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City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC 126.204 (a) New Award, Renewals, Waive Technical Defects, Price Increases, NTE Increases.

Goods and/or Services: Design Build Services for JSO Mounted Unit Facility

Requested Action and Justification:

Recommend approval to amend the award with Scherer Construction of North FL to rescind and restate Amendment #2 for the referenced project as detailed below.

RESCIND: Amendment #2 in the amount of $741,527.00 due to a change in the scope and fee as detailed in the attached Exhibit C.
RESTATE: Amendment #2 to a reduced amount of $256,587.83 and incorporate the revised Exhibit C.

To be executed via formal contract amendment through the Office of General Counsel

Cattle Barns and JSO Mounted Unit Facility projects were awarded together but issued separate formal contracts. This recommendation is for JSO Mounted Unit Facility, Contract 71397-24 only.

Supplier:	Scherer Construction of North FL	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	05/31/2023

POA #:	71397-24	**PO #:**	681889-24	**Change Order #:**	N/A
Solicitation #:	DB CDB-0059 23	**Contract #:**	71397-24	**Contract ADM #:**	2
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Participation
Licenses Verified:	Yes	**JSEB %:**	20
Bonds Required:	No	**Bonds Waived Pursuant To:**	N/A

Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010581	**Activity:**	0000000000	$ 256,587.83
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 785,199.89	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING AND CONSTRUCTION MANAGEMENT		
Concurrence:	Signed by: Scott Carter, P.E. 20991F9ADFC947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT 6/15/2026
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS 6/24/2026
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C8860FACE2449C...	**Chief of Procurement:**	Signed by: Robert Waremburg, for Dustin Freeman 7/7/2026 4812CA1D431247A...
Name:	Kemp, Benjamin	**Name:**	Dustin L. Freeman

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:		**Action:**	
Members who disapprove:		**Signature:**	
Date:		**Date:**	

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PAF Instructions
Part 1 (using agency)

Form Type: This form will be used for both Administrative Awards and JPAC Requests. Select type from dropdown options.

Goods and/or Services: Enter a brief description of the types of goods and services included in the request.

Requested Action and Justification: Enter a brief description of the requested action or authority being sought. i.e.; *Request permission to award the lowest, responsive responsible bidder for an ITB or award the highest ranked supplier for an RFP.* This block should also be used for additional information such as additional 4th account strings, or other information essential for contract execution.

Supplier: Enter awarded supplier name**.** If multiple, include in "Requested Action and Justification" box.

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA) or N/A.

Bid Opening Date: The date bids were unsealed by Procurement.

POA #: This is your 1Cloud generated Agreement number. Select Type, Enter Number.

PO #: Enter the PO number or agreement release number.

Change Order #: Provide the applicable change order number represented by this request.

Solicitation #: Select Prefix type, Enter Number, and Year.

Contract #: This number should be the same as your POA number (unless procured prior to 2020)

Contract Amendment #: Provide the applicable amendment number represented by this request.

Term: Select the Period of Performance or Term for the initial period.

Options: Period of time for each renewal or option.

Options Used: Prior to this request, enter how many options were already used.

Federally Funded: Select yes or no from dropdown if Federal Funds will be used.

JSEB Rec: Select Encouragement or JSEB Set Aside Option.

JESB %: If JSEB Participation, enter the percentage.

Bonds Waived Pursuant to: Select option from Drop down.

Funding Sources: Fund/Center/Account/Project/Activity, all fields are required even if zeros.

New NTE/GMP: Enter the new total not to exceed amount. Note, this should match the contract maximum indebtedness, if applicable**.**

Contingent Amount: If your agency requests an allowance for unforeseen additional expenses, then specify the amount of your requested increase and new NTE that represents the contingency allowance. This is over and above any quote.

DMP/ODPO Account: Enter the Direct Materials Purchase/Owner Direct Purchase Order Account. Used mainly for CIP (Capital Improvement/Construction) Projects

Using Agency/BU: Select one from the dropdown list.

Concurrence: Using Agency internal routing requirements for Electronic Signatures (follow Proc Manual for threshold requirements)

Title: Title of person electronically signing form.

Attachments: Included any supplemental information to the Procurement Award Form. i.e.; *Scope of work, previous awards*.

**Any field where there is no data available, or no entry is required, either leave it blank or enter N/A. Any fields where there is known data, include for informational purposes. Any changes to an original award should contain the data that is being changed and any other relevant data required for JPAC review and approval.*

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RESTATE Exhibit C

SCHERER CONSTRUCTION

2504 NW 71 Place, Gainesville, FL 32653 Tel: (352) 371-1417
2926 Edison Avenue, Jacksonville, FL 32254 Tel: (904) 288-6060
www.schererconstruction.com
CGC057622 CGC1524022

May 22, 2026

Bob Scott
Project Manager
Public Works
214 N Hogan St
Jacksonville, FL 32202

RE: **JSO Mounted Unit Facility**
COJ Project #71397-24 / PO # 681889-24
Amendment #2 – Emergency Generator / Residence / Relocate to New Site

This amendment includes three distinct changes to the scope of work of the project as described below:

1. Add Emergency Generator: The Sheriff's Office has requested that we add a standby emergency generator to the facility that will be sized appropriately to support the entire 10,000 sf main building in the event of a power outage. The design will include a service rated exterior transfer switch and it is currently anticipated that the generator will be fueled from a propane tank on site, since propane will also be used for the farrier's forge. A more detailed explanation of the full scope of work for this change is included in the attached proposal letter from our consultant along with a billable rate spreadsheet breaking down the labor costs for their portion of the work.
2. Add Residence on Site: The City of Jacksonville and the Sheriff's Office have requested that we add a single family residence to the facility design for this project that will accommodate an officer living on site. The residence will be a 3-bedroom / 2-bath 1,661 sf mobile home. The scope of work for this change includes: surveying the area west of our site where a temporary construction entrance will be located; surveying trees on the full site; designing the grading and utilities required for the new residence; preparing construction documents for this initial phase of the project; and coordinating with the various agencies (FDOT, JEA, etc.) in obtaining approvals for the site permit. A more detailed explanation of the full scope of work for this change is included in the attached proposal letter from GAI Consultants along with a billable rate spreadsheet breaking down the labor costs for this portion of the work (attached).
3. Relocate Project to a New site: The discovery of contaminated soils on the site originally designated for this project has resulted in the project being relocated to a new site. It has been determined that there is very little impact to the building design with the relocation, but the juxtaposition of the building, outbuildings, site elements, and utilities will need to be revised for the new site. The scope of work for this change includes: developing a new layout of the site; modifying the roads; parking; fencing; grading and stormwater systems; site utilities and lighting; and fire protection systems for the site and building. A more detailed explanation of the full scope of work for each discipline involved is included in the attached proposal letters from our consultants along with a billable rate spreadsheet breaking down the labor costs for their portion of the work.

RESTATE Exhibit C

JSO Mounted Unit Facility
PO # 681889-24
Amendment #2
May 22, 2026

We are requesting a change to our fee to accommodate the additional scope of work as follows:

FEE SUMMARY

Scherer (architectural)	$26,861.10	Coordinate & revise layout for new site
GAI (civil engineering)	$54,853.34	Add residence for deputy on site
GAI (civil engineering)	$94,898.56	Revise grading, utilities, roads for new site
GAI (survey)	$58,000.00	Boundary, topo, tree survey of new site
JEA (hydrant flow test)	$84.35	Hydrant flow test @ new site
MAE (geotechnical)	$13,800.00	Geotechnical investigation @ new site
IMEG (structural eng)	$0.00	No added cost
Simes & Rosch (MEP eng)	$3,891.12	Standby emergency generator & transfer switch
Simes & Rosch (MEP eng)	$4,199.36	Revise site lighting & utilities for new site
	$256,587.83	Total Cost of Revisions
	$528,612.06	Current Contract
	$785,199.89	New Total

Please do not hesitate to contact me if you have any questions or concerns, or need any additional documentation. If you agree with the scope of the change as described above and on the attached letters from our consultants, please provide an amendment to our contract in the amount indicated. We look forward to continuing to work with the city on this project.

Sincerely,

Bob Filippi, AIA
Architect
Scherer Construction

RESTATE Exhibit C

Exhibit A - Page 1 of 1
CONTRACT FEE SUMMARY FOR
JSO MOUNTED UNIT FACILITY

PART I - GENERAL	
1. Project JSO Mounted Unit Facility - Additional Service #3 (New Site)	**2. Project Number** 71397-24
3. Name of Consultant Scherer Construction	**4. Date of Proposal** 5/11/2026

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Project Executive	$ 86.00	12	$ 1,032.00	
Lead Architect	$ 55.00	60	$ 3,300.00	
Assistant Architect	$ 35.00	0	$ 0.00	
Revit Technician / Drafter	$ 30.00	80	$ 2,400.00	
Construction Project Manager	$ 55.00	0	$ 0.00	
Assistant Project Manager	$ 42.00	0	$ 0.00	
Senior Estimator	$ 51.00	32	$ 1,632.00	
Superintendent	$ 47.00	0	$ 0.00	
Assistant Superintendent	$ 40.00	0	$ 0.00	
Clerical / Adminitrative	$ 25.00	16	$ 400.00	
			TOTAL DIRECT LABOR	**$ 8,764.00**

6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 175.00%		$ 15,337.00
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)		**$ 24,101.00**
8. PROFIT: Labor Related Costs (Item 7)	x 10%	$ 2,410.10
SUB-TOTAL SALARY RELATED COSTS		**$ 26,511.10**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS (Lump Sum)	
Printing & Mileage	$350.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 350.00**
10. SUBCONTRACTS (Lump Sum)	
GAI Consultants (civil)	$ 54,853.34
GAI Consultants (civil)	$ 94,898.56
GAI Consultants (survey)	$ 58,000.00
JEA (flow test)	$ 84.35
MAE (geotechnical investigation)	$ 13,800.00
IMEG (structural)	$ -
Simes & Rosch Engineering (MEP)	$ 3,891.12
Simes & Rosch Engineering (MEP)	$ 4,199.36
SUB-CONTRACT SUB-TOTAL	**$ 229,726.73**

PART IV - SUMMARY

TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	**$ 256,587.83**

Approved
B.Scott
5/22/26

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gai consultants

Jacksonville Office
12574 Flagler Center Boulevard
Suite 202
Jacksonville, Florida 32258

T 904.363.1110
F 904.363.1115

RESIDENCE

September 12, 2025

Project R240225.02

Mr. Bob Scott, PE
City of Jacksonville Public Works
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Proposal for Professional Design and Permitting Services
Single-Family Residence at Proposed JSO Mounted Property
Jacksonville, Florida

Dear Mr. Scott:

GAI Consultants, Inc. (GAI) respectfully submits the following Scope of Services and Fee Proposal to commence professional services for the subject project.

Project Understanding

GAI Consultants, Inc. has been engaged to prepare a proposal for a single-family lot associated with the Jacksonville Sheriff's Office (JSO) Mounted Unit Facility. This facility is proposed to be located north of Lake Newman Street, adjacent to the former golf course at Cecil Field. (Refer to the attached site location map for details.)

Following a coordination meeting with the City of Jacksonville (COJ/Client) and JSO representatives, GAI submitted a proposal for the Mounted Unit Facility and has now been asked to provide a scope and fee for additional engineering services. These services include:

- Securing an FDOT (Florida Department of Transportation) Access Permit for the paved trail along the west side of the project site.
- Coordinating access from Normandy Boulevard for a temporary construction entrance.
- Permitting and coordinating Jacksonville Electrical Authority (JEA) utility connections for the single-family trailer requested by COJ and JSO as part of Phase I of the overall development.

GAI's scope of services will focus exclusively on the activities within the boundaries shown on the attached site location map.

Scope of Services

Based on our understanding of the project requirements/criteria provided to date, GAI will perform the following described Scope of Services:

Task 1: Topographical Survey

- GAI will provide an additional topographical survey along the west boundary in between the JSO Mounted Facility and the adjacent private road. This survey is to be approximately fifty (50) feet in width and approximately two-thousand five hundred (2,500) feet in length to the edge of the pavement of Normandy Boulevard. At the edge of the pavement on Normandy Boulevard approximate one hundred (100) feet in both directions is to be surveyed for the construction entrance roadway connection.
- The additional topographic survey will be completed with one (1)-foot contours. Spot elevations will be shown at approximately fifty (50) foot intervals. Primary horizontal control will be located using State Plane Coordinates, Florida East, in the North American Datum of 1983, 2011

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adjustment (NAD83/2011). Primary vertical control will be based on the North American Vertical Datum of 1988 (NAVD 88), based upon coordinates determined with the Global Navigation Satellite System using the Florida Permanent Reference Network (FPRN18) Geoid.

- A tree survey will be performed, locating all trees six (6) inches or greater in diameter at breast height (DBH) within twenty (20) feet of the property line, and all trees twelve (12) inches or greater (DBH) elsewhere on the subject property.
- There are no anticipated wetland lines along this survey.
- Final deliverable shall be a signed and sealed PDF along with an AutoCAD Civil3D DWG file in 2018 format, and an XML file containing the Triangular Irregular Network (TIN) data. The survey is estimated to take thirty (30) calendar days from notice-to-proceed to deliverable.

Task 2: FDOT Temporary Construction Access Easement

GAI will oversee the preparation and coordination of all plans and exhibits necessary to secure Temporary Construction Easements (TCEs) from the FDOT. These easements will support access and construction activities related to:

- Mounted Facility Development - Including site access, staging, and construction operations.
- Single-Family Lot Construction - Covering utility installation, structural work, and associated site improvements.
- Preliminary Grading and Earthwork - Facilitating topographic adjustments and site preparation.

In addition to easement coordination, GAI will be responsible for obtaining all required FDOT Access Permits to ensure legal and compliant entry to and from FDOT right-of-way during construction. This includes:

- Preparing and submitting Access Permit applications.
- Coordinating with FDOT District staff for review and approval.
- Ensuring all access points meet FDOT design and safety standards.

Task 3: Single Family Lot Grading and Utility Design

- Utilizing the Owner approved site plan, GAI will prepare Civil Engineering Construction Documents as further outlined below. It is assumed that the Project will be designed in one (1) phase for all permitting agencies.
- It is assumed that the Project does not fall within any COJ-restricted drainage basin or FDEP-impaired water body and does not discharge to an Outstanding Florida Water (OFW) per 62.302.700 F.A.C. Specific engineering efforts to address the OFW requirements are not anticipated with this task. If OFW requirements are determined to be applicable, this may be addressed as an additional service. According to the National Wetland Inventory, as of March 23, 2025, the site is anticipated to contain wetlands. Therefore, wetland delineation and permitting are anticipated with the infrastructure design and permitting as a part of the adjacent project and will encompass this effort.
- GAI will prepare construction drawings in accordance with the governing regulatory general standards and good engineering practice. The design will include site layout, site grading, potable water, sanitary sewer and stormwater collection system for the proposed development.
- At a minimum, the following sheets will be prepared: Cover Sheet, General Notes, Site Layout Plans, Paving & Drainage Plans, Water & Sewer Plans, Erosion Control Plans and all necessary details to facilitate the construction of the civil infrastructure. Florida Department of Transportation (FDOT) Standard Specifications, City Standard Specifications, JEA/FDEP Standard Specifications and general notes will be cited on the plans; no other specifications or bid proposal development is included.

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- GAI shall provide the required engineering design/calculations, CAD generated construction drawings and specifications related to the site civil engineering including grading, drainage, water distribution for potable and fire systems, sanitary sewer system, horizontal and vertical control, vehicular pavement areas, on-site regulatory pavement markings and traffic signage, and ADA compliance.
- This proposal assumes a private septic tank and drain field will be required. GAI will coordinate these efforts. GAI assumes the utilities will be master metered for the site. Utility locates are required for JEA Utility Connections, which will be solicited and billed to the Client as a direct expense.
- GAI will provide plans for the reconstruction of the existing paved path to be utilized for temporary construction access for the single-family and mounted unit facility. These plans will include construction documents.
- GAI assumes that a City 10-set will not be required for the single-family lot.

Task 4: Single Family Lot Permitting

JEA / EQD / FDEP Permitting

- GAI will attend the required JEA pre-application meeting.
- GAI understands JEA submittals will be required for connections. A Master Utility Plan, due to project phasing may be required. This effort is included in the scope of this proposal.
- GAI will prepare calculations and permit applications for the construction of the water main connection at Normandy Boulevard, as well as the gravity and force main and laterals, as required for permit submittal to JEA, EQD, and FDEP.
- GAI will coordinate the design and permitting for the proposed septic tank systems and accompanying drain fields required.
- GAI will respond to one (1) RAI from each agency.

This Task does not include an Arborist review and report on the tree conditions and health. If this is required by the City, this will be coordinated with the Client as an Additional Service.

Exclusions and Additional Services

The proposed Scope of Services and cost(s) assume the following items are excluded from this Scope of Services:

1. Arborist Assessment of Existing Tree Conditions.
2. Hardscape Design and Specialty Fencing.
3. Site Lighting and Electrical Design and JEA URD/UCD Submittal and Coordination.
4. Site Amenities.
5. Redesign/Remodel and/or Revise Construction Drawings due to unknown field conditions encountered during construction.
6. Gas, Telecommunication, Telephone, and Electric System Design, beyond what is included in Task 4.
7. Arborist Services.
8. Public Involvement Coordination for Notification of Commencement of Construction, Flyers, and Utility Outage Reports, and Traffic Rerouting Reports.
9. Construction Management Services.
10. Subsurface Utility Investigation, beyond what is required by JEA (to be provided by others).
11. Sleeving Plans.

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12. Fire Hydrant Flow Testing, beyond what is required by JEA (to be performed by Contractor).
13. Maintenance Guidelines.
14. Engineer's Estimate of Probable Cost
15. Contractor Construction Directives or Issuance of Revisions.
16. Construction Phase Testing (Compaction Testing, Pressure Testing, Bacteriological Testing, and Concrete and Asphalt Testing).
17. Civil and Landscape Site Construction Administration.
18. Leadership in Energy and Environmental Design Certifications/Sustainability Certifications.
19. Off-site Design/Permitting beyond what is included in Task 1.
20. Other Services not specifically itemized in Tasks 1 through 4 above.
21. All Environmental Services, Traffic Studies, Signal Design, Site Signage, or any other services not specifically described in Tasks 1 through 4 above.
22. All labor efforts not covered by our scope of services, including unforeseen conditions and changes in scope will be provided under a separate proposal.

Schedule

GAI will begin work upon receipt of a copy of this Proposal executed and authorized below. GAI will endeavor to complete its Scope of Services and deliver the project deliverables within an agreed upon schedule between the Client and GAI, subject to excused delay occasioned by factors beyond GAI's reasonable control.

Compensation

Compensation for services rendered by GAI as outlined below. GAI will perform the enclosed Professional Services for the fee summarized below in Table 1.

Additional Services

Any services not specifically provided for in the above scope will be considered Additional Services. Additional Services may be proposed by GAI and authorized by Client with an e-mail only and not require signature of Client.

Miscellaneous Direct Expenses

Miscellaneous direct expenses may consist of costs or fees associated with reproduction, courier services, permits, postage, over-night/express delivery, travel mileage and any other miscellaneous direct cost associated with the development or management of the Project. All requests for reimbursable direct costs will be substantiated with receipts or other approved forms of documentation reflecting the actual costs incurred for the expense. Reimbursable direct costs will be invoiced at cost plus 10%.

Payment

Unless otherwise specified in the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A, GAI will prepare invoices monthly and payment will be due within thirty (30) days of the date of the invoice. All other payment terms will be in accordance with Exhibit A.

Assumptions and Understandings

GAI's Scope of Services, Schedule, and Compensation as set forth above have been prepared on the basis of the following assumptions and understandings:

1. Access to the project site(s) or other land upon which GAI is to conduct any field work will be available to GAI personnel in a timely manner.

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2. All exploration locations will be marked and cleared by the Client for the existence of buried utility/piping structures.
3. Client has provided all requirements for GAI's scope of services and all criteria and/or specifications that GAI should utilize at the time this Proposal is authorized. This includes any requirement for any statement of professional opinion or certification.
4. Client has provided all available information pertinent to GAI's scope of services, including previous reports/drawings; utility information; topo information, etc. at the time this Proposal is authorized. Unless otherwise noted, GAI may rely upon such information.
5. Client will give GAI prompt notice whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of GAI's performance.
6. Client will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
7. Any of Client's other Consultant(s)/Contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
8. GAI's proposed compensation and schedule are based on receipt of authorization to proceed within thirty (30) calendar days of the date of this Proposal. GAI reserves the right to adjust its compensation if authorization to proceed is not received within thirty (30) calendar days.

Please do not hesitate to contact me at 904.864.4778 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 file. This also will serve as authorization for GAI to proceed. GAI's performance of the Scope of Services will be governed by the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A and incorporated herein by reference.

Sincerely,
GAI Consultants, Inc.

Stephen W. Reed
Assistant Engineering Director

Anthony P. Reddeck
Assistant Vice President

APR:SWR/ncb

REQUESTED AND AUTHORIZED BY:

City of Jacksonville Public Works

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

Attachment: Table 1 – Contract Fee Summary for JSO Single Family
Exhibit A – GAI Standard Terms and Conditions for Professional Services
Exhibit B – Location Map

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TABLE 1
Contract Fee Summary for JSO Single-Family

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Exhibit A - Page 1 of 1
Contract Fee Summary For
COJ Arena & Cattle Barns / JSO Equestrian Facility

PART I - GENERAL	
1. Project - JSO Single Family - Utility Permitting	**2. Project Number** R240225.02
3. Name of Consultant GAI Consultants, Inc.	**4. Date of Proposal** 9/11/2025

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$ 129.42	4	$ 517.68	
Project Manager	$ 88.05	12	$ 1,056.60	
Assistant Project Manager	$ 52.02	8	$ 416.16	
Senior Project Engineer	$ 70.75	24	$ 1,698.00	
Project Engineer	$ 52.02	48	$ 2,496.96	
Engineer Intern	$ 44.54	80	$ 3,563.20	
Designer/Sr. CADD Technician	$ 39.79	100	$ 3,979.00	
LA Director	$ 97.29	0	$ 0.00	
Sr. LA Manager	$ 66.91	0	$ 0.00	
Project LA	$ 58.77	0	$ 0.00	
LA Technician	$ 34.06	0	$ 0.00	
Clerical	$ 29.69	0	$ 0.00	
Survey Manager (PSM)	$ 75.05	8	$ 600.40	
Three Man Survey Crew	$ 103.01	16	$ 1,648.16	
			TOTAL DIRECT LABOR	**$ 15,976.16**

6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%		$ 28,435.97
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)		**$ 44,412.13**
8. PROFIT: Labor Related Costs (Item 7)	x 10%	$ 4,441.21
	SUB-TOTAL SALARY RELATED COSTS	**$ 48,853.34**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS (Lump Sum)	
Misc. Printing, Courier, Mileage, etc.	$ 1,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 1,000.00**
10. SUBCONTRACTS (Not To Exceed)	
Septic Tank Design (Allowance)	$ 5,000.00
	$ -
SUB-CONTRACT SUB-TOTAL	**$ 5,000.00**

PART IV - SUMMARY

TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	**$ 54,853.34**

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

September 12, 2025
Project R240225.02

EXHIBIT A
GAI Standard Terms and Conditions for Professional Services

© 2025 GAI Consultants

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

1. Scope of Services and Extent of Agreement - GAI shall perform the Services as described in GAI's Proposal to which these Terms and Conditions are attached for the specified Project, incorporated herein by reference.

   No modification or changes to these Terms and Conditions may be made except by written instrument signed by the parties. CLIENT acknowledges that he/she/it has read these Terms and Conditions, understands them, agrees to be bound by them, and further agrees that they are the complete and exclusive statement of the AGREEMENT between the parties, superseding all proposals, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

2. Compensation – GAI hereby agrees to accept and CLIENT agrees to pay the compensation on either a time (hourly) and expense basis in accordance with GAI's rates in effect at the time of performance, or lump sum basis as set forth in GAI's Proposal to perform the Services.

   If GAI's services are performed on an HOURLY BASIS, GAI will be paid for all time rendered to the project, including project scoping by professional, technical, and clerical personnel in accordance with the attached Hourly Rate Schedule. Time required for personnel of GAI to travel between GAI's office and the Site (or any other destination applicable to the project) is charged in accordance with the rates shown in the attached Hourly Rate Schedule. If overtime for non-exempt personnel (as defined by statute) is required, the overtime rate charged will be 1.50 times the invoice rate shown on the attached Hourly Rate Schedule.

3. Invoicing/Payment

   A. GAI will submit invoices periodically, but not more frequently than every two weeks, for Project services performed during the period or upon completion of the Project, whichever is earlier.

   B. Invoices are due and payable in U.S. dollars within 30 days from date of invoice. All charges not paid within 30 days are subject to a service charge of 1-1/2 percent per month or a fraction thereof, plus all costs and expenses of collection, including without limitation, attorneys' fees. In addition to the foregoing, should CLIENT fail to pay any invoice within 45 days of the invoice date, GAI may, in its sole discretion, upon 3 days written notice to CLIENT, stop work and recover from CLIENT payment for all services performed prior to the work stoppage, plus all amounts for interest, penalties and attorney's fees that may be recoverable under applicable law, including without limitation, prompt payment and/or lien laws. GAI will resume performance once CLIENT pays all outstanding amounts due plus any advance payment(s) or other security in GAI's sole discretion deemed necessary by GAI.

   C. CLIENT will be invoiced for external expenses, such as travel, lodging, sub-contracted services, etc., at direct cost plus a 10% handling and administrative fee.

   D. Payments shall include the GAI invoice number and be mailed to 385 East Waterfront Drive, Homestead, PA, 15120, to the attention of Accounts Receivable.

4. Changes – CLIENT and GAI may make additions to the scope of work by written Change Order. CLIENT may omit work previously ordered by written instructions to GAI. The provisions of these Terms and Conditions, with appropriate changes in GAI's Compensation and Project Schedule, shall apply to all additions and omissions.

5. CLIENT Responsibilities – CLIENT represents, with the intent that GAI rely thereon, that it has sufficient financial resources to pay GAI as agreed to in these Terms and Conditions and, as applicable and necessary for GAI to perform its services, CLIENT will:

   A. Provide all criteria and full information as to its requirements for GAI's services, including design or study objectives, constraints, third party certification requirement(s), standards or budget limitation(s).

   B. Assist GAI by placing at its disposal all available information pertinent to the Project and/or GAI's services including the actual or suspected presence of hazardous waste, materials or conditions at or beneath the Project site, record ("As-Built") drawings, surveys, previous reports, exploration logs of adjacent structures and any other data relative to the Project. Unless otherwise noted, GAI may rely upon such information.

   C. Upon identification by GAI and approval by CLIENT of the necessity and scope of information required, furnish GAI with data, reports, surveys, and other materials and information required for this Project, all of which GAI may rely upon in performing its services, except those included in GAI's scope of services.

   D. Guarantee access to the property and make all provisions for GAI to enter upon public and private lands and clear all exploration location(s) for buried utilities/piping/structures as required for GAI to perform its services under these Terms and Conditions.

   E. Examine all studies, reports, sketches, opinions of the construction costs, specifications, drawings, proposals and other documents presented by GAI to CLIENT and promptly render in writing the decisions pertaining thereto within a period mutually agreed upon.

   F. Designate in writing a person to act as CLIENT'S representative with respect to the services to be rendered under these Terms and Conditions. Such person shall have complete authority to transmit instructions, receive information, interpret and define CLIENT's policies and decisions with respect to materials, equipment, elements and systems pertinent to GAI's services.

   G. Give prompt written notice to GAI whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of GAI'S services, or any defect in the Project or work of Contractor(s).

   H. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

   I. Furnish such legal and insurance counseling services as CLIENT may require for the Project.

6. Schedule/Delays – GAI shall commence performance upon receipt of the CLIENT's written authorization to proceed and shall perform its professional services in accordance with the schedule set forth in its Proposal, provided however, the performance of these Terms and Conditions, except for the CLIENT's payment of money for services already rendered, shall be excused in the event performance of these Terms and Conditions is prevented or delays are occasioned by factors beyond GAI's control, or by factors which could not reasonably have been foreseen at the time this Exhibit A was prepared and executed. The delayed party's performance shall be extended by the period of delay plus a reasonable period to restart operations.

7. Document Ownership, and Reuse

   A. All reports, drawings, specifications, manuals, learning and audio/visual materials, boring logs, field data, laboratory test data, calculations, estimates, and other documents (collectively "Work Product") prepared by GAI are instruments of service shall remain the property of GAI. Unless otherwise notified by CLIENT, GAI will retain all pertinent records relating to the Services performed for a period of two (2) years following submission of the report , design documents or other project deliverables, during which period the records will be made available at GAI's office to the CLIENT at reasonable times.

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EXHIBIT A
GAI Consultants, Inc.
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B. Any reuse of the Work Product described above without written verification or adaptation by GAI, as appropriate, for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to GAI. CLIENT shall indemnify and hold harmless GAI from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting there from. Any future verification or adaptation of such Work Product will entitle GAI to further compensation at rates to be agreed upon by CLIENT and GAI.

C. Unless specified otherwise in GAI's Proposal, GAI will dispose of all materials and samples obtained in the investigation portion of the project 90 days after completion of the report. Further storage or transfer of samples will be made at CLIENT's expense.

D. CLIENT recognizes that site conditions where samples and data are gathered do vary with time and that particularly subsurface conditions may differ from those encountered at the time and location where explorations or investigations are made and, therefore, the data, interpretations, and recommendations of GAI are based solely on the information available at the time of the investigation. GAI shall not be responsible for the interpretation by others of the information it develops.

8. Standard of Performance – GAI will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

9. Insurance

A. GAI shall procure and maintain such insurance as is required by law as of the date first written above and during the performance of the Agreement, and subject to the terms and conditions of the policies, keep in force the following insurance:

Worker's Compensation Insurance with other State's endorsement, including Employer's Liability Insurance for its employees in the amount of $500,000; Comprehensive General Liability Insurance, including Protective and Completed Operations, covering bodily injuries with limits of $1,000,000 per occurrence, and property damage with limits of $1,000,000 per occurrence; Comprehensive Automobile Liability Insurance, including operation of owned, non-owned and hired automobiles, with combined single limits for bodily injury and property damage of $1,000,000 per occurrence; Excess Umbrella Liability Insurance with limits of $1,000,000 in the aggregate.

B. If CLIENT requires additional types or amounts of insurance coverage, GAI, if specifically directed by CLIENT, will purchase additional insurance (if procurable) at CLIENT's expense; but GAI shall not be responsible for property damage from any cause, including fire and explosion, beyond the amounts and coverage of GAI's insurance specified above.

C. CLIENT will require that any Contractor(s) performing work in connection with GAI's Services will name GAI as an additional insured on their insurance policies. In addition, in any hold-harmless agreements between CLIENT or Owner and any contractor who may perform work in connection with any professional services rendered by GAI, CLIENT will require such contractor(s) to defend and indemnify GAI against third party suits.

D. It is agreed that GAI shall have no responsibility: 1) To supervise, manage, direct, or control CLIENT or its Contractors', subcontractors' or their employees; 2) For any of CLIENT's or its contractors, subcontractors or agents or any of their employees' safety practices, policies, or compliance with applicable Federal, State and/or local safety and health laws, rules or regulations; 3) For the adequacy of their means, methods, techniques, sequencing or procedures of performing their services or work; or 4) For defects in their work.

10. Indemnity – Subject to the Limitation(s) of Liability provision(s) below in Articles 11 and 12, GAI agrees to indemnify and hold harmless CLIENT, and its officers, directors, and employees from and against any and all claims, suits, liability, damages, injunctive or equitable relief, expenses including reasonable attorneys' fees, or other loss (collectively "Losses") to the extent caused by GAI's negligent performance of Services under these Terms and Conditions.

11. Limitation of Liability – In the event of any loss, damage, claim or expense to CLIENT resulting from GAI's performance or non-performance of the professional services authorized under these Terms and Conditions, GAI's liability whether based on any legal theory of contract, tort including negligence, strict liability or otherwise under these Terms and Conditions for professional acts, errors, or omissions shall be limited to the extent any such claims, damages, losses or expenses result from the negligent act, errors or omissions of GAI or its employees occurring during performance under these Terms and Conditions. The total cumulative liability of GAI arising out of professional acts, errors, or omissions shall not exceed the greater of $50,000 or two times the total compensation GAI receives from CLIENT under these Terms and Conditions. GAI's aggregate liability for all other acts, errors, or omissions shall be limited to the coverage and amounts of insurance specified in Article 9, above. The limitations stated above shall not apply to the extent any damages are proximately caused by the willful misconduct of GAI and its employees.

12. Disclaimer of Consequential Damages – Notwithstanding anything to the contrary in these Terms and Conditions, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, increased cost of operations or costs of shutdown or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.

13. Probable Construction Cost Estimates – Where applicable, statements concerning probable construction cost and detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that neither GAI nor CLIENT has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.

14. Confidentiality/Non-Disclosure – GAI shall not disclose, or permit disclosure of any information developed in connection with its performance under these Terms and Conditions or received from CLIENT or the PROJECT OWNER, or their affiliates, subcontractors, or agents designated by CLIENT as confidential, except to GAI's employees and subcontractors who need such information in order to properly execute the services of these Terms and Conditions, and shall require any such of its employees and subcontractors and their employees not to disclose or permit disclosure of any of such information, without the prior written consent of CLIENT. The foregoing shall not prohibit GAI from disclosing information in response to any Federal, State or local government directive or judicial order, but in the event GAI receives or is threatened with such an order or has actual knowledge that such an order may be sought or be forthcoming, GAI shall immediately notify CLIENT and assist CLIENT in CLIENT's undertaking such lawful measures as it may desire to resist the issuance, enforcement and effect of such an order. GAI's obligation to resist such an order and assist CLIENT and the PROJECT OWNER is contingent upon GAI receiving further compensation for such assistance plus all costs and expenses, including without limitation reasonable attorney's fees, incurred by GAI.

EXHIBIT A
GAI Consultants, Inc.
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15. Certifications – GAI shall not be required to execute any certification with regard to work performed, tested, and/or observed under these Terms and Conditions unless:

    A. GAI concludes that it has performed, tested and/or observed sufficient work to provide a sufficient basis for it to issue the certification; and

    B. GAI believes that the work performed, tested or observed meets the certification criteria; and

    C. GAI gave its written approval of the certification's exact form before executing these Terms and Conditions.

    Any certification by GAI shall be interpreted and construed as an expression of professional opinion based upon the Services performed by GAI, and does not constitute a warranty or guaranty, either expressed or implied.

16. Miscellaneous Terms of Agreement

    A. These Terms and Conditions shall be subject to, interpreted, and enforced according to the laws of the Commonwealth of Pennsylvania without giving effect to its conflict of law principles. If any part of these Terms and Conditions shall be held illegal, unenforceable, void, or voidable by any court of competent jurisdiction, each of the remainder of the provisions shall nevertheless remain in full force and effect and shall in no way be affected, impaired, or invalidated.

    B. Neither the CLIENT nor GAI may delegate, assign, sublet, or transfer their duties or interest as described in these Terms and Conditions and GAI's Proposal without the written consent of the other party. Both parties relinquish the power to assign and any attempted assignment by either party or by operation of law shall be null and void.

    C. These Terms and Conditions shall be binding upon the parties hereto, their heirs, executors, administrators, successors, and assignees. In the event that a dispute should arise relating to the performance of the Services to be provided under these Terms and Conditions and GAI's Proposal, and should that dispute result in litigation, it is agreed that each party shall bear its own litigation expenses, including staff time, court costs, attorneys' fees, and other claim-related expenses.

    D. CLIENT shall not assert any claim or suit against GAI after expiration of a Limitation Period, defined as the shorter of (a) three (3) years from substantial completion of the particular GAI service(s) out of which the claim, damage or suit arose, or (b) the time period of any statute of limitation or repose provided by law.

    In the event of any claim, suit or dispute between CLIENT and GAI, CLIENT agrees to only pursue recovery from GAI and will not to seek recovery from, pursue or file any claim or suit, whether based on contract, tort including negligence, strict liability or otherwise against any director, officer, or employee of GAI.

    E. No modification or changes in the terms of this Agreement may be made except by written instrument signed by the parties. CLIENT acknowledges that they have read this AGREEMENT, understands it, agrees to be bound by its terms, and further agrees that it is the complete and exclusive statement of the AGREEMENT between the parties superseding all work orders, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

    F. Either the CLIENT or GAI may terminate or suspend performance of these Terms and Conditions without cause upon thirty (30) days written notice delivered or mailed to the other party.

    (1) In the event of material breach of these Terms and Conditions, the party not breaching the AGREEMENT may terminate it upon ten (10) days written notice delivered or mailed to the other party, which termination notice shall state the basis for the termination. The AGREEMENT shall not be terminated for cause if the breaching party cures or commences to cure the breach within the ten day period.

    (2) In the event of the termination, other than caused by a material breach of these Terms and Conditions by GAI, CLIENT shall pay GAI for the Services performed prior to the termination notice date, and for any necessary services and expenses incurred in connection with termination of the project, including but not limited to, the costs of completing analysis, records and reports necessary to document job status at the time of termination and costs associated with termination or subcontractor and/or subconsultant contracts. Such compensation shall be based upon the schedule of fees used by GAI.

    (3) In the event CLIENT delays providing written authorization to proceed within 45 days of the date of GAI's Proposal or suspends GAI's performance for 45 days or more after authorization has been given, GAI reserves the right, in its sole discretion, to revise its cost, compensation and/or hourly rates to its then current rates prior to resuming performance under these Terms and Conditions.

    G. All notices required to be sent hereunder shall be either hand delivered, with signed receipt of such hand delivery, or sent by certified mail, return receipt requested.

    H. The paragraph headings in these Terms and Conditions are for convenience of reference only and shall not be deemed to alter or affect the provisions hereof.

    I. Unless expressly stated to the contrary, the professional services to be provided by GAI do not include meetings and consultations in anticipation of litigation or arbitration or attendance as an expert witness in any deposition, hearing, or arbitration. If requested, these services will be provided by an amendment to these Terms and Conditions, setting forth the terms and rates of compensation to be received by GAI.

    J. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CLIENT, the PROJECT OWNER if different than CLIENT and GAI.

    K. GAI is an Equal Opportunity Employer. GAI complies with the Office of Federal Contract Compliance Programs Affirmative Action Programs as outlined in 41 CFR 60-1.4(a)(b), 41 CFR 60-250.5(a)(b), and 41 CFR 60-741.5(a)(b).

END OF TERMS AND CONDITIONS

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EXHIBIT B
Location Map

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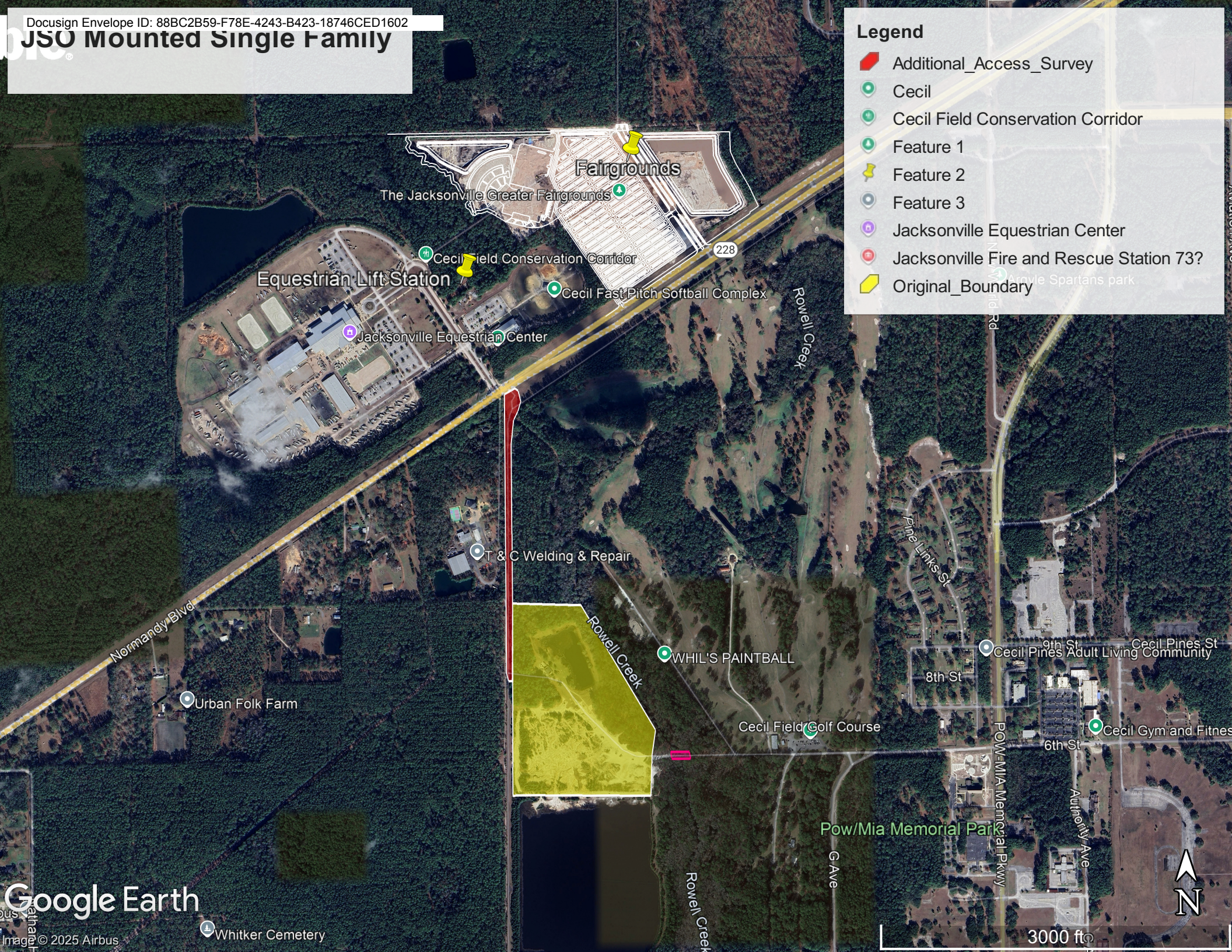
JSO Mounted Single Family



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NEW SITE

April 28, 2026

Project R240225.03

Mr. Bob Filippi, AIA
Scherer Construction
2504 NW 71st Place
Gainesville, Florida 32653

Proposal for Professional Design-Build Services
JSO Mounted Unit Facility – New Location
Jacksonville, Florida

Dear Mr. Filippi:

GAI Consultants, Inc. (GAI) respectfully submits the following Scope of Services and Fee Proposal to commence professional services for the subject project.

Project Understanding

The Scherer Construction/GAI Consultants, Inc. Design Build Team ("The DB Team") met with the City of Jacksonville ("COJ") and representatives of the Jacksonville Sheriff's Office (JSO) at the JSO K9/Mounted Unit headquarters on April 9, 2026. The purpose of the meeting was to review the conceptual plans of the JSO Mounted Unit Facility to be located on the western side of Residence Avenue, north of Lake Fretwell Street, adjacent to Lake Fretwell Park to the south and a single-family residential area to the north (Lake Newman Court). (See the site location map attached to this proposal for reference to the proposed project area and Preliminary Site Plan in Exhibit C.)

The City of Jacksonville has selected a new site for the proposed Jacksonville Sheriff's Office Mounted Unit Facility. The project is located on an approximately 15-acre portion of RE# 002322 1010, situated off Residence Avenue within the Cecil Commerce Center. The planned facility will include a 10,000-square-foot barn for JSO Mounted Officers, six (6) impound pens, and approximately 8.37 acres of equestrian paddocks with covered feed structures. Additional site features include a parking area, a single-family residence, and associated storage buildings.

GAI's proposed scope of services for this effort is outlined below and only covers the activities within the proposed site location map.

Scope of Services

Based on our understanding of the project requirements/criteria provided to date, GAI will perform the following described Scope of Services:

Additionally, GAI will secure SES's services for environmental consultation and construction administration.

A Subsurface Utility Engineering (SUE) report will be obtained with services provided by England-Thims & Miller (ETM) to verify connection points to existing utilities.

Task 1: 30% Engineering Design

- Utilizing the Owner approved site plan, GAI will prepare 30% Civil Engineering Construction Drawings based on the Client's and Owner's input to date. The construction drawings will be

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presented for review by the Owner. This milestone will be used to solicit further comments and/or questions, ensuring that the project meets expectations and its intended use.

- Based on information available at the time of this proposal and a preliminary desktop review, it is anticipated that the Project does not fall within a COJ-restricted drainage basin, FDEP-impaired water body, or discharge to an Outstanding Florida Water (OFW) per Rule 62-302.700, F.A.C.
- GAI will coordinate the location of the parking lot, stormwater collection, proposed mounted facility building, paddocks, storage building, impound holding pens, and site utilities with the Design Team Members. GAI will work with Design Team Members to periodically update the project schedule. GAI assumes the utilities will be master metered for the site. Utility locates (SUE) are required for JEA Utility Connections, which will be solicited and billed to the Client as a direct expense.
- GAI will authorize and coordinate the environmental subconsultant (SES Environmental Resource Solutions, LLC) efforts in this Task.
- It is understood that there is an existing JEA lift station adjacent to the site that has been abandoned. A service building will need to be demolished, and the wet well will need to be removed and or filled in place, depending on the surveyed location of the proposed improvements.

This Task will produce a 30% Design plan set for review by the client and owner. Approval of this product will be utilized in the 60% Engineering Design Task 2.

Task 2: 60% Engineering Design

- Based on comments or concerns generated by the Owner's review of the 30% Engineering Design Drawings, GAI will prepare 60% Civil Engineering Construction Drawings for additional review by the Owner. Upon completion of this review, the DB Team will proceed with the Final Engineering Design as outlined in Task 3 below.
- At a minimum, the following sheets will be prepared: Cover Sheet, General Notes, Site Layout Plans, Paving & Drainage Plans, Water & Sewer Plans, Erosion Control Plans and all necessary details to facilitate the construction of the civil infrastructure. Florida Department of Transportation (FDOT) Standard Specifications, City Standard Specifications, JEA/FDEP Standard Specifications and general notes will be cited on the plans; no other specifications or bid proposal development is included.
- GAI shall provide the required engineering design/calculations, CAD generated construction drawings and specifications related to the site civil engineering including: grading, drainage, water distribution for potable and fire systems, sanitary sewer system, on-site stormwater collection and management (including storm sewer modeling), horizontal and vertical control, vehicular pavement areas, site circulation and parking, on-site regulatory pavement markings and traffic signage, and ADA compliance.

This Task will produce a 60% Design plan set for review by the client and owner. Approval of this product will be utilized in the Site Permitting Plan Set in Task 4.

Task 3: Landscape and Irrigation Design

- GAI will provide code-minimum construction drawings suitable for obtaining site development permits through COJ for the Project.
- Drawings will include landscape, hose bibb irrigation, and tree mitigation plans as well as construction details to communicate the design intent and construction materials. Technical specifications will be included in the drawings as part of the Construction Documents.

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- Landscape design requested by the Client that exceeds the minimum requirements for site development permit approval (i.e. “embellished” landscape plans) will be considered Additional Services which can be negotiated at a later date if desired.
- Up to two (2) plan submittal revisions are included in the scope of this agreement. Additional submittals and changes will be considered Additional Services.
- An existing tree assessment will not be performed at this time and the mitigation will be calculated based on the tree survey provided by others. The tree condition assessment is excluded from this proposal. If requested at a later date, a proposal can be provided via a separate cover.
- A tree mitigation plan shall be prepared to depict the trees to remain, removed, and credited. The plan shall meet City’s minimum requirements and show required tree protection barricades. No tree flagging or surveying is included in this Task. It is critical the Surveyor correctly labels the onsite trees in order to provide an accurate mitigation plan for the Owner.
- For the issued for construction drawings set, an automatic irrigation system will be designed to provide 100% coverage to all landscape areas.

This Task does not include an Arborist review and report on the tree condition and health. If this is required by the City, this will be coordinated with the Client as an Additional Service.

Task 4: Site Permitting

- Task 4 Permitting will be based on permit-ready plans developed from Tasks 2 and 3 and refined as required during agency review.

4.1: City of Jacksonville (COJ) Mobility, Concurrency, and 10-Set Permitting

- GAI will file a Conditional Capacity Availability Statement (CCAS) Application in order to obtain a City Development Number (CDN). GAI will then file to convert the CCAS to a Concurrency Reservation Certificate (CRC) at the appropriate time and also file the required Mobility Fee Application for the proposed development. Meeting times with City officials, as required, are included with this Task.
- GAI will submit “10-set” construction plans to the COJ for review in accordance with the City’s land development standards and include all permitting comments as well as all client and owner feedback.

This Task includes responding to RAIs from the JaxEPICs Development Review Committee.

Note: Permit fees are to be provided by the Client/Applicant.

4.2: St. Johns River Water Management District (SJRWMD) Permitting

- GAI will attend a pre-application meeting with the SJRWMD.
- GAI will prepare and submit an Environmental Resource Permit (ERP) package to SJRWMD.
- GAI will prepare up to two (2) sets of responses regarding the ERP package for obtaining the SJRWMD permit.

This Task does not include endangered or threatened species permitting, impacts on wetlands, design to enhance or create wetlands during the permitting process, or monitoring of wetland creation or enhanced areas after permits are authorized.

Note: Permit fees are to be provided by the Client/Applicant.

4.3: JEA

- GAI will attend the required JEA pre-application meeting.
- GAI will prepare a water demand estimate based off of owner-provided expected occupancy, building fixtures, and necessary care of horses and confiscated animals.

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- GAI will prepare calculations and permit applications for construction of the water main connection(s) at Residence Avenue and the gravity main laterals, as required for permit submittal to JEA.
- GAI will respond to one (1) RAI from each agency.

Approval of this product will be utilized in the Final Civil Engineering Set in Task 5.

Task 5: Construction Documentation

- GAI shall prepare Civil Engineering Construction Documents (CDs) for the project in accordance with the City of Jacksonville's standard scope of services, applicable City design criteria, and requirements of the reviewing authorities, as further defined herein.
- Construction drawings shall be prepared in conformance with all applicable City of Jacksonville ordinances, design standards, manuals, and regulatory agency requirements, as well as generally accepted engineering practice. The Construction Documents shall incorporate all applicable City, client, owner, and multidisciplinary coordination comments, reflect internal quality control reviews, and address all comments and conditions issued by permitting and reviewing agencies through the established COJ review process.

Task 6: Construction Administration

- GAI will review and respond to shop drawings;
- Respond to civil RFIs and landscape architecture related RFIs
- Perform up to two (2) site observation visits per month for an approximate **12-month** period to observe progress of the site work; and
- Perform up to six (6) landscape site visits and develop observation reports for same.

Construction Administration services are limited to periodic observation and review for general conformance with the Contract Documents. GAI shall not be responsible for construction means, methods, techniques, sequences, procedures, safety precautions, or scheduling, which remain the responsibility of the Contractor.

Exclusions and Additional Services

The proposed Scope of Services and cost(s) assume the following items are excluded from this Scope of Services:

1. Arborist Assessment of Existing Tree Conditions.
2. Hardscape Design and Specialty Fencing
3. Site Lighting and Electrical Design and JEA URD/UCD submittal and coordination.
4. Site Amenities.
5. Design is to be done in one phase.
6. Redesign/remodel and/or revise construction drawings due to unknown field conditions encountered during construction.
7. Gas, Telecommunication, Telephone, and Electric System Design, beyond what is included in Task 4.
8. Public Involvement Coordination for notification of commencement of construction, flyers, and utility outage reports, and traffic rerouting reports.
9. Sleeving Plans.
10. Fire Hydrant Flow Testing, beyond what is required by JEA (to be performed by Contractor).
11. Maintenance Guidelines.

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12. Engineer's Estimate of Probable Cost
13. Contractor Construction Directives or issuance of revisions.
14. Construction Phase Testing (compaction tests, pressure tests, bacteriological tests, and concrete and asphalt testing).
15. Leadership in Energy and Environmental Design Certifications/Sustainability Certifications.
16. Off-site Design/Permitting.
17. Other services not specifically itemized in Tasks 1 through 6 above.
18. Any other services not specifically described in Tasks 1 through 6 above.

All labor efforts not covered by our scope of services, including unforeseen conditions and changes in scope, will be provided under a separate proposal.

Schedule

GAI will begin work upon receipt of a copy of this Proposal executed and authorized below. GAI will endeavor to complete its Scope of Services and deliver the project deliverable within an agreed upon schedule between the Client and GAI, subject to excused delay occasioned by factors beyond GAI's reasonable control.

Compensation

Compensation for services rendered by GAI as outlined below. GAI will perform the enclosed Professional Services for the fee summarized below in Table 1.

Additional Services

Any services not specifically provided for in the above scope will be considered Additional Services. Additional Services may be proposed by GAI and authorized by Client with an e-mail only and not require signature of Client.

Miscellaneous Direct Expenses

Miscellaneous direct expenses may consist of costs or fees associated with reproduction, courier services, permits, postage, over-night/express delivery, travel mileage and any other miscellaneous direct cost associated with the development or management of the Project. All requests for reimbursable direct costs will be substantiated with receipts or other approved forms of documentation reflecting the actual costs incurred for the expense. Reimbursable direct costs will be invoiced at cost plus 10%.

Payment

Unless otherwise specified in the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A, GAI will prepare invoices monthly and payment will be due within thirty (30) days of the date of the invoice. All other payment terms will be in accordance with Exhibit A.

Assumptions and Understandings

GAI's Scope of Services, Schedule, and Compensation as set forth above have been prepared on the basis of the following assumptions and understandings:

1. Access to the project site(s) or other land upon which GAI is to conduct any field work will be available to GAI personnel in a timely manner.
2. All exploration locations will be marked and cleared by the Client for the existence of buried utility/piping structures.

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3. Client has provided all requirements for GAI's scope of services and all criteria and/or specifications that GAI should utilize at the time this Proposal is authorized. This includes any requirement for any statement of professional opinion or certification.
4. Client has provided all available information pertinent to GAI's scope of services, including previous reports/drawings; utility information; topo information, etc. at the time this Proposal is authorized. Unless otherwise noted, GAI may rely upon such information.
5. Client will give GAI prompt notice whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of GAI's performance.
6. Client will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
7. Any of Client's other Consultant(s)/Contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
8. GAI's proposed compensation and schedule are based on receipt of authorization to proceed within thirty (30) calendar days of the date of this Proposal. GAI reserves the right to adjust its compensation if authorization to proceed is not received within thirty (30) calendar days.

Please do not hesitate to contact me at 904.864.4778 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 file. This also will serve as authorization for GAI to proceed. GAI's performance of the Scope of Services will be governed by the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A and incorporated herein by reference.

Sincerely,
GAI Consultants. Inc.

Stephen W. Reed
Assistant Engineering Director

Anthony Reddeck
Assistant Vice President

AR:SWR/ncb

REQUESTED AND AUTHORIZED BY:

Scherer Construction

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

Attachment: Exhibit A – GAI Standard Terms and Conditions for Professional Services
Exhibit B - SES Environmental Resource Solutions, LLC Proposal
Exhibit C – Preliminary Site Plan
Table 1 – Contract Fee Summary for JSO Mounted Unit Facility

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

April 28, 2026
Project R240225.03

EXHIBIT A
GAI Standard Terms and Conditions for Professional Services

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EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

1. Scope of Services and Extent of Agreement - GAI shall perform the Services as described in GAI's Proposal to which these Terms and Conditions are attached for the specified Project, incorporated herein by reference.

   No modification or changes to these Terms and Conditions may be made except by written instrument signed by the parties. CLIENT acknowledges that he/she/it has read these Terms and Conditions, understands them, agrees to be bound by them, and further agrees that they are the complete and exclusive statement of the AGREEMENT between the parties, superseding all proposals, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

2. Compensation – GAI hereby agrees to accept and CLIENT agrees to pay the compensation on either a time (hourly) and expense basis in accordance with GAI's rates in effect at the time of performance, or lump sum basis as set forth in GAI's Proposal to perform the Services.

   If GAI's services are performed on an HOURLY BASIS, GAI will be paid for all time rendered to the project, including project scoping by professional, technical, and clerical personnel in accordance with the attached Hourly Rate Schedule. Time required for personnel of GAI to travel between GAI's office and the Site (or any other destination applicable to the project) is charged in accordance with the rates shown in the attached Hourly Rate Schedule. If overtime for non-exempt personnel (as defined by statute) is required, the overtime rate charged will be 1.50 times the invoice rate shown on the attached Hourly Rate Schedule.

3. Invoicing/Payment

   A. GAI will submit invoices periodically, but not more frequently than every two weeks, for Project services performed during the period or upon completion of the Project, whichever is earlier.

   B. Invoices are due and payable in U.S. dollars within 30 days from date of invoice. All charges not paid within 30 days are subject to a service charge of 1-1/2 percent per month or a fraction thereof, plus all costs and expenses of collection, including without limitation, attorneys' fees. In addition to the foregoing, should CLIENT fail to pay any invoice within 45 days of the invoice date, GAI may, in its sole discretion, upon 3 days written notice to CLIENT, stop work and recover from CLIENT payment for all services performed prior to the work stoppage, plus all amounts for interest, penalties and attorney's fees that may be recoverable under applicable law, including without limitation, prompt payment and/or lien laws. GAI will resume performance once CLIENT pays all outstanding amounts due plus any advance payment(s) or other security in GAI's sole discretion deemed necessary by GAI.

   C. CLIENT will be invoiced for external expenses, such as travel, lodging, sub-contracted services, etc., at direct cost plus a 10% handling and administrative fee.

   D. Payments shall include the GAI invoice number and be mailed to 385 East Waterfront Drive, Homestead, PA, 15120, to the attention of Accounts Receivable.

4. Changes – CLIENT and GAI may make additions to the scope of work by written Change Order. CLIENT may omit work previously ordered by written instructions to GAI. The provisions of these Terms and Conditions, with appropriate changes in GAI's Compensation and Project Schedule, shall apply to all additions and omissions.

5. CLIENT Responsibilities – CLIENT represents, with the intent that GAI rely thereon, that it has sufficient financial resources to pay GAI as agreed to in these Terms and Conditions and, as applicable and necessary for GAI to perform its services, CLIENT will:

   A. Provide all criteria and full information as to its requirements for GAI's services, including design or study objectives, constraints, third party certification requirement(s), standards or budget limitation(s).

   B. Assist GAI by placing at its disposal all available information pertinent to the Project and/or GAI's services including the actual or suspected presence of hazardous waste, materials or conditions at or beneath the Project site, record ("As-Built") drawings, surveys, previous reports, exploration logs of adjacent structures and any other data relative to the Project. Unless otherwise noted, GAI may rely upon such information.

   C. Upon identification by GAI and approval by CLIENT of the necessity and scope of information required, furnish GAI with data, reports, surveys, and other materials and information required for this Project, all of which GAI may rely upon in performing its services, except those included in GAI's scope of services.

   D. Guarantee access to the property and make all provisions for GAI to enter upon public and private lands and clear all exploration location(s) for buried utilities/piping/structures as required for GAI to perform its services under these Terms and Conditions.

   E. Examine all studies, reports, sketches, opinions of the construction costs, specifications, drawings, proposals and other documents presented by GAI to CLIENT and promptly render in writing the decisions pertaining thereto within a period mutually agreed upon.

   F. Designate in writing a person to act as CLIENT'S representative with respect to the services to be rendered under these Terms and Conditions. Such person shall have complete authority to transmit instructions, receive information, interpret and define CLIENT's policies and decisions with respect to materials, equipment, elements and systems pertinent to GAI's services.

   G. Give prompt written notice to GAI whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of GAI'S services, or any defect in the Project or work of Contractor(s).

   H. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

   I. Furnish such legal and insurance counseling services as CLIENT may require for the Project.

6. Schedule/Delays – GAI shall commence performance upon receipt of the CLIENT's written authorization to proceed and shall perform its professional services in accordance with the schedule set forth in its Proposal, provided however, the performance of these Terms and Conditions, except for the CLIENT's payment of money for services already rendered, shall be excused in the event performance of these Terms and Conditions is prevented or delays are occasioned by factors beyond GAI's control, or by factors which could not reasonably have been foreseen at the time this Exhibit A was prepared and executed. The delayed party's performance shall be extended by the period of delay plus a reasonable period to restart operations.

7. Document Ownership, and Reuse

   A. All reports, drawings, specifications, manuals, learning and audio/visual materials, boring logs, field data, laboratory test data, calculations, estimates, and other documents (collectively "Work Product") prepared by GAI are instruments of service shall remain the property of GAI. Unless otherwise notified by CLIENT, GAI will retain all pertinent records relating to the Services performed for a period of two (2) years following submission of the report , design documents or other project deliverables, during which period the records will be made available at GAI's office to the CLIENT at reasonable times.

gai consultants
transforming ideas into reality

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
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B. Any reuse of the Work Product described above without written verification or adaptation by GAI, as appropriate, for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to GAI. CLIENT shall indemnify and hold harmless GAI from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting there from. Any future verification or adaptation of such Work Product will entitle GAI to further compensation at rates to be agreed upon by CLIENT and GAI.

C. Unless specified otherwise in GAI's Proposal, GAI will dispose of all materials and samples obtained in the investigation portion of the project 90 days after completion of the report. Further storage or transfer of samples will be made at CLIENT's expense.

D. CLIENT recognizes that site conditions where samples and data are gathered do vary with time and that particularly subsurface conditions may differ from those encountered at the time and location where explorations or investigations are made and, therefore, the data, interpretations, and recommendations of GAI are based solely on the information available at the time of the investigation. GAI shall not be responsible for the interpretation by others of the information it develops.

8. Standard of Performance – GAI will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

9. Insurance

A. GAI shall procure and maintain such insurance as is required by law as of the date first written above and during the performance of the Agreement, and subject to the terms and conditions of the policies, keep in force the following insurance:

Worker's Compensation Insurance with other State's endorsement, including Employer's Liability Insurance for its employees in the amount of $500,000; Comprehensive General Liability Insurance, including Protective and Completed Operations, covering bodily injuries with limits of $1,000,000 per occurrence, and property damage with limits of $1,000,000 per occurrence; Comprehensive Automobile Liability Insurance, including operation of owned, non-owned and hired automobiles, with combined single limits for bodily injury and property damage of $1,000,000 per occurrence; Excess Umbrella Liability Insurance with limits of $1,000,000 in the aggregate.

B. If CLIENT requires additional types or amounts of insurance coverage, GAI, if specifically directed by CLIENT, will purchase additional insurance (if procurable) at CLIENT's expense; but GAI shall not be responsible for property damage from any cause, including fire and explosion, beyond the amounts and coverage of GAI's insurance specified above.

C. CLIENT will require that any Contractor(s) performing work in connection with GAI's Services will name GAI as an additional insured on their insurance policies. In addition, in any hold-harmless agreements between CLIENT or Owner and any contractor who may perform work in connection with any professional services rendered by GAI, CLIENT will require such contractor(s) to defend and indemnify GAI against third party suits.

D. It is agreed that GAI shall have no responsibility: 1) To supervise, manage, direct, or control CLIENT or its Contractors', subcontractors' or their employees; 2) For any of CLIENT's or its contractors, subcontractors or agents or any of their employees' safety practices, policies, or compliance with applicable Federal, State and/or local safety and health laws, rules or regulations; 3) For the adequacy of their means, methods, techniques, sequencing or procedures of performing their services or work; or 4) For defects in their work.

10. Indemnity – Subject to the Limitation(s) of Liability provision(s) below in Articles 11 and 12, GAI agrees to indemnify and hold harmless CLIENT, and its officers, directors, and employees from and against any and all claims, suits, liability, damages, injunctive or equitable relief, expenses including reasonable attorneys' fees, or other loss (collectively "Losses") to the extent caused by GAI's negligent performance of Services under these Terms and Conditions.

11. Limitation of Liability – In the event of any loss, damage, claim or expense to CLIENT resulting from GAI's performance or non-performance of the professional services authorized under these Terms and Conditions, GAI's liability whether based on any legal theory of contract, tort including negligence, strict liability or otherwise under these Terms and Conditions for professional acts, errors, or omissions shall be limited to the extent any such claims, damages, losses or expenses result from the negligent act, errors or omissions of GAI or its employees occurring during performance under these Terms and Conditions. The total cumulative liability of GAI arising out of professional acts, errors, or omissions shall not exceed the greater of $50,000 or two times the total compensation GAI receives from CLIENT under these Terms and Conditions. GAI's aggregate liability for all other acts, errors, or omissions shall be limited to the coverage and amounts of insurance specified in Article 9, above. The limitations stated above shall not apply to the extent any damages are proximately caused by the willful misconduct of GAI and its employees.

12. Disclaimer of Consequential Damages – Notwithstanding anything to the contrary in these Terms and Conditions, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, increased cost of operations or costs of shutdown or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.

13. Probable Construction Cost Estimates – Where applicable, statements concerning probable construction cost and detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that neither GAI nor CLIENT has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.

14. Confidentiality/Non-Disclosure – GAI shall not disclose, or permit disclosure of any information developed in connection with its performance under these Terms and Conditions or received from CLIENT or the PROJECT OWNER, or their affiliates, subcontractors, or agents designated by CLIENT as confidential, except to GAI's employees and subcontractors who need such information in order to properly execute the services of these Terms and Conditions, and shall require any such of its employees and subcontractors and their employees not to disclose or permit disclosure of any of such information, without the prior written consent of CLIENT. The foregoing shall not prohibit GAI from disclosing information in response to any Federal, State or local government directive or judicial order, but in the event GAI receives or is threatened with such an order or has actual knowledge that such an order may be sought or be forthcoming, GAI shall immediately notify CLIENT and assist CLIENT in CLIENT's undertaking such lawful measures as it may desire to resist the issuance, enforcement and effect of such an order. GAI's obligation to resist such an order and assist CLIENT and the PROJECT OWNER is contingent upon GAI receiving further compensation for such assistance plus all costs and expenses, including without limitation reasonable attorney's fees, incurred by GAI.

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

15. Certifications – GAI shall not be required to execute any certification with regard to work performed, tested, and/or observed under these Terms and Conditions unless:

    A. GAI concludes that it has performed, tested and/or observed sufficient work to provide a sufficient basis for it to issue the certification; and

    B. GAI believes that the work performed, tested or observed meets the certification criteria; and

    C. GAI gave its written approval of the certification's exact form before executing these Terms and Conditions.

    Any certification by GAI shall be interpreted and construed as an expression of professional opinion based upon the Services performed by GAI, and does not constitute a warranty or guaranty, either expressed or implied.

16. Miscellaneous Terms of Agreement

    A. These Terms and Conditions shall be subject to, interpreted, and enforced according to the laws of the Commonwealth of Pennsylvania without giving effect to its conflict of law principles. If any part of these Terms and Conditions shall be held illegal, unenforceable, void, or voidable by any court of competent jurisdiction, each of the remainder of the provisions shall nevertheless remain in full force and effect and shall in no way be affected, impaired, or invalidated.

    B. Neither the CLIENT nor GAI may delegate, assign, sublet, or transfer their duties or interest as described in these Terms and Conditions and GAI's Proposal without the written consent of the other party. Both parties relinquish the power to assign and any attempted assignment by either party or by operation of law shall be null and void.

    C. These Terms and Conditions shall be binding upon the parties hereto, their heirs, executors, administrators, successors, and assignees. In the event that a dispute should arise relating to the performance of the Services to be provided under these Terms and Conditions and GAI's Proposal, and should that dispute result in litigation, it is agreed that each party shall bear its own litigation expenses, including staff time, court costs, attorneys' fees, and other claim-related expenses.

    D. CLIENT shall not assert any claim or suit against GAI after expiration of a Limitation Period, defined as the shorter of (a) three (3) years from substantial completion of the particular GAI service(s) out of which the claim, damage or suit arose, or (b) the time period of any statute of limitation or repose provided by law.

    In the event of any claim, suit or dispute between CLIENT and GAI, CLIENT agrees to only pursue recovery from GAI and will not to seek recovery from, pursue or file any claim or suit, whether based on contract, tort including negligence, strict liability or otherwise against any director, officer, or employee of GAI.

    E. No modification or changes in the terms of this Agreement may be made except by written instrument signed by the parties. CLIENT acknowledges that they have read this AGREEMENT, understands it, agrees to be bound by its terms, and further agrees that it is the complete and exclusive statement of the AGREEMENT between the parties superseding all work orders, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

    F. Either the CLIENT or GAI may terminate or suspend performance of these Terms and Conditions without cause upon thirty (30) days written notice delivered or mailed to the other party.

    (1) In the event of material breach of these Terms and Conditions, the party not breaching the AGREEMENT may terminate it upon ten (10) days written notice delivered or mailed to the other party, which termination notice shall state the basis for the termination. The AGREEMENT shall not be terminated for cause if the breaching party cures or commences to cure the breach within the ten day period.

    (2) In the event of the termination, other than caused by a material breach of these Terms and Conditions by GAI, CLIENT shall pay GAI for the Services performed prior to the termination notice date, and for any necessary services and expenses incurred in connection with termination of the project, including but not limited to, the costs of completing analysis, records and reports necessary to document job status at the time of termination and costs associated with termination or subcontractor and/or subconsultant contracts. Such compensation shall be based upon the schedule of fees used by GAI.

    (3) In the event CLIENT delays providing written authorization to proceed within 45 days of the date of GAI's Proposal or suspends GAI's performance for 45 days or more after authorization has been given, GAI reserves the right, in its sole discretion, to revise its cost, compensation and/or hourly rates to its then current rates prior to resuming performance under these Terms and Conditions.

    G. All notices required to be sent hereunder shall be either hand delivered, with signed receipt of such hand delivery, or sent by certified mail, return receipt requested.

    H. The paragraph headings in these Terms and Conditions are for convenience of reference only and shall not be deemed to alter or affect the provisions hereof.

    I. Unless expressly stated to the contrary, the professional services to be provided by GAI do not include meetings and consultations in anticipation of litigation or arbitration or attendance as an expert witness in any deposition, hearing, or arbitration. If requested, these services will be provided by an amendment to these Terms and Conditions, setting forth the terms and rates of compensation to be received by GAI.

    J. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CLIENT, the PROJECT OWNER if different than CLIENT and GAI.

    K. GAI is an Equal Opportunity Employer. GAI complies with the Office of Federal Contract Compliance Programs Affirmative Action Programs as outlined in 41 CFR 60-1.4(a)(b), 41 CFR 60-250.5(a)(b), and 41 CFR 60-741.5(a)(b).

END OF TERMS AND CONDITIONS

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April 28, 2026
Project R240225.03

EXHIBIT B

SES Environmental Resource Solutions, LLC Proposal

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SES Environmental Resource Solutions LLC

21 April 2026

Mr. Michael Light
GAI Consultants
12574 Flagler Center Blvd., Suite 202
Jacksonville, FL 32258

RE: JSO Mounted Facility – New Site
Duval County, Florida
Proposal/Contract for Services
ERS Proposal No. P270041

Dear Mr. Light:

SES Environmental Resource Solutions LLC is pleased to provide GAI Consultants (Client) this proposal/contract to conduct a preliminary site assessment and prepare a natural resources due diligence report for the new Jacksonville Sherriff's Office Mounted Unit Facility site at Cecil Commerce Center in Duval County, Florida.

We look forward to working with you on this project. Please feel free to contact me with any questions.

Sincerely,

SES ENVIRONMENTAL RESOURCE SOLUTIONS LLC

Jonathan Summerfield, PWS
Senior Project Manager

Attachment: Proposal/Contract for Services
General Terms and Conditions

JDS/P270041_COJ_JSOMounted

SES Environmental Resource Solutions LLC
3550 St. Johns Bluff Road South, Jacksonville, Florida 32224
T: (904) 285-1397, F: (904) 285-1929
Email: mail@ersenvironmental.com

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

PROPOSAL/CONTRACT
Prepared for:
Mr. Michael Light
GAI Consultants
12574 Flagler Center Blvd., Suite 202
Jacksonville, FL 32258
21 April 2026

RE: JSO Mounted Facility – New Site
Duval County, Florida
Proposal/Contract for Services
ERS Proposal No. P270041

Scope of Services

Task 1 – Wetland Delineation and Due Diligence Report. SES Environmental Resource Solutions LLC (ERS) will evaluate the limits of jurisdictional wetlands associated with the project pursuant to existing regulatory authorizations, current regulations and guidance of the St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), and U.S. Army Corps of Engineers (USACE). Wetland limits will be delineated in the field with sequentially numbered survey tape, and the approximate position of each point will be located with a handheld Global Positioning System (GPS) device. ERS will provide a due diligence report detailing the presence or absence of wetlands and protected wildlife species on the site and potential permitting implications associated with the development of the property.

Not to Exceed……..……..$3,133.17*

***Please see attached City of Jacksonville Rate Sheet.**

If this proposal, which incorporates the attached General Terms and Conditions by reference, meets with your approval, please sign below and return a copy to our office as your authorization to proceed. We look forward to working with you.

TERMS ACCEPTED:

For:	_____	For:	**SES Environmental Resource Solutions LLC**
Date:	_____	Date:	21 April 2026
By:	_____ (Signature)	By:	(Signature)
	_____ (Printed/Typed)		Jonathan Summerfield (Printed/Typed)

JDS/P270041_COJ_JSOMounted

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

FEE SUMMARY

PART I - GENERAL	
1. Project JSO Mounted Facility	**2. Proposal Number** P270041
3. Name of Consultant SES Environmental Resource Solutions LLC	**4. Date of Proposal** 4/21/2026

PART II - LABOR RELATED COSTS				
5. Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Project Manager	$87.29	2	$ 174.58	
Chief Environmental Scientist	$65.00		$ 0.00	
Sr. Environmental Scientist I	$49.92	8	$ 399.36	
Sr. Environmental Scientist II	$49.33		$ 0.00	
Sr. Environmental Scientist III	$47.46		$ 0.00	
Sr. Environmental Scientist	$41.76		$ 0.00	
Environmnetal Scientist I	$36.21	8	$ 289.68	
Environmental Scientist II	$28.88		$ 0.00	
GIS Specialist	$33.53	6	$ 201.18	
CADD/Comp Technician	$31.77		$ 0.00	
Environmental Technician	$ 19.35		$ 0.00	
TOTAL DIRECT LABOR		24		$ 1,064.80
6. Overhead (Combined Fringe Benefit & Administrative)				
Overhead Rate	167.5 % x Total Direct Labor			$ 1,783.54
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$ 2,848.34
8. PROFIT: Labor Related Costs (Item 7		x	10%	$ 284.83

PART III - OTHER COSTS		
9. Miscellaneous Direct Costs		
	$ 0.00	
	$ 0.00	
	$	
	$	
MISCELLANEOUS DIRECT COSTS SUB-TOTAL		$ -
10. SUBCONTRACTS (Cost Plus)		
	$ 0.00	
	$ 0.00	
	$ 0.00	
	$ 0.00	
	$ 0.00	
SUB-CONTRACT SUB-TOTAL		$ -
TOTAL COST PLUS AMOUNT (Items 5, 6, 8, 9 and 10)		$ 3,133.17
11. REIMBURSABLE COSTS (Limiting Amount)		
	$ $0.00	
SES Environmental Resource Solutions LLC (Due Diligence)	$ 3,133.17	
	$ 0.00	
SUB-TOTAL REIMBURSABLES		$0.00

PART IV - SUMMARY	
TOTAL AMOUNT OF CONTRACT (Cost Plus Reimbursables) (Items 5, 6, 8, 9, 10 and 11)	**$ 3,133.17**

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General Terms and Conditions

GC-1 DEFINITIONS

A.“ Consultant” shall be defined as SES Environmental Resource Solutions LLC.
B. “Client” means the company entering into this Agreement with Consultant.
C. Consultant and Client will be collectively referred to as the “Parties” or sometimes individually as a “Party”.
D. “Work” is defined as the services being provided by Consultant to Client, and all duties and responsibilities associated therewith.
E. “Agreement” is defined as the Agreement reached by the Parties for the Work and all documents referenced in and made a part of the Agreement, including, but not limited to Consultant’s Cost Estimate and associated proposal.

GC-2 ORDER OF PRECEDENCE

All contract documents and subsequently issued modifications are essential parts of this Agreement, and a requirement occurring in one is binding as though occurring in all. In resolving conflicts, errors, or omissions, the following order of precedence shall be used:
A. Cost Estimate including Scope of Work and Agreement signature page.
B. General Terms and Conditions.
C. Attachments, if any.

GC-3 ENTIRE AGREEMENT

This Agreement embodies the entire agreement between the Parties. The Parties shall not be bound by or liable for any statement, representation, promise, or understanding not set forth herein and nothing contained in proposals, correspondence, discussions, or negotiations prior to the date of this agreement has any effect on this agreement unless specifically incorporated herein. No changes, amendments, or modifications of any of the terms and conditions hereof shall be valid unless reduced to writing and signed by the Parties.

GC-4 RESPONSIBILITIES

Consultant has the responsibility for providing the services described in the cost estimate. The Work is to be performed according to accepted industry standards of care and is to be completed in a timely manner. The Client or a duly authorized representative is responsible for providing the Consultant with a clear understanding of the project nature and scope (the Work). The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the Work. The Client shall also communicate changes in the nature and scope of the Work as soon as possible during performance of the Work so that the changes can be incorporated into the work product.

GC-5 HEADINGS

The captions in this Agreement are for convenience only and shall not define or limit any of the terms herein.

GC-6 SEVERABILITY AND INTERPRETATION

In the event that any provision of this Agreement shall be held to be invalid or unenforceable, the remainder of the Agreement shall not be affected and the Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted. Each Party acknowledges that it has had a fair and reasonable opportunity to review this Agreement, which shall be construed as though drafted by both parties.

GC-7 WAIVER

The waiver by either Party of any default or breach of this Agreement shall not constitute a waiver of any other or subsequent default or breach.

GC-8 OWNERSHIP OF DOCUMENTS AND DATA

All finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, videos, project-customized software, project-customized intellectual property, and reports which are first produced by the Consultant in the performance of the Work are, and will remain, the property of Consultant.

GC-9 INDEPENDENT CONTRACTOR

Consultant represents that it is fully experienced, properly qualified, registered, licensed, equipped, organized and financed to perform the Work under this Agreement. Consultant shall perform the Work hereunder in accordance with its own methods subject to compliance with the Agreement. Consultant agrees to be solely responsible for all matters pertaining to its status as a business in the state as well as all federal laws, IRS requirements, and labor laws as they pertain to the Work being performed and paid under this Agreement. Consultant shall act as an independent contractor and not as the agent of Client in performing this Agreement, maintaining complete control over its employees and all of its lower-tier suppliers and subcontractors. Nothing contained in this Agreement or any lower-tier purchase order or Agreement awarded by Consultant shall create any contractual relationship or rights between any lower-tier supplier or subcontractor and Client. Nothing contained in the Agreement shall be construed to imply a joint venture, partnership or principal-agent relationship between the Parties. Neither Party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, express or implied, on behalf of the other Party.

GC-10 SITE ACCESS AND CONDITIONS AFFECTING THE WORK

The Client will grant or obtain free access to the Work site, if any, for all equipment and personnel necessary for the Consultant to perform the Work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by the Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Cost Estimate and associated Scope of Work. The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant’s prevailing fee structure and expense reimbursement policy. Before starting the Work, the Consultant shall review all existing site conditions, drawings if any, specifications if any, and other documents relative to the Work, as well as the information furnished by Client pursuant to the Work. Any errors, inconsistencies or omissions then discovered by the Consultant shall be reported promptly to the Client for clarification. Consultant shall not proceed in conflict areas without specific written direction from the Client.

GC-11 DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site. Under the terms of this Agreement, the term "hazardous materials" includes, but is not limited to, hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, mold and asbestos. Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition that may mandate a renegotiation of the scope of Work. Consultant and Client agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are

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encountered. Client agrees to make all disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosures made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials. Notwithstanding any other provision of this Agreement, Client waives any claim against Consultant, its agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

GC-12 CONSIDERATION AND COMPENSATION

Consultant shall be paid in accordance with the rates and/or prices established in the Agreement. Unless amended in writing and signed by the Parties, Consultant is not obligated to incur expenses and cost in excess of that amount.

GC-13 BILLING AND PAYMENT

Consultant will submit invoices to Client monthly or upon the completion of the Work. Invoices will reflect charges for different personnel and expense classifications or will indicate a lump sum charge for services rendered in accordance with the Cost Estimate. Payment is due thirty (30) days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law, on past due accounts. If the Consultant incurs any expenses to collect overdue billings on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

GC-14 WRITTEN NOTICE

The addresses provided for the Parties in the Agreement shall be the addresses for all notices and correspondence in all matters dealing with this Agreement. Except as otherwise expressly provided herein, all written notices required to be delivered by the Parties pursuant hereto shall be deemed so delivered at the time delivered by hand one business day after confirmed transmission by facsimile or other electronic system (with confirmation copy sent by regular U.S. Mail or overnight delivery service) or 3 business days after placement in the U.S. Mail by registered or certified mail, return receipt requested, postage prepaid, or to such other address as such party may designate by 10 days' advance written notice to the other Party.

GC-15 FORCE MAJEURE

Neither Party shall be liable nor be able to terminate this Agreement for any failure to perform hereunder where such failure is proximately caused by a Force Majeure Occurrence, which is defined as an occurrence beyond the control and without the fault or negligence of the Party affected and which by exercise of reasonable diligence the Party is unable to prevent or protect against. Without limiting the generality of the foregoing, Force Majeure Occurrences shall include: acts of nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, terrorist acts, government sanction or embargo, labor disputes of third parties to this Agreement, or the prolonged failure of electricity or other vital utility service. Any Party asserting Force Majeure as an excuse to performance shall have the burden of proving proximate cause, that reasonable steps were taken to minimize the delay and damages caused by events when known, and that the other Party was timely notified of the likelihood or actual occurrence which is claimed as grounds for a defense under this clause.

GC-16 INSURANCE

For its sole protection, Consultant shall carry and maintain in force and effect during the entire term of this Agreement the following required insurance policies: Commercial General Liability, Worker's Compensation and Employer's Liability, Business Auto Liability, and Professional Liability. Evidence of Insurance referencing these policies will be provided upon request. No additional insurance terms or provisions will be provided.

GC-17 LIMITATION OF LIABILITY

Client agrees that the Consultant's liability for on account of any error, omission, or other professional negligence will be limited to a sum not to exceed Fifty Thousand ($50,000.00) Dollars, or Consultant's fee, whichever is greater. If Client prefers to have higher limits on professional liability, Consultant agrees to increase the limits up to a maximum of One Million ($1,000,000.00) Dollars upon Client's written request, provided that Client agrees to pay an additional consideration of four percent (4%) of the total fee for the project or Five Hundred ($500.00) Dollars, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

GC-18 INDEMNITY

Subject to the limits established in the Limitation of Liability clause herein, each Party shall defend, save the other together with their agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors harmless from and against and shall indemnify the other for any liability, loss, costs, expenses, or damages to the extent of its negligent acts or omissions in performing under this Agreement. To the extent of its negligence, the indemnifying Party shall defend said action at its own expense and shall pay and discharge any judgment that may be rendered in any such action. If such indemnifying Party fails or neglects to so defend, the Party sued may defend the same and any expenses, including reasonable attorneys' fees, which it may pay or incur in defending said action and the amount of any judgment which it may be required to pay shall be promptly reimbursed upon demand. Such undertaking of defense shall not be deemed an admission of liability, an agreement to assume liability, or a waiver of any right or remedy which the undertaking Party may have. In the event of any indemnified claim against Consultant by Client or any third person associated with Client, Consultant reserves the right to choose legal counsel and direct the defense of such claim at Client's sole cost and expense if the Client is notified of the claim, the claim is the result of Client's efforts, and the Client either fails or neglects to defend the claim. Each Party shall protect, defend, indemnify and hold harmless the other Party hereto from and against any and all damages and expenses arising out of a claim of actual or alleged infringement of patent, copyright, trademark or trade name asserted in connection with the use of equipment, tools, or methods of operation furnished pursuant to this Agreement. In no event, whether on warranty, contract, or negligence, shall either Party be liable to the other for incidental, indirect, or consequential damages, including but not limited to, loss of profits, loss of revenue, loss of use of equipment or facilities, costs of capital, cost of substitute or underutilization of equipment, facilities or labor, downtime costs, or claims of customers resulting from the performance or nonperformance of obligations of this Agreement.

GC-19 STANDARD OF CARE

Services performed by the Consultant under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the Work. No other warranty, expressed or implied, is made. The Client recognizes that site conditions may change from those observed at the site at the time Work is performed. Data, interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of the performance of the Work. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information provided.

GC-20 PROPRIETARY AND CONFIDENTIAL INFORMATION

Information which is exchanged under or in connection with this Agreement may include proprietary and confidential information of the disclosing Party. The receiving Party shall not disclose such confidential information to others or use it for any purposes other than this Agreement without prior written consent from disclosing Party. All such proprietary information shall be clearly marked as "Proprietary." In the event proprietary information is orally disclosed, it should then be

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reduced to writing and marked "Proprietary" within ten (10) days thereafter. The receiving Party shall use at least the same degree of care to prevent disclosure to any third party of misuse of the proprietary information as it employs with respect to its own proprietary information of like importance and use. Proprietary information shall not include, and this paragraph shall not apply to information which: (a) was in the receiving Party's possession or was known to the receiving Party prior to its receipt from the disclosing Party; (b) is or becomes public knowledge without fault of the receiving Party; (c) is acquired by the receiving Party from a third party with good legal title thereto and without binder of secrecy; (d) is independently developed by the receiving Party; (e) is used or disclosed with the prior written approval of the disclosing Party; or (f) is disclosed pursuant to the requirement or request of U.S. or other governmental agency. If such a requirement or request is presented by the U.S. or other governmental agency, Consultant will immediately notify Client and will give Client a reasonable opportunity to contest or dispute such disclosure if they deem necessary. The obligations stated under this clause shall survive the expiration or termination of this Agreement and any extension thereof for a period of two (2) years. All tangible forms and copies of the proprietary information, such as written documentation, delivered by either Party to the other pursuant to this Agreement shall be and remain the property of the issuing Party, and all such tangible information shall be properly returned to said Party or destroyed upon its written request. Any work papers, memoranda or other writings prepared by the receiving Party incorporating any or all of the information shall also be subject to the provisions of this Agreement.

GC-21 RESOLUTION OF DISPUTES

The Parties agree to attempt to resolve any dispute by direct negotiations and in good faith. If these negotiations prove unsuccessful, the following rules shall apply: The Parties agree that this Agreement, and the performance or breach thereof, shall be governed and construed in accordance with the substantive and procedural laws of the State of Florida, United States of America. Any dispute, controversy, claim or difference arising out of or relating to, or resulting from this Agreement, its application or interpretation, or a breach thereof, which cannot be settled amicably by the Parties, shall be resolved definitively and exclusively by arbitration under the Rules of Procedure of the American Arbitration Association (the "Rules") then prevailing, which arbitration shall be held in Jacksonville, Florida. Arbitration shall be by a single arbitrator within thirty (30) calendar days after demand for arbitration, the arbitrator being chosen in accordance with the Rules. It is agreed that all documentary submissions, presentations and proceedings shall be in the English language. The decision of the arbitrator shall be final and binding on the parties, and judgment upon any award rendered may be entered in any court having jurisdiction thereof. Any time which elapses in attempting to resolve the dispute through either or both negotiation or arbitration shall extend day-for-day any applicable statute(s) of repose or limitation of actions. The Parties agree that this arbitration obligation shall survive the termination of this Agreement, whether by default or convenience. Notwithstanding anything to the contrary, (a) Consultant reserves the right to pursue and obtain injunctive or equitable relief from a court of law; (b) if a lawsuit or arbitration is brought against Consultant in a court of law and such claims involve, directly or indirectly, Client's work, Consultant reserves the right to join Client in such arbitration or lawsuit, and (c) if any claims by Client involve, directly or indirectly, the work or obligations of other persons, Consultant reserves the right to join such other persons to its arbitration or litigation with Client.

GC-22 ASSIGNMENT

Neither the Client nor the Consultant may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other Party. However, Consultant may assign rights to be paid amounts due to a financing institution if Client is promptly furnished a written notice and a signed copy of such assignment. If assigned, all covenants, stipulations and promises of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives.

GC-23 TAXES

Unless otherwise stated in this Agreement, Client shall pay all taxes, levies, duties, and assessments of every nature due in connection with the Work under this Agreement required by law and hereby indemnifies and holds harmless Consultant from any liability on account of any and all such taxes, levies, duties, assessments, and deductions. Unless otherwise provided herein, the price of the Work includes all applicable federal, state and local taxes.

GC-24 COMPLIANCE WITH LAWS

The Parties will comply with applicable laws, statutes, ordinances, orders, rules and regulations of all governmental authorities having jurisdiction over the Work to be performed, and will have all licenses, permits, and other necessary documents for the performance of the Work.

GC-25 CHANGES

This Agreement may not be and shall not be deemed or construed to have been modified, amended, rescinded, canceled or waived in whole or part, except by written instruments signed by the Parties hereto. When, in the Consultant's opinion, any direction from Client or any other discovery or occurrence, constitutes a change to the Agreement terms, Consultant shall notify the Client immediately in writing to obtain a written instrument implementing the change. Upon request from Client, Consultant may be required at a later date to submit a formal written request including all necessary supporting documentation to justify the change. Notice of request for change must be given as soon as practical, and at all times must be given prior to any action being taken by Consultant on the changed Work or activity. A modification constitutes complete agreement between the Parties regarding any changes made to the Agreement.

GC-26 SUSPENSION

The Client may for any reason direct the Consultant to suspend performance of any part or all of the Agreement for an indefinite period of time. If any such suspension significantly delays progress or causes the Consultant additional direct expenses in the performance of the Agreement, not due to the fault or negligence of the Consultant, the compensation to the Consultant shall be adjusted by a formal modification to the Agreement and the time of performance shall be extended by the actual duration of the suspension.

GC-27 TERMINATION

This Agreement may be terminated by either Party upon seven (7) days' written notice in the event of substantial failure by the other Party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed to the termination notice plus reasonable termination expenses.

In the event of termination, or suspension of more than three months prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as necessary to complete the project files and may also complete a report on the service performed to the date of notice of termination or suspension. The expense of termination of suspension shall include all direct costs incurred by Consultant in completing, compiling and transmitting such analyses, records and reports.

GC-28 RETENTION OF RECORDS

Consultant will retain all pertinent records relating to the services performed for a period of five (5) years following completion of the Work, during which period the records will be made available to the Client at all reasonable times.

GC-29 SUCCESSORS

All covenants, stipulations and promises in this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives. Neither Party shall have the right to assign or otherwise transfer its rights or obligations under this Agreement except with the written consent of the other Party, provided, however, that a successor in interest by merger, by operation of law, assignment, purchase, or otherwise of the entire business of either Party, shall acquire all interest of such Party hereunder. Prohibited assignments shall be void at the option of the non-assigning Party.

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EXHIBIT C

Preliminary Site Plan and Location Map

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0 100' 200'

FULL SCALE: 1"=100'
HALF SCALE: 1"=200'

LEGEND

- PROJECT BOUNDARY
- FENCING (PADDOCK & TRAINING PEN)
- ASPHALT PAVEMENT
- SIDEWALK
- WETLANDS

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

REVISIONS

SCALE:	AS SHOWN
DATE:	10-22-2025
DRAWN:	STEV PIERRE
CHECKED:	STEPHEN REED
APPROVED:	XXX

PRELIMINARY SITE PLAN

JSO MOUNTED UNIT FACILITY

SEAL

gai consultants
EB 9951
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R240225.01

SHEET

\\gaiconsultants.local\BUProj\2024\R240225.01 - JSO Mounted Unit Facility\CAD\ACAD\PRODUCTION DWG\C100 - SITE PLAN - House.dwg Apr 08, 2026 - 3:20pm

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TABLE 1
Contract Fee Summary for JSO Mounted Facility

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Exhibit A - Page 1 of 1
Contract Fee Summary For
COJ Arena & Cattle Barns / JSO Equestrian Facility

PART I - GENERAL	
1. Project - COJ Arena & Cattle Barns and JSO Equestrian Faci JSO Mounted Unit Facility - New Location	**2. Project Number** R240225.03
3. Name of Consultant GAI Consultants, Inc.	**4. Date of Proposal** 4/20/2026

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$ 129.42	7	$ 905.94	
Project Manager	$ 88.05	33	$ 2,905.65	
Assistant Project Manager	$ 52.02	48	$ 2,496.96	
Senior Project Engineer	$ 70.75	35	$ 2,476.25	
Project Engineer	$ 52.02	83	$ 4,317.66	
Engineer Intern	$ 44.54	104	$ 4,632.16	
Designer/Sr. CADD Technician	$ 39.79	98	$ 3,899.42	
LA Director	$ 97.29	4	$ 389.16	
Sr. LA Manager	$ 66.91	24	$ 1,605.84	
Project LA	$ 58.77	52	$ 3,056.04	
LA Technician	$ 34.06	88	$ 2,997.28	
Clerical	$ 29.69	0	$ 0.00	
Survey Manager (PSM)	$ 75.05	0	$ 0.00	
Three Man Survey Crew	$ 103.01	0	$ 0.00	
			TOTAL DIRECT LABOR	**$ 29,682.36**
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$ 52,831.63
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				**$ 82,513.99**
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$ 8,251.40
			SUB-TOTAL SALARY RELATED COSTS	**$ 90,765.39**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS (Lump Sum) Misc. Printing, Courier, Mileage, etc.	$ 1,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 1,000.00**
10. SUBCONTRACTS (Not To Exceed) SES Environmental (Proposal)	$ 3,133.17
	$ -
SUB-CONTRACT SUB-TOTAL	**$ 3,133.17**

PART IV - SUMMARY

TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	**$ 94,898.56**

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gai consultants

12574 Flagler Center Blvd
Suite 202
Jacksonville FL 32258

SURVEY

April 10, 2026

City of Jacksonville, FL

Proposal for Professional Survey Services
JSO Mounted site on Residence Ave
Jacksonville, FL

To whom it may concern,

Thank you so much for the opportunity to provide a fee proposal for the new JSO mounted stables off Residence Avenue in Jacksonville, FL and being known as a portion of Duval County Real Estate Parcel No. 002322-1010 in the Duval County Property Appraiser's system. The subject property is approximately 13.5 Acres, more of less, being bounded by the north side of the drainage ditch at Lake Fretwell Park Baseball fields, on the West by the wetland line of Rowell Creek, on the East by Residence Avenue, and on the north by the south line of Parcel B of Cecil Pines as shown on a sketch and legal on pages 37-41 of a lease between Front Porch Communities and Services and The City Of Jacksonville, Florida.

Scope of Survey

The survey shall be performed in North American Datum of 1983, 2011 adjustment (NAD83/2011) and in Florida East State Plane. Survey will be tied to Section Corners through Certified Corner Records through the use of Global Navigation Satellite System (GNSS) receivers using the Florida Department of Transportation (FDOT) Florida Permanent Reference Network (FPRN) network Real Time Kinematic (nRTK) system.

A boundary survey will be performed, setting corners along the wetlands, the right of way of Residence Avenue (said right of way being 85 foot wide per existing sketch and legal), the South line of the aforesaid Parcel B, and along the edge of woods on the North side of the drainage ditch separating the subject property from the baseball fields.

A topographical survey of the above mentioned site shall be performed with cross sections approximately every 50 linear feet to provide the quality necessary to provide a map at 1 foot contour intervals. Said topographic survey shall be in North American Vertical Datum of 1988 (NAVD88) as referenced to an established database (FDOT project, or NGS Data sheet). In the event that no appropriate database point is found within 1 linear mile of site, NAVD88 elevation shall be set by a redundant set of 3 separate 15 minute GNSS static observations on three control points with the elevation that is most harmonious of the three points being held and all others being adjusted by a closed level loop through all horizontal and vertical control points. Topography shall be collected a minimum of 10 feet beyond perimeter of boundary.

Any and all wetlands locations marked by **others (not a part of this fee proposal)** will be collected and shown on the map of survey. Wetland lines shall be truncated to the property line where they cross property and, where appropriate, an acreage shall be shown for each wetland.

A tree Survey shall be performed with trees with a diameter of 6 inches and above within 20 feet of property lines onto property and any trees with a diameter 6 inch or larger in the right of way of Residence Avenue. Trees inside of subject property greater than the 20 feet from exterior property lines shall be located provided they are greater than 12 inch in diameter. Trees will be measured at breast height and shall be notated by a tree number, a size (in inches diameter) and a species. Tree information shall be

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provided in table format and shall also be provided in an excel spreadsheet which shall contain additional information of Northing and Easting of each tree to the nearest 0.1 foot.

Deliverables and Schedule

The deliverable for this survey will be a PDF with the signature and seal of a Professional Surveyor and Mapper along with an AutoCAD compatible Database (DWG file) having the surface included. Sheets of the PDF will include a title page with location map and an as surveyed legal description of subject property, a key sheet stating what surveys are on what pages, the boundary survey, the wetland survey, the tree survey, and the topographical survey. Boundary and wetland shall be on individual sheets at a scale to place them on a 24”x36” sheet while tree and topographic surveys shall be sheeted individually on sheets not greater ths 1”=40 feet and being 24”x36”. CAD layer names shall have either a description of each layer in the layer manager, or a separate document describing each layer provided. All symbology shall be in a legend on the cover sheet. Linework shall be labeled on each sheet or shall be listed in the legend in such a way that lines may be determined as to what is being represented. Three permanent Vertical Benchmarks shall be placed in a position where they are not subject to disturbance and shall be tied to NAVD88 as noted above. Vertical benchmarks shall show horizontal coordinates to the nearest foot and vertical elevations to the nearest 0.01 feet. Map shall show NAD83/2011 coordinates for Primary control points (original traverse around property) being a 5/8 inch rebar with cap labeled “GAI TRAV”. Coordinates shall be to the nearest 0.01 feet for Northing and Easting and shall not show a vertical elevation on the map.

The timeline for the survey will be 21 calendar days from notice to proceedwith a fee for the survey of $58,000.00.

Assumptions and Understandings

GAI’s Scope of Services, Schedule, and Compensation as set forth above have been prepared on the basis of the following assumptions and understandings:

1. Access to the project site(s) or other land upon which GAI is to conduct any field work will be available to GAI personnel in a timely manner.
2. The property will be unhindered by construction activities.
3. Client has provided all its requirements for GAI’s scope of services and all criteria and/or specifications that GAI should utilize at the time this Proposal is authorized. This includes any requirement for any statement of professional opinion or certification.
4. Client has provided all available information pertinent to GAI’s scope of services, including previous reports/drawings; utility information; topo information, etc. at the time this Proposal is authorized. Unless otherwise noted, GAI may rely upon such information.
5. Client will give GAI prompt notice whenever it observes or otherwise becomes aware of any development that affects the scope or timing of GAI’s performance.
6. Client will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
7. Any of Client’s other consultant (s)/contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
8. GAI’s proposed compensation and schedule are based on receipt of authorization to proceed within one hundred eighty (180) calendar days of the date of this Proposal. GAI reserves the right to adjust its compensation if authorization to proceed is not received within one hundred eighty (180) calendar days.

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9. PERSONAL LIABILITY OF PERSONNEL DISCLAIMER – PURSUANT TO FLORIDA STATUTE 558.0035, TO THE FULLEST EXTENT PERMITTED BY LAW, CLIENT AGREES THAT PURSUANT TO SECTION C AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD LIABLE FOR NEGLIGENCE.

Please do not hesitate to contact me at direct (904) 903-2843 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 file. This also will serve as authorization for GAI to proceed. GAI's performance of the Scope of Services will be governed by the GAI Standard Terms and Conditions for Professional Services.

Sincerely,

GAI Consultants, Inc.

Matthew G. Jennings, RLS, PLS, PS
Survey Manager

REQUESTED AND AUTHORIZED BY:

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

MGJ

Attachment: Exhibit A – GAI Standard Terms and Conditions for Professional Services

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EXHIBIT A
GAI Standard Terms and Conditions for Professional Services

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

1. Scope of Services and Extent of Agreement - GAI shall perform the Services as described in GAI's Proposal to which these Terms and Conditions are attached for the specified Project, incorporated herein by reference.

   No modification or changes to these Terms and Conditions may be made except by written instrument signed by the parties. CLIENT acknowledges that he/she/it has read these Terms and Conditions, understands them, agrees to be bound by them, and further agrees that they are the complete and exclusive statement of the AGREEMENT between the parties, superseding all proposals, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

2. Compensation – GAI hereby agrees to accept and CLIENT agrees to pay the compensation on either a time (hourly) and expense basis in accordance with GAI's rates in effect at the time of performance, or lump sum basis as set forth in GAI's Proposal to perform the Services.

   If GAI's services are performed on an HOURLY BASIS, GAI will be paid for all time rendered to the project, including project scoping by professional, technical, and clerical personnel in accordance with the attached Hourly Rate Schedule. Time required for personnel of GAI to travel between GAI's office and the Site (or any other destination applicable to the project) is charged in accordance with the rates shown in the attached Hourly Rate Schedule. If overtime for non-exempt personnel (as defined by statute) is required, the overtime rate charged will be 1.50 times the invoice rate shown on the attached Hourly Rate Schedule.

3. Invoicing/Payment

   A. GAI will submit invoices periodically, but not more frequently than every two weeks, for Project services performed during the period or upon completion of the Project, whichever is earlier.

   B. Invoices are due and payable in U.S. dollars within 30 days from date of invoice. All charges not paid within 30 days are subject to a service charge of 1-1/2 percent per month or a fraction thereof, plus all costs and expenses of collection, including without limitation, attorneys' fees. In addition to the foregoing, should CLIENT fail to pay any invoice within 45 days of the invoice date, GAI may, in its sole discretion, upon 3 days written notice to CLIENT, stop work and recover from CLIENT payment for all services performed prior to the work stoppage, plus all amounts for interest, penalties and attorney's fees that may be recoverable under applicable law, including without limitation, prompt payment and/or lien laws. GAI will resume performance once CLIENT pays all outstanding amounts due plus any advance payment(s) or other security in GAI's sole discretion deemed necessary by GAI.

   C. CLIENT will be invoiced for external expenses, such as travel, lodging, sub-contracted services, etc., at direct cost plus a 10% handling and administrative fee.

   D. Payments shall include the GAI invoice number and be mailed to 385 East Waterfront Drive, Homestead, PA, 15120, to the attention of Accounts Receivable.

4. Changes – CLIENT and GAI may make additions to the scope of work by written Change Order. CLIENT may omit work previously ordered by written instructions to GAI. The provisions of these Terms and Conditions, with appropriate changes in GAI's Compensation and Project Schedule, shall apply to all additions and omissions.

5. CLIENT Responsibilities – CLIENT represents, with the intent that GAI rely thereon, that it has sufficient financial resources to pay GAI as agreed to in these Terms and Conditions and, as applicable and necessary for GAI to perform its services, CLIENT will:

   A. Provide all criteria and full information as to its requirements for GAI's services, including design or study objectives, constraints, third party certification requirement(s), standards or budget limitation(s).

   B. Assist GAI by placing at its disposal all available information pertinent to the Project and/or GAI's services including the actual or suspected presence of hazardous waste, materials or conditions at or beneath the Project site, record ("As-Built") drawings, surveys, previous reports, exploration logs of adjacent structures and any other data relative to the Project. Unless otherwise noted, GAI may rely upon such information.

   C. Upon identification by GAI and approval by CLIENT of the necessity and scope of information required, furnish GAI with data, reports, surveys, and other materials and information required for this Project, all of which GAI may rely upon in performing its services, except those included in GAI's scope of services.

   D. Guarantee access to the property and make all provisions for GAI to enter upon public and private lands and clear all exploration location(s) for buried utilities/piping/structures as required for GAI to perform its services under these Terms and Conditions.

   E. Examine all studies, reports, sketches, opinions of the construction costs, specifications, drawings, proposals and other documents presented by GAI to CLIENT and promptly render in writing the decisions pertaining thereto within a period mutually agreed upon.

   F. Designate in writing a person to act as CLIENT'S representative with respect to the services to be rendered under these Terms and Conditions. Such person shall have complete authority to transmit instructions, receive information, interpret and define CLIENT's policies and decisions with respect to materials, equipment, elements and systems pertinent to GAI's services.

   G. Give prompt written notice to GAI whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of GAI'S services, or any defect in the Project or work of Contractor(s).

   H. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

   I. Furnish such legal and insurance counseling services as CLIENT may require for the Project.

6. Schedule/Delays – GAI shall commence performance upon receipt of the CLIENT's written authorization to proceed and shall perform its professional services in accordance with the schedule set forth in its Proposal, provided however, the performance of these Terms and Conditions, except for the CLIENT's payment of money for services already rendered, shall be excused in the event performance of these Terms and Conditions is prevented or delays are occasioned by factors beyond GAI's control, or by factors which could not reasonably have been foreseen at the time this Exhibit A was prepared and executed. The delayed party's performance shall be extended by the period of delay plus a reasonable period to restart operations.

7. Document Ownership, and Reuse

   A. All reports, drawings, specifications, manuals, learning and audio/visual materials, boring logs, field data, laboratory test data, calculations, estimates, and other documents (collectively "Work Product") prepared by GAI are instruments of service shall remain the property of GAI. Unless otherwise notified by CLIENT, GAI will retain all pertinent records relating to the Services performed for a period of two (2) years following submission of the report , design documents or other project deliverables, during which period the records will be made available at GAI's office to the CLIENT at reasonable times.

gai consultants
transforming ideas into reality

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

B. Any reuse of the Work Product described above without written verification or adaptation by GAI, as appropriate, for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to GAI. CLIENT shall indemnify and hold harmless GAI from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting there from. Any future verification or adaptation of such Work Product will entitle GAI to further compensation at rates to be agreed upon by CLIENT and GAI.

C. Unless specified otherwise in GAI's Proposal, GAI will dispose of all materials and samples obtained in the investigation portion of the project 90 days after completion of the report. Further storage or transfer of samples will be made at CLIENT's expense.

D. CLIENT recognizes that site conditions where samples and data are gathered do vary with time and that particularly subsurface conditions may differ from those encountered at the time and location where explorations or investigations are made and, therefore, the data, interpretations, and recommendations of GAI are based solely on the information available at the time of the investigation. GAI shall not be responsible for the interpretation by others of the information it develops.

8. Standard of Performance – GAI will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

9. Insurance

A. GAI shall procure and maintain such insurance as is required by law as of the date first written above and during the performance of the Agreement, and subject to the terms and conditions of the policies, keep in force the following insurance:

Worker's Compensation Insurance with other State's endorsement, including Employer's Liability Insurance for its employees in the amount of $500,000; Comprehensive General Liability Insurance, including Protective and Completed Operations, covering bodily injuries with limits of $1,000,000 per occurrence, and property damage with limits of $1,000,000 per occurrence; Comprehensive Automobile Liability Insurance, including operation of owned, non-owned and hired automobiles, with combined single limits for bodily injury and property damage of $1,000,000 per occurrence; Excess Umbrella Liability Insurance with limits of $1,000,000 in the aggregate.

B. If CLIENT requires additional types or amounts of insurance coverage, GAI, if specifically directed by CLIENT, will purchase additional insurance (if procurable) at CLIENT's expense; but GAI shall not be responsible for property damage from any cause, including fire and explosion, beyond the amounts and coverage of GAI's insurance specified above.

C. CLIENT will require that any Contractor(s) performing work in connection with GAI's Services will name GAI as an additional insured on their insurance policies. In addition, in any hold-harmless agreements between CLIENT or Owner and any contractor who may perform work in connection with any professional services rendered by GAI, CLIENT will require such contractor(s) to defend and indemnify GAI against third party suits.

D. It is agreed that GAI shall have no responsibility: 1) To supervise, manage, direct, or control CLIENT or its Contractors', subcontractors' or their employees; 2) For any of CLIENT's or its contractors, subcontractors or agents or any of their employees' safety practices, policies, or compliance with applicable Federal, State and/or local safety and health laws, rules or regulations; 3) For the adequacy of their means, methods, techniques, sequencing or procedures of performing their services or work; or 4) For defects in their work.

10. Indemnity – Subject to the Limitation(s) of Liability provision(s) below in Articles 11 and 12, GAI agrees to indemnify and hold harmless CLIENT, and its officers, directors, and employees from and against any and all claims, suits, liability, damages, injunctive or equitable relief, expenses including reasonable attorneys' fees, or other loss (collectively "Losses") to the extent caused by GAI's negligent performance of Services under these Terms and Conditions.

11. Limitation of Liability – In the event of any loss, damage, claim or expense to CLIENT resulting from GAI's performance or non-performance of the professional services authorized under these Terms and Conditions, GAI's liability whether based on any legal theory of contract, tort including negligence, strict liability or otherwise under these Terms and Conditions for professional acts, errors, or omissions shall be limited to the extent any such claims, damages, losses or expenses result from the negligent act, errors or omissions of GAI or its employees occurring during performance under these Terms and Conditions. The total cumulative liability of GAI arising out of professional acts, errors, or omissions shall not exceed the greater of $50,000 or two times the total compensation GAI receives from CLIENT under these Terms and Conditions. GAI's aggregate liability for all other acts, errors, or omissions shall be limited to the coverage and amounts of insurance specified in Article 9, above. The limitations stated above shall not apply to the extent any damages are proximately caused by the willful misconduct of GAI and its employees.

12. Disclaimer of Consequential Damages – Notwithstanding anything to the contrary in these Terms and Conditions, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, increased cost of operations or costs of shutdown or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.

13. Probable Construction Cost Estimates – Where applicable, statements concerning probable construction cost and detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that neither GAI nor CLIENT has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.

14. Confidentiality/Non-Disclosure – GAI shall not disclose, or permit disclosure of any information developed in connection with its performance under these Terms and Conditions or received from CLIENT or the PROJECT OWNER, or their affiliates, subcontractors, or agents designated by CLIENT as confidential, except to GAI's employees and subcontractors who need such information in order to properly execute the services of these Terms and Conditions, and shall require any such of its employees and subcontractors and their employees not to disclose or permit disclosure of any of such information, without the prior written consent of CLIENT. The foregoing shall not prohibit GAI from disclosing information in response to any Federal, State or local government directive or judicial order, but in the event GAI receives or is threatened with such an order or has actual knowledge that such an order may be sought or be forthcoming, GAI shall immediately notify CLIENT and assist CLIENT in CLIENT's undertaking such lawful measures as it may desire to resist the issuance, enforcement and effect of such an order. GAI's obligation to resist such an order and assist CLIENT and the PROJECT OWNER is contingent upon GAI receiving further compensation for such assistance plus all costs and expenses, including without limitation reasonable attorney's fees, incurred by GAI.

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

15. Certifications – GAI shall not be required to execute any certification with regard to work performed, tested, and/or observed under these Terms and Conditions unless:

    A. GAI concludes that it has performed, tested and/or observed sufficient work to provide a sufficient basis for it to issue the certification; and

    B. GAI believes that the work performed, tested or observed meets the certification criteria; and

    C. GAI gave its written approval of the certification's exact form before executing these Terms and Conditions.

    Any certification by GAI shall be interpreted and construed as an expression of professional opinion based upon the Services performed by GAI, and does not constitute a warranty or guaranty, either expressed or implied.

16. Miscellaneous Terms of Agreement

    A. These Terms and Conditions shall be subject to, interpreted, and enforced according to the laws of the Commonwealth of Pennsylvania without giving effect to its conflict of law principles. If any part of these Terms and Conditions shall be held illegal, unenforceable, void, or voidable by any court of competent jurisdiction, each of the remainder of the provisions shall nevertheless remain in full force and effect and shall in no way be affected, impaired, or invalidated.

    B. Neither the CLIENT nor GAI may delegate, assign, sublet, or transfer their duties or interest as described in these Terms and Conditions and GAI's Proposal without the written consent of the other party. Both parties relinquish the power to assign and any attempted assignment by either party or by operation of law shall be null and void.

    C. These Terms and Conditions shall be binding upon the parties hereto, their heirs, executors, administrators, successors, and assignees. In the event that a dispute should arise relating to the performance of the Services to be provided under these Terms and Conditions and GAI's Proposal, and should that dispute result in litigation, it is agreed that each party shall bear its own litigation expenses, including staff time, court costs, attorneys' fees, and other claim-related expenses.

    D. CLIENT shall not assert any claim or suit against GAI after expiration of a Limitation Period, defined as the shorter of (a) three (3) years from substantial completion of the particular GAI service(s) out of which the claim, damage or suit arose, or (b) the time period of any statute of limitation or repose provided by law.

    In the event of any claim, suit or dispute between CLIENT and GAI, CLIENT agrees to only pursue recovery from GAI and will not to seek recovery from, pursue or file any claim or suit, whether based on contract, tort including negligence, strict liability or otherwise against any director, officer, or employee of GAI.

    E. No modification or changes in the terms of this Agreement may be made except by written instrument signed by the parties. CLIENT acknowledges that they have read this AGREEMENT, understands it, agrees to be bound by its terms, and further agrees that it is the complete and exclusive statement of the AGREEMENT between the parties superseding all work orders, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

    F. Either the CLIENT or GAI may terminate or suspend performance of these Terms and Conditions without cause upon thirty (30) days written notice delivered or mailed to the other party.

    (1) In the event of material breach of these Terms and Conditions, the party not breaching the AGREEMENT may terminate it upon ten (10) days written notice delivered or mailed to the other party, which termination notice shall state the basis for the termination. The AGREEMENT shall not be terminated for cause if the breaching party cures or commences to cure the breach within the ten day period.

    (2) In the event of the termination, other than caused by a material breach of these Terms and Conditions by GAI, CLIENT shall pay GAI for the Services performed prior to the termination notice date, and for any necessary services and expenses incurred in connection with termination of the project, including but not limited to, the costs of completing analysis, records and reports necessary to document job status at the time of termination and costs associated with termination or subcontractor and/or subconsultant contracts. Such compensation shall be based upon the schedule of fees used by GAI.

    (3) In the event CLIENT delays providing written authorization to proceed within 45 days of the date of GAI's Proposal or suspends GAI's performance for 45 days or more after authorization has been given, GAI reserves the right, in its sole discretion, to revise its cost, compensation and/or hourly rates to its then current rates prior to resuming performance under these Terms and Conditions.

    G. All notices required to be sent hereunder shall be either hand delivered, with signed receipt of such hand delivery, or sent by certified mail, return receipt requested.

    H. The paragraph headings in these Terms and Conditions are for convenience of reference only and shall not be deemed to alter or affect the provisions hereof.

    I. Unless expressly stated to the contrary, the professional services to be provided by GAI do not include meetings and consultations in anticipation of litigation or arbitration or attendance as an expert witness in any deposition, hearing, or arbitration. If requested, these services will be provided by an amendment to these Terms and Conditions, setting forth the terms and rates of compensation to be received by GAI.

    J. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CLIENT, the PROJECT OWNER if different than CLIENT and GAI.

    K. GAI is an Equal Opportunity Employer. GAI complies with the Office of Federal Contract Compliance Programs Affirmative Action Programs as outlined in 41 CFR 60-1.4(a)(b), 41 CFR 60-250.5(a)(b), and 41 CFR 60-741.5(a)(b).

END OF TERMS AND CONDITIONS

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FLOW TEST

Verify Payment

Step 3 - Payment Results

Payment Status

Thank you. We've received your payment. An email confirmation has been sent to: accounts_payable@gaiconsultants.com.

Payment Details

Account	3487311399
Payment Status	AUTHORIZED
Payment Date	04/09/2026
Payment Type	Visa
Payment Amount	$82.00
Non-refundable Service Fee	$2.35
Total Credit/Debit Card Charge	$84.35
Payment ID	38672500040926
Confirmation Number	006449

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

Meskel & Associates Engineering
Geotechnical Engineering • Materials Testing
CEI Services • Environmental Consulting

April 28, 2026

GEOTECHNICAL

Mr. Bob Filippi, AIA
Scherer Construction
2504 NW 71 Place
Gainesville, Florida 32653

Subject: Proposal for Geotechnical Exploration and Engineering Services
JSO Mounted Facility – Cecil Site
SW of Residence Ave and Lake Fretwell St, Jacksonville, Florida
MAE Proposal No. 260147

Dear Mr. Filippi:

MESKEL & ASSOCIATES ENGINEERING, PLLC (MAE) is pleased to present this proposal to provide the geotechnical exploration and engineering services for the proposed JSO Mounted Facility – Cecil Site project in Jacksonville, Florida.

Scherer Construction provided MAE with an aerial photograph of the site area depicting proposed boring locations overlain on the "Preliminary Site Plan, JSO Mounted Unit Facility," dated October 22, 2025, prepared by GAI Consultants. In addition, we were provided with an aerial photograph outlining the project boundary titled "Site Plan, JSO Mounted Unit Cecil Site," Figure 2, dated March 2026, prepared by Aerostar SES, LLC. From the site plans and our correspondence with Scherer Construction we understand the planned construction includes a "Barn," potentially with horse stalls, a small building likely for storage, impound pens, three stormwater management ponds ranging from 0.13- to 0.59-acre, four paddocks, and an entrance off of Residence Avenue with parking for the facility. We assume the proposed construction to consist of lightly loaded single-story buildings, of masonry and/or wood-frame construction, or of prefabricated light metal and steel-frame construction, with shallow spread footings and concrete slab-on-grade floors. A house is also shown on the Preliminary Site Plan; however, a boring was not requested for the house and we presume that the structure may be constructed on jacks and does not require a boring.

The objective of the geotechnical exploration is to provide site and subsurface information to evaluate the subsurface conditions at the site for the proposed construction. Based on the information provided we propose the following field services:

Test Location	Test No. & Type	Test Depth ft below ground surface
Barn	2 SPT*	15
Storage Building	1 SPT*	15
Impound Pens	1 SPT*	15
Stormwater Management Ponds	3 SPT*	20
Entrance Drive and Parking	2 Hand Auger	6
Paddocks	2 Hand Auger	6

*Standard Penetration Test (SPT) Boring

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The current condition of the site is expected to be moderately to heavily wooded; therefore, we proposed to perform site clearing to access the SPT boring locations. Our clearing will include underbrush and small trees, but will not include trees having trunk size of 6 inches or greater. Effort will be made to clear around larger trees.

Our ATV or track-mounted drill rig will be utilized for the SPT and auger borings for this project. In accordance with Florida law, we will attempt to locate existing underground utilities at the site by utilizing the Sunshine State One-Call (SSOC) system. We will also contract with a private utility location company to locate any private utilities not registered with SSOC, such as may be associated with a former lift station and emergency generator buildings identified on the Site Plan. The SPT and auger borings will be backfilled with soil cuttings.

The recovered soil samples will be described in the field by the field crew. The field logs and samples will be delivered to our laboratory where the logs will be reviewed and the samples classified by a geotechnical engineer. Laboratory classification and index property tests will be performed as necessary on selected soil samples to confirm the soil classification and provide engineering characteristics to estimate compressibility.

A geotechnical engineer, licensed in the State of Florida, will direct the geotechnical exploration and provide an engineering evaluation of the subsurface conditions encountered at the boring locations. The results of the exploration and evaluation will be documented in a report that will include the following:

- Our understanding of the planned construction,
- The observed site conditions, such as topography, surface vegetation, etc. as they relate to the anticipated construction,
- The field and laboratory test procedures used and the results obtained,
- The encountered subsurface conditions, including subsurface profiles, measured groundwater levels, and estimated geotechnical engineering properties, as necessary,
- A geotechnical engineering evaluation of the site and subsurface conditions with respect to the anticipated construction,
- Recommendations for shallow foundation design parameters for the buildings, including our estimate of the performance of the foundation systems,
- Recommendations for support of light and heavy-duty flexible and rigid on-site pavements,
- Pond excavation considerations and the ability to use excavated pond material as structural fill,
- Recommendations for testing required during site preparation and earthwork construction.

Based on the scope of the services outlined above, we propose to complete our work for a lump sum fee of **$13,800.00**. Please note that this fee is valid for 90 days following the date of this proposal. MAE reserves the right to revisit our proposal and adjust our fee as necessary if proposal acceptance is after 90 days.

Our proposed fee includes submittal of an electronic copy of the report. Bound, paper copies can be provided at an additional cost of $100 per copy. We will contact you immediately if we encounter subsurface conditions that could require the borings to be advanced to greater depths, and/or if additional engineering analysis/evaluation outside the scope of this proposal is necessary.

A returned copy of the attached authorization sheet will authorize our work. Our work will be performed in accordance with our General Conditions, a copy of which is attached to and made a part of this proposal.

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Once authorization is received, a utility locate request will be submitted. We will mobilize our field crew to the site within one to 2 weeks once the utilities have been marked and located. We anticipate that the field work will take 3 to 4 days to complete. Laboratory testing will take up to 5 days depending on the amount of lab testing assigned. We expect to submit our geotechnical report within 2 weeks after completion of the field and laboratory testing.

We appreciate this opportunity to provide this proposal for your project. If you have any questions concerning this proposal, or if we can serve you in any other way, please contact me.

Sincerely,
MESKEL & ASSOCIATES ENGINEERING, PLLC

Daisy Peña-Ross
Staff Engineer

Maximilian Kemnitz, P.E.
Senior Geotechnical Engineer

Distribution: Mr. Bob Filippi, AIA, Scherer Construction One (1) e-mail copy

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PROPOSAL AUTHORIZATION
For Geotechnical Services
JSO Mounted Facility – Cecil Site
SW of Residence Ave and Lake Fretwell St, Jacksonville, Florida
MAE Proposal No. 260147

Billing Information:

Company Name: Scherer Construction

Attention: Bob Filippi

Company Address: 2504 NW 71st Pl

Phone No.: (352) 284-9662 Email: bobfilippi@schererntl.com

Project Contact Name:
(if different than above) (same)

Additional Reports: Please List Below Any Additional Parties To Receive Reports.

1. Please provide pdf of report

No. of Reports Required: 1 pdf

2. _____

No. of Reports Required: _____

NOTE: Our fee includes submittal of an electronic copy for each report. If bound paper copies are requested, the client will be charged $100 for each additional copy.

MAE invoices should be received by you by the _____ of each month (date required for your processing)

The Client representative named below has read the General Conditions that are attached and made a part of this proposal and agrees to be bound to the terms of the General Conditions.

Name: Bob Filippi Title: Architect

Signature: [signature] Date: 5/11/2026

PROPOSAL DOCUMENT GENERAL CONDITIONS

1. SCOPE OF WORK

Meskel & Associates Engineering, PLLC (MAE) (MAE) shall perform the services limited to and specifically defined in this Agreement (including any Project Specific condition attached hereto) and shall invoice the Client in accordance with the compensation section of this Agreement. Any estimate of cost to the Client as stated in this Agreement or any of the accompanying schedules shall not be considered as a fixed price, but only an estimate (unless otherwise specifically stated in this Agreement). MAE will provide additional services under this Agreement as requested by the Client in writing subject to acceptance by MAE. Client will be invoiced for additional services at MAE's standard rates or as mutually agreed upon, including but not limited to, re-reviews, re-inspections, re-tests, stand-by time, scope changes, services outside normal business hours or services provided beyond the estimated project duration. To the extent these General Terms and Conditions are part of a proposal for services, the proposal shall be valid for ninety (90) days unless otherwise stated. Once a proposal is accepted, these General Terms and Conditions shall apply to all services performed and shall survive any termination of the Agreement or completion of services.

Notwithstanding any other provision of this Agreement or any other agreement entered into by MAE with respect to the Project, MAE shall not have control or charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with work or activities at the project site, for the acts or omissions of any contractor, subcontractors or any other persons performing any work or undertaking any activities at the project site, or for the failure of any of them to carry out any work or perform their activities in accordance with their contractual obligations, including, but not limited to, the requirements of any drawings, specifications or other documents prepared by MAE (if any).

The review of contractor submittals (for example, shop drawings or project samples) is not included in MAE's Scope of Services unless specifically set forth in this Agreement. If such services are to be provided, the review is conducted only for the limited purpose of checking for conformance with information given and the design concept expressed in the construction drawings and specifications prepared by MAE (or by others if so set forth in the Agreement) and is not conducted for the purpose of determining the accuracy and completeness of details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment or systems designed by the contractor, all of which remain the responsibility of the contractor to the extent required by its contract. MAE's review shall not constitute approval of safety precautions or of construction means, methods, techniques, sequences, or procedures. MAE's approval of a specific item shall not indicate approval of an assembly of which the item is a component. When professional certification of performance characteristics of materials, systems or equipment is required by the drawings, specifications, and other documents applicable to the contractor's obligations, MAE shall be entitled to rely upon such certification to establish that the materials, systems, or equipment will meet the performance criteria required by the drawings, specifications and other documents prepared by MAE.

Neither site visits for any purpose nor the observation by MAE of any contractor's work are included in MAE's scope of services unless specifically set forth in this Agreement. If MAE is engaged to visit the site and conduct observations of a contractor's work, MAE shall provide such services at the intervals agreed with Client in writing (or if no such interval is agreed upon in writing, then at such intervals as MAE deems appropriate given any budgetary constraints imposed by Client), subject to any limitations on the number of such visits set forth in this Agreement. The general purpose of such observations is to become generally familiar with the progress and quality of the construction work as described in the drawings, specifications or other documents specifically identified in this Agreement and to determine, in general, if such construction work is proceeding in accordance with such drawings, specifications or other identified documents. MAE shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of such construction work. On the basis of such on-site observations as an engineer, MAE shall keep Client informed of the progress and quality of such construction work and shall endeavor to guard the Client against defects and deficiencies in such work of contractor.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party, including the project owner (if not the Client) and any contractor, subcontractor, vendor, or material supplier, against either the Client or MAE.

2. RIGHT OF ENTRY

The Client, at its sole cost and expense, will provide for reasonable right of entry of MAE personnel to perform the scope of work and all necessary equipment to the project site or sites, in order to complete the work.

3. INVOICES

MAE will submit invoices to Client monthly and a final bill upon completion of services. There shall be no retainage, unless otherwise agreed upon in the Agreement. MAE shall furnish insurance certificates, lien waivers, affidavits, or other reasonably available documents as and when requested by Client provided all amounts due to MAE have been paid.

Payment is due within thirty (30) days after the receipt of the invoice. MAE shall be entitled to recover any and all costs incurred, including attorneys' fees ("Collection Costs") in connection with its efforts to collect past due sums. The minimum amount of such Collection Costs is agreed to be the lesser of (1) ten percent (10%) of the past due amount or (2) the maximum amount allowed by law. Any attorney's fees, collection fees, or other costs incurred in collecting any delinquent amount shall be paid by Client. The Client agrees to pay MAE for its services in accordance with this Agreement, regardless of whether or not he has been paid by his client.

In the event that the Client disputes any items billed in an invoice, the Client shall notify MAE within ten (10) days specifying the complaint and, in the meantime, all amounts to which there is not a reasonable and good faith dispute to payment shall be paid promptly. Any dispute not raised within such ten (10) day period is waived. The Client's failure to make timely payment due under this Agreement in accordance with the terms of this Agreement shall constitute a material breach of this Agreement and MAE shall be entitled, upon seven (7) days written notice to Client to terminate this Agreement or, at its option, suspend its performance until all sums then due under this Agreement have been paid.

If MAE is called upon by Client, or subpoenaed by any other person, to testify or produce records in an action at law, equity, arbitration, or in a pre- trial hearing or conference, as to any work performed by anyone in connection with the Project, MAE shall be paid by the Client for all time spent while testifying and preparing therefor and producing such records in accordance with the rates set forth in the attached Agreement.

4. SAFETY

MAE is only responsible for the safety on site of its own employees and subcontractors. However, this shall not be construed to relieve the Client or any of its contractors from their responsibilities for maintaining a safe jobsite. Neither the professional activities of MAE, nor the presence of MAE's employees and subcontractors shall be construed to imply MAE has any responsibility for job safety or any activities on site performed by personnel other than MAE's employees or subcontractor.

5. STANDARD OF CARE

Service performed by MAE under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the location where the services are to be performed ("Standard of Care").

Notwithstanding anything in this Agreement to the contrary, MAE shall only be liable to pay damages to Client arising out of or in connection with the Services or this Agreement, to the extent that such damages are caused by, and are in proportion to, the negligence of, or breach of the Standard of Care by, MAE. Client acknowledges that MAE's services will be rendered without any warranty, express or implied and all such warranties are expressly waived by Client.

6. INSURANCE

MAE represents that it and its agents, staff and consultants employed by it are protected by worker's compensation insurance and that MAE has insurance coverage under public liability and property damage insurance policies. MAE shall, at its own cost and not as a reimbursable expense, secure and maintain insurance policies as required. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Additional insurance, if requested in writing by Client prior to commencement of services, will be obtained by MAE, if procurable, and charged to the Client.

The Client shall cause any contractor responsible for the construction of work (or related activities) designed, specified or reviewed by MAE or responsible for any other activities relating to MAE's services, to hold harmless, indemnify and defend MAE, to the fullest extent permitted by law, from and against any and all damages, liabilities, claims, suits, costs and expenses (including reasonable attorney's fees and other costs of investigation and defense) arising in connection with the negligence, breach of contract or strict liability of any contractor or any of their subcontractors or any of their vendors. Client shall also name, and cause such contractor(s) to name, MAE as additional insureds on its and each such contractor's Commercial General Liability insurance policy and Umbrella/Excess liability insurance policy (with policy limits at the greater of the limits required for the Project or Five Million Dollars per occurrence and in the per project aggregate) and to maintain such coverage until the completion of its contract and to provide MAE with a Certificate of Insurance so naming MAE as an additional insured on an annual basis for so long as Client and/or contractor maintains or is obligated to maintain such coverage.

7. DISPUTES

All claims, disputes, controversies or matters in question arising out of, or relating to, this Agreement or any breach thereof, including but not limited to disputes arising out of alleged design defects, breaches of contract, errors, omissions, or acts of professional negligence, (collectively "Disputes") shall be governed by Florida law and shall be submitted to non- binding mediation before and as a condition precedent to pursuing any other remedy. Upon written request by either party to this Agreement for mediation of any dispute, Client and MAE shall select a neutral mediator by mutual agreement. If a Dispute cannot be settled through mediation as set forth above, then such Dispute, shall be decided by litigation. Notwithstanding any other provisions of this Section, in no event shall a demand for mediation be made, or any other proceeding initiated, more than two (2) years from the date the party making demand knew or should have known of the dispute or five (5) years from the date of substantial completion of MAE's Services, whichever date shall occur earlier. All mediation or litigation shall take place in Duval County, Florida, unless the parties agree otherwise. The fees of the mediator and the costs of transcription and other costs incurred by the mediator shall be apportioned equally between the parties. Thereafter, if any legal action or other proceeding is brought with respect to such Dispute, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, costs, and expenses, incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

8. DELAYS IN WORK

In no event will MAE be responsible for delays in the work which are beyond our reasonable control or caused by Client or its agents, consultants, contractors, or subcontractors. Stand-by or non-productive time for delays in our work caused by Client or its agents, consultants, contractors, or subcontractors may be charged to the Client unless provided for as a separate item in the Agreement or otherwise as mutually agreed upon.

9. TERMINATION

This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms of the Agreement. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In all events of termination, MAE shall be paid for services performed up to and through the date of termination plus reasonable expenses to demobilize. In the event of termination, or suspension for more than three (3) months, MAE shall, at its option, be permitted to terminate this Agreement upon seven (7) days written notice to Client. Further, if said termination is prior to MAE's completion of all reports contemplated by this Agreement, MAE may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to date of notice of termination or suspension. The expenses of termination or suspension shall include all direct costs of MAE in completing such analyses, records, and reports and shall be due and payable by Client promptly upon invoice from MAE, together with all reasonable termination costs and expenses.

10. ASSIGNS

This Agreement may not be assigned by either party without the prior written consent of the other party, provided, however, that MAE may assign this Agreement in the case of sale of all or substantially all of its assets or equity. To the extent consent is required it shall not be unreasonably withheld.

11. OWNERSHIP OF DOCUMENTS

All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by MAE, as instruments of service, shall remain the property of MAE and shall retain all common law, statutory and other reserved rights, including copyrights ("MAE Documents"). Contingent on the Client's full and timely payment of all sums due under this Agreement, MAE grants Client a non-exclusive license to use the final and complete versions of the MAE Documents solely and exclusively for purposes set forth in this Agreement. The forgoing license does not extend to any CADD files or 3D model created by MAE, unless expressly set forth herein. If MAE Documents are prepared "for construction", the license granted in the preceding sentences of this Paragraph permits the Client to authorize the contractor and subcontractors, and material or equipment suppliers to reproduce applicable portions of MAE Documents solely and exclusively for use in performing their services or construction for the Project. MAE Documents shall only be used for their intended purpose. MAE Documents are not to be used on other projects, for alternations, extensions, or additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to MAE. If Client is granted a license with respect to any CADD files or 3D models, Client agrees to be bound to the terms of the MAE License for Use of Electronic Files and 3D Models. Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand, and will not be used by the Client for any purpose whatsoever. MAE will retain all pertinent records relating to the services performed for a period of three (3) years following submission of the report, during which period the records will be made available to the Client at all reasonable times and an administrative fee may be charged to the Client for retrieval and reproduction of such records.

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 documents prepared by MAE, the hardcopy shall govern. Because data stored in electronic media format can deteriorate or be modified without MAE's authorization, the Client has 60 days to perform acceptance tests, after which it shall be deemed to have accepted the data.

12. FAILURE TO FOLLOW RECOMMENDATIONS

MAE will not be held liable for problems that may occur if MAE's recommendations are not followed.

13. LIMITATION OF LIABILITY

Client agrees that the work created pursuant to this Agreement is for the sole and exclusive use of Client and is not for the benefit of any third parties. Client acknowledges and agrees that in no event shall the liability of MAE in connection with this Agreement or the services provided pursuant thereto exceed the fee actually paid to and received by MAE under this Agreement or $50,000 whichever is greater. This Agreement and the services to be performed hereunder shall in no way be construed as a guarantee of deficient-free construction.

Notwithstanding anything to the contrary contained in this Agreement or provided for under any applicable law, neither MAE nor Client shall be liable to the other party, either in contract or in tort, for any consequential, incidental, indirect, special or punitive damages, including without limitation any delays damages, loss of future revenue, income or profits or any diminution of value, financing costs or costs of lost opportunities relating to this Agreement, the services or the Project, whether or not the possibility of such damages has been disclosed to the other party in advance or could have been reasonably foreseen by such other party. If MAE is considered to be liable jointly with any third parties, the portion of damages payable by MAE shall be limited to the portion of liability which is attributable to MAE's breach of the Standard of Care on a comparative fault basis.

14. INDEMNIFICATION

Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless MAE, and its officers, directors, agents and employees and any of them (collectively, the "MAE Parties") from all claims, actions, damages, liabilities, losses, costs and expenses, including reasonable attorney's fees and defense costs (collectively "Losses"), arising out of, or in any way connected with, the performance or nonperformance of MAE's obligations under this Agreement (including, without limitation, any act of negligence, omission or default by the MAE Parties), up to an amount not to exceed the greater of $50,000 or the amount of the fees charged for the services provided by MAE in connection with this Agreement and the services hereunder. The parties agree that the foregoing amount of said indemnification bears a reasonable commercial relationship to the services provided by MAE and that the indemnification provided herein is considered a part of the project specifications. Notwithstanding the foregoing, the MAE Parties shall not be entitled to indemnification hereunder for any Losses resulting from the MAE Parties' gross negligence, or willful, wanton or intentional misconduct or for any statutory violation or punitive damages (except to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of Client or any of the Client's contractors, subcontractors, sub- subcontractors, materialmen or agents of any tier or their respective employees). Except as set forth in the preceding sentence, the MAE Parties rights to indemnification shall include, without limitation, indemnification for any and all Losses which may be suffered by any MAE Party as a result of any (i) failure of Client to follow or implement any of its recommendations, (ii) any breach by Client of its obligations under the Agreement, and (iii) exposure of MAE's employees or agents to any hazardous materials at the jobsite.

Upon notice by the MAE Parties, Client shall defend the MAE Parties with counsel chosen by MAE Parties, subject to the consent of Client, which consent shall not be unreasonably withheld. The parties agree that this duty to defend is separate and distinct from any indemnity obligation, and the duty shall extend to any claims asserted against the MAE Parties arising out of or related to the project, regardless of whether Client is obligated to indemnify the MAE Parties for the loss, claim, or damage.

15. HAZARDOUS MATERIALS

It is acknowledged by both parties that MAE's scope of services does not include any services related to asbestos or hazardous or toxic materials unless specifically identified in our scope of services. In the event MAE or any other party encounters asbestos or hazardous materials at the jobsite, or should it become known in any adjacent areas that may affect the performance of MAE's services, MAE may, without liability for consequential or any other damages, suspend performance of services on the project until the Client retains appropriate specialist consultants or contractors to identify,

abate and/or remove the asbestos, hazardous or toxic materials and warrant that the jobsite is in full compliance with applicable laws and regulations. In addition, the Client shall hold harmless, defend and indemnify MAE Parties, from and against any and all Claims arising, in whole or in part, out of the discovery, presence, handling, removal or disposal of, or exposure of persons to, any hazardous materials in any form at the Project site, including, but not limited to, asbestos, asbestos products, polychlorinated biphenyl (PCB), bacteria, mold, fungi, lead based paints or other similar materials or other toxic substances, infectious materials, or contaminants.

16. NON-HAZARDOUS SAMPLE DISPOSAL

Unless other arrangements are made, MAE will dispose of all soil and rock samples remaining at the time of report completion. MAE will store test samples and specimens, or the residue thereof, for up to 90 days free of charge at Client's prior written request. Additional storage time may be obtained at a mutually agreeable cost. Client acknowledges that contaminated drill cuttings, sample spoils, wash water, and other materials may be produced as a result of encountering hazardous materials at the site. In such an event, MAE shall properly contain, label, and store such materials on- site, and Client shall be responsible for its proper transportation and disposal.

17. AQUIFER CONTAMINATION

Client acknowledges that it is impossible for MAE to know the exact composition of a site's subsurface, even after conducting a comprehensive exploratory program. As a result, there is a risk that drilling and sampling may result in contamination of certain subsurface areas. Although MAE will take reasonable precautions in accordance with the Standard of Care to avoid such an occurrence, Client waives any claim against, and (without limiting the generality of Section 14 hereof) agrees to indemnify and hold harmless MAE in accordance with the terms and conditions set forth in this Agreement from any claim or liability for injury or loss which may arise as a result of subsurface contamination caused by drilling, sampling, or monitoring well installation. Client also agrees to adequately compensate MAE for any time spent and expenses incurred in defense of any such claim.

18. DAMAGE TO EXISITNG MAN-MADE OBJECTS

It shall be the responsibility of the Client, property Owner, or his duly authorized representative to disclose the presence and accurate location of all hidden or obscure man-made objects relative to field tests, sampling, or boring locations. When cautioned, advised or given data in writing that reveals the presence or potential presence of underground or overhead obstructions, such as utilities, MAE will give special instructions to its field personnel. As evidenced by your acceptance of this proposal, Client agrees to indemnify and save harmless MAE from all claims, suits, losses, personal injuries, death and property liability resulting from unusual subsurface conditions or damages to subsurface structures, owned by Client or third parties, occurring in the performance of the proposed work, whose presence and exact locations were not revealed to MAE in writing, and to reimburse MAE for expenses in connection with any such claims or suits, including reasonable attorney's fees.

19. DEFINITIONS

As used herein, the following words and their derivative words or phrases have the meanings indicated, unless otherwise specified in the various sections of this Agreement.

AGREEMENT: means the Agreement between the parties, which shall describe and govern Client's engagement of MAE to provide services in connection with the project or work identified in the proposal (Proposal), and consists of the Proposal, these General Terms and Conditions, and any exhibits or attachments referenced in any of these documents.

CERTIFY, CERTIFICATION: MAE's opinion is based on its observation of conditions, knowledge, information, and beliefs. It is expressly understood such opinions relieve no other party of any responsibility or obligation he or she has accepted by contract or custom.

ESTIMATE: An opinion of probable cost for services made by MAE. The accuracy of probable cost for services opinion cannot be guaranteed.

INSPECT, INSPECTION: The visual observation of certain aspects of construction to permit MAE to render its professional opinion as to whether the contractor is performing the Work in a manner indicating that, when completed, the Work will be in general accordance with the approved documents. Such observations do not relieve any party from fulfillment of their customary and contractual responsibilities and obligations.

20. NO PERSONAL LIABILITY

It is intended by the parties to this Agreement that MAE's services under this Agreement shall not subject MAE's individual employees, officers, shareholders, managers, members, or directors to any personal legal exposure for the risks associated with the services to be rendered on the project. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand, or suit shall be directed and/or asserted only against MAE, a Florida limited liability company, and not against any of MAE's employees, officers, managers, members, or directors.

TO THE FULLEST EXTENT PERMITTED BY LAW, PURSUANT TO FLORIDA STATUTE § 558.0035, NO EMPLOYEE, OFFICER, MANAGER, DIRECTOR, OR AGENT OF MAE SHALL BE INDIVIDUALLY LIABLE TO CLIENT OR ANY OTHER PERSON FOR ANY NEGLIGENCE, MISCONDUCT OR WRONGFUL ACTS IN CONNECTION WITH THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR OTHERWISE, WHETHER SUCH CLAIMS ARE BASED IN CONTRACT, STATUTE, OR TORT.

21. FORCE MAJEURE/COVID.

Neither party shall be responsible for its failure to perform due to causes beyond its reasonable control, by way of example, and not in limitation, fire, act of God, governmental act, national emergency, strike, labor dispute, unusual delay in transportation, inability to procure materials, adverse weather conditions not reasonably anticipatable, unavoidable casualties, state or national emergencies, including the occurrence of any epidemic or pandemic, including coronavirus and the like or any other causes beyond Architect's or Owner's reasonable control. Architect and Owner shall each exercise their respective commercially reasonable efforts to mitigate the cause of any such force majeure delay, interruption, suspension, or termination and work together to mutually determine going forward strategies including schedule concerns.

22. MISCELLANEOUS

AMENDMENT: This Agreement may be amended, modified, or supplemented, but only in writing signed by each of the parties hereto.

WAIVERS: The failure of a party hereto at any time or times to require performance of any provision hereof shall in no manner affect its right at a later time to enforce the same. No waiver by a party of any condition or of any breach of any term contained in this Agreement shall be effective unless in writing and signed by the waiving party, and no waiver in any one or more instances shall be deemed to be a continuing waiver of any such condition or breach in other instance or a waiver of any other condition or breach of any other term.

SEVERABILITY: If any provision or sub-provision of this Agreement is or becomes invalid, illegal, or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions or sub-provisions contained herein shall not be affected thereby.

INTEGRATION: This Agreement represents the entire understanding and agreement among the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings, and representations (if any) made by and among such parties.

SOVEREIGN IMMUNITY: In the event that the Client is the State of Florida or another "state agency or subdivision" within the meaning of Florida Statute Section 768.28(2), then MAE (and all MAE Parties) shall for all purposes provided in this Agreement and otherwise be deemed an agent of the Client for purposes of sovereign immunity whether under Florida Statute Section 768.28 and otherwise, including without limitation Florida Statute Section 768.28(9)(a). Client shall fully cooperate, at its sole cost and expense, with MAE and take all necessary and appropriate actions to qualify MAE (and the MAE Parties) for and defend its and their right of sovereign immunity as an agent of the Client for purposes of Florida law, including without limitation under Florida Statute §768.28.

MAE Employees: Client agrees not to recruit or hire any MAE employee currently or previously working under this Agreement during the contract period or within twelve months of termination of the contract, either for themselves or any third party. In the event Client violates this clause, MAE shall have the right of injunctive relief, and Client shall pay MAE $25,000 or 25% (percent) of the employee's current annual base salary, whichever is greater, with payment being made within 15 days of MAE's written notice to Client of said violation.

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GENERATOR

AN AGREEMENT
BETWEEN
ARCHITECT AND ENGINEER
FOR PROFESSIONAL SERVICES
REVSISON 2 - 4-16-26

1. GENERAL.

This is an agreement made as of April 4, 2025 between **Scherer Construction of North Florida, LLC**, (ARCHITECT) and **Simes & Rosch, LLC** (ENGINEER). The professional services which ARCHITECT has employed ENGINEER to provide under this Agreement are generally described as follows: "**JSO Mounted Unit Facility".** This new complex including a 14,000 sf main building, a 1,500 sf storage shed, and a 1,560 sf mobile home for the JSO Mounted Unit on Lake Newman Road in Jacksonville, Florida. The part of the Project for which ENGINEER is to perform is the mechanical, plumbing, electrical, and fire protection design for the facility described above and is herein referred to as "This Part of the Project".

ENGINEER shall perform services under this Agreement as ARCHITECT's independent professional associate for This Part of the Project and is not a joint-venture or partner with ARCHITECT nor the construction contractor. ARCHITECT shall be the general administrator and coordinator of the professional services for the Project.

2. BASIC SERVICES OF ENGINEER.

2.1 General.

ENGINEER's Basic Services consist of the three phases described below.

2.2 Design Phase.

After authorization from ARCHITECT to proceed with the Design Phase, ENGINEER shall perform the following:

a. Mechanical Design. Mechanical design services shall include the design, plans and specifications for heating, ventilating and air conditioning (HVAC) systems for a typical horse barn and support buildings. The conditioned area will be heated and cooled with split-system heat pumps. The stalls and associated support spaces will be ventilated. Unit heaters will be provided for freeze protection of the fire suppression system. Wall mounted oscillating fans will be provided in each stall.

The ARCHITECT shall provide floor plans, elevations, wall sections, roof sections, window & door schedules and other information as necessary for calculation of heating and air conditioning loads. Specifically, the ENGINEER shall perform the calculations necessary to size & zone the HVAC equipment and ductwork, and provide related plans, equipment schedules, sections, details and

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specifications. Any required structural support and architectural roof and wall penetration details for mechanical equipment shall be provided by the ARCHITECT.

b. Plumbing Design. Plumbing design services shall include the design, plans and specifications for domestic water and drain, waste & vent systems for a typical horse barn and support buildings, with the fixture locations, quantities and types as provided by the ARCHITECT. Specifically, ENGINEER shall perform the necessary calculations to size and layout the distribution systems within the building, and provide related plans, fixture schedules, risers, details and specifications. The ARCHITECT will provide, via the Civil Engineer for the project, a site plan which establishes the size, location and elevations of water & sewer services (including necessary appurtenances such as meters, backflow preventors, etc.) to the point of connection to the aforementioned building systems within 5 feet of the building foundation.

c. Electrical Design. Electrical design services shall include the design, plans and specifications for lighting, power, and communications systems for a typical horse barn and support buildings. Specifically, ENGINEER shall perform engineering calculations to include: short circuit, electrical load, voltage drop, and lighting calculations. The ENGINEER shall provide related plans, riser diagrams, panel and lighting schedules and electrical details as necessary to fully describe the electrical distribution system. Additionally, the design for audio-visual and security systems shall be limited to providing power, raceways, and boxes for such systems with system configuration, equipment selections, and device locations provided by others.

d. Fire Protection. The construction documents will include a performance based specification for fire suppression and alarm systems as required by the NFPA Life Safety Code and Florida Building Code. This contract assumes a fire pump or related storage tank are not required.

e. Meetings. If desired, ENGINEER shall participate in an in-person design kickoff meeting. All other meetings will be by teleconference.

f. Deliverables.

The ENGINEER shall provide the following:

(1) Design Development, Pre-Final, and Final Mechanical, Plumbing, Electrical, and Fire Protection Drawings (electronically in PDF format).

(2) Mechanical, Plumbing, Electrical, and Fire Protection specifications (electronically in PDF format).

(3) Florida Energy Code Data. The ENGINEER shall generate the Florida Energy Code submittal based on architectural input.

2.3 Bidding or Negotiating Phase. Not Applicable.

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2.4 Construction Phase.

During the Construction Phase, ENGINEER shall:

a. Respond to Requests for Information (RFIs). The ENGINEER shall respond to RFIs during the solicitation process and construction.

b. Perform Construction Contractor Submittal Review. The ENGINEER shall perform a submittal review for equipment submitted in response to This Part of the Project. The submittals (and any resubmittals) shall be sent to the ENGINEER in one package per discipline.

c. Visit the Site and Observe Construction. If requested, the ENGINEER shall make as many as two visits to the site and advise the ARCHITECT of any observed defective or inferior work. The ARCHITECT shall notify the ENGINEER when the facility is available for a site visit. Any additional site visits will be billed as additional services at the rates described below.

3. SCHEDULE. The ENGINEER shall complete the design phase described above in paragraph 2.2 on _____ (to be negotiated). However, the ARCHITECT understands that the ENGINEER cannot complete certain parts of the design without input from the ARCHITECT, the ARCHITECT's other engineering subcontractors, and the local electrical utility. If the ENGINEER is delayed because of this, the schedule for design will be renegotiated. Submittals will be reviewed within 10 working days of receipt.

4. PAYMENT. The ARCHITECT agrees to pay the ENGINEER a lump sum of **$39,000** for all work described above. The fee schedule is as follows:

Design Development Submittal:	$20,400
Pre-Final Design Submittal:	$13,600
Final Design Submittal:	$ 2,200
Construction Administration:	$ 2,800
Total:	$39,000

Revision 1: The design for a standby diesel generator will be included for an additional **$3,891.12** sized to support the 10,000 square foot office/stable. The design will also include a service rated exterior transfer switch.

~~**Revision 2**: The design related to the site change per Bob Filippi email dated 4/13/26 will be an additional **$4,199.36**. The design will proceed straight to the pre-final deliverable.~~

The ENGINEER may submit monthly invoices for services described above based on the ENGINEER's estimate of the proportion of the total services actually completed at the time of billing. If the project is cancelled or the ARCHITECT terminates this contract, the ARCHITECT agrees to pay the ENGINEER for services provided up to cancellation or termination. If the ARCHITECT disagrees with the amount of work completed, the ARCHITECT will advise the ENGINEER who will be required to provide

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evidence of the work accomplished. The ENGINEER may also submit invoices for services described above at the completion of each phase. Invoices are due 30 days from receipt by ARCHITECT.

Additional services determined to be out of the scope of this base contract shall be billed by the hour at the following rates, plus 10% profit and reimbursable expenses:

Principal	$222/hour
Senior Engineer/Senior Project Manager	$205/hour
Engineer	$165/hour
Designer	$102/hour
Administrative	$ 91/hour

These additional services shall not be performed without prior written agreement between ARCHITECT and ENGINEER.

5. EXCLUSIONS. The following items are excluded from the Contract: Cost estimating; reproduction costs; BIM modeling or BIM design drawings; utility or civil surveys; permitting of any kind; attendance at construction meetings; hazardous materials surveys or abatement; DQC responsibilities; commissioning or testing; metering of electrical equipment or feeders to establish demand; protective device coordination or arc flash studies; LCCA, Performance Rating Method or other energy analyses; engineering support for LEED accreditation or any other sustainability program; surveys or design for emergency responder communication systems; geotechnical, civil, structural or seismic engineering; and the design of medium voltage and emergency or standby generator systems.

6. LIMITS OF LIABILITY. The ARCHITECT agrees that to the fullest extent permitted by law, the ENGINEER's maximum liability to the ARCHITECT, Contractor, Owner, or any other party for any and all claims, actions, damages, losses, or injury (including death) resulting from the ENGINEER's alleged errors or omissions in the design of This Part of the Project shall be limited to the value of This Part of the Project or $50,000, whichever is less. In no event and under no circumstances shall ENGINEER be liable for incidental, indirect, special, contingent or consequential damages. For design build contracts, the ENGINEER shall not be liable for liquidated damages related to the construction contract schedule. Additionally, the ENGINEER shall not be liable for any delays in construction caused by supply chain issues or the Electrical Utility not being able to provide electrical service in time to meet the construction schedule.

PURSUANT TO SECTION 558.0035 OF THE FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

7. DISPUTE MITIGATION AND RESOLUTION.

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a. Mandatory Mediation. If the Parties cannot reach resolution through direct discussion, both parties agree that prior to filing a claim in any of the several Florida courts that may have jurisdiction, principals of the two parties will participate in voluntary mediation under the Florida Rules of Civil Procedure. Each party considers the participation in voluntary mediation to be an absolute condition precedent to filing a Complaint in any Florida court. The mediator shall receive the approval of both parties. If the parties are unable to agree upon a mediator, the parties will select the first court-certified mediator available with experience in mediating construction disputes. Each party recognizes and agrees that the occurrence of the mediation is an absolute condition precedent to filing of a lawsuit by either party with regard to any claim, dispute or other matter in question arising out of or relating to this Agreement. Neither party shall be required to arbitrate any claim, dispute or other matter arising out of the Contract. This Contract shall be construed, interpreted, and governed by the laws of the State of Florida and each party agree that venue for any dispute between the parties shall be Duval County. All parties expressly waive any right to a jury trial.

This Agreement supersedes all prior written or oral understandings and is signed below by both parties. This contract is null and void if not signed by both parties within 120 days.

ARCHITECT:	ENGINEER:
_____	_____
Date	David W. Simes, P.E. Date: 04/16/26 Managing Member

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Exhibit A - Page 1 of 1
CONTRACT FEE SUMMARY FOR
COJ Mounted

PART I - GENERAL	
1. Project COJ Mounted Unit Facility - Gen	**2. Project Number** 71397-24
3. Name of Consultant Simes & Rosch, LLC	**4. Date of Proposal** 4/21/2026

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$ 70.91	2	$ 141.82	
Project Manager (Responsible Prof.)	$ -	0	$ 0.00	
Assistant Project Manager	$ -	0	$ 0.00	
Senior Engineer M&P	$ 53.33	0	$ 0.00	
Senior Engineer Electrical	$ 55.03	6	$ 330.18	
Senior Fire Protection Engineer	$ -	0	$ 0.00	
Project Engineer 2	$ 50.00	12	$ 600.00	
Project Engineer 1	$ 50.00	0	$ 0.00	
Engineer Intern	$ 24.00	0	$ 0.00	
Senior Designer	$ 36.00	0	$ 0.00	
Designer/Sr. CADD Technician	$ 30.00	0	$ 0.00	
CADD Technician	$ 30.00	4	$ 120.00	
Clerical	$ 23.58	4	$ 94.32	
Survey Manager (PSM)	$ -	0	$ 0.00	
Three Man Survey Crew	$ -	0	$ 0.00	
			TOTAL DIRECT LABOR	**$ 1,286.32**

6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 175.00%		$ 2,251.06
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)		**$ 3,537.38**
8. PROFIT: Labor Related Costs (Item 7)	x 10%	$ 353.74
	SUB-TOTAL SALARY RELATED COSTS	**$ 3,891.12**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS (Lump Sum)	$ -
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ -**
10. SUBCONTRACTS (Lump Sum)	
SUB-CONTRACT SUB-TOTAL	**$ -**

PART IV - SUMMARY

TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	**$ 3,891.12**

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NEW SITE

AN AGREEMENT
BETWEEN
ARCHITECT AND ENGINEER
FOR PROFESSIONAL SERVICES
REVSISON 2 - 4-16-26

1. GENERAL.

This is an agreement made as of April 4, 2025 between **Scherer Construction of North Florida, LLC**, (ARCHITECT) and **Simes & Rosch, LLC** (ENGINEER). The professional services which ARCHITECT has employed ENGINEER to provide under this Agreement are generally described as follows: "**JSO Mounted Unit Facility".** This new complex including a 14,000 sf main building, a 1,500 sf storage shed, and a 1,560 sf mobile home for the JSO Mounted Unit on Lake Newman Road in Jacksonville, Florida. The part of the Project for which ENGINEER is to perform is the mechanical, plumbing, electrical, and fire protection design for the facility described above and is herein referred to as "This Part of the Project".

ENGINEER shall perform services under this Agreement as ARCHITECT's independent professional associate for This Part of the Project and is not a joint-venture or partner with ARCHITECT nor the construction contractor. ARCHITECT shall be the general administrator and coordinator of the professional services for the Project.

2. BASIC SERVICES OF ENGINEER.

2.1 General.

ENGINEER's Basic Services consist of the three phases described below.

2.2 Design Phase.

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a. Mechanical Design. Mechanical design services shall include the design, plans and specifications for heating, ventilating and air conditioning (HVAC) systems for a typical horse barn and support buildings. The conditioned area will be heated and cooled with split-system heat pumps. The stalls and associated support spaces will be ventilated. Unit heaters will be provided for freeze protection of the fire suppression system. Wall mounted oscillating fans will be provided in each stall.

The ARCHITECT shall provide floor plans, elevations, wall sections, roof sections, window & door schedules and other information as necessary for calculation of heating and air conditioning loads. Specifically, the ENGINEER shall perform the calculations necessary to size & zone the HVAC equipment and ductwork, and provide related plans, equipment schedules, sections, details and

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specifications. Any required structural support and architectural roof and wall penetration details for mechanical equipment shall be provided by the ARCHITECT.

b. Plumbing Design. Plumbing design services shall include the design, plans and specifications for domestic water and drain, waste & vent systems for a typical horse barn and support buildings, with the fixture locations, quantities and types as provided by the ARCHITECT. Specifically, ENGINEER shall perform the necessary calculations to size and layout the distribution systems within the building, and provide related plans, fixture schedules, risers, details and specifications. The ARCHITECT will provide, via the Civil Engineer for the project, a site plan which establishes the size, location and elevations of water & sewer services (including necessary appurtenances such as meters, backflow preventors, etc.) to the point of connection to the aforementioned building systems within 5 feet of the building foundation.

c. Electrical Design. Electrical design services shall include the design, plans and specifications for lighting, power, and communications systems for a typical horse barn and support buildings. Specifically, ENGINEER shall perform engineering calculations to include: short circuit, electrical load, voltage drop, and lighting calculations. The ENGINEER shall provide related plans, riser diagrams, panel and lighting schedules and electrical details as necessary to fully describe the electrical distribution system. Additionally, the design for audio-visual and security systems shall be limited to providing power, raceways, and boxes for such systems with system configuration, equipment selections, and device locations provided by others.

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e. Meetings. If desired, ENGINEER shall participate in an in-person design kickoff meeting. All other meetings will be by teleconference.

f. Deliverables.

The ENGINEER shall provide the following:

(1) Design Development, Pre-Final, and Final Mechanical, Plumbing, Electrical, and Fire Protection Drawings (electronically in PDF format).

(2) Mechanical, Plumbing, Electrical, and Fire Protection specifications (electronically in PDF format).

(3) Florida Energy Code Data. The ENGINEER shall generate the Florida Energy Code submittal based on architectural input.

2.3 Bidding or Negotiating Phase. Not Applicable.

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2.4 Construction Phase.

During the Construction Phase, ENGINEER shall:

a. Respond to Requests for Information (RFIs). The ENGINEER shall respond to RFIs during the solicitation process and construction.

b. Perform Construction Contractor Submittal Review. The ENGINEER shall perform a submittal review for equipment submitted in response to This Part of the Project. The submittals (and any resubmittals) shall be sent to the ENGINEER in one package per discipline.

c. Visit the Site and Observe Construction. If requested, the ENGINEER shall make as many as two visits to the site and advise the ARCHITECT of any observed defective or inferior work. The ARCHITECT shall notify the ENGINEER when the facility is available for a site visit. Any additional site visits will be billed as additional services at the rates described below.

3. SCHEDULE. The ENGINEER shall complete the design phase described above in paragraph 2.2 on _____ (to be negotiated). However, the ARCHITECT understands that the ENGINEER cannot complete certain parts of the design without input from the ARCHITECT, the ARCHITECT's other engineering subcontractors, and the local electrical utility. If the ENGINEER is delayed because of this, the schedule for design will be renegotiated. Submittals will be reviewed within 10 working days of receipt.

4. PAYMENT. The ARCHITECT agrees to pay the ENGINEER a lump sum of **$39,000** for all work described above. The fee schedule is as follows:

Design Development Submittal:	$20,400
Pre-Final Design Submittal:	$13,600
Final Design Submittal:	$ 2,200
Construction Administration:	$ 2,800
Total:	$39,000

Revision 1: The design for a standby diesel generator will be included for an additional **$3,891.12** sized to support the 10,000 square foot office/stable. The design will also include a service rated exterior transfer switch.

Revision 2: The design related to the site change per Bob Filippi email dated 4/13/26 will be an additional **$4,199.36**. The design will proceed straight to the pre-final deliverable.

The ENGINEER may submit monthly invoices for services described above based on the ENGINEER's estimate of the proportion of the total services actually completed at the time of billing. If the project is cancelled or the ARCHITECT terminates this contract, the ARCHITECT agrees to pay the ENGINEER for services provided up to cancellation or termination. If the ARCHITECT disagrees with the amount of work completed, the ARCHITECT will advise the ENGINEER who will be required to provide

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evidence of the work accomplished. The ENGINEER may also submit invoices for services described above at the completion of each phase. Invoices are due 30 days from receipt by ARCHITECT.

Additional services determined to be out of the scope of this base contract shall be billed by the hour at the following rates, plus 10% profit and reimbursable expenses:

Principal	$222/hour
Senior Engineer/Senior Project Manager	$205/hour
Engineer	$165/hour
Designer	$102/hour
Administrative	$ 91/hour

These additional services shall not be performed without prior written agreement between ARCHITECT and ENGINEER.

5. EXCLUSIONS. The following items are excluded from the Contract: Cost estimating; reproduction costs; BIM modeling or BIM design drawings; utility or civil surveys; permitting of any kind; attendance at construction meetings; hazardous materials surveys or abatement; DQC responsibilities; commissioning or testing; metering of electrical equipment or feeders to establish demand; protective device coordination or arc flash studies; LCCA, Performance Rating Method or other energy analyses; engineering support for LEED accreditation or any other sustainability program; surveys or design for emergency responder communication systems; geotechnical, civil, structural or seismic engineering; and the design of medium voltage and emergency or standby generator systems.

6. LIMITS OF LIABILITY. The ARCHITECT agrees that to the fullest extent permitted by law, the ENGINEER's maximum liability to the ARCHITECT, Contractor, Owner, or any other party for any and all claims, actions, damages, losses, or injury (including death) resulting from the ENGINEER's alleged errors or omissions in the design of This Part of the Project shall be limited to the value of This Part of the Project or $50,000, whichever is less. In no event and under no circumstances shall ENGINEER be liable for incidental, indirect, special, contingent or consequential damages. For design build contracts, the ENGINEER shall not be liable for liquidated damages related to the construction contract schedule. Additionally, the ENGINEER shall not be liable for any delays in construction caused by supply chain issues or the Electrical Utility not being able to provide electrical service in time to meet the construction schedule.

PURSUANT TO SECTION 558.0035 OF THE FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

7. DISPUTE MITIGATION AND RESOLUTION.

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

a. Mandatory Mediation. If the Parties cannot reach resolution through direct discussion, both parties agree that prior to filing a claim in any of the several Florida courts that may have jurisdiction, principals of the two parties will participate in voluntary mediation under the Florida Rules of Civil Procedure. Each party considers the participation in voluntary mediation to be an absolute condition precedent to filing a Complaint in any Florida court. The mediator shall receive the approval of both parties. If the parties are unable to agree upon a mediator, the parties will select the first court-certified mediator available with experience in mediating construction disputes. Each party recognizes and agrees that the occurrence of the mediation is an absolute condition precedent to filing of a lawsuit by either party with regard to any claim, dispute or other matter in question arising out of or relating to this Agreement. Neither party shall be required to arbitrate any claim, dispute or other matter arising out of the Contract. This Contract shall be construed, interpreted, and governed by the laws of the State of Florida and each party agree that venue for any dispute between the parties shall be Duval County. All parties expressly waive any right to a jury trial.

This Agreement supersedes all prior written or oral understandings and is signed below by both parties. This contract is null and void if not signed by both parties within 120 days.

ARCHITECT:	ENGINEER:
_____	_____
Date	David W. Simes, P.E. Date: 04/16/26 Managing Member

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

Exhibit A - Page 1 of 1
CONTRACT FEE SUMMARY FOR
COJ Mounted

PART I - GENERAL	
1. Project COJ Mounted Unit Facility - Site	**2. Project Number** 71397-24
3. Name of Consultant Simes & Rosch, LLC	**4. Date of Proposal** 4/21/2026

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$ 70.91	2	$ 141.82	
Project Manager (Responsible Prof.)	$ -	0	$ 0.00	
Assistant Project Manager	$ -	0	$ 0.00	
Senior Engineer M&P	$ 53.33	3	$ 159.99	
Senior Engineer Electrical	$ 55.03	3	$ 165.09	
Senior Fire Protection Engineer	$ -	0	$ 0.00	
Project Engineer 2	$ 50.00	8	$ 400.00	
Project Engineer 1	$ 50.00	0	$ 0.00	
Engineer Intern	$ 24.00	0	$ 0.00	
Senior Designer	$ 36.00	0	$ 0.00	
Designer/Sr. CADD Technician	$ 30.00	0	$ 0.00	
CADD Technician	$ 30.00	4	$ 120.00	
Clerical	$ 23.58	3	$ 70.74	
Survey Manager (PSM)	$ -	0	$ 0.00	
Three Man Survey Crew	$ -	0	$ 0.00	
			TOTAL DIRECT LABOR	**$ 1,057.64**

6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 175.00%		$ 1,850.87
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)		**$ 2,908.51**
8. PROFIT: Labor Related Costs (Item 7)	x 10%	$ 290.85
SUB-TOTAL SALARY RELATED COSTS		**$ 3,199.36**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS (Lump Sum)	$ -
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ -**
10. SUBCONTRACTS (Lump Sum) Fire Supression	$ 1,000.00
SUB-CONTRACT SUB-TOTAL	**$ 1,000.00**

PART IV - SUMMARY

TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	**$ 4,199.36**

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC Award Request: Renewals, Extensions, and Unit Price Increases

Goods and/or Services: Design Build Services for JSO Mounted Unit Facility

Requested Action and Justification:

Recommend approval of Amendment #2 for Scherer Construction of North Florida to provide construction services of a modular home, septic system, water main and fire main for the site with a lump sum fee of $741,527.00 as detailed in Exhibit C. The new not to exceed amount will be $1,270,139.06.

*Cattle Barns and JSO Mounted Unit Facility projects were awarded together but issued separate formal contracts. This recommendation is for JSO Mounted Unit Facility, Contract 71397-24 only.

To be executed by formal contract amendment through the Office of General Counsel

Supplier:	Scherer Construction of NF	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	05/31/2023

POA #:	71397-24	**PO #:**	681889-24	**Change Order #:**	N/a
Solicitation #:	DB CDB-0059 23	**Contract #:**	71397-24	**Contract Amd #:**	2
Term:	Project Completion	**Options:**	N/a	**Options Used:**	N/a

Federally Funded:	No	**JSEB Rec:**	Participation	**Bonds Waived Pursuant To:**	N/A
Licenses Verified:	Yes	**JSEB %:**	20		

Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010581	**Activity:**	0000000000	$ 741,527.00
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 1,270,139.06	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING_AND_CONSTRUCTION_MANAGEMENT			
Concurrence:	Signed by: Scott Carter, P.E. 20991F8ADFC947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	9/24/2025
Concurrence:	Signed by: Nina Lucka 1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	9/25/2025
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C958DF9D5244B0...	**Chief of Procurement:**	Signed by: B19F1D517352458...	9/30/2025
Name:	Kemp, Benjamin	**Name:**	Dustin L. Freeman	

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:	3	**Action:**	Approved
Members who disapprove:	0	**Signature:**	Signed by: Kelli O'Leary 02A2898FE95E4AC...
Date:	10/2/2025	**Date:**	10/3/2025

Signed by:

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

PAF Instructions
Part 1 (using agency)

Form Type: This form will be used for both Administrative Awards and JPAC Requests. Select type from dropdown options.

Goods and/or Services: Enter a brief description of the types of goods and services included in the request.

Requested Action and Justification: Enter a brief description of the requested action or authority being sought. i.e.; *Request permission to award the lowest, responsive responsible bidder for an ITB or award the highest ranked supplier for an RFP.* This block should also be used for additional information such as additional 4th account strings, or other information essential for contract execution.

Supplier: Enter awarded supplier name**.** If multiple, include in "Requested Action and Justification" box.

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA) or N/A.

Bid Opening Date: The date bids were unsealed by Procurement.

POA #: This is your 1Cloud generated Agreement number. Select Type, Enter Number.

PO #: Enter the PO number or agreement release number.

Change Order #: Provide the applicable change order number represented by this request.

Solicitation #: Select Prefix type, Enter Number, and Year.

Contract #: This number should be the same as your POA number (unless procured prior to 2020)

Contract Amendment #: Provide the applicable amendment number represented by this request.

Term: Select the Period of Performance or Term for the initial period.

Options: Period of time for each renewal or option.

Options Used: Prior to this request, enter how many options were already used.

Federally Funded: Select yes or no from dropdown if Federal Funds will be used.

JSEB Rec: Select Encouragement or JSEB Set Aside Option.

JESB %: If JSEB Participation, enter the percentage.

Bonds Waived Pursuant to: Select option from Drop down.

Funding Sources: Fund/Center/Account/Project/Activity, all fields are required even if zeros.

New NTE/GMP: Enter the new total not to exceed amount. Note, this should match the contract maximum indebtedness, if applicable**.**

Contingent Amount: If your agency requests an allowance for unforeseen additional expenses, then specify the amount of your requested increase and new NTE that represents the contingency allowance. This is over and above any quote.

DMP/ODPO Account: Enter the Direct Materials Purchase/Owner Direct Purchase Order Account. Used mainly for CIP (Capital Improvement/Construction) Projects

Using Agency/BU: Select one from the dropdown list.

Concurrence: Using Agency internal routing requirements for Electronic Signatures (follow Proc Manual for threshold requirements)

Title: Title of person electronically signing form.

Attachments: Included any supplemental information to the Procurement Award Form. i.e.; *Scope of work, previous awards*.

**Any field where there is no data available, or no entry is required, either leave it blank or enter N/A. Any fields where there is known data, include for informational purposes. Any changes to an original award should contain the data that is being changed and any other relevant data required for JPAC review and approval.*

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

Exhibit C

SCHERER CONSTRUCTION OF NORTH FLORIDA,LLC

JOB: **JSO Mounted Unit-Residential Phase 1**
13851 Lake Newman St
Jacksonville, FL 32221
DATE: 8-12-25
AREA OF BLDG.: 1,350 SF

CODE	DESCRIPTION	% BID	C/SF		TOTAL LABOR	TOTAL MAT	TOTAL SUBS	GRAND TOTAL
0100	GENERAL REQUIREMENTS	12.14	66.70		54,560	1,104	34,386	90,050
0200	SITEWORK	34.44	189.19		0	0	255,400	255,400
0300	CONCRETE	0.00	0.00		0	0	0	0
0400	MASONRY	0.00	0.00		0	0	0	0
0500	METALS	0.00	0.00		0	0	0	0
0600	200 SF DECK ASSEMBLY	0.67	3.70		0	0	5,000	5,000
0700	THERMAL & MOISTURE PROTECTION	0.00	0.00		0	0	0	0
0800	DOORS & WINDOWS	0.00	0.00		0	0	0	0
0900	FINISHES	0.00	0.00		0	0	0	0
1000	MODULAR HOME UNIT	22.24	122.15		0	164,900	0	164,900
1100	EQUIPMENT	0.00	0.00		0	0	0	0
1400	ELEVATOR	0.00	0.00		0	0	0	0
1500	MECHANICAL							
1530	SEPTIC SYSTEM	3.37	18.52		0	0	25,000	25,000
1540	PLUMBING CONNECTIONS	1.35	7.41		0	0	10,000	10,000
1550	HVAC	0.00	0.00		0	0	0	0
1600	SITE ELECTRICAL	2.70	14.81		0	0	20,000	20,000
	GRAND TOTALS	76.92 %			54,560	166,004	349,786	570,350
	GRAND TOTALS CHECKS				54,560	166,004	349,786	570,350

LABOR				54,560
MATERIAL				166,004
SUBCONTRACTOR				349,786
LABOR BURDEN		42.00	%	22,915
STATE SALES TAX		7.50	%	12,450
PAYMENT & PERFORMANCE BOND		0.00	%	7,000
BUILDER'S RISK		0.00	%	10,000
GENERAL LIABILITY				1,400
CONTINGENCY AT 7%				50,000
SUB TOTAL		7.25 %		674,116
CONTR'S FEE	10.00 %	9.09 %		67,412

CONTRACT AMOUNT	93.26 %		549.28	COST/SF	**741,527**

Approved
RW Scott
9-15-25

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC Award Request: Renewals, Extensions, and Unit Price Increases

Goods and/or Services: Design Build - Cattle Barns and JSO Mounted Unit Facility Projects

Requested Action and Justification:

Recommend approval to amend the award with Scherer Construction of North Florida to incorporate Amendment #1 which will provide additional services of 60% and 100% design. Project scope of developing documents for permitting and construction with a lump sum fee of $352,714.71 are detailed in Exhibit B. The new total not to exceed amount will be $528,612.06.

*Cattle Barns and JSO Mounted Unit Facility projects were awarded together but issued separate formal contracts. This recommendation is for JSO Mounted Unit Facility, Contract 71397-24 only.

Supplier:	Scherer Construction of North FL	**Basis of Award:**	HPTA	**BID Opening Date:**	05/31/2023

POA #:	71397-24	**PO #:**	681889-24	**Change Order #:**	N/A
Solicitation #:	DB CDB-0059 23	**Contract #:**	71397-24	**Contract Amd #:**	1
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Participation	**Bonds Waived Pursuant To:**	N/A
Licenses Verified:	Yes	**JSEB %:**	20		

Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010581	**Activity:**	00000000	$ 352,714.71
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 528,612.06	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING_AND_CONSTRUCTION_MANAGEMENT			
Concurrence:	Signed by: Scott Carter, PE 20691F8ADFC947E...	**Title:**	ACTING CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	4/30/2025
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	5/7/2025
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 1248D5B9DEA43...	**Chief of Procurement:**	DocuSigned by: B19F1D517352458... 5/13/2025
Name:	Kemp, Benjamin	**Name:**	Dustin L. Freeman

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:	3	**Action:**	Approved
Members who disapprove:	0	**Signature:**	DocuSigned by: Karen Bowling 1C34E1215562481...
Date:	5/15/2025	**Date:**	5/15/2025

DS
Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

SUBJECT: DESIGN BUILD SERVICES FOR THE CATTLE BARNS AND JSO MOUNTED UNIT FACILITY PROJECTS

BID #: CDB-0059-23 **OPEN DATE:** 5/31/2023

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN / BUILD

AGENCY: ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION

BASIS OF AWARD: HIGHEST SCORE BASED ON EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 52 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval of award to Scherer Construction of North Florida, LLC, to implement Exhibit A for Design Build Services the JSO Mounted Unit Facility Projects. Negotiations resulted in the maximum not to exceed amount of $175,897.35. Scope of work will be from date of executed contract through completion of construction.

Funding Source: 32124.153103.565051.010581.00000000.00000.0000000 – To be executed by formal contract execution through Office of General Counsel

ATTACHMENTS: Recommendation Memo, Exhibit A, Previous Award

ANALYST: BENJAMIN KEMP **RESPECTFULLY SUBMITTED:** DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: : Nina Sickler, P.E. Director of Public Works

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 6/27/2024

OTHER:

ACTION OF AWARDING AUTHORITY DATE 7/1/2024

APPROVED ✓ DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION

Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

SUBJECT: DESIGN BUILD SERVICES FOR THE CATTLE BARNS AND JSO MOUNTED UNIT FACILITY PROJECTS

BID #: CDB-0059-23 **OPEN DATE:** 5/31/2023

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN / BUILD

AGENCY: ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION

BASIS OF AWARD: HIGHEST SCORE BASED ON EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 52 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Public Works conducted interviews with the top two (2) highest scoring firms on November 2nd, 2023. Based on a combination of proposal and presentation evaluations, scores and rankings are outlined below. Recommend approval to enter into negotiations with the top ranked firm, Scherer Construction of North Florida, LLC

Firm	Average Score	Ranking
Acon Construction Co., Inc.	106.25	2
Scherer Construction of North Florida, LLC	108.00	1

ATTACHMENTS: Recommendation Memo, Evaluation Matrix, Previous Award

ANALYST: BENJAMIN KEMP **RESPECTFULLY SUBMITTED:** DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Robin G. Smith P.E. Chief, Engineering and Construction Management Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 11/30/2023

OTHER:

ACTION OF AWARDING AUTHORITY DATE 12/4/2023

APPROVED ✓ DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION Karen Bowling

Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

SUBJECT: DESIGN BUILD SERVICES FOR THE CATTLE BARNS AND JSO MOUNTED UNIT FACILITY PROJECTS

BID #: CDB-0059-23 **OPEN DATE:** 5/31/2023

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN / BUILD

AGENCY: ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION

BASIS OF AWARD: HIGHEST SCORE BASED ON EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 52 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
The Evaluation Committee has completed their review of the proposals submitted for the subject RFP and recommends approval to move forward with oral interviews with the two responsive responding firms listed below in alphabetical order. The ranking of first and second designates the order of qualification of these firms.

Firm	Average Score	Ranking
Acon Construction Co., Inc.	79.25	2
Scherer Construction of North Florida, LLC	82.00	1

ATTACHMENTS: Recommendation Memo, Evaluation Matrix, Previous Award

ANALYST: _____ BENJAMIN KEMP

RESPECTFULLY SUBMITTED: _____ DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Robin G. Smith P.E. Chief, Engineering and Construction Management Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 10/12/2023

OTHER: _____

ACTION OF AWARDING AUTHORITY DATE 10/12/23

APPROVED ✓ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

SUBJECT: DESIGN BUILD SERVICES FOR THE CATTLE BARNS AND JSO MOUNTED UNIT FACILITY PROJECTS

BID #: CDB-0059-23 **OPEN DATE:** 5/31/2023

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN / BUILD

AGENCY: ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION

BASIS OF AWARD: HIGHEST SCORE BASED ON EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 52 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Subject RFQ was opened on 5/31/23 with two (2) responses received.

Request approval to proceed with the evaluation of the responsive proposals from Acon Construction Company, Inc. and Scherer Construction of North Florida, LLC as no advantage for the City would likely be gained by re-issuing the solicitation.

ATTACHMENTS: Recommendation Memo

ANALYST: _____ DAVID KLAGES

RESPECTFULLY SUBMITTED: _____ DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: : Robin G. Smith P.E. Chief, Engineering and Construction Management Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 8/17/2023

OTHER: _____

ACTION OF AWARDING AUTHORITY DATE 8/22/23

APPROVED ✓ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____ Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

Outlook

RE: CDB-0059-23 ASAP

From Faris, Renee - PWEN <RFaris@coj.net>
Date Mon 7/6/2026 8:43 AM
To Kemp, Benjamin - ASPS <BKemp@coj.net>; Scott, Robert - PWEN <Scott@coj.net>
Cc West, Lori - PWOD <LWEST@coj.net>

Hey Ben, per OGC they advised us to rescind Amend 2 and do a new amend 2 outlining the changes which is to reduce the amount based on the revised exhibit C. Does this help?

Hi Renee,

Following up after our conversation earlier. Our recommendation is to submit a new award to Procurement to revoke the prior approval for a Second Amendment and request a new Second Amendment outlining the changes. Please make sure to include the decrease in funding and indicate which Exhibit will be included in the amendment.

As requested by the department, we will not proceed with executing the Second Amendment attached, so technically, yes – its null and void. Once the updated Award for a new Second Amendment is approved, please submit your request to Govt Ops as normal.

Note: the POA will need to be updated to reflect the decrease in funding as well.

Kind regards,

Samantha Schultz
Legal Assistant
Government Operations Department
City of Jacksonville, Office of General Counsel
117 West Duval Street, Suite 480
Jacksonville, FL 32202
Office: (904) 255 – 5100
Direct: (904) 255 – 5679

Thank You

Renee Faris- PWEN
Engineering Contract Manager
City of Jacksonville/Engineering and Construction Management Division
214 N. Hogan Street 10th Floor
Jacksonville Florida 32202
Phone: 904-255-8727

From: Kemp, Benjamin - ASPS <BKemp@coj.net>
Sent: Monday, July 6, 2026 8:10 AM
To: Scott, Robert - PWEN <Scott@coj.net>

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

Cc: Faris, Renee - PWEN <RFaris@coj.net>; West, Lori - PWOD <LWEST@coj.net>
Subject: Re: CDB-0059-23 ASAP
Importance: High

Can you provide some more detail as to what the reason is to rescind and restate amendment #2?

Id like to include the reason why in the JPAC award attachments

Ben Kemp
Purchasing Analyst
Procurement division
City of Jacksonville
Phone: (904) 255-8820

*** **Privacy Act:** This communication may contain privileged or other official city information. If you are not the intended recipient or believe that you have received this communication in error, please reply to the sender indicating that fact and delete the copy you received. It is a violation of Federal Law to print, copy, retransmit, disseminate, or otherwise use this information.

Please click on the links below for any of the following for Bids and Awards:

For Bidding Opportunities: Jacksonville.gov - Bidding Opportunities (Including Capital Improvement and Design/Build)

For COJ weekly award intentions: Jacksonville.gov - Agendas and Minutes

For bid award information: Procurement Division (coj.net)

For Public Records: COJ Public Records (govqa.us)

From: Scott, Robert - PWEN <Scott@coj.net>
Sent: Monday, July 6, 2026 8:05 AM
To: Kemp, Benjamin - ASPS <BKemp@coj.net>
Cc: Faris, Renee - PWEN <RFaris@coj.net>; West, Lori - PWOD <LWEST@coj.net>
Subject: RE: CDB-0059-23 ASAP

Amendment 2 was approved by JPAC but a contract was never executed.

From: Kemp, Benjamin - ASPS <BKemp@coj.net>
Sent: Monday, July 6, 2026 7:48 AM
To: Scott, Robert - PWEN <Scott@coj.net>

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

Cc: Faris, Renee - PWEN <RFaris@coj.net>; West, Lori - PWOD <LWEST@coj.net>
Subject: CDB-0059-23 ASAP
Importance: High

Recommend approval to rescind and restate Amendment #2 for the referenced project as detailed below.

RESCIND: Amendment #2 in the amount of $741,527.00 due to a change in the scope and fee as detailed in the attached Exhibit C.
RESTATE: Amendment #2 to a reduced amount of $256,587.83 and incorporate the revised Exhibit C.

Cattle Barns and JSO Mounted Unit Facility projects were awarded together but issued separate formal contracts. This
recommendation is for JSO Mounted Unit Facility, Contract 71397-24 only.

Good morning, why are we rescinding amendment #2 and not implementing the reduction as AMD #3?

Ben Kemp
Purchasing Analyst
Procurement division
City of Jacksonville
Phone: (904) 255-8820

*** **Privacy Act:** This communication may contain privileged or other official city information. If you are not the intended recipient or believe that you have received this communication in error, please reply to the sender indicating that fact and delete the copy you received. It is a violation of Federal Law to print, copy, retransmit, disseminate, or otherwise use this information.

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Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC Award Request: Renewals, Extensions, and Unit Price Increases

Goods and/or Services: Design Build Services for JSO Mounted Unit Facility

Requested Action and Justification:

Recommend approval of Amendment #2 for Scherer Construction of North Florida to provide construction services of a modular home, septic system, water main and fire main for the site with a lump sum fee of $741,527.00 as detailed in Exhibit C. The new not to exceed amount will be $1,270,139.06.

*Cattle Barns and JSO Mounted Unit Facility projects were awarded together but issued separate formal contracts. This recommendation is for JSO Mounted Unit Facility, Contract 71397-24 only.

To be executed by formal contract amendment through the Office of General Counsel

Supplier:	Scherer Construction of NF	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	05/31/2023

POA #:	71397-24	**PO #:**	681889-24	**Change Order #:**	N/a
Solicitation #:	DB CDB-0059 23	**Contract #:**	71397-24	**Contract Amd #:**	2
Term:	Project Completion	**Options:**	N/a	**Options Used:**	N/a

Federally Funded:	No	**JSEB Rec:**	Participation	**Bonds Waived Pursuant To:**	N/A
Licenses Verified:	Yes	**JSEB %:**	20		

Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010581	**Activity:**	0000000000	$ 741,527.00
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 1,270,139.06	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING_AND_CONSTRUCTION_MANAGEMENT			
Concurrence:	Signed by: Scott Carter, P.E. 20991F8ADFC947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	9/24/2025
Concurrence:	Signed by: Nina Lucka 1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	9/25/2025
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C958DF9D5244B0...	**Chief of Procurement:**	Signed by: B19F1D517352458...	9/30/2025
Name:	Kemp, Benjamin	**Name:**	Dustin L. Freeman	

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:	3	**Action:**	Approved
Members who disapprove:	0	**Signature:**	Signed by: Kelli O'Leary 02A2898FE95E4AC...
Date:	10/2/2025	**Date:**	10/3/2025

Signed by:

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

PAF Instructions
Part 1 (using agency)

Form Type: This form will be used for both Administrative Awards and JPAC Requests. Select type from dropdown options.

Goods and/or Services: Enter a brief description of the types of goods and services included in the request.

Requested Action and Justification: Enter a brief description of the requested action or authority being sought. i.e.; *Request permission to award the lowest, responsive responsible bidder for an ITB or award the highest ranked supplier for an RFP.* This block should also be used for additional information such as additional 4th account strings, or other information essential for contract execution.

Supplier: Enter awarded supplier name**.** If multiple, include in "Requested Action and Justification" box.

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA) or N/A.

Bid Opening Date: The date bids were unsealed by Procurement.

POA #: This is your 1Cloud generated Agreement number. Select Type, Enter Number.

PO #: Enter the PO number or agreement release number.

Change Order #: Provide the applicable change order number represented by this request.

Solicitation #: Select Prefix type, Enter Number, and Year.

Contract #: This number should be the same as your POA number (unless procured prior to 2020)

Contract Amendment #: Provide the applicable amendment number represented by this request.

Term: Select the Period of Performance or Term for the initial period.

Options: Period of time for each renewal or option.

Options Used: Prior to this request, enter how many options were already used.

Federally Funded: Select yes or no from dropdown if Federal Funds will be used.

JSEB Rec: Select Encouragement or JSEB Set Aside Option.

JESB %: If JSEB Participation, enter the percentage.

Bonds Waived Pursuant to: Select option from Drop down.

Funding Sources: Fund/Center/Account/Project/Activity, all fields are required even if zeros.

New NTE/GMP: Enter the new total not to exceed amount. Note, this should match the contract maximum indebtedness, if applicable**.**

Contingent Amount: If your agency requests an allowance for unforeseen additional expenses, then specify the amount of your requested increase and new NTE that represents the contingency allowance. This is over and above any quote.

DMP/ODPO Account: Enter the Direct Materials Purchase/Owner Direct Purchase Order Account. Used mainly for CIP (Capital Improvement/Construction) Projects

Using Agency/BU: Select one from the dropdown list.

Concurrence: Using Agency internal routing requirements for Electronic Signatures (follow Proc Manual for threshold requirements)

Title: Title of person electronically signing form.

Attachments: Included any supplemental information to the Procurement Award Form. i.e.; *Scope of work, previous awards*.

**Any field where there is no data available, or no entry is required, either leave it blank or enter N/A. Any fields where there is known data, include for informational purposes. Any changes to an original award should contain the data that is being changed and any other relevant data required for JPAC review and approval.*

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

Exhibit C

SCHERER CONSTRUCTION OF NORTH FLORIDA,LLC

JOB: **JSO Mounted Unit-Residential Phase 1**
13851 Lake Newman St
Jacksonville, FL 32221
DATE: 8-12-25
AREA OF BLDG.: 1,350 SF

CODE	DESCRIPTION	% BID	C/SF		TOTAL LABOR	TOTAL MAT	TOTAL SUBS	GRAND TOTAL
0100	GENERAL REQUIREMENTS	12.14	66.70		54,560	1,104	34,386	90,050
0200	SITEWORK	34.44	189.19		0	0	255,400	255,400
0300	CONCRETE	0.00	0.00		0	0	0	0
0400	MASONRY	0.00	0.00		0	0	0	0
0500	METALS	0.00	0.00		0	0	0	0
0600	200 SF DECK ASSEMBLY	0.67	3.70		0	0	5,000	5,000
0700	THERMAL & MOISTURE PROTECTION	0.00	0.00		0	0	0	0
0800	DOORS & WINDOWS	0.00	0.00		0	0	0	0
0900	FINISHES	0.00	0.00		0	0	0	0
1000	MODULAR HOME UNIT	22.24	122.15		0	164,900	0	164,900
1100	EQUIPMENT	0.00	0.00		0	0	0	0
1400	ELEVATOR	0.00	0.00		0	0	0	0
1500	MECHANICAL							
1530	SEPTIC SYSTEM	3.37	18.52		0	0	25,000	25,000
1540	PLUMBING CONNECTIONS	1.35	7.41		0	0	10,000	10,000
1550	HVAC	0.00	0.00		0	0	0	0
1600	SITE ELECTRICAL	2.70	14.81		0	0	20,000	20,000
	GRAND TOTALS	76.92 %			54,560	166,004	349,786	570,350
	GRAND TOTALS CHECKS				54,560	166,004	349,786	570,350

LABOR				54,560
MATERIAL				166,004
SUBCONTRACTOR				349,786
LABOR BURDEN		42.00	%	22,915
STATE SALES TAX		7.50	%	12,450
PAYMENT & PERFORMANCE BOND		0.00	%	7,000
BUILDER'S RISK		0.00	%	10,000
GENERAL LIABILITY				1,400
CONTINGENCY AT 7%				50,000
SUB TOTAL		7.25 %		674,116
CONTR'S FEE	10.00 %	9.09 %		67,412

CONTRACT AMOUNT	93.26 %		549.28	COST/SF	**741,527**

Approved
RW Scott
9-15-25

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC Award Request: Renewals, Extensions, and Unit Price Increases

Goods and/or Services: Design Build - Cattle Barns and JSO Mounted Unit Facility Projects

Requested Action and Justification:

Recommend approval to amend the award with Scherer Construction of North Florida to incorporate Amendment #1 which will provide additional services of 60% and 100% design. Project scope of developing documents for permitting and construction with a lump sum fee of $352,714.71 are detailed in Exhibit B. The new total not to exceed amount will be $528,612.06.

*Cattle Barns and JSO Mounted Unit Facility projects were awarded together but issued separate formal contracts. This recommendation is for JSO Mounted Unit Facility, Contract 71397-24 only.

Supplier:	Scherer Construction of North FL	**Basis of Award:**	HPTA	**BID Opening Date:**	05/31/2023

POA #:	71397-24	**PO #:**	681889-24	**Change Order #:**	N/A
Solicitation #:	DB CDB-0059 23	**Contract #:**	71397-24	**Contract Amd #:**	1
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Participation	**Bonds Waived Pursuant To:**	N/A
Licenses Verified:	Yes	**JSEB %:**	20		

Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010581	**Activity:**	00000000	$ 352,714.71
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 528,612.06	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING_AND_CONSTRUCTION_MANAGEMENT			
Concurrence:	Signed by: Scott Carter, PE 20691F8ADFC947E...	**Title:**	ACTING CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	4/30/2025
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	5/7/2025
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 1248D5B9DEA43...	**Chief of Procurement:**	DocuSigned by: B19F1D517352458... 5/13/2025
Name:	Kemp, Benjamin	**Name:**	Dustin L. Freeman

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:	3	**Action:**	Approved
Members who disapprove:	0	**Signature:**	DocuSigned by: Karen Bowling 1C34E1215562481...
Date:	5/15/2025	**Date:**	5/15/2025

DS
Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

SUBJECT: DESIGN BUILD SERVICES FOR THE CATTLE BARNS AND JSO MOUNTED UNIT FACILITY PROJECTS

BID #: CDB-0059-23 **OPEN DATE:** 5/31/2023

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN / BUILD

AGENCY: ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION

BASIS OF AWARD: HIGHEST SCORE BASED ON EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 52 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval of award to Scherer Construction of North Florida, LLC, to implement Exhibit A for Design Build Services the JSO Mounted Unit Facility Projects. Negotiations resulted in the maximum not to exceed amount of $175,897.35. Scope of work will be from date of executed contract through completion of construction.

Funding Source: 32124.153103.565051.010581.00000000.00000.0000000 – To be executed by formal contract execution through Office of General Counsel

ATTACHMENTS: Recommendation Memo, Exhibit A, Previous Award

ANALYST: BENJAMIN KEMP **RESPECTFULLY SUBMITTED:** DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: : Nina Sickler, P.E. Director of Public Works

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 6/27/2024

OTHER:

ACTION OF AWARDING AUTHORITY DATE 7/1/2024

APPROVED ✓ DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION

Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

SUBJECT: DESIGN BUILD SERVICES FOR THE CATTLE BARNS AND JSO MOUNTED UNIT FACILITY PROJECTS

BID #: CDB-0059-23 **OPEN DATE:** 5/31/2023

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN / BUILD

AGENCY: ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION

BASIS OF AWARD: HIGHEST SCORE BASED ON EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 52 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Public Works conducted interviews with the top two (2) highest scoring firms on November 2nd, 2023. Based on a combination of proposal and presentation evaluations, scores and rankings are outlined below. Recommend approval to enter into negotiations with the top ranked firm, Scherer Construction of North Florida, LLC

Firm	Average Score	Ranking
Acon Construction Co., Inc.	106.25	2
Scherer Construction of North Florida, LLC	108.00	1

ATTACHMENTS: Recommendation Memo, Evaluation Matrix, Previous Award

ANALYST: BENJAMIN KEMP **RESPECTFULLY SUBMITTED:** DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Robin G. Smith P.E. Chief, Engineering and Construction Management Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 11/30/2023

OTHER:

ACTION OF AWARDING AUTHORITY DATE 12/4/2023

APPROVED ✓ DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION Karen Bowling

Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

SUBJECT: DESIGN BUILD SERVICES FOR THE CATTLE BARNS AND JSO MOUNTED UNIT FACILITY PROJECTS

BID #: CDB-0059-23 **OPEN DATE:** 5/31/2023

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN / BUILD

AGENCY: ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION

BASIS OF AWARD: HIGHEST SCORE BASED ON EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 52 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
The Evaluation Committee has completed their review of the proposals submitted for the subject RFP and recommends approval to move forward with oral interviews with the two responsive responding firms listed below in alphabetical order. The ranking of first and second designates the order of qualification of these firms.

Firm	Average Score	Ranking
Acon Construction Co., Inc.	79.25	2
Scherer Construction of North Florida, LLC	82.00	1

ATTACHMENTS: Recommendation Memo, Evaluation Matrix, Previous Award

ANALYST: _____ BENJAMIN KEMP

RESPECTFULLY SUBMITTED: _____ DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Robin G. Smith P.E. Chief, Engineering and Construction Management Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 10/12/2023

OTHER: _____

ACTION OF AWARDING AUTHORITY DATE 10/12/23

APPROVED ✓ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02

Docusign Envelope ID: 88BC2B59-F78E-4243-B423-18746CED1602

SUBJECT: DESIGN BUILD SERVICES FOR THE CATTLE BARNS AND JSO MOUNTED UNIT FACILITY PROJECTS

BID #: CDB-0059-23 **OPEN DATE:** 5/31/2023

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: CONSTRUCTION – DESIGN / BUILD

AGENCY: ENGINEERING AND CONSTRUCTION MANAGEMENT DIVISION

BASIS OF AWARD: HIGHEST SCORE BASED ON EVALUATION CRITERIA

NUMBER OF BIDS INVITED: 52 **NUMBER RECEIVED:** 2 **OTHER:** 1

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Subject RFQ was opened on 5/31/23 with two (2) responses received.

Request approval to proceed with the evaluation of the responsive proposals from Acon Construction Company, Inc. and Scherer Construction of North Florida, LLC as no advantage for the City would likely be gained by re-issuing the solicitation.

ATTACHMENTS: Recommendation Memo

ANALYST: _____ DAVID KLAGES

RESPECTFULLY SUBMITTED: _____ DUSTIN FREEMAN, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: : Robin G. Smith P.E. Chief, Engineering and Construction Management Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING 0 DATE: 8/17/2023

OTHER: _____

ACTION OF AWARDING AUTHORITY DATE 8/22/23

APPROVED ✓ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____ Karen Bowling
Chief Administrative Officer
For: Mayor Donna Deegan
Under Authority Of:
Executive Order No: 2023-02