Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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 - Jacksonville Fairgrounds Relocation

Requested Action and Justification:

Recommend approval to amend the award with J.B. Coxwell Contracting, Inc., to incorporate Amendment #7, in the amount of $1,028,640.24 for Phase 2 landscaping & irrigation for the Jacksonville Fairgrounds Relocation Project, as set forth in Exhibit H - which includes a contingency of $9,056.14, as shown in the Offsite Turn Lanes fee proposal. The new not to exceed amount will be $42,872,341.74.

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

Supplier:	JB Coxwell Contracting Inc	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	3/9/2022

POA #:	72020-22	**PO #:**	648082-22	**Change Order #:**	N/A
Solicitation #:	DB CDB-0053 22	**Contract #:**	72020-22	**Contract ADM #:**	7
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Participation
Licenses Verified:	Yes	**JSEB %:**	30
Bonds Required:	No	**Bonds Waived Pursuant To:**	N/A

Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010411	**Activity:**	0000000000	$ 1,028,640.24
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 42,872,341.74	**Contingent Amt:**	$ 9,056.14	**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	4/28/2026
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	4/30/2026
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C8860DFACE2449C	**Chief of Procurement:**	Signed by: B10F1D517352456... 5/5/2026
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:**	

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit H

J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, Florida 32254
Office (904) 786-1120 Fax (904) 783-2970

March 12, 2026

APPROVED
B. SCOTT

Bob Scott, P.E.
City of Jacksonville
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, Florida 32202

Re: Additional Items Requested by COJ for Jacksonville Fairgrounds Relocation Project
Design-Build Construction Delivery for City of Jacksonville
City Contract No.: 72020-22

Dear Mr. Scott:

J.B. Coxwell Contracting, Inc. (JBCCI) is pleased to submit for your review and consideration the following design-build scope of services and attached lump sum fee proposal for Phase 2 landscaping & irrigation, Phase 2 striping & signage, Finger Lake mill/resurface & restriping, and Finger Lake Turn Lane extension on POW/MIA, Expo Hall roof drain manifold system and concrete pavement behind the Expo Hall. This proposal is based on the current plans attached and VE options chosen by the City of Jacksonville (COJ) and the Greater Jacksonville Agricultural Fair (GJAF).

The proposed lump sum amount for the remaining Phase 2 Items totals $528,674.07. The proposed lump sum amount for the Finger Lake turn lane on POW/MIA totals $207,509.05. The proposed lump sum for the restriping of Finger Lake Drive to extend the turn lane totals $54,425.32. The proposed lump sum for the for the Expo Hall roof drains and additional concrete pavement totals $238,031.80. **The proposed lump sum amount for this proposal totals $1,028,640.24.**

The work related to this proposal is included in the current approved schedule. This lump sum proposal is inclusive of only those services noted on the attached documentation and which are anticipated at this time. No services or work other than those noted in the proposals are included. In addition, any unknown condition(s) which may surface during construction or any other increase in scope of services may result in a request for additional fees. No work will proceed however, without first obtaining approval from the City for any additional services. This proposal is valid for 30 days unless otherwise agreed upon.

This proposal includes the VE options previously agreed upon between COJ, GJAF and JBCCI. All VE options that were taken in Phase 2, additional items requested at the Expo Hall and the offsite construction are included in this proposal.

We are again very appreciative of the opportunity to provide you with our design-build services. Should you have any questions or need any further information, please do not hesitate to contact us.

Regards,
J.B. Coxwell Contracting, Inc.
Josh Sowards

Josh Sowards
Director of Design Build Services

Date: 03/12/2026

Project: DB Services for Jacksonville Fairgrounds Relocation Project

Phase 2 - 100% Construction GMP

City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
Striping	1.00	LS	$ 35,000.00	$ 35,000.00
Signage	1.00	LS	$ 40,000.00	$ 40,000.00
Landscaping & Irrigation	1.00	LS	$ 409,522.00	$ 409,522.00
Subtotal - Phase 2 Construction GMP				**$ 484,522.00**
Contingency	0.0%			$ -
Bond				$ 7,267.83
Design Builder Fee	7.5%			$ 36,884.24
Phase 2 - 100% Construction GMP Total				**$ 528,674.07**

Notes:

The above items were left off the Phase 2 GMP at the request of COJ for funding purposes.

Exhibit H

Date: 06/04/2025

Project: DB Services for Jacksonville Fairgrounds Relocation Project

Offsite Turn Lanes (Normandy Blvd & POW MIA) - 100% Construction GMP

City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	0.10	LS	$ 304,158.47	$ 30,415.85
Additional Design	1.00	LS	$ 15,000.00	$ 15,000.00
GAI - Post Design Services	0.10	LS	$ 26,661.59	$ 2,666.16
CMT Testing Allowance	0.10	LS	$ 21,000.00	$ 2,100.00
Erosion Control	0.10	LS	$ 18,718.88	$ 1,871.89
Clearing & Grubbing	0.10	LS	$ 83,866.53	$ 8,386.65
Maintenance of Traffic	0.10	LS	$ 71,944.84	$ 7,194.48
Roadway Earthwork	225.00	CY	$ 42.88	$ 9,648.00
Site Grading	780.00	SY	$ 1.13	$ 881.40
12" Stabilization (LBR 40)	770.00	SY	$ 14.34	$ 11,041.80
08" Optional Base (LBR 100) (POW MIA)	680.00	SY	$ 19.08	$ 12,974.40
3.00" Asphalt (SP-12.5) (POW MIA)	680.00	SY	$ 33.45	$ 22,746.00
City Standard Curb & Gutter (POW MIA)	400.00	LF	$ 36.23	$ 14,492.00
Grassing (Sod)	720.00	SY	$ 3.88	$ 2,793.60
18" RCP Storm Drainage	20.00	LF	$ 192.71	$ 3,854.20
Single Curb Inlet	2.00	EA	$ 8,862.81	$ 17,725.62
Storm Manhole, Partial	2.00	EA	$ 4,740.40	$ 9,480.80
Temp/Perm Striping (Paint)	0.10	LS	$ 9,000.00	$ 900.00
Perm. Striping (Thermoplastic)	0.10	LS	$ 25,000.00	$ 2,500.00
Signage	0.10	LS	$ 9,500.00	$ 950.00
JEA Electric Manhole Vertical Adjustment	1.00	LS	$ 3,500.00	$ 3,500.00
Subtotal - Offsite Turn Lanes Construction GMP				**$ 181,122.85**
Contingency	5.0%			$ 9,056.14
Bond				$ 2,852.68
Design Builder Fee	7.5%			$ 14,477.38
Offsite Turn Lanes - 100% Construction GMP Total				**$ 207,509.05**

Date: 03/12/2026

Project: DB Services for Jacksonville Fairgrounds Relocation Project

Finger Lake Turn Lane Revisions 100% Construction GMP

City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
GAI Design Services	1.00	LS	$ 12,000.00	$ 12,000.00
Maintenance of Traffic	1.00	LS	$ 6,500.00	$ 6,500.00
1.00" Mill & Resurface	1,040.00	SY	$ 22.00	$ 22,880.00
Striping & Signage	1.00	LS	$ 8,500.00	$ 8,500.00
Subtotal - Phase 2 Construction GMP				**$ 49,880.00**
Contingency	0.0%			$ -
Bond				$ 748.20
Design Builder Fee	7.5%			$ 3,797.12
Finger Lake Turn Lane - 100% Construction GMP Total				**$ 54,425.32**

Notes:

This item was requested during Tenset review of Phase 2 and requested by COJ to be added at a later date.

Date: 03/12/2026

Project: DB Services for Jacksonville Fairgrounds Relocation Project

Expo Hall - Additional Items @ Building

City Contract #: 72022-22

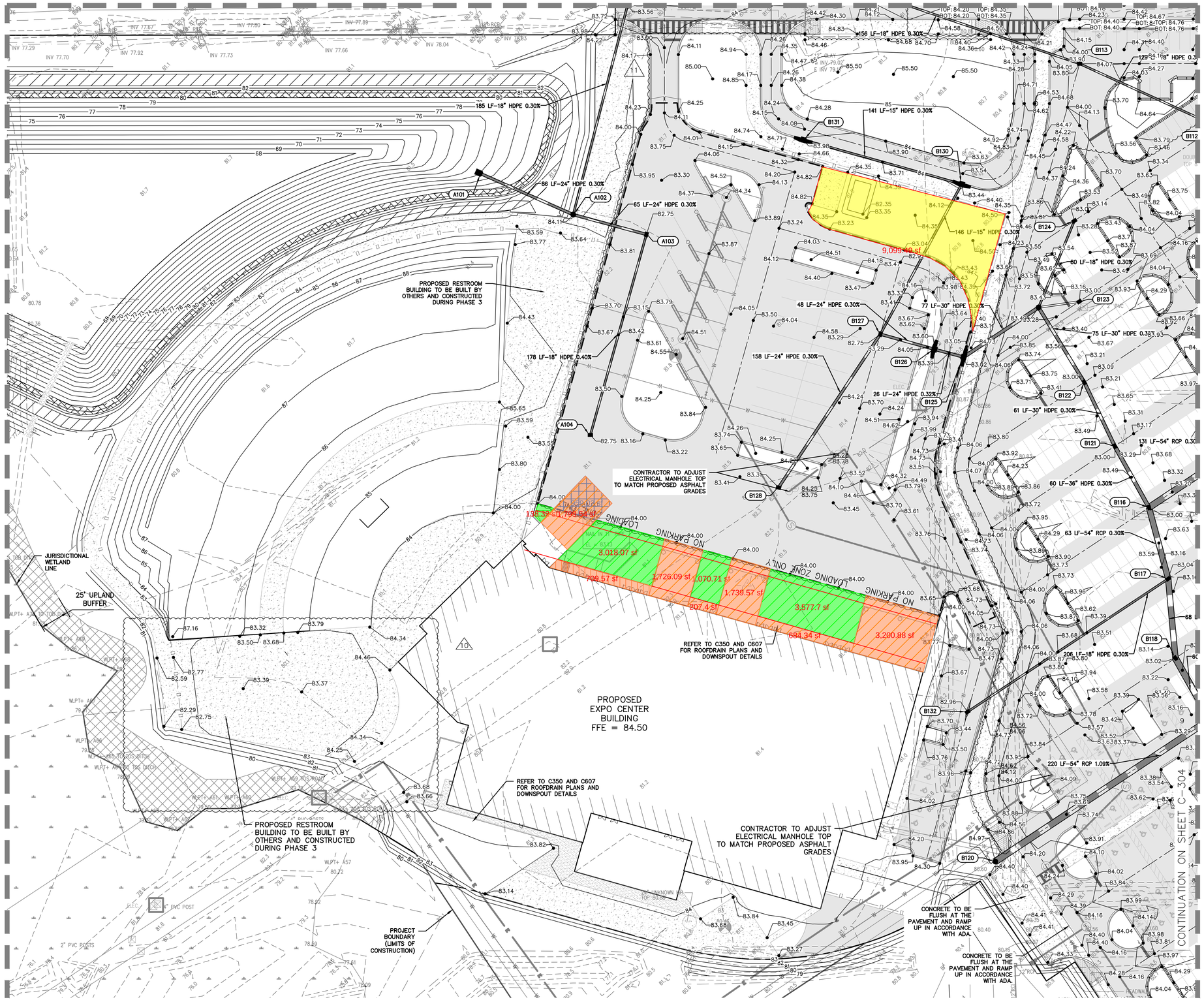
Item	Quantity	U/M	Unit Price	Amount
12" Stabilization (LBR 40)	(890.00)	SY	$ 2.51	$ (2,233.90)
08" Optional Base (LBR 100) (Finger Lake)	(890.00)	SY	$ 16.88	$ (15,023.20)
3.00" Asph. Surf. SP-12.5 Heavy Duty)	(890.00)	SY	$ 29.44	$ (26,201.60)
12" Stabilization (LBR 40)	868.00	SY	$ 2.51	$ 2,178.68
Driveway, Concrete (08" Thick), Reinf.	868.00	SY	$ 108.85	$ 94,481.80
12" PVC Roof Drains	526.00	LF	$ 32.92	$ 17,315.92
18" PVC Roof Drains	533.00	LF	$ 46.77	$ 24,928.41
Roof Drain Cleanout	21.00	EA	$ 1,230.77	$ 25,846.17
Roof Drain Service Connections	43.00	EA	$ 1,851.62	$ 79,619.66
Roof Drain Fittings	1.00	LS	$ 13,860.48	$ 13,860.48
Soft Dig Locates	1.00	LS	$ 3,380.22	$ 3,380.22
Subtotal - Expo Hall Construction GMP				**$ 218,152.64**
Contingency	0.0%			$ -
Bond				$ 3,272.29
Design Builder Fee	7.5%			$ 16,606.87
Expo Hall Construction GMP Total				**$ 238,031.80**

Notes:

The above items were added

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

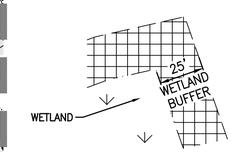
CONTINUATION ON SHEET C-302



0 40' 80'
FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

LEGEND

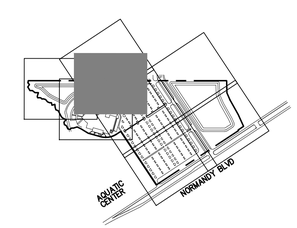
- RIGHT OF WAY
- EASEMENT
- 100 PROPOSED CONTOUR
- 100 EXISTING CONTOUR
- PROJECT BOUNDARY
- AE FLOOD ZONE
- LOW MAINTENANCE ZONE
- SWMF MAINTENANCE EASEMENT



DRAINAGE STRUCTURE TABLE

STRUC NAME	STRUC DESC.	NORTHING EASTING	RIM/GRATE ELEVATION	PIPE INVERT
A101	MES	N: 2150312.03 E: 371050.52	--	INV IN=75.50 SE 24" HDPE
A102	MANHOLE	N: 2150276.98 E: 371129.51	84.11	INV IN=75.76 E 24" HDPE INV IN=76.26 N 18" HDPE INV OUT=75.76 NW 24" HDPE
A103	TYPE C INLET	N: 2150259.95 E: 371192.20	82.75	INV IN=76.45 S 18" HDPE INV OUT=75.95 W 24" HDPE
A104	TYPE C INLET	N: 2150088.24 E: 371144.05	82.75	INV OUT=77.17 N 18" HDPE
B113	TYPE C INLET	N: 2150405.89 E: 371563.37	83.80	INV IN=77.77 W 18" HDPE INV OUT=77.77 SE 18" HDPE
B116	TYPE C INLET	N: 2150025.69 E: 371622.48	83.00	INV IN=71.51 S 54" RCP INV IN=72.64 NW 36" HDPE INV OUT=71.51 NE 54" RCP
B117	TYPE C INLET	N: 2149964.62 E: 371638.93	83.04	INV IN=71.70 S 54" RCP INV IN=74.70 SW 18" HDPE INV OUT=71.70 N 54" RCP
B118	TYPE C INLET	N: 2149896.71 E: 371645.04	83.02	INV IN=71.90 SE 54" RCP INV OUT=71.90 N 54" RCP
B120	MANHOLE	N: 2149722.58 E: 371490.66	84.97	INV OUT=72.73 NE 54" RCP
B121	TYPE C INLET	N: 2150078.28 E: 371593.24	83.00	INV IN=73.32 NW 30" HDPE INV OUT=72.82 SE 36" HDPE
B122	TYPE C INLET	N: 2150132.99 E: 371567.19	83.00	INV IN=73.50 NW 30" HDPE INV OUT=73.50 SE 30" HDPE
B123	TYPE C INLET	N: 2150202.16 E: 371562.96	83.00	INV OUT=79.37 W 18" HDPE
B124	TYPE C INLET	N: 2150271.34 E: 371558.80	83.00	INV OUT=74.33 SW 18" HDPE
B125	CURB INLET	N: 2150154.67 E: 371463.86	83.02	INV IN=74.90 W 24" HPDE INV OUT=74.32 NE 30" HDPE
B126	CURB INLET	N: 2150161.40 E: 371438.75	83.61	INV IN=74.99 W 24" HDPE INV OUT=74.99 E 24" HPDE
B127	TYPE C INLET	N: 2150174.36 E: 371392.53	82.75	INV IN=75.13 SW 24" HPDE INV IN=75.88 NE 15" HDPE INV OUT=75.13 E 24" HDPE
B128	TYPE C INLET	N: 2150043.06 E: 371305.20	83.31	INV OUT=75.60 NE 24" HPDE
B130	CURB INLET	N: 2150302.80 E: 371462.29	83.44	INV IN=76.32 W 15" HDPE INV OUT=76.32 SW 15" HDPE
B131	CURB INLET	N: 2150340.86 E: 371326.54	83.98	INV OUT=76.74 E 15" HDPE
B132	TYPE C INLET	N: 2149850.80 E: 371466.90	82.96	INV OUT=75.32 NE 18" HDPE

NOTES:
1. CONNECTIONS TO DOWNSPOUTS TO TRANSLATE 5' FOR CONNECTION POINT



KEYMAP

REVISIONS

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
11	09/11/25	VR	JCK	SWR	SIDEWALK & VENDOR GRADING REVISION
10	08/04/25	DKY			JBC PLAN REVIEW COMMENTS
9	06/13/25	DKY			JBC PLAN REVIEW COMMENTS
6	03/25/25	DKY			JBC PLAN REVIEW COMMENTS
2	02/12/24	DKY			JBC PLAN REVIEW COMMENTS

SCALE: AS SHOWN
DATE:
DRAWN:
CHECKED:
APPROVED:

GRADING AND DRAINAGE PLAN

JACKSONVILLE FAIRGROUNDS PHASE 1 CONSTRUCTION SET

SEAL

JENNIFER C. KUCH
LICENSE
No. 76185
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JENNIFER C. KUCH, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

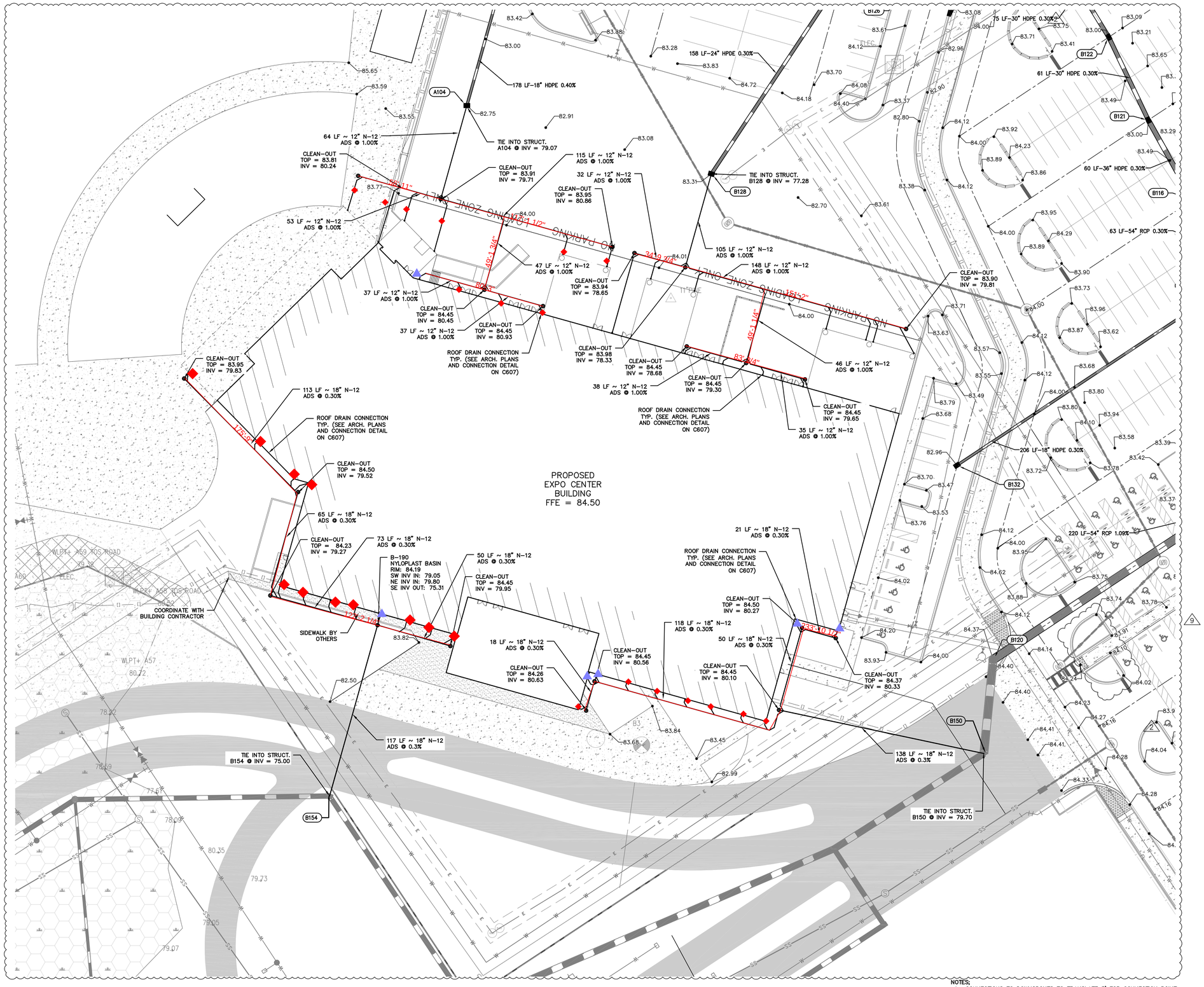
gai consultants
EB 9951
12574 FLAGLER CENTER BLVD
SUITE 202
JACKSONVILLE, FLORIDA 32258
PHONE: (904) 363-1110

PROJECT NO./DASH NO.
R220219.00

SHEET
C303

C:\Users\vreedsw\AppData\Local\Temp\AcPublish_17872\C300 - GRADING.dwg Sep 25, 2025 - 11:19pm

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84



0 30' 60'
FULL SCALE: 1"=30'
HALF SCALE: 1"=60'

LEGEND

- RIGHT OF WAY
- EASEMENT
- PROJECT BOUNDARY
- CLEANOUT
- CONCRETE
- CONCRETE BY OTHERS
- ASPHALT

NOTES:
1. CONNECTIONS TO DOWNSPOUTS TO TRANSLATE 5' FOR CONNECTION POINT
2. BOLLARDS FOR EXPO CENTER TO BE DONE BY OTHERS

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
9	05/22/25	DKY	SWR		JBC PLAN REVIEW COMMENTS
1	11/10/23	JJC			JEA REVISION 1

REVISIONS

SCALE: AS SHOWN
DATE:
DRAWN:
CHECKED:
APPROVED:

ROOFDRAIN

JACKSONVILLE FAIRGROUNDS PHASE 1 CONSTRUCTION SET

SEAL

JENNIFER C. KLICH
LICENSE
No.76185
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JENNIFER C. KLICH, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

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

PROJECT NO./DASH NO.
R220219.00

SHEET
C350

Z:\2022\R220219.00 - Jacksonville Fairgrounds\CAD\ACAD\Civil\PHASE 1\Production Dwg\C301 - ROOFDRAIN.dwg May 22, 2025 - 5:34pm

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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 the Jax Fairground Relocation

Requested Action and Justification:

Recommend approval to increase the award with J.B. Coxwell Contracting, Inc. to incorporate Amendment #6 for Phase 2 and Offsite Construction for the Jacksonville Fairgrounds Relocation Project for the 100% Construction Guaranteed Maximum Price of $4,598,553.21, including a contingency of $61,012.58, as shown in the Offsite Turn Lanes fee proposal. The new total not to exceed will be $41,843,701.50.

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

Supplier:	J.B. Coxwell Contracting, Inc	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	3/9/2022

POA #:	72020-22	**PO #:**		**Change Order #:**	N/A
Solicitation #:	DB CDB-0053 22	**Contract #:**	72020-22	**Contract ADM #:**	6
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Participation
Licenses Verified:	Yes	**JSEB %:**	30
Bonds Required:	Yes	**Bonds Waived Pursuant To:**	N/A

Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010411	**Activity:**	00000000	$ 4,598,553.21
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 41,843,701.50	**Contingent Amt:**	$ 61,012.58	**DMP/ODPO Amt:**	$ 0.00

Initial DT

Using Agency/BU:	PWEN:ENGINEERING AND CONSTRUCTION MANAGEMENT		
Concurrence:	Signed by: Scott Carter, P.E. 20991F9ADFC947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT 12/2/2025
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS 12/15/2025
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C8860FACE2449C...	**Chief of Procurement:**	Signed by: B19F1D517362458... 1/6/2026
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:**	

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, Florida 32254
Office (904) 786-1120 Fax (904) 783-2970

11/07/2025 (Rev. #1)

Bob Scott, P.E.
City of Jacksonville
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, Florida 32202

APPROVED
B.Scott

Re: Phase 2 & Offsite Construction - 100% Infrastructure Construction for Jacksonville Fairgrounds Relocation Project
Design-Build Construction Delivery for City of Jacksonville
City Contract No.: 72020-22

Dear Mr. Scott:

J.B. Coxwell Contracting, Inc. (JBCCI) is pleased to submit for your review and consideration the following design-build scope of services and attached lump sum fee proposal for Phase 2 and offsite Construction (Normandy Blvd) 100% Construction, This proposal is based on the current plans attached and VE options chosen by the City of Jacksonville (COJ) and the Greater Jacksonville Agricultural Fair (GJAF).

The proposed lump sum amount for the 100% Construction GMP for Phase 2 is $3,200,533.82, which does not include a project contingency. The proposed lump sum amount for the 100% Construction GMP for offsite construction on Normandy Blvd is $1,398,019.39, which does include a project contingency. The proposed lump sum amount for Phase 2 and offsite construction is $4,598,553.21.

The work related to this proposal is included in the current approved schedule. This lump sum proposal is inclusive of only those services noted on the attached documentation and which are anticipated at this time. No services or work other than those noted in the proposals are included. In addition, any unknown condition(s) which may surface during construction or any other increase in scope of services may result in a request for additional fees. No work will proceed however, without first obtaining approval from the City for any additional services. This proposal is valid for 30 days unless otherwise agreed upon.

Regarding the Phase 2 infrastructure proposal,

- The phase 2 parking lot will be unstabilized and grassed. Drainage is included. A stabilized perimeter road is not included due to value engineering options chosen by COJ. The perimeter road can be added via change order and is recommended by our Design Team.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

- JEA Primary conduit and manholes to be provided by JEA and installed by Electrical subcontractor. JEA to provide and install primary conductor and transformers.
- All meter fees by others (JEA power and water).
- Sidewalk is not included on Finger Lake drive due to value engineering options chosen by COJ.
- All grassing has been changed from sod to seed & mulch.
- Landscaping and irrigation have been removed from this proposal for a future amendment at the request of COJ.
- Striping & signage have been removed from this proposal for a future amendment at the request of COJ.

Regarding the offsite construction proposal,

- Milling and resurfacing of Normandy Blvd. is not included in this proposal and is not shown on the approved plans.
- Sidewalk is not included on Normandy Blvd due to value engineering options chosen by COJ.
- Relocation of the power pole in the entrance of Finger Lake Drive in the Normandy Blvd Right of Way by JEA.
- Additional Maintenance of Traffic is required during fair events by COJ and/or GJAF to meet the requirements of the traffic study provided by our design team.

This proposal includes the VE options previously agreed upon between COJ, GJAF and JBCCI. All VE options that were taken in Phase 2 and the offsite construction are included in this proposal. A future proposal is forthcoming to finalize the project to include the following items: Phase 2 Landscaping & irrigation, striping and signage, POW MIA turn lane per the traffic study and additional work requested by COJ (roof drains, additional pavement at back of expo hall and Finger Lake turn lane striping revisions.

We are again very appreciative of the opportunity to provide you with our design-build services. Should you have any questions or need any further information, please do not hesitate to contact us.

Regards,

J.B. Coxwell Contracting, Inc.

Josh Sowards
Director of Design Build Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

Date: 06/04/2025 (Rev. 11/07/2025)
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 2 - 100% Construction GMP
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	1.00	LS		$ -
Erosion Control & SWPPP	1.00	LS	$ 25,965.09	$ 25,965.09
Post Design Services	1.00	LS	$ 57,361.64	$ 57,361.64
CMT Testing Services	1.00	LS	$ 48,200.00	$ 48,200.00
Site Grading	153,782.00	SY	$ 1.01	$ 155,319.82
12" Stabilization (LBR 40)	16,694.00	SY	$ 2.22	$ 37,060.68
08" Optional Base (LBR 100) (Finger Lake)	16,254.00	SY	$ 14.93	$ 242,672.22
3.00" Asph. Struct. SP-12.5 (Finger Lake)	15,814.00	SY	$ 26.80	$ 423,815.20
Striping	-	LS	$ 35,000.00	$ -
Signage	-	LS	$ 40,000.00	$ -
City Standard Curb & Gutter	416.00	LF	$ 24.85	$ 10,337.60
Landscaping & Irrigation	-	LS	$ 409,522.00	$ -
Grassing (Seed & Mulch)	153,782.00	SY	$ 0.95	$ 146,092.90
Site Electrical / Site Lighting	-	LS	$ 372,945.00	$ -
15" HDPE (Storm)	2,086.00	LF	$ 95.64	$ 199,505.04
18" HDPE (Storm)	2,242.00	LF	$ 99.93	$ 224,043.06
24" HDPE (Storm)	4,153.00	LF	$ 118.00	$ 490,054.00
30" HDPE (Storm)	1,224.00	LF	$ 147.65	$ 180,723.60
42" HDPE (Storm)	390.00	LF	$ 221.59	$ 86,420.10
24" Mitered End Section (Storm)	9.00	EA	$ 2,977.45	$ 26,797.05
30" Mitered End Section (Storm)	6.00	EA	$ 3,463.95	$ 20,783.70
42" Mitered End Section (Storm)	6.00	EA	$ 6,143.99	$ 36,863.94
COJ Manhole (Storm)	5.00	EA	$ 9,912.92	$ 49,564.60
Type C DBI (Storm)	95.00	EA	$ 4,550.01	$ 432,250.95
Control Structure, Type H DBI (Storm)	3.00	EA	$ 13,136.98	$ 39,410.94
Subtotal - Phase 2 Construction GMP				**$ 2,933,242.13**
Contingency	0.0%			$ -
Bond				$ 43,998.63
Design Builder Fee	7.5%			$ 223,293.06
Phase 2 - 100% Construction GMP Total				**$ 3,200,533.82**

PH2 - Site Electrical/Site Lighting to utilize the Contingency from Amendment 2 and is not included in this proposal
This lowers the overall project contingency by $372,906.41

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

Date: 06/04/2025 (Rev. 11/07/2025)
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Offsite Turn Lanes (Normandy Blvd) - 100% Construction GMP
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	0.80	LS	$ 304,158.47	$ 243,326.78
GAI - Post Design Services	0.80	LS	$ 26,661.59	$ 21,329.27
CMT Testing Allowance	0.80	LS	$ 21,000.00	$ 16,800.00
Erosion Control	0.80	LS	$ 18,718.88	$ 14,975.10
Clearing & Grubbing	0.80	LS	$ 83,866.53	$ 67,093.22
Maintenance of Traffic	0.80	LS	$ 71,944.84	$ 57,555.87
Roadway Earthwork	6,000.00	CY	$ 42.88	$ 257,280.00
Site Grading	15,453.00	SY	$ 1.13	$ 17,461.89
12" Stabilization (LBR 40)	8,571.00	SY	$ 14.34	$ 122,908.14
04" Optional Base (LBR 100) (Normandy)	835.00	SY	$ 22.20	$ 18,537.00
08" Optional Base (LBR 100) (Normandy)	5,289.00	SY	$ 19.08	$ 100,914.12
08" Optional Base (LBR 100) (POW MIA)	-	SY	$ 19.08	$ -
1.50" Asphalt (SP-12.5) (Traf. C) (PG 76-22) (Norm	5,189.00	SY	$ 18.25	$ 94,699.25
3.00" Asphalt (SP-12.5) (POW MIA)	-	SY	$ 33.45	$ -
1.50" Friction Course (FC-12.5) (PG 76-22) (Norm.)	6,024.00	SY	$ 15.15	$ 91,263.60
Misc. Asphalt	12.10	TN	$ 401.12	$ 4,853.55
City Standard Curb & Gutter (POW MIA)	-	LF	$ 36.23	$ -
Type F Curb & Gutter (Normandy)	200.00	LF	$ 53.30	$ 10,660.00
Handicap Ramp (POW MIA)	-	EA	$ 2,400.65	$ -
Grassing (Sod)	6,462.00	SY	$ 3.88	$ 25,072.56
15" RCP Storm Drainage	-	LF	$ 288.23	$ -
18" RCP Storm Drainage	-	LF	$ 192.71	$ -
15" Mitered End Section	-	EA	$ 1,870.47	$ -
15" Concrete Collar	-	EA	$ 308.01	$ -
Single Curb Inlet	-	EA	$ 8,862.81	$ -
Storm Manhole, Partial	-	EA	$ 4,740.40	$ -
Guardrail	325.00	LF	$ 28.25	$ 9,181.25
Guardrail - Parallel End Treatment	2.00	EA	$ 3,595.00	$ 7,190.00
Temp/Perm Striping (Paint)	0.90	LS	$ 9,000.00	$ 8,100.00
Perm. Striping (Thermoplastic)	0.90	LS	$ 25,000.00	$ 22,500.00
Signage	0.90	LS	$ 9,500.00	$ 8,550.00
Subtotal - Offsite Turn Lanes Construction GMP				**$ 1,220,251.61**
Contingency	5.0%			$ 61,012.58
Bond				$ 19,218.96
Design Builder Fee	7.5%			$ 97,536.24
Offsite Turn Lanes - 100% Construction GMP Total				**$ 1,398,019.39**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project	**2. City Contract Number**
DB Services for Jacksonville Fairgrounds Relocation Project - Supplement #8 - Phase 2 Post Design Services	TBD
3. Name of Consultant	**4. Date of Proposal**
GAI Consultants, Inc.	2/10/2025

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principals	$ 111.33	6	$ 667.98	
Project Manager	$ 95.00	24	$ 2,280.00	
Sr. Project Engineer	$ 79.98	40	$ 3,199.20	
Project Engineer	$ 63.07	48	$ 3,027.36	
Engineer Intern	$ 37.70	80	$ 3,016.00	
Sr. LA Manager	$ 64.00	40	$ 2,560.00	
Project LA	$ 46.23	40	$ 1,849.20	
LA Technician	$ 31.12	24	$ 746.88	
Lead Designer	$ 41.20	0	$ 0.00	
Planning Manager	$ 56.77	0	$ 0.00	
Sr. Planner	$ 36.00	0	$ 0.00	
CAD Operator (Survey and Civil)	$ 30.00	0	$ 0.00	
Surveyor (PSM)	$ 69.29	0	$ 0.00	
Three-Man Survey Crew	$ 100.21	0	$ 0.00	
Admin	$ 26.93	16	$ 430.88	
			TOTAL DIRECT LABOR	$17,777.50
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$31,642.17
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$49,419.67
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$4,941.97
TOTAL LUMP SUM LABOR FEE (GAI)				**$54,361.64**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	$ 3,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 3,000.00**
10. SUBCONSULTANTS / CONTINGENCY	
	$ -
	$ -
SUB-CONTRACT SUB-TOTAL	**$0.00**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$57,361.64**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacksonville Fairgrounds Relocation Project - Supplement #8 - POW/MIA – Normandy Turnlanes Post Design Services	**2. City Contract Number** TBD
3. Name of Consultant GAI Consultants, Inc.	**4. Date of Proposal** 2/10/2025

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principals	$ 111.33	4	$ 445.32	
Project Manager	$ 95.00	12	$ 1,140.00	
Sr. Project Engineer	$ 79.98	16	$ 1,279.68	
Project Engineer	$ 63.07	24	$ 1,513.68	
Engineer Intern	$ 37.70	40	$ 1,508.00	
Sr. LA Manager	$ 64.00	8	$ 512.00	
Project LA	$ 46.23	0	$ 0.00	
LA Technician	$ 31.12	0	$ 0.00	
Lead Designer	$ 41.20	0	$ 0.00	
Planning Manager	$ 56.77	16	$ 908.32	
Sr. Planner	$ 36.00	0	$ 0.00	
CAD Operator (Survey and Civil)	$ 30.00	0	$ 0.00	
Surveyor (PSM)	$ 69.29	0	$ 0.00	
Three-Man Survey Crew	$ 100.21	0	$ 0.00	
Admin	$ 26.93	16	$ 430.88	
			TOTAL DIRECT LABOR	$7,737.88
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$13,772.65
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$21,510.53
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$2,151.05
TOTAL LUMP SUM LABOR FEE (GAI)				**$23,661.59**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS Misc. Direct Expenses (Lump Sum)	$ 3,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 3,000.00**
10. SUBCONSULTANTS / CONTINGENCY	$ -
	$ -
SUB-CONTRACT SUB-TOTAL	**$0.00**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$26,661.59**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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 the Jacksonville Fairgrounds Relocation

Requested Action and Justification:

Recommend approval to increase the award with J.B. Coxwell Contracting, Inc. for Amendment #5, Phase 3 - 100% Infrastructure Construction for the Jacksonville Fairgrounds Relocation Project for the 100% Construction Guaranteed Maximum Price of $9,453,783.52, including a contingency of $217,607.11, as shown in Exhibit F. The new total not to exceed amount will be $ 37,245,148.29.

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

Supplier:	J.B. Coxwell Contracting, Inc.	**Basis of Award:**	HPTA	**BID Opening Date:**	03/09/2022

POA #:	72020-22	**PO #:**	648082-22	**Change Order #:**	N/A
Solicitation #:	DB CDB-0053 22	**Contract #:**	72020-22	**Contract Amd #:**	5
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 %:**	30		

Fund:	32111	**Center:**	153103	**Acct:**	565051	**Proj:**	010411	**Activity:**	00000000	$ 1,254,133.71
Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010411	**Activity:**	00000000	$ 8,199,649.81
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 37,245,148.29	**Contingent Amt:**	$ 217,607.11	**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	5/15/2025
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	5/21/2025
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 12483D5BB0EA4C...	**Chief of Procurement:**	DocuSigned by: B19F1D517352458... 6/3/2025
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 1C34E121556248 1...
Date:	6/5/2025	**Date:**	6/5/2025

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

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT F

J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, Florida 32254
Office (904) 786-1120 Fax (904) 783-2970

April 21, 2025

Bob Scott, P.E.
City of Jacksonville
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, Florida 32202

Re: Phase 3 - 100% Infrastructure Construction for Jacksonville Fairgrounds Relocation Project
Design-Build Construction Delivery for City of Jacksonville
City Contract No.: 72020-22

Dear Mr. Scott:

J.B. Coxwell Contracting, Inc. (JBCCI) is pleased to submit for your review and consideration the following design-build scope of services and attached lump sum fee proposal for Phase 3 100% Construction, This proposal is based on the current plans attached and VE options chosen by the City of Jacksonville (COJ) and the Greater Jacksonville Agricultural Fair (GJAF).

The proposed lump sum amount for the 100% Construction GMP for Phase 3 is $9,453,783.52, which does include a project contingency. Between Design Fees and Construction, this brings the total guaranteed maximum price for Phase 3 to $ $12,980,387.71 and **the current total guaranteed maximum price for the project to $37,245,148.28**. The remaining construction proposals are for phase 2 infrastructure and offsite construction.

The work related to this proposal is included in the current approved schedule. This lump sum proposal is inclusive of only those services noted on the attached documentation and which are anticipated at this time. No services or work other than those noted in the proposals are included. In addition, any unknown condition(s) which may surface during construction or any other increase in scope of services may result in a request for additional fees. No work will proceed however, without first obtaining approval from the City for any additional services. This proposal is valid for 30 days unless otherwise agreed upon.

Regarding the Phase 3 infrastructure proposal,

- The fence for the fairgrounds is included in this proposal.
- JEA Primary conduit and manholes to be provided by JEA and installed by Electrical subcontractor. JEA to provide and install primary conductor and transformers.
- Electrical work includes RV Parking lot lighting, RV Receptacles, primary electric including and the fiber optic pull boxes required based on the Electrical plans attached to this proposal.
- All meter fees by others (JEA power and water).
- All concrete flatwork abutting the building by others.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

- All grassing has been changed from sod to seed & mulch.
- The midway entrance has been widened to 70 feet and all midway surface has been changed from heavy duty concrete to heavy duty asphalt.
- The standard duty concrete pavement next to the future restroom in the midway is not included. After speaking with GJAF, this work will be completed by others after the future restroom is designed.
- The perimeter sidewalk on Cowford village has been removed to be constructed by others at a later date if needed.
- The RV stalls has been reduced to only the amount needed per the agreement between COJ and GJAF with a temporary loop road. Future water/sewer/electric services will not be constructed at this time.
- Two future 500 amp services at Cowford Village and two future 500 amp services will be installed as 250 amp services as part of this proposal after discussions with GJAF.
- The existing lift station is to remain onsite for the equestrian center.
- This proposal does not include any entry ticket collector features.

This proposal includes the VE options previously agreed upon between COJ, GJAF and JBCCI. All VE options that were taken in Phase 1 are included in this proposal. JBCCI understands that the guaranteed maximum price is set and the total of all remaining proposals will not exceed that amount based on the VE options total previously provided.

We are again very appreciative of the opportunity to provide you with our design-build services. Should you have any questions or need any further information, please do not hesitate to contact us.

Regards,

J.B. Coxwell Contracting, Inc.

Josh Sowards

Josh Sowards
Director of Design Build Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT F

Date: 04/21/2025
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 3 - 100% Construction GMP
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	1.00	LS	$ 586,129.34	$ 586,129.34
Erosion Control & SWPPP	1.00	LS	$ 41,058.53	$ 41,058.53
Post Design Services	1.00	LS	$ 106,609.81	$ 106,609.81
CMT Testing Services	1.00	LS	$ 35,000.00	$ 35,000.00
Maintenance of Traffic	1.00	LS	$ 21,526.28	$ 21,526.28
Site Grading	131,935.00	SY	$ 1.21	$ 159,641.35
12" Stabilization (LBR 40)	33,034.00	SY	$ 2.66	$ 87,870.44
06" Optional Base (LBR 100) (RV Perimeter Road)	4,099.00	SY	$ 14.28	$ 58,533.72
06" Optional Base (LBR 100) (Cowford Perim. Rd)	1,324.00	SY	$ 14.28	$ 18,906.72
06" Optional Base (LBR 100) (Indep. Light Duty)	11,662.00	SY	$ 14.28	$ 166,533.36
08" Optional Base (LBR 100) (Indep. Heavy Duty)	2,744.00	SY	$ 17.88	$ 49,062.72
08" Optional Base (LBR 100) (Midway)	9,296.00	SY	$ 17.88	$ 166,212.48
1.50" Asph. Surf. SP-12.5 (RV Perimeter Road)	4,013.00	SY	$ 16.80	$ 67,418.40
1.50" Asph. Surf. SP-12.5 (Cowford Perim. Rd)	1,241.00	SY	$ 16.80	$ 20,848.80
1.50" Asph. Surf. SP-12.5 (Indep. Light Duty)	11,154.00	SY	$ 16.80	$ 187,387.20
3.00" Asph. Surf SP-12.5 (Indep. Heavy Duty)	2,630.00	SY	$ 31.45	$ 82,713.50
3.00" Asph. Surf SP-12.5 (Midway)	9,296.00	SY	$ 31.45	$ 292,359.20
Stabilized Grass Parking (RV)	2,833.00	SY	$ 15.08	$ 42,721.64
Timber Curb	1,698.00	LF	$ 15.77	$ 26,777.46
Striping	1.00	LS	$ 15,000.00	$ 15,000.00
Signage	1.00	LS	$ 25,000.00	$ 25,000.00
Hardscape Allowance	1.00	LS	$ 20,000.00	$ 20,000.00
Decorative Fence & Black Vinly Fence	1.00	LS	$ 375,000.00	$ 375,000.00
Grassing (Seed & Mulch)	98,842.00	SY	$ 0.95	$ 93,899.90
Site Electrical / Site Lighting	1.00	LS	$ 3,367,804.25	$ 3,367,804.25
15" HDPE (Storm)	2,007.00	LF	$ 98.08	$ 196,846.56
18" HDPE (Storm)	652.00	LF	$ 115.06	$ 75,019.12
24" HDPE (Storm)	1,204.00	LF	$ 141.21	$ 170,016.84
30" HDPE (Storm)	1,548.00	LF	$ 176.22	$ 272,788.56
36" HDPE (Storm)	445.00	LF	$ 202.22	$ 89,987.90
48" HDPE (Storm)	619.00	LF	$ 348.73	$ 215,863.87
60" HDPE (Storm)	62.00	LF	$ 689.97	$ 42,778.14
15" Mitered End Section (Storm)	1.00	EA	$ 2,545.64	$ 2,545.64
48" Mitered End Section (Storm)	1.00	EA	$ 6,267.11	$ 6,267.11
Type C DBI (Storm)	36.00	EA	$ 5,427.78	$ 195,400.08
Type C DBI, J Bottom (Storm)	7.00	EA	$ 13,138.76	$ 91,971.32
Control Structure, Type H DBI (Storm)	1.00	EA	$ 15,735.75	$ 15,735.75
Road Repair (Equestrian Center)	1.00	LS	$ 41,189.19	$ 41,189.19
08" SDR-26 PVC Sanitary Sewer	3,895.00	LF	$ 120.52	$ 469,425.40
Type A Sanitary Sewer Manhole	19.00	EA	$ 8,957.40	$ 170,190.60

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT F

Date: 04/21/2025
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 3 - 100% Construction GMP
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
Type B Sanitary Sewer Manhole	2.00	EA	$ 14,264.63	$ 28,529.26
Sanitary Sewer Service (Midway)	32.00	EA	$ 1,842.91	$ 58,973.12
Sanitary Sewer Service (RV)	11.00	EA	$ 2,379.81	$ 26,177.91
02" Poly HDPE Fair WM	2,740.00	LF	$ 35.11	$ 96,201.40
06" DR-18 PVC Fair WM	50.00	LF	$ 57.71	$ 2,885.50
08" DR-18 PVC Fair WM	2,254.00	LF	$ 59.81	$ 134,811.74
02" Corp Stop Fair WM	13.00	EA	$ 1,010.85	$ 13,141.05
06" Gate Valve Fair WM	3.00	EA	$ 2,061.76	$ 6,185.28
08" Gate Valve Fair WM	10.00	EA	$ 2,768.57	$ 27,685.70
Flush Hydrant Fair WM	8.00	EA	$ 2,730.88	$ 21,847.04
Fire Hydrant Fair WM	3.00	EA	$ 5,439.59	$ 16,318.77
Fittings - Fair WM	3.00	TN	$ 9,723.21	$ 29,169.63
Water Service Fair WM	31.00	EA	$ 1,566.90	$ 48,573.90
Water Service Fair WM (RV)	11.00	EA	$ 2,158.44	$ 23,742.84
Subtotal - Phase 3 Construction GMP				**$ 8,704,284.32**
Contingency	2.5%			$ 217,607.11
Bond				$ 133,828.37
Design Builder Fee	7.5%			$ 679,178.99
Previous Amendment DB Fee Credit				$ (281,115.27)
Phase 3 - 100% Construction GMP Total				**$ 9,453,783.52**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

City of Jacksonville, Florida
Procurement Award Form (PAF)

Part 1: Form Type JPAC Award Request and Administrative Details

Goods and/or Services: Design Build Services for the Jacksonville Fairgrounds Relocation

Requested Action/Authority:

Recommend the contract for the referenced project be amended to incorporate the attached Scope and Fee, Exhibit E to increase the GMP by $15,215,934.49 to a new GMP of $27,791,364.77.

Justification/Explanation:

See attached for a complete explanation regarding this amendment.

Legal Contract #:	72020-22	Contract Date:	02/26/2024	Change Order/AMD #:	Amendment #4	
PO/Release #:	N/A	Bid Date:	03/09/2022	Awarded Supplier:	J.B. Coxwell Contracting, Inc.	
Licenses Verified:	Yes	Effective Date:	07/18/2024	Basis of Award:	N/A	
Federally Funded:	No	No. of Bids:	N/A	Responses Received:	N/A	Attachments:
Solicitation:	DB - CDB-0053-2 - N/A			Procurement Contract #:	PO - 648082-22	
Executed By:	Office of General Counsel					

PoP:Base:	Project Completion	Options:	N/A	Extension(s):	N/A
JSEB Rec.:	Participation	%:	30	Bonds Waived Pursuant To:	N/A

Fund:	32111	Center:	153103	Acct:	565051	Proj:	010411	Activity:	00000000	$	10,738,802.25
Fund:		Center:		Acct:		Proj:		Activity:		$	
Fund:		Center:		Acct:		Proj:		Activity:		$	

New NTE/GMP:	$ 27,791,364.77	Contingent Amount:	$ 0.00	DMP/ODPO Amount:	$ 0.00

Using Agency/BU:	PWOD:OFFICE_OF_THE_DIRECTOR			
Concurrence:	DocuSigned by: Mcknight, thomas 1DF284DF238E4D2...	Title:	CAPITAL IMPROVEMENT CONSTRUCTION MANAGER	7/18/2024
Concurrence:	DocuSigned by: Sheldon D. Gibbs, P.E. 843DE27A48A74CA...	Title:	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	7/23/2024
Concurrence:	DocuSigned by: Nina Sicker 1EFA223D5D23487...	Title:	DIRECTOR OF PUBLIC WORKS	7/24/2024
Concurrence:		Title:		

Procurement Analyst/Buyer:	Signed by: Benjamin Kemp 17483D5CD0EE4C1...	Chief of Procurement:	
Name:	Benjamin Kemp	Name:	Dustin L. Freeman

Part 2: JPAC Actions on Above Requests/Recommendations
All Award Actions Subject to Lawfully Appropriated Funds

Members Who Approve:	
Members Who Disapprove:	
Other Action:	

Date:

Part 3: Final Awarding Authority Action

Action:

Date:

Signature:

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

PAF Instructions

Form Type: Select the type of award from the dropdown options. This form will be used for all Procurement awards (Administrative Awards and JPAC Requests).

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

Requested Action/Authority: Enter a brief description of the requested action or authority being sought. i.e.; *request permission to award to the lowest, responsive responsible bidder for ITB or award the highest ranked supplier for an RFP*.

Justification/Explanation: Enter a brief justification or explanation for the requested action. Use this box to add any additional information such as additional account strings, or other information essential for contract execution.

Legal Contract Number: Provide the existing City contract number if applicable. This will be the same number as your POA number.

Contract Date: Select the effective date for the contract using the calendar option in the form. Leave blank for contracts to become effective on the execution date.

Change Order/AMD #: Provide the applicable Change Order or Amendment number represented by this request.

Date: Enter the date of PAF submission.

Effective Date: Enter the effective date of requested authority and/or action.

Solicitation: Select the competitive procurement method used (1Cloud generated prefix), enter the 1Cloud generated numbering sequence, and 1Cloud generated fiscal year of solicitation

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA),

Procurement Contract #: This is your PO number. Select Type, Enter Number

PO/Release Number: Enter PO Release Number

Awarded Supplier: Enter Awarded Supplier Name

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

Responses Received: This is the number of responses received.

No Bids Received: The number of responses received that indicated supplier would not bid.

Executed By: Select whether executed by OGC or JPAC / Chief of Procurement

PoP Base: Select the Period of Performance for the initial period.

Options: Period for each renewal period i.e. one (1) two (2) year.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Extensions: How many extensions have we preformed after the initial base period and option periods have been completed?

JSEB Goal: Select the percentage established by JSEB.

JESB Other: Select Encouragement or Set Aside Option

Bonds Waived Pursuant to: Select authority allowing bonds to be waived.

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

New NTE/GMP: Enter the new total not to exceed the 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 Amount: Enter the total Direct Materials Purchase/Owner Direct Purchase Order amount for project.

Attachments: Name any attachments included as supplemental information to the PAF.

Using Agency/BU: This should be the requesting agency/requirement owner.

Concurrence: Electronic Signature

Title: Enter the title of person electronically signing form.

**Any fields 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: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

A NEW DAY

City of Jacksonville, Florida

Donna Deegan, Mayor

Department of Public Works
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, FL 32202
(904) 255-8762
Jacksonville.gov

July 11, 2024

TO: Dustin Freeman
Chief of Procurement

THRU: Nina Sickler, P.E.
Director of Public Works

FROM: Sheldon D. Gibbs, P.E.
Chief, Engineering and Construction Management

Robert Scott, P.E.
Public Works Project Manager

Thomas G. McKnight
Capital Improvement Construction Manager

SUBJECT: Amendment #4 Contract #72020-22/ PO #648082-22 Bid #CDB- 0053-22
J. B. Coxwell Contracting, Inc.
Design Build Services Jacksonville Fairgrounds Relocation

In accordance with Design/Build Bid #CDB-0053-22, Contract #72020-22/ PO #648082-22 for Jacksonville Fairgrounds Relocation was awarded in the amount of $160,824.79 for predesign services and a conceptual project milestone schedule. Amendment #1 in the amount of $599,385.15 was to provide pre-construction services and 30% design services. Amendment #2 in the amount of $5,087,506.28 was to provide Phase #1 60% design services and construction costs for clearing and earthwork. Amendment #3 in the amount of $6,727,714.06 was to provide Phase #1 100% design services, offsite 60% plans based on the traffic impact study, Phase #2 and Phase #3 60% design services and Phase #2 construction for clearing and mass grading. Amendment #4 is separated into Part A, which is to provide 100% design services for Phase #2, Phase #3 and offsite construction and 100% Phase #1, part A infrastructure construction services in the amount of $10,738,802.25, with $0.00 in contingency. Part B, subject to appropriation by the city in the fiscal year beginning October 1, 2024, is for Phase #1, part B infrastructure construction services in the amount of $4,477,132.24 with $0.00 in contingency as detailed in the attached Scope and Fee, Exhibit E for the total amount of $15,215,934.49. The City has no obligation for payment and work hereunder is not authorized for Part B, Phase #1 Part B infrastructure construction services unless funds are appropriated for work therein. A written notification will be provided in the event the funds are appropriated. J.B. Coxwell is committed to meeting the 30% JSEB goal established for this contract.

Accordingly, this is to recommend that Contract #72020-22, originally executed November 22, 2022, with J.B. Coxwell Contracting, Inc. for Design Build Services Jacksonville Fairgrounds Relocation be amended to incorporate the attached Scope and Fee, Exhibit E to increase the GMP by $15,215,934.49 to a new GMP of $27,791,364.77.

Funding is as follows:

Accounts	TOTAL
32111.153103.565051.010411.00000000.00000.0000000	$10,738,802.25
010411 subject to 10/1/24 appropriation	$4,477,132.24
TOTAL	$15,215,934.49

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, Florida 32254
Office (904) 786-1120 Fax (904) 783-2970

July 2nd, 2024 (Rev. 02)

Bob Scott, P.E.
City of Jacksonville
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, Florida 32202

Re: Phase 1 - 100% Infrastructure Construction, Phase 2/3 100% Design Services & Offsite 100% Design Services for Jacksonville Fairgrounds Relocation Project
Design-Build Construction Delivery for City of Jacksonville
City Contract No.: 72020-22

Dear Mr. Scott:

J.B. Coxwell Contracting, Inc. (JBCCI) is pleased to submit for your review and consideration the following design-build scope of services and attached lump sum fee proposal for Phase 1 100% Construction, Phase 2 & Phase 3 100% design services and 100% Offsite Design Services. This proposal is based on the Ten-set approved plans for Phase 1.

This proposal has been broken up into two parts (Part A & Part B) per COJ request.

Part A includes the following items:

1. The proposed lump sum amount for the 100% design services in Phase 2 and Phase 3 is $419,084.20, which does not include a project contingency.
2. The proposed lump sum amount for the 100% design services for offsite construction is $107,786.01, which does not include a project contingency.
3. The proposed lump sum amount for the construction services (underground utilities & site stabilization) for Phase 1 is $10,211,932.04, which does not include a project contingency. The itemized breakdown for this work is attached to this proposal.

Part A including 100% Design Services for Phase 2, Phase 3 and Offsite improvements and the Part A infrastructure totals $10,738,802.25.

Part B includes the following item:

4. The proposed lump sum amount for the construction services (roadway construction, hardscaping, landscaping & irrigation) for Phase 1 is $4,477,132.24, which does not include a project contingency. The itemized breakdown for this work is attached to this proposal.

Part B of this proposal including the Part B portion of the Phase 1 infrastructure totals $4,477,132.24.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

These tasks, if approved would result in a contract increase in the amount of $15,215,934.49 which results in a total revised contract amount of $27,791,364.76. This proposed design or engineering elements are limited to the outline, key assumptions and exclusions as detailed in GAI's proposals. Between Design Fees and Construction, this brings the total guaranteed maximum price for Phase 1 to $ $20,597,586.21.

The work related to this proposal is included in the current approved schedule. This lump sum proposal is inclusive of only those services noted on the attached documentation and which are anticipated at this time. No services or work other than those noted in the proposals are included. In addition, any unknown condition(s) which may surface during construction or any other increase in scope of services may result in a request for additional fees. No work will proceed however, without first obtaining approval from the City for any additional services. This proposal is valid for 30 days unless otherwise agreed upon.

Regarding the Phase 1 infrastructure proposal,

- The fence for the fairgrounds is not included in the Phase 1 infrastructure construction proposal.
- Once the final design is approved for the revised decorative fence, the cost for the fence will be included in the Phase 2 and Phase 3 GMP that is forthcoming.
- JEA Manholes and Transformer Pads supplied by JEA.
- Electrical work includes Parking lot lighting, VIP area RV Receptacles, street lighting for Finger Lake in the Phase 1 boundary, primary electric including 2 transformers at Expo Hall and Parking lot lighting and the fiber optic pull boxes required based on the Electrical plans attached to this proposal.
- Power to the future fairground main entrance stops outside of the sidewalk as a stub, continuation into the future entry configuration by others. All meter fees by others (JEA power and water).
- All concrete flatwork within five feet of the building by others.
- Concrete paving including ramps by others.
- Front amphitheater concrete includes sloped concrete meeting ADA compliance.
- Dumpster enclosure, if required by others.
- Coordination with Fairgrounds to incorporate a gas service off of Normandy is included, however all costs associated with the installation or service for the gas supply is by others.

We are again very appreciative of the opportunity to provide you with our design-build services. Should you have any questions or need any further information, please do not hesitate to contact us.

Regards,

J.B. Coxwell Contracting, Inc.

Josh Sowards

Josh Sowards
Director of Design Build Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

COJ DB – Fairgrounds Relocation Project

Phase 2/3 - 100% Design Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacks. Fairgrounds Rel. Project - Phase 2/3 100% Design Services	**2. City Contract Number** 72022-22
3. Name of Contractor **J. B. Coxwell Contracting, Inc.**	**4. Date of Proposal** 6/13/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Costs	TOTAL
Principal (Senior Officer)	$ 110.00	20.00	$ 2,200.00	
Design Build Manager	$ 90.00	140.00	$ 12,600.00	
Project Manager	$ 90.00	20.00	$ 1,800.00	
Project Engineer	$ 70.00	15.00	$ 1,050.00	
Administrative Assistant	$ 35.00	20.00	$ 700.00	
Estimator	$ 55.00	20.00	$ 1,100.00	
Estimating Assistant	$ 35.00	5.00	$ 175.00	
Staff Accountant	$ 55.00	-	$ -	
CADD / Comp Technician	$ 30.00	-	$ -	
			TOTAL DIRECT LABOR	$ 19,625.00
6. OVERHEAD (Combined Fringe Benefits & Administrative) ***Overhead Rate 54.46%***				$ 10,687.78
			LABOR SUB-TOTAL	$ 30,312.78

PART III - OTHER COSTS

7. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses	$ 1,500.00
MISCELLANEOUS DIRECT COSTS TOTAL	$ 1,500.00
8. SUBCONSULTANTS/SUBCONTRACTORS	
GAI Consultants, Inc. (100% Design Services - Phase 2/3)	$ 350,060.82
SUBCONSULTANTS / SUBCONTRACTORS TOTAL	$ 350,060.82
OTHER COSTS SUB-TOTAL	$ 351,560.82

PART IV - CONTINGENCY

9. CONTINGENCY	x ***0%***	

PART V - FEE SUMMARY

SUBTOTAL - (Parts II & III, IV)		**$381,873.60**
10. Design Builder Fee (Parts II & III)	x ***7.5%***	$ 28,640.52
11. Payment & Performance Bond		**$8,570.08**
GRAND TOTAL (1-11)		**$ 419,084.20**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

gai consultants
transforming ideas into reality

March 27, 2024

Josh Sowards
Project Manager
J. B. Coxwell Contracting, Inc.
6741 Lloyd Road
Jacksonville, FL 32254

Subject: Design-Build Services for Jacksonville Fairgrounds Relocation Project (CDB-0053-22) / Supplement #7 for: Phases 2 & 3 100% Design and Permitting Services and Phase 1 Post Design Services

Dear Mr. Sowards

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

Scope of Work

COJ Representatives, the DB Team, and the GJAF Consultants have coordinated various project components and the COJ has approved the DB Team to proceed with 100% design services for Phases 2 and 3. This work effort will incorporate the site revisions provided by GJAF consultants which have been coordinated to date. Additionally, under this scope of work, GAI will capture the efforts expended to file for an Administrative Deviation (AD) for the project, as well as provide for Post Design Services for Phase 1.

GAI's services to effectuate the deliverables associated with this scope of work are further outlined below and are based on GAI's best assumptions to date:

1. GAI will progress the Phase 2 and 3 100% Design Documents, based on the comments received to date from COJ and the COJ approved comments from GJAF and their consultants.

   These drawings will consist of, at a minimum: site clearing and demolition plans, grading and drainage plans, stormwater management collection, conveyance and treatment facilities, utility design plans (water/sewer/electric), proposed Fingerlake Street roadway plans for improvements to connect Phase 1 to the existing Fingerlake Street, proposed parking lot plans (both paved and unpaved), and appropriate details and specifications.

   Meskel & Associates, Engineering PLLC (Meskel) will provide an additional boring at the existing box culvert to support the Fingler Lake Street culvert extension design. Ground penetrating radar (GPR) will be utilized to identify the existing reinforcement on the box culvert to determine the rebar size and spacing. Based on the information gathered, the details for the culvert extension will be finalized and included with the 100% design plans. The plans shall include the required guardrail design and details for the area around the existing culvert.

   GAI's scope of work includes 100% landscape and irrigation plans for the proposed improvements in Phases 2 and 3. GAI will continue to work with the COJ and GJAF to coordinate the desired tree and plant material selection for the project. No decorative hardscape design is anticipated or included in this proposal. No tree mitigation plans are included as this site is exempt from tree mitigation services. No off-site improvements are included in this scope of work.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

2. Under this scope of services, GAI will respond to Agency review comments to further advance the documents for completion and issuance of Construction Documents. The following is a summary of the regulatory reviews that are applicable to this project which that are included in this task:

    - City of Jacksonville Development Review
    - St. Johns River Water Management District (Stormwater Only – No additional wetland impact permitting is anticipated for Phases 2 and 3). *Note: Wetland Permitting Services for the balance of the project have already been authorized under the project's initial scope of work.*
    - JEA Permitting for Water and Sewer
    - Support JEA Electric Services as outlined in Supplement 3, Item 5
    - FDEP Permitting

    This task also includes capturing the retroactive efforts expended by GAI Consultants to support the City of Jacksonville with an Administrative Deviation application for the Fairgrounds project.

3. GAI's scope of work under this proposal includes fees to cover bi-weekly progress meetings with COJ and up to two (2) coordination meetings with the City, JBCCI, Greater Jacksonville Agricultural Fair and their consultants through August 2024. GAI has additionally included fees to cover up to four (4) additional meetings, site visits, and/or other miscellaneous project conference calls or meetings in order to assist in keeping this project on schedule.

4. Phase 1 Post Design Services:
    a. GAI will review and respond to shop drawings;
    b. Respond to up to six (6) civil RFIs and two (2) landscape architecture related RFIs;
    c. Perform up to two (2) site observation visits per month for an approximate 12-month period to observe progress of the site work; and
    d. Perform up to six (6) landscape site visits and develop observation reports for same.

Key Assumptions and Exclusions

1. No other services other than those outlined within this proposal are included at this time.

If you have any questions, please give me a call.

Sincerely,

Nick Mousa, AICP

Assistant Vice President

Attachments:
- Fee Summary for Phase 2/3 100% Design & Permitting
- Fee Summary for Phase 1 Post Design
- Irrigation Proposal from EcoDesign dated 1/24/24
- Geotechnical and GPR proposal from Meskel & Associates dated 3/15/24

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacksonville Fairgrounds Relocation Project - Supplement #7 100% Design and Permitting of Phase 2/3 Services	**2. City Contract Number** TBD
3. Name of Consultant GAI Consultants, Inc.	**4. Date of Proposal** 3/27/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principals	$ 111.33	20	$ 2,226.60	
Project Manager	$ 95.00	196	$ 18,620.00	
Sr. Project Engineer	$ 79.98	222	$ 17,755.56	
Project Engineer	$ 63.07	245	$ 15,452.15	
Engineer Intern	$ 37.70	378	$ 14,250.60	
Sr. LA Manager	$ 64.00	228	$ 14,592.00	
Project LA	$ 46.23	193	$ 8,922.39	
LA Technician	$ 31.12	155	$ 4,823.60	
Lead Designer	$ 41.20	166	$ 6,839.20	
Planning Manager	$ 56.77	0	$ 0.00	
Sr. Planner	$ 36.00	0	$ 0.00	
CAD Operator (Survey and Civil)	$ 30.00	8	$ 240.00	
Surveyor (PSM)	$ 69.29	4	$ 277.16	
Three-Man Survey Crew	$ 100.21	8	$ 801.68	
Admin	$ 26.93	26	$ 700.18	
			TOTAL DIRECT LABOR	$105,501.12
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$187,781.44
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$293,282.56
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$29,328.26
TOTAL LUMP SUM LABOR FEE (GAI)				**$322,610.82**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	$ 5,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 5,000.00**
10. SUBCONSULTANTS / CONTINGENCY	
Irrigation Subconsultant (ECo)	$ 16,000.00
Ground Penetrating Radar and Structual Borings (Meskel - Allowance)	$ 6,450.00
SUB-CONTRACT SUB-TOTAL	**$22,450.00**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$350,060.82**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project	**2. City Contract Number**
DB Services for Jacksonville Fairgrounds Relocation Project - Supplement #7 - Phase 1 Post Design Services	TBD
3. Name of Consultant	**4. Date of Proposal**
GAI Consultants, Inc.	3/27/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principals	$ 111.33	6	$ 667.98	
Project Manager	$ 95.00	48	$ 4,560.00	
Sr. Project Engineer	$ 79.98	36	$ 2,879.28	
Project Engineer	$ 63.07	72	$ 4,541.04	
Engineer Intern	$ 37.70	192	$ 7,238.40	
Sr. LA Manager	$ 64.00	60	$ 3,840.00	
Project LA	$ 46.23	40	$ 1,849.20	
LA Technician	$ 31.12	0	$ 0.00	
Lead Designer	$ 41.20	0	$ 0.00	
Planning Manager	$ 56.77	0	$ 0.00	
Sr. Planner	$ 36.00	0	$ 0.00	
CAD Operator (Survey and Civil)	$ 30.00	0	$ 0.00	
Surveyor (PSM)	$ 69.29	0	$ 0.00	
Three-Man Survey Crew	$ 100.21	0	$ 0.00	
Admin	$ 26.93	8	$ 215.44	
			TOTAL DIRECT LABOR	$25,791.34
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$45,906.01
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$71,697.35
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$7,169.73
TOTAL LUMP SUM LABOR FEE (GAI)				**$78,867.08**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	$ 3,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 3,000.00**
10. SUBCONSULTANTS / CONTINGENCY	
	$ -
	$ -
SUB-CONTRACT SUB-TOTAL	**$0.00**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$81,867.08**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

ECo. DESIGN + CONSULTING

January 3, 2024
Revised January 23, 2024

Ms. Rebecca Bray
GAI Consultants
12574 Flagler Center Blvd, Suite 202
Jacksonville, FL 32258

RE: Jacksonville Fairgounds, Phase 2 & 3 - Irrigation Plans

Dear Rebecca,

ECo Design and Consulting, LLC (ECo) is pleased to present this proposal for irrigation design services. The scope of services and fee outlined below is based on the site landscape plan provided by GAI Consultants. The site is located in Duval County (see exhibit below) and is the continuation of the Fairgrounds Phase 1 project, designed in late 2023. The enclosed scope of services and established fee are based on the project base file being provided to ECo in AutoCAD format. The design will be completed in accordance with 'Florida Friendly' Irrigation code and design standards. The fee stated herein assumes Eco receives the necessary AutoCAD files prior to the beginning evaluation. It is understood that the necessary permitting for construction of the project has been provided by others. No permitting with Duval County, Florida Department of Transportation (FDOT), or St. Johns River Water Management District (SJRWMD) is included in this proposal and if required would be contracted in a separate proposal. This scope does not anticipate LEED Certification or Florida Green Building Code Certification.

Project Scope of Services

- **Task 1- Irrigation Plan:** An irrigation plan shall be prepared to provide 100% coverage to all landscape areas. The system shall be an automatic irrigation system. Based on the information provided, the project proposes to use potable water with an irrigation meter. Tie in location to be provided by the engineer. It is currently assumed that the mainline used for Phase 1 may be continued to the Phase 2 and Phase 3 areas. It may be necessary to provide a second irrigation meter due to the size of the project, specifically for Phase 2 but it will not be determined until the irrigation design for these phases have been completed and the mainline design for Phase 1 is deemed appropriate. No landscape plan has been completed to date. The following assumptions are included as part of this scope:

    - Phase 2:
        - Parking Lot Areas - Phase 1 landscape plan proposed a significant amount of bahia sod in the parking areas. This scope of work assumes the parking areas will remain consistent with Phase 1 and will not require irrigation on the interior of the parking areas. It is assumed the landscape will remain along the perimeters and within designated landscape beds.
        - Stormwater Areas – Trees will be located around the perimeter of the proposed ponds.
        - Road Right of Ways – Landscape beds and trees will be clustered along the right of way similar to Phase 1.
        - All turf is assumed to be bahia and does not require irrigation.

    - Phase 3:
        - "Cowford Village" – This area is anticipated to be primarily open space with walkways, restroom buildings and an existing lift station. The majority is assumed to be Bahia, with landscape beds around the walkways, entryways, restroom buildings and landscape screening of the existing lift station.
        - All turf is assumed to be bahia and does not require irrigation.

    - The athletic fields shown on the master plan are not included within this scope of work.
    - Phase 2 and Phase 3 shall be broken into two separate sets of plans and distributed to GAI for their use in permitting/construction coordination.

    ECo shall coordinate with GAI to verify connection points to either a new irrigation meter or an existing of the Phase 1 mainline. In order to properly size the meter and mainline, this should be completed prior to Phase 1 construction. ECo will review the irrigation needs upon receipt of the base file, hardscape and landscape file in CAD format. Shall the construction of Phase 1 initiate prior to receipt of the Phase 2 & Phase 3 design, the Phase 1 could be reviewed and based on an assumed flow rate. However, this is not ideal nor exact and may cause flow and/or pressure issues upon finalization of the Phase 2 & Phase 3 design. It's important to coordinate this effort as soon as possible.

    It is our understanding this is a design-build project. ECo will coordinate with the engineer and contractor through the design process to verify constructability and materials. All comments shall be incorporated prior to final COJ permit submittal, including VE input. This scope does not include resubmittal to COJ due to comments issued after 10-set approval.

- **Task 2 – Limited Bidding and Construction Administrative Assistance:** The task is excluded as part of this proposal. Should it be needed, the scope and fee may be provided via separate cover.

LUMP SUM FEE

- Task 1 –
  - COJ Jacksonville Fairgrounds, Phase 2 – Irrigation Plans and Details…….……..…… $ 8,500.00
  - COJ Jacksonville Fairgrounds, Phase 3 – Irrigation Plans and Details. ……..……..……..… $ 7,500.00

SCHEDULE

Estimated schedule to complete the tasks outlined above is approximately a four (4) week turnaround from final approval of this proposal and upon receipt of Auto Cad Drawing.

If this meets with your approval, please return one signed copy of this proposal electronically to my office as our official notice to proceed. We appreciate this opportunity and look forward to the successful completion of this project. Please call if you have further requests or questions.

General Clarifications:

- All drawings electronically transmitted to/from ECo will be ACAD2020.dwg or earlier compatible versions.
- This Proposal does not include translation of data from non-ACAD compatible files.
- This Proposal assumes the site and floor plan documents will be provided to ECo in ACAD.dwg format.
- This Proposal does not include fees for preparing the site and floor plans from “hard” copy plans or non-ACAD.dwg format digital files. All reproduction and distribution of Plans, Specifications, Shop Drawings or other project related documents shall be by the Architect.
- The following items are not included in the services offered in this Proposal;
  - Any activities beyond document preparation.
  - Permitting services and/or permitting fees.
  - Cost estimating.
  - Project representation and construction observation on a full-time or part-time basis, or to any greater degree than described in this Proposal.
- Changes to the project design at the direction of the Owner if the direction for such change requires revision to prior-approved design, including design changes resulting from “value engineering” by the Owner, Contractor or others. Additional permitting because of changes made during construction is not included.
- Florida Green Building Code or LEED Certifications.

This fee proposal is subject to acceptance within 60 days. Invoicing for the tasks outlined above will be on a monthly basis. In the event that we are required to retain an attorney to collect on this account, you will also be responsible for all collection casts, including attorney’s fee. Blueprinting/hard copies, delivery and other expenses will be invoiced as direct reimbursable expenses. Any modifications, changes or additions to the approved permit set of documents shall be additional to the lump sum fee. Billing for any additional scope of services shall be based upon an hourly rate of $180.00 per hour. All original drawings, tracings, and sketches (digital or non-digital) shall remain the property of ECo Design and Consulting, LLC. The client shall retain exclusive rights to all drawings.

Sincerely,
ECo Design and Consulting, LLC

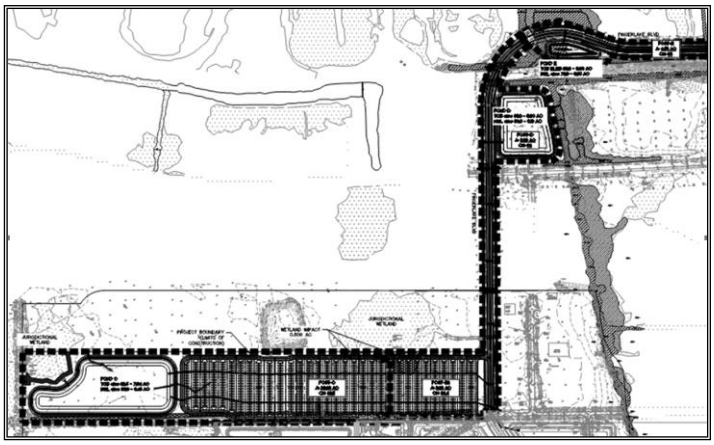
Jaime Eaton, PE
President

APPROVED
GAI Consultants

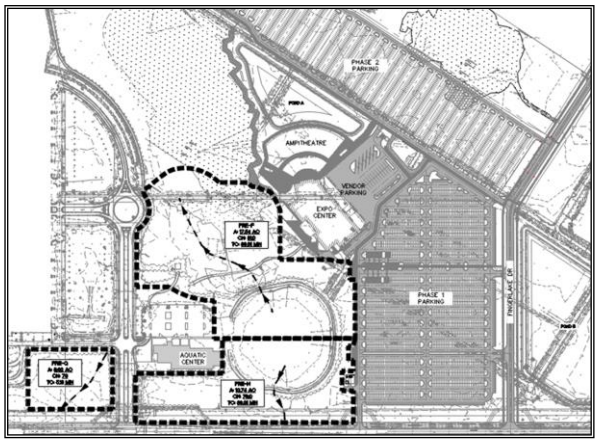
Print Name: _____
Date: _____

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Phase 2



Phase 3



Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Meskel & Associates Engineering
Geotechnical • Environmental • Inspection • Testing

March 15, 2024

Stephen Reed
GAI Consultants Inc.
12574 Flagler Center Blvd, Suite 202
Jacksonville, Florida 32

Subject: Proposal for Geotechnical Exploration and Engineering Services
12' x 6' Single – Cell Precast Culvert Extension
Jacksonville, Florida
MAE Proposal No. 240097

Dear Mr. Reed:

MESKEL & ASSOCIATES ENGINEERING, PLLC (MAE) is pleased to present this proposal to provide the geotechnical exploration and engineering services for the subject project.

We were provided with structural plans and an alignment file prepared by GAI Consultants, Inc, last dated February 17, 2024. Based on our discussions, we understand that the project will include the extension of the existing box culvert along Fingerlake Street near the location of the Jacksonville Fairgrounds.

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 provided information, we understand the following field services are requested:

Test Location	Test No. & Type	Test Depth ft below ground surface
Box Culvert	1 SPT* Boring	30

*Standard Penetration Test boring

In addition to the SPT boring for the culvert expansion, a GPR contractor will be brought on site to identify and locate the reinforcement present in the existing culvert. Note that without visual observation of the rebar present within the Box Culvert, the results of the GPR survey may not identify all of the reinforcement within the culvert.

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. Any private utilities not included in the SSOC system will need to be located by the property Owner.

Once the SPT boring is complete, it will be backfilled with a cement grout. We will take reasonable precautions to prevent damage to property and will reasonably restore the immediate area of the boring location to the condition existing prior to the start of our fieldwork.

The recovered soil samples will be described in the field by the field crew. The field log 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.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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 engineering 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,
- The results of the GPR survey to locate the steel reinforcement within the existing box culvert,
- Recommendations for shallow foundation design parameters for the culvert extension, including our estimate of the performance of the foundation system,
- 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 **$6,450.00**. This fee includes submittal of an electronic copy of the report. Bound, paper copies can be provided at an additional cost of $50 per copy. We will contact you immediately if we encounter subsurface conditions that could require the borings to be advanced to deeper 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.

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

Sincerely,
MESKEL & ASSOCIATES ENGINEERING, PLLC

G. Clayton Purvis E.I.
Staff Engineer

P. Rodney Mank, P.E
Principal Engineer

Distribution: Stephen Reed – GAI Consultants Inc. One (1) e-mail copy

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

PROPOSAL AUTHORIZATION
For Geotechnical Services
12' x 6' Single – Cell Precast Culvert Extension
Jacksonville, Florida
MAE Proposal No. 240097

Billing Information:

Company Name: _____

Attention: _____
Company Address: _____

Phone No.: _____ Email: _____

Project Contact Name:
(if different than above) _____

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

1. _____

_____

No. of Reports Required:_____

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 $50 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: _____ Title: _____

Signature: _____ Date: _____

EXHIBIT E

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 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.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

COJ DB – Fairgrounds Relocation Project

Offsite Turn Lanes - 100% Design Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacks. Fairgrounds Rel. Project - Offsite Turn Lanes 100% Design Services	**2. City Contract Number** 72022-22
3. Name of Contractor **J. B. Coxwell Contracting, Inc.**	**4. Date of Proposal** 7/2/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Costs	TOTAL
Principal (Senior Officer)	$ 110.00	5.00	$ 550.00	
Design Build Manager	$ 90.00	35.00	$ 3,150.00	
Project Manager	$ 90.00	7.00	$ 630.00	
Project Engineer	$ 70.00	3.00	$ 210.00	
Administrative Assistant	$ 35.00	7.00	$ 245.00	
Estimator	$ 55.00	2.00	$ 110.00	
Estimating Assistant	$ 35.00	-	$ -	
Staff Accountant	$ 55.00	-	$ -	
CADD / Comp Technician	$ 30.00	-	$ -	
			TOTAL DIRECT LABOR	$ 4,895.00
6. OVERHEAD (Combined Fringe Benefits & Administrative) ***Overhead Rate 54.46%***				$ 2,665.82
			LABOR SUB-TOTAL	$ 7,560.82

PART III - OTHER COSTS

7. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses	$ 1,500.00
MISCELLANEOUS DIRECT COSTS TOTAL	$ 1,500.00
8. SUBCONSULTANTS/SUBCONTRACTORS	
GAI Consultants, Inc. (100% Design Services - Offsite Turn Lanes)	$ 87,512.57
SUBCONSULTANTS / SUBCONTRACTORS TOTAL	$ 87,512.57
OTHER COSTS SUB-TOTAL	$ 89,012.57

PART IV - CONTINGENCY

9. CONTINGENCY	x ***0%***	

PART V - FEE SUMMARY

SUBTOTAL - (Parts II & III, IV)		**$96,573.39**
10. Design Builder Fee (Parts II & III)	x ***7.5%***	$ 7,243.00
11. Payment & Performance Bond		**$3,969.62**
GRAND TOTAL (1-11)		**$ 107,786.01**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

gai consultants
transforming ideas into reality

June 7, 2024

GAI Project R220219.00

Mr. Josh Sowards
Project Manager
J.B. Coxwell Contracting, Inc.
6741 Lloyd Road
Jacksonville, Florida 32254

Fee Proposal for Design Build Services Jacksonville Fairgrounds Relocation - Supplement #9 for: Final Design, Permitting and Post Design Services for Off Site Turn Lanes Jacksonville, Florida

Dear Mr. Sowards:

Based on our 60% design effort for the off-site turn lane improvements associated with the Jacksonville Fairgrounds project, GAI Consultants, Inc. (GAI) respectfully submits the following Scope of Services and Fee Proposal commence 100% design and permitting services for same as further outlined below:

Scope of Services

Final Design Services – Offsite Turn Lanes

- This scope of work includes plan production and additional details to progress the plans to final design and will include:
  - 90% and 100% Plan Submittals to the City of Jacksonville Project Manager
  - Final Field Reviews
  - Coordination with Design Build Contractor

Permitting – Offsite Turn Lanes

- Review of FDOT Access Permit Comments and Plan Revisions to acquire permit approval
- Completion of any additional FDOT Permits including FDOT Drainage Connection Permit required as part of the proposed turn lanes
- Submittal of the final plans to City of Jacksonville Development Services Review (10 Set) and coordination of any necessary plan revisions to acquire plan approval
- SJRWMD Permit Determination

No other services are included under this proposal. All meeting and coordination time associated with this effort is included in our scope and fees for the design and permitting of Phases 2 and 3.
If you have any questions, please feel free to contact me.

Nick Mousa, AICP
Assistant Vice President

Attachments: Fee Summary

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Summary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacksonville Fairgrounds Relocation Project Final Design and Permitting Services	**2. City Contract Number**
3. Name of Consultant GAI Consultants, Inc.	**4. Date of Proposal** 6/7/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$ 111.33	8	$ 890.64	
Project Manager	$ 95.00	64	$ 6,080.00	
Sr. Project Engineer	$ 79.98	58	$ 4,638.84	
Project Engineer	$ 63.07	71	$ 4,477.97	
Engineer Intern	$ 37.70	90	$ 3,393.00	
Lead Designer	$ 41.20	122	$ 5,026.40	
CAD Operator (Survey and Civil)	$ 30.00	110	$ 3,300.00	
Surveyor (PSM)	$ 69.29	0	$ 0.00	
Three-Man Survey Crew	$ 100.21	0	$ 0.00	
Admin	$ 26.93	18	$ 484.74	
			TOTAL DIRECT LABOR	$ 28,291.59
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$ 50,356.20
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$ 78,647.79
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$ 7,864.78
TOTAL LUMP SUM LABOR FEE (GAI)				**$ 86,512.57**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS (Lump Sum)	
Misc. Direct Costs	$ 1,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 1,000.00**
10. SUBCONSULTANTS / CONTINGENCY	
SUB-CONTRACT SUB-TOTAL	**$ -**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$ 87,512.57**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

COJ DB – Fairgrounds Relocation Project

Phase 1 - Part A Infrastructure

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Date: 07/02/2024
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 1 - Infrastructure Construction (Part A)
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	1.00	LS	$ 1,108,239.13	$ 1,108,239.13
Erosion Control & SWPPP	1.00	LS	$ 58,473.81	$ 58,473.81
Post Design Services	1.00	LS	$ 81,867.08	$ 81,867.08
CMT Testing Services	1.00	LS	$ 40,000.00	$ 40,000.00
Site Grading	222,731.00	SY	$ 1.14	$ 253,913.34
12" Stabilization (LBR 40)	90,577.00	SY	$ 2.51	$ 227,348.27
06" Optional Base (LBR 100)	56,438.00	SY	$ 13.48	$ 760,784.24
08" Optional Base (LBR 100) (Finger Lake)	20,574.00	SY	$ 16.88	$ 347,289.12
Stabilized Grass Parking	38,604.00	SY	$ 9.36	$ 361,333.44
City Standard Curb & Gutter	22,593.00	LF	$ 24.25	$ 547,880.25
Site Electrical / Site Lighting	1.00	LS	$ 1,602,182.75	$ 1,602,182.75
Fence, 4 ft. Black Vinyl (Pond B)	2,715.00	LF	$ 20.00	$ 54,300.00
Grassing (Sod) Ampitheatre	6,900.00	SY	$ 3.85	$ 26,565.00
15" HDPE (Storm)	287.00	LF	$ 107.23	$ 30,775.01
18" HDPE (Storm)	2,442.00	LF	$ 109.13	$ 266,495.46
24" HDPE (Storm)	1,166.00	LF	$ 133.30	$ 155,427.80
30" HDPE (Storm)	556.00	LF	$ 172.18	$ 95,732.08
36" HDPE (Storm)	275.00	LF	$ 189.92	$ 52,228.00
48" HDPE (Storm)	732.00	LF	$ 334.58	$ 244,912.56
60" HDPE (Storm)	1,984.00	LF	$ 598.68	$ 1,187,781.12
12"x18" ERCP (Storm)	202.00	LF	$ 119.33	$ 24,104.66
18" Mitered End Section (Storm)	2.00	EA	$ 2,402.61	$ 4,805.22
24" Mitered End Section (Storm)	3.00	EA	$ 3,365.47	$ 10,096.41
30" Mitered End Section (Storm)	1.00	EA	$ 3,916.21	$ 3,916.21
54" Mitered End Section (Storm)	2.00	EA	$ 14,898.64	$ 29,797.28
60" Mitered End Section (Storm)	1.00	EA	$ 18,937.95	$ 18,937.95
12"x18" Mitered End Section (Storm) (15")	4.00	EA	$ 2,402.35	$ 9,609.40
Single Curb Inlet (Storm)	7.00	EA	$ 8,455.99	$ 59,191.93
Single Curb Inlet, J Bot (Storm)	4.00	EA	$ 17,639.80	$ 70,559.20
COJ Manhole (Storm)	3.00	EA	$ 10,301.41	$ 30,904.23
COJ Manhole, J Bot (Storm)	6.00	EA	$ 14,656.24	$ 87,937.44
Type C DBI (Storm)	40.00	EA	$ 5,071.38	$ 202,855.20
Type C DBI, J Bot (Storm)	10.00	EA	$ 12,739.58	$ 127,395.80
Control Structure, Type H DBI (Storm)	2.00	EA	$ 14,850.77	$ 29,701.54
Temporary Plug (Storm)	1.00	EA	$ 667.54	$ 667.54
08" SDR-26 PVC Sanitary Sewer	1,614.00	LF	$ 124.45	$ 200,862.30
Type A Sanitary Manhole	7.00	EA	$ 8,454.19	$ 59,179.33
Type A Sanitary Manhole, 5 ft Dia, Lined	1.00	EA	$ 26,246.82	$ 26,246.82
Type B Sanitary Manhole	2.00	EA	$ 13,463.42	$ 26,926.84
Sanitary Sewer Service - Expo Hall (08")	1.00	EA	$ 20,848.52	$ 20,848.52
Sanitary Sewer Service - VIP Service Court	1.00	EA	$ 22,085.55	$ 22,085.55
Sanitary Pump Station	1.00	LS	$ 468,121.64	$ 468,121.64
08" DR-18 PVC Force Main	356.00	LF	$ 56.74	$ 20,199.44

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Date: 07/02/2024
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 1 - Infrastructure Construction (Part A)
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
16"x08" Wet Tap & Valve FM	1.00	EA	$ 10,492.75	$ 10,492.75
08" Gate Valve FM	1.00	EA	$ 2,882.45	$ 2,882.45
Fittings - FM	0.62	TN	$ 23,322.13	$ 14,459.72
Private Pump Out	1.00	EA	$ 10,906.00	$ 10,906.00
06" DR-18 PVC JEA WM	40.00	LF	$ 53.07	$ 2,122.80
08" DR-18 PVC JEA WM	2,415.00	LF	$ 56.31	$ 135,988.65
20"x08" Wet Tap & Valve JEA WM	1.00	EA	$ 11,039.58	$ 11,039.58
06" Gate Valve JEA WM	4.00	EA	$ 2,102.73	$ 8,410.92
08" Gate Valve JEA WM	5.00	EA	$ 2,822.70	$ 14,113.50
Fire Hydrant JEA WM	4.00	EA	$ 4,816.97	$ 19,267.88
Flush Hydrant JEA WM	2.00	EA	$ 2,575.02	$ 5,150.04
Fittings - JEA WM	1.92	TN	$ 15,448.35	$ 29,660.83
02" SDR-9 Poly Fair WM	155.00	LF	$ 32.85	$ 5,091.75
04" DR-18 PVC Fair WM	1,695.00	LF	$ 37.23	$ 63,104.85
08" DR-18 PVC Fair WM	41.00	LF	$ 66.83	$ 2,740.03
20"x08" Wet Tap & Valve Fair WM	1.00	EA	$ 11,039.58	$ 11,039.58
04" Gate Valve Fair WM	5.00	EA	$ 1,762.44	$ 8,812.20
08" Gate Valve Fair WM	1.00	EA	$ 2,820.88	$ 2,820.88
04" Backflow & 02" Meter Fair WM	1.00	LS	$ 10,945.03	$ 10,945.03
02" Backflow & Meter Fair Irrig Serv.	1.00	LS	$ 4,859.58	$ 4,859.58
RV Service Fair WM	10.00	EA	$ 1,714.76	$ 17,147.60
02" Restroom Serv. Fair WM	1.00	EA	$ 3,321.67	$ 3,321.67
Fittings - Fair WM	0.95	TN	$ 15,903.49	$ 15,108.32
06" DR-18 PVC Fire WM	30.00	LF	$ 63.39	$ 1,901.70
08" DR-18 PVC Fire WM	1,055.00	LF	$ 69.27	$ 73,079.85
06" Gate Valve Fire WM	3.00	EA	$ 2,101.97	$ 6,305.91
08" Gate Valve Fire WM	3.00	EA	$ 2,822.40	$ 8,467.20
Fire Hydrant Fire WM	3.00	EA	$ 4,816.97	$ 14,450.91
08" RPDA Backflow Preventor	1.00	LS	$ 21,131.22	$ 21,131.22
08" SS Fire Riser Fire WM	1.00	EA	$ 4,321.06	$ 4,321.06
Fittings - Fire WM	1.66	TN	$ 15,366.53	$ 25,508.44
Subtotal - Phase 1 Infrastructure Construction Part A				**$ 9,623,131.81**
Contingency (Carry Cont. from E/W)				$ -
Bond				$ 144,346.98
Design Builder Fee	7.5%			$ 732,560.91
Design Builder Fee Correction (Previous Amendments)	**1.00**	**LS**	**$ (288,107.66)**	**$ (288,107.66)**
Phase 1 - Part A Infrastructure Construction Total				**$ 10,211,932.04**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

COJ DB – Fairgrounds Relocation Project

Phase 1 - Part B Infrastructure

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Date: 07/02/2024
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 1 - Infrastructure Construction (Part B)
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
1.50" Asph. Surf. SP-12.5 (Parking Lot)	56,438.00	SY	$ 16.87	$ 952,109.06
3.00" Asph. Struct. SP-12.5 (Finger Lake)	5,275.00	SY	$ 29.44	$ 155,296.00
3.00" Asph. Surf. SP-12.5 Heavy Duty)	15,299.00	SY	$ 29.44	$ 450,402.56
Sidewalk, Concrete (04" Thick)	5,057.00	SY	$ 63.90	$ 323,142.30
Driveway, Concrete (08" Thick), Reinf.	8,545.00	SY	$ 108.85	$ 930,123.25
Dumpster Pad, Concrete (08" Thick) Reinf.	100.00	SY	$ 108.86	$ 10,886.00
Bike Rack Pad, Concrete (06" Thick)	60.00	SY	$ 91.76	$ 5,505.60
Handicap Ramp	585.00	SF	$ 60.90	$ 35,626.50
Ampitheatre Concrete (06") (Sloped)	1,918.00	SY	$ 91.76	$ 175,995.68
Striping	1.00	LS	$ 43,672.84	$ 43,672.84
Signage	1.00	LS	$ 46,388.00	$ 46,388.00
Landscaping & Irrigation	1.00	LS	$ 959,078.00	$ 959,078.00
Hardscape Allowance	1.00	LS	$ 15,000.00	$ 15,000.00
Subtotal - Phase 1 Infrastructure Construction Part B				**$ 4,103,225.79**
Contingency (Carry Cont. from E/W)				$ -
Bond				$ 61,548.39
Design Builder Fee	7.5%			$ 312,358.06
Phase 1 - Part B Infrastructure Construction Total				**$ 4,477,132.24**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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 the Jax Fairground Relocation

Requested Action and Justification:

Recommend approval to increase the award with J.B. Coxwell Contracting, Inc. to incorporate Amendment #6 for Phase 2 and Offsite Construction for the Jacksonville Fairgrounds Relocation Project for the 100% Construction Guaranteed Maximum Price of $4,598,553.21, including a contingency of $61,012.58, as shown in the Offsite Turn Lanes fee proposal. The new total not to exceed will be $41,843,701.50.

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

Supplier:	J.B. Coxwell Contracting, Inc	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	3/9/2022

POA #:	72020-22	**PO #:**		**Change Order #:**	N/A
Solicitation #:	DB CDB-0053 22	**Contract #:**	72020-22	**Contract ADM #:**	6
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Participation
Licenses Verified:	Yes	**JSEB %:**	30
Bonds Required:	Yes	**Bonds Waived Pursuant To:**	N/A

Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010411	**Activity:**	00000000	$ 4,598,553.21
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 41,843,701.50	**Contingent Amt:**	$ 61,012.58	**DMP/ODPO Amt:**	$ 0.00

Initial DT

Using Agency/BU:	PWEN:ENGINEERING AND CONSTRUCTION MANAGEMENT			
Concurrence:	Signed by: Scott Carter, P.E. 20991F9ADFC947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	12/2/2025
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	12/15/2025
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4CB58DFACE2440C...	**Chief of Procurement:**	Signed by: 1/6/2026 1B1F1D517262458...
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 92A2898FE95E4AC...
Date:	1/9/2026	**Date:**	1/9/2026

Signed by:

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, Florida 32254
Office (904) 786-1120 Fax (904) 783-2970

11/07/2025 (Rev. #1)

Bob Scott, P.E.
City of Jacksonville
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, Florida 32202

APPROVED
B.Scott

Re: Phase 2 & Offsite Construction - 100% Infrastructure Construction for Jacksonville Fairgrounds Relocation Project
Design-Build Construction Delivery for City of Jacksonville
City Contract No.: 72020-22

Dear Mr. Scott:

J.B. Coxwell Contracting, Inc. (JBCCI) is pleased to submit for your review and consideration the following design-build scope of services and attached lump sum fee proposal for Phase 2 and offsite Construction (Normandy Blvd) 100% Construction, This proposal is based on the current plans attached and VE options chosen by the City of Jacksonville (COJ) and the Greater Jacksonville Agricultural Fair (GJAF).

The proposed lump sum amount for the 100% Construction GMP for Phase 2 is $3,200,533.82, which does not include a project contingency. The proposed lump sum amount for the 100% Construction GMP for offsite construction on Normandy Blvd is $1,398,019.39, which does include a project contingency. The proposed lump sum amount for Phase 2 and offsite construction is $4,598,553.21.

The work related to this proposal is included in the current approved schedule. This lump sum proposal is inclusive of only those services noted on the attached documentation and which are anticipated at this time. No services or work other than those noted in the proposals are included. In addition, any unknown condition(s) which may surface during construction or any other increase in scope of services may result in a request for additional fees. No work will proceed however, without first obtaining approval from the City for any additional services. This proposal is valid for 30 days unless otherwise agreed upon.

Regarding the Phase 2 infrastructure proposal,

- The phase 2 parking lot will be unstabilized and grassed. Drainage is included. A stabilized perimeter road is not included due to value engineering options chosen by COJ. The perimeter road can be added via change order and is recommended by our Design Team.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

- JEA Primary conduit and manholes to be provided by JEA and installed by Electrical subcontractor. JEA to provide and install primary conductor and transformers.
- All meter fees by others (JEA power and water).
- Sidewalk is not included on Finger Lake drive due to value engineering options chosen by COJ.
- All grassing has been changed from sod to seed & mulch.
- Landscaping and irrigation have been removed from this proposal for a future amendment at the request of COJ.
- Striping & signage have been removed from this proposal for a future amendment at the request of COJ.

Regarding the offsite construction proposal,

- Milling and resurfacing of Normandy Blvd. is not included in this proposal and is not shown on the approved plans.
- Sidewalk is not included on Normandy Blvd due to value engineering options chosen by COJ.
- Relocation of the power pole in the entrance of Finger Lake Drive in the Normandy Blvd Right of Way by JEA.
- Additional Maintenance of Traffic is required during fair events by COJ and/or GJAF to meet the requirements of the traffic study provided by our design team.

This proposal includes the VE options previously agreed upon between COJ, GJAF and JBCCI. All VE options that were taken in Phase 2 and the offsite construction are included in this proposal. A future proposal is forthcoming to finalize the project to include the following items: Phase 2 Landscaping & irrigation, striping and signage, POW MIA turn lane per the traffic study and additional work requested by COJ (roof drains, additional pavement at back of expo hall and Finger Lake turn lane striping revisions.

We are again very appreciative of the opportunity to provide you with our design-build services. Should you have any questions or need any further information, please do not hesitate to contact us.

Regards,

J.B. Coxwell Contracting, Inc.

Josh Sowards
Director of Design Build Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

Date: 06/04/2025 (Rev. 11/07/2025)
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 2 - 100% Construction GMP
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	1.00	LS		$ -
Erosion Control & SWPPP	1.00	LS	$ 25,965.09	$ 25,965.09
Post Design Services	1.00	LS	$ 57,361.64	$ 57,361.64
CMT Testing Services	1.00	LS	$ 48,200.00	$ 48,200.00
Site Grading	153,782.00	SY	$ 1.01	$ 155,319.82
12" Stabilization (LBR 40)	16,694.00	SY	$ 2.22	$ 37,060.68
08" Optional Base (LBR 100) (Finger Lake)	16,254.00	SY	$ 14.93	$ 242,672.22
3.00" Asph. Struct. SP-12.5 (Finger Lake)	15,814.00	SY	$ 26.80	$ 423,815.20
Striping	-	LS	$ 35,000.00	$ -
Signage	-	LS	$ 40,000.00	$ -
City Standard Curb & Gutter	416.00	LF	$ 24.85	$ 10,337.60
Landscaping & Irrigation	-	LS	$ 409,522.00	$ -
Grassing (Seed & Mulch)	153,782.00	SY	$ 0.95	$ 146,092.90
Site Electrical / Site Lighting	-	LS	$ 372,945.00	$ -
15" HDPE (Storm)	2,086.00	LF	$ 95.64	$ 199,505.04
18" HDPE (Storm)	2,242.00	LF	$ 99.93	$ 224,043.06
24" HDPE (Storm)	4,153.00	LF	$ 118.00	$ 490,054.00
30" HDPE (Storm)	1,224.00	LF	$ 147.65	$ 180,723.60
42" HDPE (Storm)	390.00	LF	$ 221.59	$ 86,420.10
24" Mitered End Section (Storm)	9.00	EA	$ 2,977.45	$ 26,797.05
30" Mitered End Section (Storm)	6.00	EA	$ 3,463.95	$ 20,783.70
42" Mitered End Section (Storm)	6.00	EA	$ 6,143.99	$ 36,863.94
COJ Manhole (Storm)	5.00	EA	$ 9,912.92	$ 49,564.60
Type C DBI (Storm)	95.00	EA	$ 4,550.01	$ 432,250.95
Control Structure, Type H DBI (Storm)	3.00	EA	$ 13,136.98	$ 39,410.94
Subtotal - Phase 2 Construction GMP				**$ 2,933,242.13**
Contingency	0.0%			$ -
Bond				$ 43,998.63
Design Builder Fee	7.5%			$ 223,293.06
Phase 2 - 100% Construction GMP Total				**$ 3,200,533.82**

PH2 - Site Electrical/Site Lighting to utilize the Contingency from Amendment 2 and is not included in this proposal
This lowers the overall project contingency by $372,906.41

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

Date: 06/04/2025 (Rev. 11/07/2025)
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Offsite Turn Lanes (Normandy Blvd) - 100% Construction GMP
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	0.80	LS	$ 304,158.47	$ 243,326.78
GAI - Post Design Services	0.80	LS	$ 26,661.59	$ 21,329.27
CMT Testing Allowance	0.80	LS	$ 21,000.00	$ 16,800.00
Erosion Control	0.80	LS	$ 18,718.88	$ 14,975.10
Clearing & Grubbing	0.80	LS	$ 83,866.53	$ 67,093.22
Maintenance of Traffic	0.80	LS	$ 71,944.84	$ 57,555.87
Roadway Earthwork	6,000.00	CY	$ 42.88	$ 257,280.00
Site Grading	15,453.00	SY	$ 1.13	$ 17,461.89
12" Stabilization (LBR 40)	8,571.00	SY	$ 14.34	$ 122,908.14
04" Optional Base (LBR 100) (Normandy)	835.00	SY	$ 22.20	$ 18,537.00
08" Optional Base (LBR 100) (Normandy)	5,289.00	SY	$ 19.08	$ 100,914.12
08" Optional Base (LBR 100) (POW MIA)	-	SY	$ 19.08	$ -
1.50" Asphalt (SP-12.5) (Traf. C) (PG 76-22) (Norm	5,189.00	SY	$ 18.25	$ 94,699.25
3.00" Asphalt (SP-12.5) (POW MIA)	-	SY	$ 33.45	$ -
1.50" Friction Course (FC-12.5) (PG 76-22) (Norm.)	6,024.00	SY	$ 15.15	$ 91,263.60
Misc. Asphalt	12.10	TN	$ 401.12	$ 4,853.55
City Standard Curb & Gutter (POW MIA)	-	LF	$ 36.23	$ -
Type F Curb & Gutter (Normandy)	200.00	LF	$ 53.30	$ 10,660.00
Handicap Ramp (POW MIA)	-	EA	$ 2,400.65	$ -
Grassing (Sod)	6,462.00	SY	$ 3.88	$ 25,072.56
15" RCP Storm Drainage	-	LF	$ 288.23	$ -
18" RCP Storm Drainage	-	LF	$ 192.71	$ -
15" Mitered End Section	-	EA	$ 1,870.47	$ -
15" Concrete Collar	-	EA	$ 308.01	$ -
Single Curb Inlet	-	EA	$ 8,862.81	$ -
Storm Manhole, Partial	-	EA	$ 4,740.40	$ -
Guardrail	325.00	LF	$ 28.25	$ 9,181.25
Guardrail - Parallel End Treatment	2.00	EA	$ 3,595.00	$ 7,190.00
Temp/Perm Striping (Paint)	0.90	LS	$ 9,000.00	$ 8,100.00
Perm. Striping (Thermoplastic)	0.90	LS	$ 25,000.00	$ 22,500.00
Signage	0.90	LS	$ 9,500.00	$ 8,550.00
Subtotal - Offsite Turn Lanes Construction GMP				**$ 1,220,251.61**
Contingency	5.0%			$ 61,012.58
Bond				$ 19,218.96
Design Builder Fee	7.5%			$ 97,536.24
Offsite Turn Lanes - 100% Construction GMP Total				**$ 1,398,019.39**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project	**2. City Contract Number**
DB Services for Jacksonville Fairgrounds Relocation Project - Supplement #8 - Phase 2 Post Design Services	TBD
3. Name of Consultant	**4. Date of Proposal**
GAI Consultants, Inc.	2/10/2025

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principals	$ 111.33	6	$ 667.98	
Project Manager	$ 95.00	24	$ 2,280.00	
Sr. Project Engineer	$ 79.98	40	$ 3,199.20	
Project Engineer	$ 63.07	48	$ 3,027.36	
Engineer Intern	$ 37.70	80	$ 3,016.00	
Sr. LA Manager	$ 64.00	40	$ 2,560.00	
Project LA	$ 46.23	40	$ 1,849.20	
LA Technician	$ 31.12	24	$ 746.88	
Lead Designer	$ 41.20	0	$ 0.00	
Planning Manager	$ 56.77	0	$ 0.00	
Sr. Planner	$ 36.00	0	$ 0.00	
CAD Operator (Survey and Civil)	$ 30.00	0	$ 0.00	
Surveyor (PSM)	$ 69.29	0	$ 0.00	
Three-Man Survey Crew	$ 100.21	0	$ 0.00	
Admin	$ 26.93	16	$ 430.88	
			TOTAL DIRECT LABOR	$17,777.50
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$31,642.17
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$49,419.67
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$4,941.97
TOTAL LUMP SUM LABOR FEE (GAI)				**$54,361.64**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	$ 3,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 3,000.00**
10. SUBCONSULTANTS / CONTINGENCY	
	$ -
	$ -
SUB-CONTRACT SUB-TOTAL	**$0.00**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$57,361.64**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Exhibit G

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacksonville Fairgrounds Relocation Project - Supplement #8 - POW/MIA – Normandy Turnlanes Post Design Services	**2. City Contract Number** TBD
3. Name of Consultant GAI Consultants, Inc.	**4. Date of Proposal** 2/10/2025

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principals	$ 111.33	4	$ 445.32	
Project Manager	$ 95.00	12	$ 1,140.00	
Sr. Project Engineer	$ 79.98	16	$ 1,279.68	
Project Engineer	$ 63.07	24	$ 1,513.68	
Engineer Intern	$ 37.70	40	$ 1,508.00	
Sr. LA Manager	$ 64.00	8	$ 512.00	
Project LA	$ 46.23	0	$ 0.00	
LA Technician	$ 31.12	0	$ 0.00	
Lead Designer	$ 41.20	0	$ 0.00	
Planning Manager	$ 56.77	16	$ 908.32	
Sr. Planner	$ 36.00	0	$ 0.00	
CAD Operator (Survey and Civil)	$ 30.00	0	$ 0.00	
Surveyor (PSM)	$ 69.29	0	$ 0.00	
Three-Man Survey Crew	$ 100.21	0	$ 0.00	
Admin	$ 26.93	16	$ 430.88	
			TOTAL DIRECT LABOR	$7,737.88
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$13,772.65
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$21,510.53
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$2,151.05
TOTAL LUMP SUM LABOR FEE (GAI)				**$23,661.59**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS Misc. Direct Expenses (Lump Sum)	$ 3,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 3,000.00**
10. SUBCONSULTANTS / CONTINGENCY	$ -
	$ -
SUB-CONTRACT SUB-TOTAL	**$0.00**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$26,661.59**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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 the Jacksonville Fairgrounds Relocation

Requested Action and Justification:

Recommend approval to increase the award with J.B. Coxwell Contracting, Inc. for Amendment #5, Phase 3 - 100% Infrastructure Construction for the Jacksonville Fairgrounds Relocation Project for the 100% Construction Guaranteed Maximum Price of $9,453,783.52, including a contingency of $217,607.11, as shown in Exhibit F. The new total not to exceed amount will be $ 37,245,148.29.

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

Supplier:	J.B. Coxwell Contracting, Inc.	**Basis of Award:**	HPTA	**BID Opening Date:**	03/09/2022

POA #:	72020-22	**PO #:**	648082-22	**Change Order #:**	N/A
Solicitation #:	DB CDB-0053 22	**Contract #:**	72020-22	**Contract Amd #:**	5
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 %:**	30		

Fund:	32111	**Center:**	153103	**Acct:**	565051	**Proj:**	010411	**Activity:**	00000000	$ 1,254,133.71
Fund:	32124	**Center:**	153103	**Acct:**	565051	**Proj:**	010411	**Activity:**	00000000	$ 8,199,649.81
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 37,245,148.29	**Contingent Amt:**	$ 217,607.11	**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	5/15/2025
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS	5/21/2025
Concurrence:		**Title:**		
Concurrence:		**Title:**		

Initial DT Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 1748B05B9BE3C3...	**Chief of Procurement:**	DocuSigned by: B18F1D617352408... 6/3/2025
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 1C34E121556248F...
Date:	6/5/2025	**Date:**	6/5/2025

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

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT F

J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, Florida 32254
Office (904) 786-1120 Fax (904) 783-2970

April 21, 2025

Bob Scott, P.E.
City of Jacksonville
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, Florida 32202

Re: Phase 3 - 100% Infrastructure Construction for Jacksonville Fairgrounds Relocation Project
Design-Build Construction Delivery for City of Jacksonville
City Contract No.: 72020-22

Dear Mr. Scott:

J.B. Coxwell Contracting, Inc. (JBCCI) is pleased to submit for your review and consideration the following design-build scope of services and attached lump sum fee proposal for Phase 3 100% Construction, This proposal is based on the current plans attached and VE options chosen by the City of Jacksonville (COJ) and the Greater Jacksonville Agricultural Fair (GJAF).

The proposed lump sum amount for the 100% Construction GMP for Phase 3 is $9,453,783.52, which does include a project contingency. Between Design Fees and Construction, this brings the total guaranteed maximum price for Phase 3 to $ $12,980,387.71 and **the current total guaranteed maximum price for the project to $37,245,148.28**. The remaining construction proposals are for phase 2 infrastructure and offsite construction.

The work related to this proposal is included in the current approved schedule. This lump sum proposal is inclusive of only those services noted on the attached documentation and which are anticipated at this time. No services or work other than those noted in the proposals are included. In addition, any unknown condition(s) which may surface during construction or any other increase in scope of services may result in a request for additional fees. No work will proceed however, without first obtaining approval from the City for any additional services. This proposal is valid for 30 days unless otherwise agreed upon.

Regarding the Phase 3 infrastructure proposal,

- The fence for the fairgrounds is included in this proposal.
- JEA Primary conduit and manholes to be provided by JEA and installed by Electrical subcontractor. JEA to provide and install primary conductor and transformers.
- Electrical work includes RV Parking lot lighting, RV Receptacles, primary electric including and the fiber optic pull boxes required based on the Electrical plans attached to this proposal.
- All meter fees by others (JEA power and water).
- All concrete flatwork abutting the building by others.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

- All grassing has been changed from sod to seed & mulch.
- The midway entrance has been widened to 70 feet and all midway surface has been changed from heavy duty concrete to heavy duty asphalt.
- The standard duty concrete pavement next to the future restroom in the midway is not included. After speaking with GJAF, this work will be completed by others after the future restroom is designed.
- The perimeter sidewalk on Cowford village has been removed to be constructed by others at a later date if needed.
- The RV stalls has been reduced to only the amount needed per the agreement between COJ and GJAF with a temporary loop road. Future water/sewer/electric services will not be constructed at this time.
- Two future 500 amp services at Cowford Village and two future 500 amp services will be installed as 250 amp services as part of this proposal after discussions with GJAF.
- The existing lift station is to remain onsite for the equestrian center.
- This proposal does not include any entry ticket collector features.

This proposal includes the VE options previously agreed upon between COJ, GJAF and JBCCI. All VE options that were taken in Phase 1 are included in this proposal. JBCCI understands that the guaranteed maximum price is set and the total of all remaining proposals will not exceed that amount based on the VE options total previously provided.

We are again very appreciative of the opportunity to provide you with our design-build services. Should you have any questions or need any further information, please do not hesitate to contact us.

Regards,

J.B. Coxwell Contracting, Inc.

Josh Sowards

Josh Sowards
Director of Design Build Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT F

Date: 04/21/2025
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 3 - 100% Construction GMP
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	1.00	LS	$ 586,129.34	$ 586,129.34
Erosion Control & SWPPP	1.00	LS	$ 41,058.53	$ 41,058.53
Post Design Services	1.00	LS	$ 106,609.81	$ 106,609.81
CMT Testing Services	1.00	LS	$ 35,000.00	$ 35,000.00
Maintenance of Traffic	1.00	LS	$ 21,526.28	$ 21,526.28
Site Grading	131,935.00	SY	$ 1.21	$ 159,641.35
12" Stabilization (LBR 40)	33,034.00	SY	$ 2.66	$ 87,870.44
06" Optional Base (LBR 100) (RV Perimeter Road)	4,099.00	SY	$ 14.28	$ 58,533.72
06" Optional Base (LBR 100) (Cowford Perim. Rd)	1,324.00	SY	$ 14.28	$ 18,906.72
06" Optional Base (LBR 100) (Indep. Light Duty)	11,662.00	SY	$ 14.28	$ 166,533.36
08" Optional Base (LBR 100) (Indep. Heavy Duty)	2,744.00	SY	$ 17.88	$ 49,062.72
08" Optional Base (LBR 100) (Midway)	9,296.00	SY	$ 17.88	$ 166,212.48
1.50" Asph. Surf. SP-12.5 (RV Perimeter Road)	4,013.00	SY	$ 16.80	$ 67,418.40
1.50" Asph. Surf. SP-12.5 (Cowford Perim. Rd)	1,241.00	SY	$ 16.80	$ 20,848.80
1.50" Asph. Surf. SP-12.5 (Indep. Light Duty)	11,154.00	SY	$ 16.80	$ 187,387.20
3.00" Asph. Surf SP-12.5 (Indep. Heavy Duty)	2,630.00	SY	$ 31.45	$ 82,713.50
3.00" Asph. Surf SP-12.5 (Midway)	9,296.00	SY	$ 31.45	$ 292,359.20
Stabilized Grass Parking (RV)	2,833.00	SY	$ 15.08	$ 42,721.64
Timber Curb	1,698.00	LF	$ 15.77	$ 26,777.46
Striping	1.00	LS	$ 15,000.00	$ 15,000.00
Signage	1.00	LS	$ 25,000.00	$ 25,000.00
Hardscape Allowance	1.00	LS	$ 20,000.00	$ 20,000.00
Decorative Fence & Black Vinly Fence	1.00	LS	$ 375,000.00	$ 375,000.00
Grassing (Seed & Mulch)	98,842.00	SY	$ 0.95	$ 93,899.90
Site Electrical / Site Lighting	1.00	LS	$ 3,367,804.25	$ 3,367,804.25
15" HDPE (Storm)	2,007.00	LF	$ 98.08	$ 196,846.56
18" HDPE (Storm)	652.00	LF	$ 115.06	$ 75,019.12
24" HDPE (Storm)	1,204.00	LF	$ 141.21	$ 170,016.84
30" HDPE (Storm)	1,548.00	LF	$ 176.22	$ 272,788.56
36" HDPE (Storm)	445.00	LF	$ 202.22	$ 89,987.90
48" HDPE (Storm)	619.00	LF	$ 348.73	$ 215,863.87
60" HDPE (Storm)	62.00	LF	$ 689.97	$ 42,778.14
15" Mitered End Section (Storm)	1.00	EA	$ 2,545.64	$ 2,545.64
48" Mitered End Section (Storm)	1.00	EA	$ 6,267.11	$ 6,267.11
Type C DBI (Storm)	36.00	EA	$ 5,427.78	$ 195,400.08
Type C DBI, J Bottom (Storm)	7.00	EA	$ 13,138.76	$ 91,971.32
Control Structure, Type H DBI (Storm)	1.00	EA	$ 15,735.75	$ 15,735.75
Road Repair (Equestrian Center)	1.00	LS	$ 41,189.19	$ 41,189.19
08" SDR-26 PVC Sanitary Sewer	3,895.00	LF	$ 120.52	$ 469,425.40
Type A Sanitary Sewer Manhole	19.00	EA	$ 8,957.40	$ 170,190.60

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT F

Date: 04/21/2025
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 3 - 100% Construction GMP
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
Type B Sanitary Sewer Manhole	2.00	EA	$ 14,264.63	$ 28,529.26
Sanitary Sewer Service (Midway)	32.00	EA	$ 1,842.91	$ 58,973.12
Sanitary Sewer Service (RV)	11.00	EA	$ 2,379.81	$ 26,177.91
02" Poly HDPE Fair WM	2,740.00	LF	$ 35.11	$ 96,201.40
06" DR-18 PVC Fair WM	50.00	LF	$ 57.71	$ 2,885.50
08" DR-18 PVC Fair WM	2,254.00	LF	$ 59.81	$ 134,811.74
02" Corp Stop Fair WM	13.00	EA	$ 1,010.85	$ 13,141.05
06" Gate Valve Fair WM	3.00	EA	$ 2,061.76	$ 6,185.28
08" Gate Valve Fair WM	10.00	EA	$ 2,768.57	$ 27,685.70
Flush Hydrant Fair WM	8.00	EA	$ 2,730.88	$ 21,847.04
Fire Hydrant Fair WM	3.00	EA	$ 5,439.59	$ 16,318.77
Fittings - Fair WM	3.00	TN	$ 9,723.21	$ 29,169.63
Water Service Fair WM	31.00	EA	$ 1,566.90	$ 48,573.90
Water Service Fair WM (RV)	11.00	EA	$ 2,158.44	$ 23,742.84
Subtotal - Phase 3 Construction GMP				**$ 8,704,284.32**
Contingency	2.5%			$ 217,607.11
Bond				$ 133,828.37
Design Builder Fee	7.5%			$ 679,178.99
Previous Amendment DB Fee Credit				$ (281,115.27)
Phase 3 - 100% Construction GMP Total				**$ 9,453,783.52**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

City of Jacksonville, Florida
Procurement Award Form (PAF)

Part 1: Form Type JPAC Award Request and Administrative Details

Goods and/or Services: Design Build Services for the Jacksonville Fairgrounds Relocation

Requested Action/Authority:

Recommend the contract for the referenced project be amended to incorporate the attached Scope and Fee, Exhibit E to increase the GMP by $15,215,934.49 to a new GMP of $27,791,364.77.

Justification/Explanation:

See attached for a complete explanation regarding this amendment.

Legal Contract #:	72020-22	Contract Date:	02/26/2024	Change Order/AMD #:	Amendment #4	
PO/Release #:	N/A	Bid Date:	03/09/2022	Awarded Supplier:	J.B. Coxwell Contracting, Inc.	
Licenses Verified:	Yes	Effective Date:	07/18/2024	Basis of Award:	N/A	
Federally Funded:	No	No. of Bids:	N/A	Responses Received:	N/A	Attachments:
Solicitation:	DB - CDB-0053-2 - N/A			Procurement Contract #:	PO - 648082-22	
Executed By:	Office of General Counsel					

PoP:Base:	Project Completion	Options:	N/A	Extension(s):	N/A
JSEB Rec.:	Participation	%:	30	Bonds Waived Pursuant To:	N/A

Fund:	32111	Center:	153103	Acct:	565051	Proj:	010411	Activity:	00000000	$	10,738,802.25
Fund:		Center:		Acct:		Proj:		Activity:		$	
Fund:		Center:		Acct:		Proj:		Activity:		$	

New NTE/GMP:	$ 27,791,364.77	Contingent Amount:	$ 0.00	DMP/ODPO Amount:	$ 0.00

Using Agency/BU:	PWOD:OFFICE_OF_THE_DIRECTOR			
Concurrence:	DocuSigned by: Mcknight, Thomas 1DF284DF23B6432...	Title:	CAPITAL IMPROVEMENT CONSTRUCTION MANAGER	7/18/2024
Concurrence:	DocuSigned by: Sheldon D. Gibbs, P.E. 843DE27A46A74CA...	Title:	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT	7/23/2024
Concurrence:	DocuSigned by: Nina Sicker 1EFA223D5023487...	Title:	DIRECTOR OF PUBLIC WORKS	7/24/2024
Concurrence:		Title:		

Procurement Analyst/Buyer:	Signed by: Benjamin Kemp 174830SCD0EE4C1...	Chief of Procurement:	
Name:	Benjamin Kemp	Name:	Dustin L. Freeman

Part 2: JPAC Actions on Above Requests/Recommendations
All Award Actions Subject to Lawfully Appropriated Funds

Members Who Approve:	
Members Who Disapprove:	
Other Action:	

Date:

Part 3: Final Awarding Authority Action

Action:

Date:

Signature:

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

PAF Instructions

Form Type: Select the type of award from the dropdown options. This form will be used for all Procurement awards (Administrative Awards and JPAC Requests).

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

Requested Action/Authority: Enter a brief description of the requested action or authority being sought. i.e.; *request permission to award to the lowest, responsive responsible bidder for ITB or award the highest ranked supplier for an RFP*.

Justification/Explanation: Enter a brief justification or explanation for the requested action. Use this box to add any additional information such as additional account strings, or other information essential for contract execution.

Legal Contract Number: Provide the existing City contract number if applicable. This will be the same number as your POA number.

Contract Date: Select the effective date for the contract using the calendar option in the form. Leave blank for contracts to become effective on the execution date.

Change Order/AMD #: Provide the applicable Change Order or Amendment number represented by this request.

Date: Enter the date of PAF submission.

Effective Date: Enter the effective date of requested authority and/or action.

Solicitation: Select the competitive procurement method used (1Cloud generated prefix), enter the 1Cloud generated numbering sequence, and 1Cloud generated fiscal year of solicitation

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA),

Procurement Contract #: This is your PO number. Select Type, Enter Number

PO/Release Number: Enter PO Release Number

Awarded Supplier: Enter Awarded Supplier Name

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

Responses Received: This is the number of responses received.

No Bids Received: The number of responses received that indicated supplier would not bid.

Executed By: Select whether executed by OGC or JPAC / Chief of Procurement

PoP Base: Select the Period of Performance for the initial period.

Options: Period for each renewal period i.e. one (1) two (2) year.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Extensions: How many extensions have we preformed after the initial base period and option periods have been completed?

JSEB Goal: Select the percentage established by JSEB.

JESB Other: Select Encouragement or Set Aside Option

Bonds Waived Pursuant to: Select authority allowing bonds to be waived.

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

New NTE/GMP: Enter the new total not to exceed the 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 Amount: Enter the total Direct Materials Purchase/Owner Direct Purchase Order amount for project.

Attachments: Name any attachments included as supplemental information to the PAF.

Using Agency/BU: This should be the requesting agency/requirement owner.

Concurrence: Electronic Signature

Title: Enter the title of person electronically signing form.

**Any fields 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: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

A NEW DAY

City of Jacksonville, Florida

Donna Deegan, Mayor

Department of Public Works
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, FL 32202
(904) 255-8762
Jacksonville.gov

July 11, 2024

TO: Dustin Freeman
Chief of Procurement

THRU: Nina Sickler, P.E.
Director of Public Works

FROM: Sheldon D. Gibbs, P.E.
Chief, Engineering and Construction Management

Robert Scott, P.E.
Public Works Project Manager

Thomas G. McKnight
Capital Improvement Construction Manager

SUBJECT: Amendment #4 Contract #72020-22/ PO #648082-22 Bid #CDB- 0053-22
J. B. Coxwell Contracting, Inc.
Design Build Services Jacksonville Fairgrounds Relocation

In accordance with Design/Build Bid #CDB-0053-22, Contract #72020-22/ PO #648082-22 for Jacksonville Fairgrounds Relocation was awarded in the amount of $160,824.79 for predesign services and a conceptual project milestone schedule. Amendment #1 in the amount of $599,385.15 was to provide pre-construction services and 30% design services. Amendment #2 in the amount of $5,087,506.28 was to provide Phase #1 60% design services and construction costs for clearing and earthwork. Amendment #3 in the amount of $6,727,714.06 was to provide Phase #1 100% design services, offsite 60% plans based on the traffic impact study, Phase #2 and Phase #3 60% design services and Phase #2 construction for clearing and mass grading. Amendment #4 is separated into Part A, which is to provide 100% design services for Phase #2, Phase #3 and offsite construction and 100% Phase #1, part A infrastructure construction services in the amount of $10,738,802.25, with $0.00 in contingency. Part B, subject to appropriation by the city in the fiscal year beginning October 1, 2024, is for Phase #1, part B infrastructure construction services in the amount of $4,477,132.24 with $0.00 in contingency as detailed in the attached Scope and Fee, Exhibit E for the total amount of $15,215,934.49. The City has no obligation for payment and work hereunder is not authorized for Part B, Phase #1 Part B infrastructure construction services unless funds are appropriated for work therein. A written notification will be provided in the event the funds are appropriated. J.B. Coxwell is committed to meeting the 30% JSEB goal established for this contract.

Accordingly, this is to recommend that Contract #72020-22, originally executed November 22, 2022, with J.B. Coxwell Contracting, Inc. for Design Build Services Jacksonville Fairgrounds Relocation be amended to incorporate the attached Scope and Fee, Exhibit E to increase the GMP by $15,215,934.49 to a new GMP of $27,791,364.77.

Funding is as follows:

Accounts	TOTAL
32111.153103.565051.010411.00000000.00000.0000000	$10,738,802.25
010411 subject to 10/1/24 appropriation	$4,477,132.24
TOTAL	$15,215,934.49

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, Florida 32254
Office (904) 786-1120 Fax (904) 783-2970

July 2nd, 2024 (Rev. 02)

Bob Scott, P.E.
City of Jacksonville
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, Florida 32202

Re: Phase 1 - 100% Infrastructure Construction, Phase 2/3 100% Design Services & Offsite 100% Design Services for Jacksonville Fairgrounds Relocation Project
Design-Build Construction Delivery for City of Jacksonville
City Contract No.: 72020-22

Dear Mr. Scott:

J.B. Coxwell Contracting, Inc. (JBCCI) is pleased to submit for your review and consideration the following design-build scope of services and attached lump sum fee proposal for Phase 1 100% Construction, Phase 2 & Phase 3 100% design services and 100% Offsite Design Services. This proposal is based on the Ten-set approved plans for Phase 1.

This proposal has been broken up into two parts (Part A & Part B) per COJ request.

Part A includes the following items:

1. The proposed lump sum amount for the 100% design services in Phase 2 and Phase 3 is $419,084.20, which does not include a project contingency.
2. The proposed lump sum amount for the 100% design services for offsite construction is $107,786.01, which does not include a project contingency.
3. The proposed lump sum amount for the construction services (underground utilities & site stabilization) for Phase 1 is $10,211,932.04, which does not include a project contingency. The itemized breakdown for this work is attached to this proposal.

Part A including 100% Design Services for Phase 2, Phase 3 and Offsite improvements and the Part A infrastructure totals $10,738,802.25.

Part B includes the following item:

4. The proposed lump sum amount for the construction services (roadway construction, hardscaping, landscaping & irrigation) for Phase 1 is $4,477,132.24, which does not include a project contingency. The itemized breakdown for this work is attached to this proposal.

Part B of this proposal including the Part B portion of the Phase 1 infrastructure totals $4,477,132.24.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

These tasks, if approved would result in a contract increase in the amount of $15,215,934.49 which results in a total revised contract amount of $27,791,364.76. This proposed design or engineering elements are limited to the outline, key assumptions and exclusions as detailed in GAI's proposals. Between Design Fees and Construction, this brings the total guaranteed maximum price for Phase 1 to $ $20,597,586.21.

The work related to this proposal is included in the current approved schedule. This lump sum proposal is inclusive of only those services noted on the attached documentation and which are anticipated at this time. No services or work other than those noted in the proposals are included. In addition, any unknown condition(s) which may surface during construction or any other increase in scope of services may result in a request for additional fees. No work will proceed however, without first obtaining approval from the City for any additional services. This proposal is valid for 30 days unless otherwise agreed upon.

Regarding the Phase 1 infrastructure proposal,

- The fence for the fairgrounds is not included in the Phase 1 infrastructure construction proposal.
- Once the final design is approved for the revised decorative fence, the cost for the fence will be included in the Phase 2 and Phase 3 GMP that is forthcoming.
- JEA Manholes and Transformer Pads supplied by JEA.
- Electrical work includes Parking lot lighting, VIP area RV Receptacles, street lighting for Finger Lake in the Phase 1 boundary, primary electric including 2 transformers at Expo Hall and Parking lot lighting and the fiber optic pull boxes required based on the Electrical plans attached to this proposal.
- Power to the future fairground main entrance stops outside of the sidewalk as a stub, continuation into the future entry configuration by others. All meter fees by others (JEA power and water).
- All concrete flatwork within five feet of the building by others.
- Concrete paving including ramps by others.
- Front amphitheater concrete includes sloped concrete meeting ADA compliance.
- Dumpster enclosure, if required by others.
- Coordination with Fairgrounds to incorporate a gas service off of Normandy is included, however all costs associated with the installation or service for the gas supply is by others.

We are again very appreciative of the opportunity to provide you with our design-build services. Should you have any questions or need any further information, please do not hesitate to contact us.

Regards,

J.B. Coxwell Contracting, Inc.

Josh Sowards

Josh Sowards
Director of Design Build Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

COJ DB – Fairgrounds Relocation Project

Phase 2/3 - 100% Design Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacks. Fairgrounds Rel. Project - Phase 2/3 100% Design Services	**2. City Contract Number** 72022-22
3. Name of Contractor **J. B. Coxwell Contracting, Inc.**	**4. Date of Proposal** 6/13/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Costs	TOTAL
Principal (Senior Officer)	$ 110.00	20.00	$ 2,200.00	
Design Build Manager	$ 90.00	140.00	$ 12,600.00	
Project Manager	$ 90.00	20.00	$ 1,800.00	
Project Engineer	$ 70.00	15.00	$ 1,050.00	
Administrative Assistant	$ 35.00	20.00	$ 700.00	
Estimator	$ 55.00	20.00	$ 1,100.00	
Estimating Assistant	$ 35.00	5.00	$ 175.00	
Staff Accountant	$ 55.00	-	$ -	
CADD / Comp Technician	$ 30.00	-	$ -	
			TOTAL DIRECT LABOR	$ 19,625.00
6. OVERHEAD (Combined Fringe Benefits & Administrative) ***Overhead Rate 54.46%***				$ 10,687.78
			LABOR SUB-TOTAL	$ 30,312.78

PART III - OTHER COSTS

7. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses	$ 1,500.00
MISCELLANEOUS DIRECT COSTS TOTAL	$ 1,500.00
8. SUBCONSULTANTS/SUBCONTRACTORS	
GAI Consultants, Inc. (100% Design Services - Phase 2/3)	$ 350,060.82
SUBCONSULTANTS / SUBCONTRACTORS TOTAL	$ 350,060.82
OTHER COSTS SUB-TOTAL	$ 351,560.82

PART IV - CONTINGENCY

9. CONTINGENCY	x ***0%***	

PART V - FEE SUMMARY

SUBTOTAL - (Parts II & III, IV)		**$381,873.60**
10. Design Builder Fee (Parts II & III)	x ***7.5%***	$ 28,640.52
11. Payment & Performance Bond		**$8,570.08**
GRAND TOTAL (1-11)		**$ 419,084.20**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

gai consultants
transforming ideas into reality

March 27, 2024

Josh Sowards
Project Manager
J. B. Coxwell Contracting, Inc.
6741 Lloyd Road
Jacksonville, FL 32254

Subject: Design-Build Services for Jacksonville Fairgrounds Relocation Project (CDB-0053-22) / Supplement #7 for: Phases 2 & 3 100% Design and Permitting Services and Phase 1 Post Design Services

Dear Mr. Sowards

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

Scope of Work

COJ Representatives, the DB Team, and the GJAF Consultants have coordinated various project components and the COJ has approved the DB Team to proceed with 100% design services for Phases 2 and 3. This work effort will incorporate the site revisions provided by GJAF consultants which have been coordinated to date. Additionally, under this scope of work, GAI will capture the efforts expended to file for an Administrative Deviation (AD) for the project, as well as provide for Post Design Services for Phase 1.

GAI's services to effectuate the deliverables associated with this scope of work are further outlined below and are based on GAI's best assumptions to date:

1. GAI will progress the Phase 2 and 3 100% Design Documents, based on the comments received to date from COJ and the COJ approved comments from GJAF and their consultants.

   These drawings will consist of, at a minimum: site clearing and demolition plans, grading and drainage plans, stormwater management collection, conveyance and treatment facilities, utility design plans (water/sewer/electric), proposed Fingerlake Street roadway plans for improvements to connect Phase 1 to the existing Fingerlake Street, proposed parking lot plans (both paved and unpaved), and appropriate details and specifications.

   Meskel & Associates, Engineering PLLC (Meskel) will provide an additional boring at the existing box culvert to support the Fingler Lake Street culvert extension design. Ground penetrating radar (GPR) will be utilized to identify the existing reinforcement on the box culvert to determine the rebar size and spacing. Based on the information gathered, the details for the culvert extension will be finalized and included with the 100% design plans. The plans shall include the required guardrail design and details for the area around the existing culvert.

   GAI's scope of work includes 100% landscape and irrigation plans for the proposed improvements in Phases 2 and 3. GAI will continue to work with the COJ and GJAF to coordinate the desired tree and plant material selection for the project. No decorative hardscape design is anticipated or included in this proposal. No tree mitigation plans are included as this site is exempt from tree mitigation services. No off-site improvements are included in this scope of work.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

2. Under this scope of services, GAI will respond to Agency review comments to further advance the documents for completion and issuance of Construction Documents. The following is a summary of the regulatory reviews that are applicable to this project which that are included in this task:

    - City of Jacksonville Development Review
    - St. Johns River Water Management District (Stormwater Only – No additional wetland impact permitting is anticipated for Phases 2 and 3). *Note: Wetland Permitting Services for the balance of the project have already been authorized under the project's initial scope of work.*
    - JEA Permitting for Water and Sewer
    - Support JEA Electric Services as outlined in Supplement 3, Item 5
    - FDEP Permitting

    This task also includes capturing the retroactive efforts expended by GAI Consultants to support the City of Jacksonville with an Administrative Deviation application for the Fairgrounds project.

3. GAI's scope of work under this proposal includes fees to cover bi-weekly progress meetings with COJ and up to two (2) coordination meetings with the City, JBCCI, Greater Jacksonville Agricultural Fair and their consultants through August 2024. GAI has additionally included fees to cover up to four (4) additional meetings, site visits, and/or other miscellaneous project conference calls or meetings in order to assist in keeping this project on schedule.

4. Phase 1 Post Design Services:
    a. GAI will review and respond to shop drawings;
    b. Respond to up to six (6) civil RFIs and two (2) landscape architecture related RFIs;
    c. Perform up to two (2) site observation visits per month for an approximate 12-month period to observe progress of the site work; and
    d. Perform up to six (6) landscape site visits and develop observation reports for same.

Key Assumptions and Exclusions

1. No other services other than those outlined within this proposal are included at this time.

If you have any questions, please give me a call.

Sincerely,

Nick Mousa, AICP

Assistant Vice President

Attachments:
- Fee Summary for Phase 2/3 100% Design & Permitting
- Fee Summary for Phase 1 Post Design
- Irrigation Proposal from EcoDesign dated 1/24/24
- Geotechnical and GPR proposal from Meskel & Associates dated 3/15/24

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacksonville Fairgrounds Relocation Project - Supplement #7 100% Design and Permitting of Phase 2/3 Services	**2. City Contract Number** TBD
3. Name of Consultant GAI Consultants, Inc.	**4. Date of Proposal** 3/27/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principals	$ 111.33	20	$ 2,226.60	
Project Manager	$ 95.00	196	$ 18,620.00	
Sr. Project Engineer	$ 79.98	222	$ 17,755.56	
Project Engineer	$ 63.07	245	$ 15,452.15	
Engineer Intern	$ 37.70	378	$ 14,250.60	
Sr. LA Manager	$ 64.00	228	$ 14,592.00	
Project LA	$ 46.23	193	$ 8,922.39	
LA Technician	$ 31.12	155	$ 4,823.60	
Lead Designer	$ 41.20	166	$ 6,839.20	
Planning Manager	$ 56.77	0	$ 0.00	
Sr. Planner	$ 36.00	0	$ 0.00	
CAD Operator (Survey and Civil)	$ 30.00	8	$ 240.00	
Surveyor (PSM)	$ 69.29	4	$ 277.16	
Three-Man Survey Crew	$ 100.21	8	$ 801.68	
Admin	$ 26.93	26	$ 700.18	
			TOTAL DIRECT LABOR	$105,501.12
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$187,781.44
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$293,282.56
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$29,328.26
TOTAL LUMP SUM LABOR FEE (GAI)				**$322,610.82**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	$ 5,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 5,000.00**
10. SUBCONSULTANTS / CONTINGENCY	
Irrigation Subconsultant (ECo)	$ 16,000.00
Ground Penetrating Radar and Structual Borings (Meskel - Allowance)	$ 6,450.00
SUB-CONTRACT SUB-TOTAL	**$22,450.00**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$350,060.82**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project	**2. City Contract Number**
DB Services for Jacksonville Fairgrounds Relocation Project - Supplement #7 - Phase 1 Post Design Services	TBD
3. Name of Consultant	**4. Date of Proposal**
GAI Consultants, Inc.	3/27/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principals	$ 111.33	6	$ 667.98	
Project Manager	$ 95.00	48	$ 4,560.00	
Sr. Project Engineer	$ 79.98	36	$ 2,879.28	
Project Engineer	$ 63.07	72	$ 4,541.04	
Engineer Intern	$ 37.70	192	$ 7,238.40	
Sr. LA Manager	$ 64.00	60	$ 3,840.00	
Project LA	$ 46.23	40	$ 1,849.20	
LA Technician	$ 31.12	0	$ 0.00	
Lead Designer	$ 41.20	0	$ 0.00	
Planning Manager	$ 56.77	0	$ 0.00	
Sr. Planner	$ 36.00	0	$ 0.00	
CAD Operator (Survey and Civil)	$ 30.00	0	$ 0.00	
Surveyor (PSM)	$ 69.29	0	$ 0.00	
Three-Man Survey Crew	$ 100.21	0	$ 0.00	
Admin	$ 26.93	8	$ 215.44	
			TOTAL DIRECT LABOR	$25,791.34
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$45,906.01
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$71,697.35
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$7,169.73
TOTAL LUMP SUM LABOR FEE (GAI)				**$78,867.08**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	$ 3,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 3,000.00**
10. SUBCONSULTANTS / CONTINGENCY	
	$ -
	$ -
SUB-CONTRACT SUB-TOTAL	**$0.00**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$81,867.08**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

ECo. DESIGN + CONSULTING

January 3, 2024
Revised January 23, 2024

Ms. Rebecca Bray
GAI Consultants
12574 Flagler Center Blvd, Suite 202
Jacksonville, FL 32258

RE: Jacksonville Fairgounds, Phase 2 & 3 - Irrigation Plans

Dear Rebecca,

ECo Design and Consulting, LLC (ECo) is pleased to present this proposal for irrigation design services. The scope of services and fee outlined below is based on the site landscape plan provided by GAI Consultants. The site is located in Duval County (see exhibit below) and is the continuation of the Fairgrounds Phase 1 project, designed in late 2023. The enclosed scope of services and established fee are based on the project base file being provided to ECo in AutoCAD format. The design will be completed in accordance with 'Florida Friendly' Irrigation code and design standards. The fee stated herein assumes Eco receives the necessary AutoCAD files prior to the beginning evaluation. It is understood that the necessary permitting for construction of the project has been provided by others. No permitting with Duval County, Florida Department of Transportation (FDOT), or St. Johns River Water Management District (SJRWMD) is included in this proposal and if required would be contracted in a separate proposal. This scope does not anticipate LEED Certification or Florida Green Building Code Certification.

Project Scope of Services

- **Task 1- Irrigation Plan:** An irrigation plan shall be prepared to provide 100% coverage to all landscape areas. The system shall be an automatic irrigation system. Based on the information provided, the project proposes to use potable water with an irrigation meter. Tie in location to be provided by the engineer. It is currently assumed that the mainline used for Phase 1 may be continued to the Phase 2 and Phase 3 areas. It may be necessary to provide a second irrigation meter due to the size of the project, specifically for Phase 2 but it will not be determined until the irrigation design for these phases have been completed and the mainline design for Phase 1 is deemed appropriate. No landscape plan has been completed to date. The following assumptions are included as part of this scope:

    - Phase 2:
        - Parking Lot Areas - Phase 1 landscape plan proposed a significant amount of bahia sod in the parking areas. This scope of work assumes the parking areas will remain consistent with Phase 1 and will not require irrigation on the interior of the parking areas. It is assumed the landscape will remain along the perimeters and within designated landscape beds.
        - Stormwater Areas – Trees will be located around the perimeter of the proposed ponds.
        - Road Right of Ways – Landscape beds and trees will be clustered along the right of way similar to Phase 1.
        - All turf is assumed to be bahia and does not require irrigation.

    - Phase 3:
        - "Cowford Village" – This area is anticipated to be primarily open space with walkways, restroom buildings and an existing lift station. The majority is assumed to be Bahia, with landscape beds around the walkways, entryways, restroom buildings and landscape screening of the existing lift station.
        - All turf is assumed to be bahia and does not require irrigation.

    - The athletic fields shown on the master plan are not included within this scope of work.
    - Phase 2 and Phase 3 shall be broken into two separate sets of plans and distributed to GAI for their use in permitting/construction coordination.

    ECo shall coordinate with GAI to verify connection points to either a new irrigation meter or an existing of the Phase 1 mainline. In order to properly size the meter and mainline, this should be completed prior to Phase 1 construction. ECo will review the irrigation needs upon receipt of the base file, hardscape and landscape file in CAD format. Shall the construction of Phase 1 initiate prior to receipt of the Phase 2 & Phase 3 design, the Phase 1 could be reviewed and based on an assumed flow rate. However, this is not ideal nor exact and may cause flow and/or pressure issues upon finalization of the Phase 2 & Phase 3 design. It's important to coordinate this effort as soon as possible.

    It is our understanding this is a design-build project. ECo will coordinate with the engineer and contractor through the design process to verify constructability and materials. All comments shall be incorporated prior to final COJ permit submittal, including VE input. This scope does not include resubmittal to COJ due to comments issued after 10-set approval.

- **Task 2 – Limited Bidding and Construction Administrative Assistance:** The task is excluded as part of this proposal. Should it be needed, the scope and fee may be provided via separate cover.

LUMP SUM FEE

- Task 1 –
  - COJ Jacksonville Fairgrounds, Phase 2 – Irrigation Plans and Details…….…….…. $ 8,500.00
  - COJ Jacksonville Fairgrounds, Phase 3 – Irrigation Plans and Details. ……..……..……..…. $ 7,500.00

SCHEDULE

Estimated schedule to complete the tasks outlined above is approximately a four (4) week turnaround from final approval of this proposal and upon receipt of Auto Cad Drawing.

If this meets with your approval, please return one signed copy of this proposal electronically to my office as our official notice to proceed. We appreciate this opportunity and look forward to the successful completion of this project. Please call if you have further requests or questions.

General Clarifications:

- All drawings electronically transmitted to/from ECo will be ACAD2020.dwg or earlier compatible versions.
- This Proposal does not include translation of data from non-ACAD compatible files.
- This Proposal assumes the site and floor plan documents will be provided to ECo in ACAD.dwg format.
- This Proposal does not include fees for preparing the site and floor plans from “hard” copy plans or non-ACAD.dwg format digital files. All reproduction and distribution of Plans, Specifications, Shop Drawings or other project related documents shall be by the Architect.
- The following items are not included in the services offered in this Proposal;
  - Any activities beyond document preparation.
  - Permitting services and/or permitting fees.
  - Cost estimating.
  - Project representation and construction observation on a full-time or part-time basis, or to any greater degree than described in this Proposal.
- Changes to the project design at the direction of the Owner if the direction for such change requires revision to prior-approved design, including design changes resulting from “value engineering” by the Owner, Contractor or others. Additional permitting because of changes made during construction is not included.
- Florida Green Building Code or LEED Certifications.

This fee proposal is subject to acceptance within 60 days. Invoicing for the tasks outlined above will be on a monthly basis. In the event that we are required to retain an attorney to collect on this account, you will also be responsible for all collection casts, including attorney’s fee. Blueprinting/hard copies, delivery and other expenses will be invoiced as direct reimbursable expenses. Any modifications, changes or additions to the approved permit set of documents shall be additional to the lump sum fee. Billing for any additional scope of services shall be based upon an hourly rate of $180.00 per hour. All original drawings, tracings, and sketches (digital or non-digital) shall remain the property of ECo Design and Consulting, LLC. The client shall retain exclusive rights to all drawings.

Sincerely,
ECo Design and Consulting, LLC

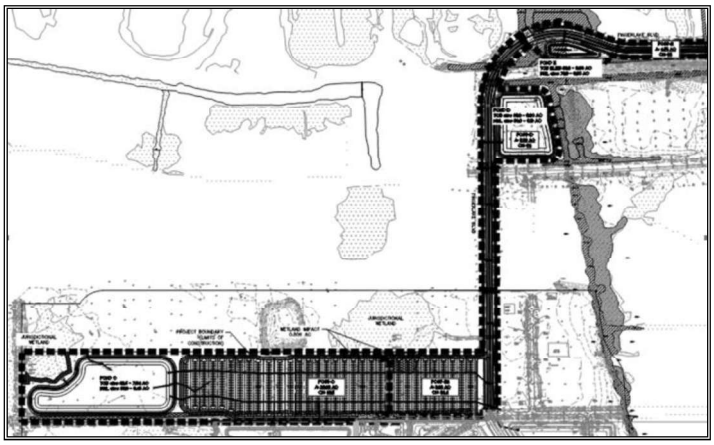
Jaime Eaton, PE
President

APPROVED
GAI Consultants

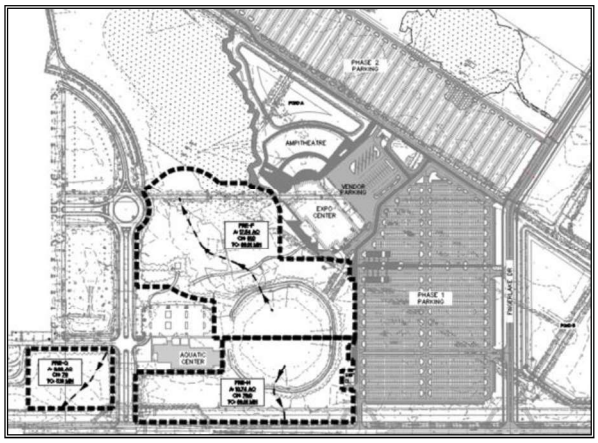
Print Name: _____
Date: _____

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

Phase 2



Phase 3



Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Meskel & Associates Engineering
Geotechnical • Environmental • Inspection • Testing

March 15, 2024

Stephen Reed
GAI Consultants Inc.
12574 Flagler Center Blvd, Suite 202
Jacksonville, Florida 32

Subject: Proposal for Geotechnical Exploration and Engineering Services
12' x 6' Single – Cell Precast Culvert Extension
Jacksonville, Florida
MAE Proposal No. 240097

Dear Mr. Reed:

MESKEL & ASSOCIATES ENGINEERING, PLLC (MAE) is pleased to present this proposal to provide the geotechnical exploration and engineering services for the subject project.

We were provided with structural plans and an alignment file prepared by GAI Consultants, Inc, last dated February 17, 2024. Based on our discussions, we understand that the project will include the extension of the existing box culvert along Fingerlake Street near the location of the Jacksonville Fairgrounds.

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 provided information, we understand the following field services are requested:

Test Location	Test No. & Type	Test Depth ft below ground surface
Box Culvert	1 SPT* Boring	30

*Standard Penetration Test boring

In addition to the SPT boring for the culvert expansion, a GPR contractor will be brought on site to identify and locate the reinforcement present in the existing culvert. Note that without visual observation of the rebar present within the Box Culvert, the results of the GPR survey may not identify all of the reinforcement within the culvert.

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. Any private utilities not included in the SSOC system will need to be located by the property Owner.

Once the SPT boring is complete, it will be backfilled with a cement grout. We will take reasonable precautions to prevent damage to property and will reasonably restore the immediate area of the boring location to the condition existing prior to the start of our fieldwork.

The recovered soil samples will be described in the field by the field crew. The field log 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.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

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 engineering 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,
- The results of the GPR survey to locate the steel reinforcement within the existing box culvert,
- Recommendations for shallow foundation design parameters for the culvert extension, including our estimate of the performance of the foundation system,
- 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 **$6,450.00**. This fee includes submittal of an electronic copy of the report. Bound, paper copies can be provided at an additional cost of $50 per copy. We will contact you immediately if we encounter subsurface conditions that could require the borings to be advanced to deeper 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.

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

Sincerely,
MESKEL & ASSOCIATES ENGINEERING, PLLC

G. Clayton Purvis E.I.
Staff Engineer

P. Rodney Mank, P.E
Principal Engineer

Distribution: Stephen Reed – GAI Consultants Inc. One (1) e-mail copy

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

PROPOSAL AUTHORIZATION
For Geotechnical Services
12' x 6' Single – Cell Precast Culvert Extension
Jacksonville, Florida
MAE Proposal No. 240097

Billing Information:

Company Name: _____

Attention: _____
Company
Address: _____

Phone No.: _____ Email: _____

Project Contact Name:
(if different than above) _____

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

1. _____

_____

No. of Reports Required:_____

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 $50 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: _____ Title: _____

Signature: _____ Date: _____

EXHIBIT E

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 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.

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

COJ DB – Fairgrounds Relocation Project

Offsite Turn Lanes - 100% Design Services

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Sumary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacks. Fairgrounds Rel. Project - Offsite Turn Lanes 100% Design Services	**2. City Contract Number** 72022-22
3. Name of Contractor **J. B. Coxwell Contracting, Inc.**	**4. Date of Proposal** 7/2/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Costs	TOTAL
Principal (Senior Officer)	$ 110.00	5.00	$ 550.00	
Design Build Manager	$ 90.00	35.00	$ 3,150.00	
Project Manager	$ 90.00	7.00	$ 630.00	
Project Engineer	$ 70.00	3.00	$ 210.00	
Administrative Assistant	$ 35.00	7.00	$ 245.00	
Estimator	$ 55.00	2.00	$ 110.00	
Estimating Assistant	$ 35.00	-	$ -	
Staff Accountant	$ 55.00	-	$ -	
CADD / Comp Technician	$ 30.00	-	$ -	
			TOTAL DIRECT LABOR	$ 4,895.00
6. OVERHEAD (Combined Fringe Benefits & Administrative) ***Overhead Rate 54.46%***				$ 2,665.82
			LABOR SUB-TOTAL	$ 7,560.82

PART III - OTHER COSTS

7. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses	$ 1,500.00
MISCELLANEOUS DIRECT COSTS TOTAL	$ 1,500.00
8. SUBCONSULTANTS/SUBCONTRACTORS	
GAI Consultants, Inc. (100% Design Services - Offsite Turn Lanes)	$ 87,512.57
SUBCONSULTANTS / SUBCONTRACTORS TOTAL	$ 87,512.57
OTHER COSTS SUB-TOTAL	$ 89,012.57

PART IV - CONTINGENCY

9. CONTINGENCY	x ***0%***	

PART V - FEE SUMMARY

SUBTOTAL - (Parts II & III, IV)		**$96,573.39**
10. Design Builder Fee (Parts II & III)	x ***7.5%***	$ 7,243.00
11. Payment & Performance Bond		**$3,969.62**
GRAND TOTAL (1-11)		**$ 107,786.01**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

gai consultants
transforming ideas into reality

June 7, 2024

GAI Project R220219.00

Mr. Josh Sowards
Project Manager
J.B. Coxwell Contracting, Inc.
6741 Lloyd Road
Jacksonville, Florida 32254

Fee Proposal for Design Build Services Jacksonville Fairgrounds Relocation - Supplement #9 for: Final Design, Permitting and Post Design Services for Off Site Turn Lanes Jacksonville, Florida

Dear Mr. Sowards:

Based on our 60% design effort for the off-site turn lane improvements associated with the Jacksonville Fairgrounds project, GAI Consultants, Inc. (GAI) respectfully submits the following Scope of Services and Fee Proposal commence 100% design and permitting services for same as further outlined below:

Scope of Services

Final Design Services – Offsite Turn Lanes

- This scope of work includes plan production and additional details to progress the plans to final design and will include:
  - 90% and 100% Plan Submittals to the City of Jacksonville Project Manager
  - Final Field Reviews
  - Coordination with Design Build Contractor

Permitting – Offsite Turn Lanes

- Review of FDOT Access Permit Comments and Plan Revisions to acquire permit approval
- Completion of any additional FDOT Permits including FDOT Drainage Connection Permit required as part of the proposed turn lanes
- Submittal of the final plans to City of Jacksonville Development Services Review (10 Set) and coordination of any necessary plan revisions to acquire plan approval
- SJRWMD Permit Determination

No other services are included under this proposal. All meeting and coordination time associated with this effort is included in our scope and fees for the design and permitting of Phases 2 and 3.
If you have any questions, please feel free to contact me.

Nick Mousa, AICP
Assistant Vice President

Attachments: Fee Summary

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Contract Fee Summary for Engineering Division
DB Services for Jacksonville Fairgrounds Relocation Project (CDB 0053-22)
City of Jacksonville, FL

PART I - GENERAL

1. Project DB Services for Jacksonville Fairgrounds Relocation Project Final Design and Permitting Services	**2. City Contract Number**
3. Name of Consultant GAI Consultants, Inc.	**4. Date of Proposal** 6/7/2024

PART II - LABOR RELATED COSTS

5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$ 111.33	8	$ 890.64	
Project Manager	$ 95.00	64	$ 6,080.00	
Sr. Project Engineer	$ 79.98	58	$ 4,638.84	
Project Engineer	$ 63.07	71	$ 4,477.97	
Engineer Intern	$ 37.70	90	$ 3,393.00	
Lead Designer	$ 41.20	122	$ 5,026.40	
CAD Operator (Survey and Civil)	$ 30.00	110	$ 3,300.00	
Surveyor (PSM)	$ 69.29	0	$ 0.00	
Three-Man Survey Crew	$ 100.21	0	$ 0.00	
Admin	$ 26.93	18	$ 484.74	
			TOTAL DIRECT LABOR	$ 28,291.59
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%				$ 50,356.20
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$ 78,647.79
8. PROFIT: Labor Related Costs (Item 7)			x 10%	$ 7,864.78
TOTAL LUMP SUM LABOR FEE (GAI)				**$ 86,512.57**

PART III - OTHER COSTS

9. MISCELLANEOUS DIRECT COSTS (Lump Sum)	
Misc. Direct Costs	$ 1,000.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL	**$ 1,000.00**
10. SUBCONSULTANTS / CONTINGENCY	
SUB-CONTRACT SUB-TOTAL	**$ -**

PART IV - FEE SUMMARY

TOTAL FEE - (Items 5, 6, 8, 9 and 10)	**$ 87,512.57**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

COJ DB – Fairgrounds Relocation Project

Phase 1 - Part A Infrastructure

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Date: 07/02/2024
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 1 - Infrastructure Construction (Part A)
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
General Conditions	1.00	LS	$ 1,108,239.13	$ 1,108,239.13
Erosion Control & SWPPP	1.00	LS	$ 58,473.81	$ 58,473.81
Post Design Services	1.00	LS	$ 81,867.08	$ 81,867.08
CMT Testing Services	1.00	LS	$ 40,000.00	$ 40,000.00
Site Grading	222,731.00	SY	$ 1.14	$ 253,913.34
12" Stabilization (LBR 40)	90,577.00	SY	$ 2.51	$ 227,348.27
06" Optional Base (LBR 100)	56,438.00	SY	$ 13.48	$ 760,784.24
08" Optional Base (LBR 100) (Finger Lake)	20,574.00	SY	$ 16.88	$ 347,289.12
Stabilized Grass Parking	38,604.00	SY	$ 9.36	$ 361,333.44
City Standard Curb & Gutter	22,593.00	LF	$ 24.25	$ 547,880.25
Site Electrical / Site Lighting	1.00	LS	$ 1,602,182.75	$ 1,602,182.75
Fence, 4 ft. Black Vinyl (Pond B)	2,715.00	LF	$ 20.00	$ 54,300.00
Grassing (Sod) Ampitheatre	6,900.00	SY	$ 3.85	$ 26,565.00
15" HDPE (Storm)	287.00	LF	$ 107.23	$ 30,775.01
18" HDPE (Storm)	2,442.00	LF	$ 109.13	$ 266,495.46
24" HDPE (Storm)	1,166.00	LF	$ 133.30	$ 155,427.80
30" HDPE (Storm)	556.00	LF	$ 172.18	$ 95,732.08
36" HDPE (Storm)	275.00	LF	$ 189.92	$ 52,228.00
48" HDPE (Storm)	732.00	LF	$ 334.58	$ 244,912.56
60" HDPE (Storm)	1,984.00	LF	$ 598.68	$ 1,187,781.12
12"x18" ERCP (Storm)	202.00	LF	$ 119.33	$ 24,104.66
18" Mitered End Section (Storm)	2.00	EA	$ 2,402.61	$ 4,805.22
24" Mitered End Section (Storm)	3.00	EA	$ 3,365.47	$ 10,096.41
30" Mitered End Section (Storm)	1.00	EA	$ 3,916.21	$ 3,916.21
54" Mitered End Section (Storm)	2.00	EA	$ 14,898.64	$ 29,797.28
60" Mitered End Section (Storm)	1.00	EA	$ 18,937.95	$ 18,937.95
12"x18" Mitered End Section (Storm) (15")	4.00	EA	$ 2,402.35	$ 9,609.40
Single Curb Inlet (Storm)	7.00	EA	$ 8,455.99	$ 59,191.93
Single Curb Inlet, J Bot (Storm)	4.00	EA	$ 17,639.80	$ 70,559.20
COJ Manhole (Storm)	3.00	EA	$ 10,301.41	$ 30,904.23
COJ Manhole, J Bot (Storm)	6.00	EA	$ 14,656.24	$ 87,937.44
Type C DBI (Storm)	40.00	EA	$ 5,071.38	$ 202,855.20
Type C DBI, J Bot (Storm)	10.00	EA	$ 12,739.58	$ 127,395.80
Control Structure, Type H DBI (Storm)	2.00	EA	$ 14,850.77	$ 29,701.54
Temporary Plug (Storm)	1.00	EA	$ 667.54	$ 667.54
08" SDR-26 PVC Sanitary Sewer	1,614.00	LF	$ 124.45	$ 200,862.30
Type A Sanitary Manhole	7.00	EA	$ 8,454.19	$ 59,179.33
Type A Sanitary Manhole, 5 ft Dia, Lined	1.00	EA	$ 26,246.82	$ 26,246.82
Type B Sanitary Manhole	2.00	EA	$ 13,463.42	$ 26,926.84
Sanitary Sewer Service - Expo Hall (08")	1.00	EA	$ 20,848.52	$ 20,848.52
Sanitary Sewer Service - VIP Service Court	1.00	EA	$ 22,085.55	$ 22,085.55
Sanitary Pump Station	1.00	LS	$ 468,121.64	$ 468,121.64
08" DR-18 PVC Force Main	356.00	LF	$ 56.74	$ 20,199.44

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Date: 07/02/2024
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 1 - Infrastructure Construction (Part A)
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
16"x08" Wet Tap & Valve FM	1.00	EA	$ 10,492.75	$ 10,492.75
08" Gate Valve FM	1.00	EA	$ 2,882.45	$ 2,882.45
Fittings - FM	0.62	TN	$ 23,322.13	$ 14,459.72
Private Pump Out	1.00	EA	$ 10,906.00	$ 10,906.00
06" DR-18 PVC JEA WM	40.00	LF	$ 53.07	$ 2,122.80
08" DR-18 PVC JEA WM	2,415.00	LF	$ 56.31	$ 135,988.65
20"x08" Wet Tap & Valve JEA WM	1.00	EA	$ 11,039.58	$ 11,039.58
06" Gate Valve JEA WM	4.00	EA	$ 2,102.73	$ 8,410.92
08" Gate Valve JEA WM	5.00	EA	$ 2,822.70	$ 14,113.50
Fire Hydrant JEA WM	4.00	EA	$ 4,816.97	$ 19,267.88
Flush Hydrant JEA WM	2.00	EA	$ 2,575.02	$ 5,150.04
Fittings - JEA WM	1.92	TN	$ 15,448.35	$ 29,660.83
02" SDR-9 Poly Fair WM	155.00	LF	$ 32.85	$ 5,091.75
04" DR-18 PVC Fair WM	1,695.00	LF	$ 37.23	$ 63,104.85
08" DR-18 PVC Fair WM	41.00	LF	$ 66.83	$ 2,740.03
20"x08" Wet Tap & Valve Fair WM	1.00	EA	$ 11,039.58	$ 11,039.58
04" Gate Valve Fair WM	5.00	EA	$ 1,762.44	$ 8,812.20
08" Gate Valve Fair WM	1.00	EA	$ 2,820.88	$ 2,820.88
04" Backflow & 02" Meter Fair WM	1.00	LS	$ 10,945.03	$ 10,945.03
02" Backflow & Meter Fair Irrig Serv.	1.00	LS	$ 4,859.58	$ 4,859.58
RV Service Fair WM	10.00	EA	$ 1,714.76	$ 17,147.60
02" Restroom Serv. Fair WM	1.00	EA	$ 3,321.67	$ 3,321.67
Fittings - Fair WM	0.95	TN	$ 15,903.49	$ 15,108.32
06" DR-18 PVC Fire WM	30.00	LF	$ 63.39	$ 1,901.70
08" DR-18 PVC Fire WM	1,055.00	LF	$ 69.27	$ 73,079.85
06" Gate Valve Fire WM	3.00	EA	$ 2,101.97	$ 6,305.91
08" Gate Valve Fire WM	3.00	EA	$ 2,822.40	$ 8,467.20
Fire Hydrant Fire WM	3.00	EA	$ 4,816.97	$ 14,450.91
08" RPDA Backflow Preventor	1.00	LS	$ 21,131.22	$ 21,131.22
08" SS Fire Riser Fire WM	1.00	EA	$ 4,321.06	$ 4,321.06
Fittings - Fire WM	1.66	TN	$ 15,366.53	$ 25,508.44
Subtotal - Phase 1 Infrastructure Construction Part A				**$ 9,623,131.81**
Contingency (Carry Cont. from E/W)				$ -
Bond				$ 144,346.98
Design Builder Fee	7.5%			$ 732,560.91
Design Builder Fee Correction (Previous Amendments)	**1.00**	**LS**	**$ (288,107.66)**	**$ (288,107.66)**
Phase 1 - Part A Infrastructure Construction Total				**$ 10,211,932.04**

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

COJ DB – Fairgrounds Relocation Project

Phase 1 - Part B Infrastructure

Docusign Envelope ID: 4AF860D5-1AE5-4D9D-A078-B292C5C97B84

EXHIBIT E

Date: 07/02/2024
Project: DB Services for Jacksonville Fairgrounds Relocation Project
Phase 1 - Infrastructure Construction (Part B)
City Contract #: 72022-22

Item	Quantity	U/M	Unit Price	Amount
1.50" Asph. Surf. SP-12.5 (Parking Lot)	56,438.00	SY	$ 16.87	$ 952,109.06
3.00" Asph. Struct. SP-12.5 (Finger Lake)	5,275.00	SY	$ 29.44	$ 155,296.00
3.00" Asph. Surf. SP-12.5 Heavy Duty)	15,299.00	SY	$ 29.44	$ 450,402.56
Sidewalk, Concrete (04" Thick)	5,057.00	SY	$ 63.90	$ 323,142.30
Driveway, Concrete (08" Thick), Reinf.	8,545.00	SY	$ 108.85	$ 930,123.25
Dumpster Pad, Concrete (08" Thick) Reinf.	100.00	SY	$ 108.86	$ 10,886.00
Bike Rack Pad, Concrete (06" Thick)	60.00	SY	$ 91.76	$ 5,505.60
Handicap Ramp	585.00	SF	$ 60.90	$ 35,626.50
Ampitheatre Concrete (06") (Sloped)	1,918.00	SY	$ 91.76	$ 175,995.68
Striping	1.00	LS	$ 43,672.84	$ 43,672.84
Signage	1.00	LS	$ 46,388.00	$ 46,388.00
Landscaping & Irrigation	1.00	LS	$ 959,078.00	$ 959,078.00
Hardscape Allowance	1.00	LS	$ 15,000.00	$ 15,000.00
Subtotal - Phase 1 Infrastructure Construction Part B				**$ 4,103,225.79**
Contingency (Carry Cont. from E/W)				$ -
Bond				$ 61,548.39
Design Builder Fee	7.5%			$ 312,358.06
Phase 1 - Part B Infrastructure Construction Total				**$ 4,477,132.24**