



September 16, 2022

Phil Mann, PE
City of Gainesville CRA
Interim Director
Sent via email only

Re: Proposal for Professional Consulting Services
Eastside/GTEC Infrastructure

Dear Phil:

We appreciate this opportunity to provide you with the following proposal for professional design services for the Eastside/GTEC Site infrastructure in Gainesville, Florida. This proposal is based on the following:

The Gainesville CRA desires to build roadway and utility infrastructure along State Road 20/SE Hawthorne Road to serve parcel 11299-000-000 and 11338-000-000. By separate proposal CHW has prepared a survey, and environmental site review as well as a road/lot layout with initial stormwater sizing. The plan for the project site will include a north south road connecting SE 8th Avenue to SR 20, an east/west connector to SE 6th Avenue, turn lane improvements on SR 20, a stormwater management facility for the roads and future RTS site (Lot 3), and utility infrastructure design for future development (see Exhibit 'A').

To accomplish the conceptual master, plan a rezoning of the parcels was accomplished by the City of Gainesville and will conclude on or about November 3, 2022.

This proposal includes a complete civil and landscape design and permitting for the roadways and stormwater to serve the roads and lot 3. The white parcel (TP #1133) and portions of the proposed ROW have isolated wetlands that will be filled and mitigated. These efforts require additional public hearings before the County BOCC, City Commission and additional permitting efforts that are encompassed in the Environmental section below.

The project will be required to permit with the City of Gainesville, FDOT, SJRWMD and Alachua County.

The Client must provide the following items:

1. CHW will identify fee amounts and make payments and seek reimbursement for the appropriate application fees;
2. Any mitigation fees for wetland impacts must be paid directly by the City to the mitigation bank;
3. Survey and Environmental Services are by separate contract.
4. Direct contract and payment for any legal fees that may be necessary;
5. Reimbursement for room rental, advertisement / public notice, and mailout postage associated with neighborhood workshop will be billed as a reimbursable.
6. Additional survey for any of the following: offsite work deemed necessary during design, required sketch and legal descriptions for easements for public utilities or access or Vertical and horizontal verification (vVH) of utilities – during design.

CHW will provide the following scope of services:

A. Minor Subdivision

CHW will prepare a minor subdivision to create the ROW and 4 lots on the subject parcel. The minor subdivision map and supporting documentation will be submitted for a separate review and approval by the City and GRU but run alongside the roadway plans.

B. Civil Design

During this phase of the project CHW will prepare roadway and infrastructure plans as per the scope defined above.

1. Upon approval of the concept plan by the owner, CHW will begin preparation of the Roadway and Infrastructure Construction Plans as defined and described by the appropriate regulatory authority described in the civil permitting section below.
2. Prepare Site Engineering Plans (80% Construction Documents) including:
 - a. cover sheet;
 - b. demolition/tree removal plans;
 - c. SWPP Plans and details;
 - d. site and horizontal control plans;
 - e. stormwater management plan(s);
 - f. grading/drainage plan(s);
 - g. utility plan(s);
 - h. roadway plan and profiles and;
 - i. site development detail plan(s).

Plans will be prepared utilizing the approved concept plan and developed to 80% and submitted to the client for review/comments. The 80% plans will also be utilized for agency permitting as defined below; and

3. Prepare Construction Documents (100% plans incorporating all conditions of regulatory agency approvals).

C. Landscape Architectural Services

During this phase of the project CHW will prepare landscape plans for the Roadways, Infrastructure and stormwater, as follows:

1. Develop a “code-minimum” landscape design and prepare an Initial Code Compliant Landscape Plan for City Site Plan Approval. The landscape plan shall comply with the City of Gainesville’s Land Development Code and will address the following requirements: tree mitigation, street tree plantings, adjacent property landscape buffers, parking area landscape requirements, and stormwater basin landscape requirements, if required. The landscape plan shall indicate the type, location, size, quantity, and botanical name of plant materials to be installed and will also include required planting details and notes.
2. Meet with City of Gainesville Urban Forestry Staff to evaluate existing tree canopy, discuss tree mitigation, and review site specific landscape requirements.
3. Convert final, approved permit plans to a construction document for bidding purposes.

D. Civil Permitting:

During this phase of the project CHW will permit the Roadways, Infrastructure, and stormwater, as follows:

1. Prepare, submit, and administer the City process for Development Plan review, including attending City Staff Meetings to review comments and any necessary public hearing required for approval;
2. Prepare, submit, and administer the SJRWMD ERP application;
3. Prepare, submit, and administer the GRU Utility Construction Permit;
4. Prepare, submit, and administer the FDOT Driveway and Drainage Connection permits; and
5. Prepare, submit, and administer the FDEP NOI permit for construction activity.

E. Environmental Permitting:

During this phase CHW will contract with and oversee ERS efforts to obtain approvals for the wetland lines and impact that is proposed to the isolated wetlands as follows:

1. Field Meeting with SJRWMD;
2. Creation of a mitigation plan and strategies for approval;
3. Submittal of the ERP application and County Impact with Wetlands UMAM scoring and suggested mitigation;
4. Attendance at the meetings with the agencies staff and responses to comments; and
5. Attendance at one each City and County Commission as required for approval.

F. Lighting/Photometrics:

During this phase of the project CHW will provide lighting drawings and photometrics for the Roadways to use GRU standard City Roadway lights.

CHW will Subcontract with a professional electrical engineer to provide a lighting layout and photometric plan meeting City of Gainesville regulatory requirements for the parking and the roadways.

G. Construction Phase Services:

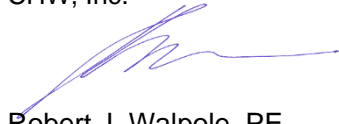
CHW will attend bi-weekly, or monthly OAC meetings when requested during civil construction/landscape activities, will respond to RFI's, will review shop drawings, perform 26 site visits to observe construction, and will certify as-built condition for regulatory agency compliance. Additional Meetings, inspections, or services will be provided as requested by the client and billed based upon our hourly basis per our attached standard rates.

CHW Fees for the above services are per the attached Task and Manhour Spreadsheet pursuant to our Continuing Services Contract 2018-049-R.

This proposal represents our best effort to provide complete professional representation of your development interest and provide a professionally administered development program and our fee structure is prepared accordingly. If unforeseen public opposition, community disinterest, or legal challenges arise, legal representation may be required on your part. We will inform you accordingly. In addition, our fees may be adjusted as needed, based on our standard hourly rates to compensate for additional professional representation through the process should any of the above arise.

We trust this proposal meets with your acceptance and approval. If so, please issue a purchase order as authorization to proceed. The Scope of Services and Fees outlined in this proposal are valid for 60 days from this date. If the Standard Agreement is not fully executed within that time, we will need to provide you with an updated proposal and agreement. Should you have any questions, please feel free to contact me at (352) 331-1976 or robertw@chw-inc.com. We look forward to working with you on this project.

Sincerely,
CHW, Inc.

A handwritten signature in blue ink, appearing to read 'Robert J. Walpole', is written over a horizontal line.

Robert J. Walpole, PE
CEO/President

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Contract # 2018-049-R		\$210.00	\$173.25	\$157.50	\$141.75	\$115.50	\$105.00	\$68.25	\$84.00		
		PIC	Director	Sr PM	PM/PE	LA/EI	Sr Cadd	Coordinator	Inspector	Raw Fee	Total Rnd. Fee
Minor Subdivision										\$7,628.25	\$7,500.00
Prepare Map	1	2	0	8	0	30	0	0			
City & GRU Review	1	2	0	2	0	12	6	0			
Recording	0	0	0	1	0	0	2	0			
Sub Total Hours	2	4	0	11	0	42	8	0			
Civil Design										\$76,807.50	\$75,000.00
cover sheet;	0	0	8	10	12	12	0	0			
demolition/tree removal plans;	0	0	8	10	12	18	0	0			
SWPP Plans and details;	0	0	8	10	12	24	0	0			
site and horizontal control plans	0	0	8	10	12	30	0	0			
stormwater management plan(s);	2	2	8	10	12	36	0	0			
grading/drainage plan(s);	2	2	8	10	12	36	0	0			
utility plan(s);	2	2	8	10	12	60	0	0			
roadway plan and profiles and	2	2	8	10	12	120	0	0			
site development detail plan(s);	0	0	8	10	12	18	0	0			
Sub Total Hours	8	8	72	90	108	354	0	0			
Landscape Architectural										\$12,846.75	\$12,500.00
Landscape Plan	0	2	4	8	12	20	0	0			
Mitigation Plan	0	2	4	6	6	10	0	0			
Site Visits	0	0	4	4	0	0	1	0			
Permitting	0	2	4	4	4	0	6	0			
Sub Total Hours	0	6	16	22	22	30	7	0			
Civil Permitting										\$26,796.00	\$25,000.00
City of Giancesville	2	6	8	12	18	0	4	0			
GRU	2	6	8	10	12	0	4	0			
SJRWMD	2	6	8	12	18	0	4	0			
FDEP NOI	0	0	2	2	2	0	2	0			
FDOT	2	6	8	10	18	0	4	0			
Sub Total Hours	8	24	34	46	68	0	18	0			
Environmental Permitting										\$15,750.00	\$15,000.00
Field Meeting	0	0	4	4	0	0	0	0			
Mitigation plan and strategies	0	2	8	8	20	4	4	0			
ERP and County Impact with Wetlands UMAM	0	2	8	8	20	4	4	0			
Staff Meeting Attendance	2	2	2	2	2	0	0	0			
City and County Commission Meetings	4	0	4	0	0	0	0	0			
Sub Total Hours	6	6	26	22	42	8	8	0			
Lighting/Photometric										\$5,145.00	\$5,000.00
Prepare lighting plan	0	0	0	8	0	8	0	0			
Lighting calcaultions	0	0	0	8	0	6	0	0			
GRU Power Review	0	0	0	4	0	0	2	0			
Meetings/Calls/Coordination	0	0	0	4	0	0	2	0			
Sub Total Hours	0	0	0	24	0	14	4	0			
Construction Phase Services										\$26,638.50	\$25,000.00
Addendums	0	2	0	16	0	4	8	0			
RFI Responses	0	0	0	16	0	4	8	8			
Field Orders	0	0	0	16	0	4	8	8			
26 site Inspections	0	0	0	16	0	0	24	80			
Substantial & Final Punch list	0	2	0	8	0	0	4	12			
As-Built Certifications	0	2	0	4	0	0	4	8			
Sub Total Hours	0	6	0	76	0	12	56	116			
Reimburseables/Allowances										\$35,500.00	
Reimburse Permit Fees	\$10,000.00										
Reimburse Workshop Fees	\$ 3,000.00										
Allowance for Geotechnical for the Roads	\$ 7,500.00										
Allowance for Survey for Easements	\$ 2,500.00										
Allowace for Survey for VVH	\$12,500.00										
Total Fee with Allowances										\$200,500.00	