on the composition of the medium being studied and the depth and scale of the subsurface targets. Subsequently, due to the unknown nature of the soil and its susceptibility to the passage of radar/electromagnetic energy or the degree of which subsurface interfaces may produce distinguishable anomalies in the data, conclusive results cannot be guaranteed. Therefore, the possibility exists that our findings may prove inconclusive.

Project Deliverables

- Digital files in AutoCAD Civil 3D format of the survey.
- Signed/sealed .pdf files of the survey.



Fees

SAM will provide the following services on a lump sum basis per the Scope of Services defined in SAM proposal dated July 9, 2025. See Exhibit B for rates per Nassau County Contract for Professional Services Contract Tracking No. CM3563.

Total Lump sum fee	\$37,390.00
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Please do not hesitate to contact me at 904-619-6630 if you have any questions or wish to discuss this proposal. If this Proposal is acceptable, please sign where indicated below and return one copy for our files. This also will serve as authorization to proceed.

Terms and conditions are per Nassau County Contract for Professional Services Contract Tracking No. CM3563.

Additional Services

In addition to the services outlined above, SAM can provide the following services as requested by the Client.

- Right of Way Survey
- Sketch and Legal Description Documents
- Subsurface Engineering Services (SUE) QL-A
- As Built/Topographic surveys beyond the original scope of services.
- Additional Construction staking services.
- UAV/UAS LiDAR Acquisition
- Additional surveying due to changes in scope made by the Client after survey tasks have been performed.



EXHIBIT A



Approximate Topographic Survey Limits

Lalonde Engineering Inc.
Consulting Structural Engineers

Contract for Professional Services

Project Name: Nassau County - New Animal Shelter

Project No.:

Client Information

Shelter Planners of America

1000 Texan Trail, STE 260

Grapevine, TX 76051

Telephone: 817-265-8522

The client listed above agrees to the following scope of services:

Description

New Animal Shelter. approximately 45,000 sf under roof

- Design based on the Florida Building Code including high winds analysis.
- Foundation design to conform with geotechnical report recommendations
- Design of framed roof system and second floor system
- Design of lateral load resisting system
- City Review Comments, RFI and corrections are included in this fee.
- Submittal review of concrete, reinforcement and trusses is included in the fee.

Deliverables to include Foundation Plan, Floor and Roof Framing Plans and relevant Details and Notes.

Additional services shall be charged for the following:

- Revisions in the drawings, specifications or other documents that are inconsistent with the approvals or instructions previously given by the Owner. This shall include revisions made necessary by any adjustments in the program or project budget.
- Revisions in the drawings that are a consequence of significant changes to the project including, but not limited to, changes in size, quality and complexity or changes to the owners schedule.
- Preparing revisions for Change Orders other than those required as a result of negligent error or omission by Philippe Lalonde PE.
- Providing services in connection with Contractor alternates or substitutions.

Project Termination Agreement

Should this project be discontinued before completion of the contract documents then the contract documents shall be provided to the client in the condition they are in at time of project termination and a fee shall be assessed based on the percent of completion of the contract documents. Percent completion shall be determined by Philippe Lalonde PE in collaboration with the client.

Fee for Services listed above: \$64,051.00

Additional Services as described above shall be charged at \$190.00 per hour for Principal Engineer, \$135.00 per hour for Project Engineer, \$95.00 for Engineer-in-Training and \$85.00 per hour for CAD Designer.

Shipping shall be reimbursable. Printing of copies shall be reimbursable.

Fee shall be paid in full within thirty days of invoice.

By signing below the Client listed above agrees to the scope of services and the fee listed for said services. Please return a signed copy to the address listed below.

Venue for actions resulting from this contract shall be in Tarrant County, Texas. Performance under this contract will occur in Tarrant County, Texas. Client expressly agrees to be subject to the jurisdiction (subject matter and territorial) of Texas Courts and that Texas law shall apply to any action arising out of this contract. Matthew Cross shall be agent to receive legal process for client for any suit arising from this contract.



Signature

Printed Name

Philippe J. Lalonde

Date

This contract specifies the services to be rendered and the fee for such services. Any services which are beyond those specified herein may be considered additional services. Additional services shall be agreed upon by client under the additional services portion of this contract or shall be designated under a separate contract addendum with specified scope of services and fees.

Structural Engineering Staffing Plan

Basic Services Scope	Principal	Project Engineer	Engineer In Training	CAD Designer	Total Labor Hours	Total Labor Costs
Rate	\$190.00	\$135.00	\$95.00	\$85.00		
Pre-Design	6	1	3	0	10	
SD	25	5	6	11	47	
DD	22	23	24	15	84	
CD	58	28	55	63	204	
Bidding	13	6	7	5	31	
CA	39	24	27	15	105	
Totals	\$30,970.00	\$11,745.00	\$11,590.00	\$9,265.00	481	\$64,051.00



6300 Ridglea Place, Suite 700
Fort Worth, Texas 76116
817.338.1277

July 11, 2025
Revised July 12, 2025

Ms. Melanie Friedman
Shelter Planners of America
1000 Texan Trail, Suite 260
Grapevine, Texas 76051

**RE: NASSAU COUNTY ANIMAL SERVICES CAMPUS
RFQ NO. NC25-010-RFQ
MEP DESIGN SERVICES
YULEE, FLORIDA**

Dear Melanie,

We appreciate the opportunity to offer our revised proposal to provide the mechanical and electrical design for the referenced project as described in your email with attachments dated June 24, 2025. The project consists of providing the design for HVAC, plumbing, fire protection, lighting, and power for a new two-story animal shelter/medical clinic of approximately 42,500 square feet including a storage warehouse and barn which may be included as an alternate. The estimated construction budget is \$36M.

Our design efforts will include the following:

- HVAC design to include conditioning and exhaust for kennels.
- Plumbing design for all interior spaces and for piped medical gases.
- Lighting design for all interior spaces.
- Exterior lighting with photometric calculations documentation as required by the AHJ.
- Power design for normal and standby/emergency power distribution system.
- Performance specifications for fire sprinkler and fire alarm systems.
- Preparation of record drawings.

Our fee proposal makes the following assumptions:

- We understand that the entire project will be designed at one time; no phasing of design has been included.
- Decorative lighting fixture selections will be provided by others. BHB will select back of house, kennel, and work area fixtures for your approval prior to incorporation into the drawings.
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5. One copy of the geotechnical report for our review. The report should include recommendations for supporting underfloor plumbing piping and electrical conduits.

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If you agree with the terms of this proposal, please indicate your approval by signing below and returning it to our office. We will consider receipt of this signed agreement as our notice to proceed.

Thank you for the opportunity to work with you on this project.

Sincerely,

Baird, Hampton & Brown

Shelter Planners of America



Ken Randall, PE
Principal, Electrical Engineer

Signature

Name

Date